



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

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

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, January 14, 2026 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

Wally Werderich-yes, Michael Crouch-yes, Chad Green-yes, Marge Linnane-yes, Richard Vinyard-yes, Danny Williams-yes

Absent: Ryan Forristall

City Staff

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Senior Planner

David Hansen, Senior Planner

Thian Dim, Planner 1

Megan Lamb, City Attorney

Lynn Dubajic Kellogg, City Consultant

Katelyn Gregory, Economic Development Coordinator

Alderman Ken Koch via Zoom

Other Guests

Chris Vitosh, Vitosh Reporting Service

Matt Gilbert, Green Door Capital

Julie D'Amore, Whispering Meadows

Mark & Barb Gilmour, Woodworth

Ryan Zupancic, Zupancic Enterprises, LLC

Jeff Bock, Prairie Meadows

James Beck

Gene Wilberg, Garden Circle

Alice May

Richard Daehnke, Fox Lawn

Patrick Callahan, Studio GC

Carol Gardner

Mark Martin

Jessica Bautz, Yorkville

Sam Dunkin, JLC

Joyce Yattoni, Kylyn Ridge

(and many others who arrived after start of meeting)

Lorie Teska, Corneils Rd.

Brittany & Jacob Struett, Caledonia

Pat Braun, Bristol Ridge

Andy Egner, Caledonia

Gregg Weinstock, Caledonia

Carl & Robin Longnecker

Sean Reynolds, JLC

Jen Bruni

Michael Ganger, White Oak Estates

Nancy & Tim Bennett, Caledonia

Matt Zediker, Yorkville School #115

Rick Gardner

Cidney Smith, Montgomery

Shannon Westberg, Green Door Capital

Frank Yattoni, Kylyn Ridge

Aetna Felit

Via Zoom:

Ruth Enright, Allison Saidat, Kerry Pipal, John, Angela Egner, Sidney's iPhone, Alyson Luse,

Kim Kaskel, Chuck Kasper, iPad, Allison Sass, Alex, Alice Dehm, Brandon and others

(total of 33 persons)

Previous Meeting Minutes November 12, 2025

Motion by Mr. Werderich and second by Mr. Crouch to approve the minutes as presented. Roll call: Werderich-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard explained the procedure to be followed and the taking of testimony. He swore in those who would speak and also made a statement about decorum and order for the meeting.

Chairman Vinyard entertained a motion to open the Hearing. At 7:04pm a motion was made and seconded by Mr. Williams and Ms. Linnane, respectively and the Public Hearing was opened at approximately 7:04pm. Roll call: Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes, Werderich-yes. Carried 6-0.

The Public Hearings were read by Chairman Vinyard:

- 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.
- 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.

(See Court Reporter's transcript of Public Hearings)

(Both Petitioners' Standards & Responses to be included in the Official Record)

The Public Hearing was closed at approximately 9:13pm a motion by Mr. Crouch and second by Mr. Williams. Roll call: Green-yes, Linnane-yes, Vinyard-yes, Williams-yes, Werderich-yes, Crouch-yes. Carried 6-0.

Unfinished Business None

New Business:

- 1. PZC 2025-13 Matt Gilbert** (see full description above)

Ms. Mendez summarized the petition to rezone 130 acres into 2 separate zones. The 2 western parcels are proposed to be rezoned from R-4 to M-2 and the eastern 37-acre parcel from R-4 to A-1 and remain as an agriculture use. She listed the permitted uses if no data center is built. She noted that a community meeting had been held by the petitioner on January 7. Staff was first

opposed to rezoning of all 3 parcels to M-2. After 2 other meetings, staff recommended the eastern parcel be rezoned to A-1. With this rezoning, staff is generally supportive. This will move to the City Council on February 10.

Ms. Mendez then read the standards for the proposed M-2 zoning and the Commissioners offered comments. Mr. Williams said the parcels to the west are consistent with other projects along Eldamain, but not the east parcel. Mr. Werderich opined that the public looks at the 2016 Comprehensive Plan and the Commissioners should also. It becomes sensitive when the projects begin to encroach on residential and the fact that the zoning is being changed to manufacturing. Mr. Crouch also noted that when the last parcel on Kylyn's Ridge was voted against, it was for the same reason. He added that the residents in the area must be protected, but change will occur. Mr. Green said Rob Roy Creek has been used as a dividing line, however, it does not run straight south, but rather moves to the east. He also said nearby property values would likely decrease. It was also noted that the property had been vacant since 2005. Referring to the Comp Plan, Mr. Werderich said this property is not zoned for data centers.

After discussion of the standards, Commissioners had agreed with standards 1,4, 5 and 7 and disagreed with standards 2, 3, and 6.

Action Item

Rezone

Chairman Vinyard entertained a motion to approve PZC 2025-13, Meyer, Rezoning Parcels #02-18-200-004 and #02-17-100-004. So moved by Mr. Williams and seconded by Mr. Green. Motion read by Mr. Williams as follows: In consideration of testimony presented during a Public Hearing on January 14, 2026 and discussion of findings 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 recommendations in a staff memorandum dated January 6, 2026.

Roll call: Linnane-no, Vinyard-no, Williams-no, Werderich-no, Crouch-no, Green-no. Motion failed -- 6-0.

At this time, Ms. Mendez reviewed the application and standards for Parcel #02-17-100-010 which is currently zoned R-4. The Commissioners agreed with all the standards.

Action Item

Rezone

Chairman Vinyard entertained a motion to approve PZC 2025-13 Meyer Parcel #02-17-100-010. So moved by Mr. Williams and seconded by Mr. Green. Motion read by Mr. Williams as follows: In consideration of testimony presented during a Public Hearing on January 14, 2026 and discussion of findings 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 recommendations in a staff memorandum dated January 6, 2026.

Roll call: Vinyard-yes, Williams-no, Werderich-no, Crouch-yes, Green-no, Linnane-yes. Motion fails -- 3-yes and 3 no.

2. PZC 2025-14 Heather DiVerde (see full description above)

The details of this petition were presented by Ms. Mendez. It is an application for annexation and rezoning for school district #115 to annex a total of 155 acres. The rezoning would be from R-1 to PI to accommodate school facilities due to student population reaching about 7,000. The rezoning request for PI is for all 3 properties. She discussed the Comp Plan in relation to the petition. There are no plans to connect Beecher Rd. to River Road. Ms. Mendez reviewed the applicable standards and the Commission agreed with all. Staff supports this petition and a Public Hearing was held January 13 at City Council and a final vote will be taken February 10 by the Council.

Action Item

Rezoning

Chairman Vinyard entertained a motion to approve PZC 2025-14 YSD #115 rezoning request. So moved by Mr. Green and seconded by Mr. Williams. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on January 14, 2026 and discussion of findings of fact, the Planning and Zoning Commission recommend 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.

Roll call: Williams-yes, Werderich-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes. Carried 6-0.

Additional Business

1. Introduction of New Planner I – Thian Dim

Ms. Noble introduced a new Planner I, Thian Dim, in the Community Development Department. Ms. Dim started January 7th and has a degree in Urban Studies from Wheaton College. The Commissioners welcomed her.

2. City Council Action Updates

- a. PZC 2025-12** Ms. Noble said the south receiving station rezoning petition was approved. The property is being rezoned from B-3 to PI to accommodate the development of a building, standpipe and metering building as part of the Lake Michigan water project.

Adjournment

There was no further business and the meeting was adjourned at 10:15pm on a motion by Mr. Green and second by Mr. Williams. 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, January 14, 2026
7:00 p.m.

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PRESENT:

Mr. Rich Vinyard, Chairman,
Mr. Danny Williams, Commissioner,
Ms. Marge Linnane, Commissioner,
Mr. Michael Crouch, Commissioner,
Mr. Chad Green, 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. Thiam Dim, Planner;
Ms. Marlys Young, Minute Taker.

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Reported by: Christine M. Vitosh

Illinois CSR No. 084-002883

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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.

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing, commencing at 7:03 p.m. as
4 follows:)

5 CHAIRMAN VINYARD: There are two public
6 hearings scheduled for tonight's Planning and
7 Zoning Commission meeting.

8 The purpose of these hearings is to
9 invite testimony from members of the public
10 regarding the proposed requests that are being
11 considered before this commission.

12 Public testimony from persons
13 present who wish to speak may be for or against
14 or just to ask questions of the petitioner
15 regarding the request being heard.

16 Once all public hearings on
17 tonight's agenda are closed, the Commission will
18 deliberate and vote on the recommendation to the
19 City Council for each of the matters that are
20 subject of tonight's hearing.

21 Those persons wishing to testify are
22 asked to speak clearly, one at a time, and state
23 your name and who you represent. You are also
24 asked to sign in at the podium over there.

1 If you plan to speak during
2 tonight's public hearing as a petitioner or as a
3 member of the public, please stand, raise your
4 right hand and repeat after me. If you guys are
5 planning to speak tonight, you have to take the
6 oath.

7 MS. LAMB: This is your time.

8 CHAIRMAN VINYARD: Oh, we're organized,
9 I see.

10 (Witnesses sworn.)

11 CHAIRMAN VINYARD: Please be seated.
12 Thank you. All right. So before we begin
13 tonight's meeting, I'd like to review a couple
14 rules to make sure that we have an orderly and
15 productive hearing tonight.

16 When speaking, please make the
17 comments focused on the matter at hand. Avoid
18 personal attacks, unrelated topics or repetitive
19 points already made.

20 As Chairman I may limit the
21 repetitive remarks or redirect the speakers to
22 stay on topic.

23 Any member of the public who
24 repeatedly disrupts or interrupts any of

1 tonight's hearings may be asked to leave the
2 chambers.

3 We ask that audience members remain
4 silent at tonight's hearings unless they are
5 speaking at the podium.

6 The court reporter must transcribe
7 tonight's testimony, and cooperation from the
8 audience will make her job much easier and the
9 transcript of these hearings be more accurate.

10 Commission members may ask
11 clarifying questions at any time and the public
12 may direct relevant questions to the petitioner
13 either through myself or via direct
14 cross-examination; likewise, the petitioner may
15 respond to public comments and ask clarifying
16 questions.

17 Once all public comments have been
18 heard, I will formally close the public comment
19 period, after which the Commission will
20 deliberate and vote.

21 Thank you for your cooperation and
22 participation tonight.

23 So the order for receiving testimony
24 will be as follows: The petitioner presentation,

1 followed by those that wish to speak in favor or
2 opposition of the request.

3 May I have a motion to open the
4 public hearing on Petition number PZC 2025-13,
5 Matt Gilbert on behalf of Nexus V, LLC,
6 requesting rezoning, and PZC 2025-14, Heather
7 DiVerde on behalf of Yorkville School District
8 115 rezoning request?

9 COMMISSIONER WILLIAMS: So moved.

10 COMMISSIONER LINNANE: I'll second.

11 CHAIRMAN VINYARD: Roll call vote on the
12 motion, please.

13 MS. YOUNG: Yes. Crouch.

14 COMMISSIONER CROUCH: Yes.

15 MS. YOUNG: Green.

16 COMMISSIONER GREEN: Yes.

17 MS. YOUNG: Linnane.

18 COMMISSIONER LINNANE: Yes.

19 MS. YOUNG: Vinyard.

20 CHAIRMAN VINYARD: Yes.

21 MS. YOUNG: Williams.

22 COMMISSIONER WILLIAMS: Yes.

23 MS. YOUNG: And Werderich.

24 COMMISSIONER WERDERICH: Yes.

1 CHAIRMAN VINYARD: All right. The first
2 public hearing tonight is PZC 2025-13, Matt
3 Gilbert, the petitioner, on behalf of Yorkville
4 Nexus V, LLC, property owner, is requesting
5 rezoning classification for three parcels
6 totaling approximately 130 acres into two
7 separate zoning districts.

8 The two western parcels, totaling
9 approximately 91 acres, are proposed to be
10 rezoned from the R-4 General Multi-Family
11 Residence District to the M-2 General
12 Manufacturing District for future data center or
13 specified land use, while the one eastern parcel
14 totaling approximately 37 acres is proposed to be
15 rezoned from an R-4 General Multi-Family
16 Residence District to the A-1 Agricultural
17 District and remain an agricultural land use.

18 Is the petitioner present and
19 prepared to make your presentation?

20 MR. GILBERT: Yes.

21 CHAIRMAN VINYARD: Very good.

22 MATT GILBERT,
23 having been first duly sworn, testified from the
24 podium as follows:

1 MR. GILBERT: Is there a clicker for the
2 slides or --

3 MS. NOBLE: You can just ask us to
4 advance.

5 MR. GILBERT: Okay.

6 MS. NOBLE: Before we start, if there
7 are people standing, there is extra chairs in the
8 overflow room. You can sit there or you can
9 bring a chair out so you can have a seat, and
10 there is a couple of empty seats up front.

11 CHAIRMAN VINYARD: Go ahead, sir.

12 MS. LAMB: Can I also --

13 CHAIRMAN VINYARD: Yes.

14 MS. LAMB: Gentle reminder to everyone,
15 make sure when you are speaking you move all the
16 way into your microphone.

17 CHAIRMAN VINYARD: Okay. Go ahead, sir.

18 MR. GILBERT: Okay. Thank you. Hello.
19 My name is Matt Gilbert. I am here on behalf of
20 Green Door Capital. We are the owners of the
21 130-acre parcel.

22 First off I want to state that we
23 are aware of the different views in the community
24 surrounding the data center development in

1 general on this site and development in general
2 on the site.

3 We are cognizant of the fact that
4 our 130 acres is located right in between one of
5 the key substations in the state of Illinois in a
6 thriving residential area.

7 While I know several residents have
8 expressed a desire for this land to remain
9 farmland, all three parcels, totaling 130 acres,
10 all 130 acres have been targeted by the City for
11 development for the last 20 to 25 years.

12 In fact, the current agricultural
13 use on the site is only allowed under the
14 existing zoning code as a legal non-conforming
15 use.

16 I want to be clear that we are not a
17 data center user and any future user for the site
18 will have to come back in front of City Council
19 with a planned unit development or PUD for
20 approval prior to -- for any development to be
21 allowed.

22 The City's write-up on the proposed
23 rezoning in the packet tonight did mention the
24 zoning history of the site, which included M-1,

1 which was approved in the year 2000, which is
2 after construction of many of the nearby homes.
3 The M-1 zoning would have allowed a wide range of
4 industrial uses, including both light and heavy
5 manufacturing.

6 In 2005 the whole 130-acre site was
7 rezoned to R-4, which would include not just
8 single-family homes like the Caledonia
9 neighborhood, but also more dense multi-family
10 residential apartments or condo buildings, which
11 could potentially mean taller structures up to
12 80 feet, smaller setbacks, light -- you know,
13 lighted parking lots, and higher -- certainly a
14 higher impact on traffic as well as the school
15 district resources due to added student numbers.

16 Again, I do understand that the
17 residents are accustomed to empty farmland and
18 want to reiterate that the agriculture use has
19 not been the intended use by the City for quite
20 some time and development has long been a
21 question of if -- not if, but when.

22 We have listened to the City's
23 concerns on behalf of the residents and adjusted
24 to down-zone the 37 acres closest to the

1 residential area to the east. That's actually
2 the second rezoning request tonight, is the
3 down-zoning.

4 So that site, the 37 acres closest
5 to the Caledonia neighborhood, would remain
6 solely agricultural, A-1 use farmland, and then
7 there is also an additional about 13 acres
8 between Rob Roy Creek and that 37 acres which
9 would have a very limited use, if any, related to
10 a development to the west of the site.

11 That amounts to about 50 acres in
12 total, which would serve as a buffer between the
13 Caledonia neighborhood and any future development
14 west of the creek.

15 Additionally, we are limiting the --
16 to limiting this -- we are limiting the size of
17 the developable land by about 50 acres of the 130
18 and limiting the uses to about nine specific uses
19 as suggested by the City.

20 We do understand the concern about
21 the data center use nearby and the lack -- and
22 want to be clear that the lack of a concurrent
23 PUD request means we do not have a final plan and
24 any PUD that would come in would be accompanied

1 by specific studies on noise, traffic, water and
2 utility use, that would precede any development
3 on this site.

4 So if you can go back to the first
5 page. Our presentation -- please. Our
6 presentation tonight is focused on the seven
7 standards per Section 10-8-12 of the UDO Code,
8 Zoning Code, to be reviewed by City Council, the
9 Zoning Commission, the mayor, and this committee,
10 the Planning and Zoning Commission.

11 So with that I will start here on
12 the slides, just we want to walk through a few
13 things. You can go to the next slide, please.

14 Green Door is really a small firm,
15 really have been focused on industrial-type
16 buildings, value add development. We have been
17 working with the City for about four and a half
18 years to develop the land primarily along
19 Eldamain Road coming to this -- the Meyer site.

20 So up here we have the seven -- can
21 you -- yeah, so the seven map amendment review
22 standards. So just to be clear, the map
23 amendment is really the rezoning. So these are
24 the seven standards by which, as I said, the

1 zoning committee, this committee, the mayor and
2 City Council are supposed to review these
3 standards to -- when considering the rezoning.
4 So next slide, please.

5 So standards number one, three and
6 four are pretty similar in use, so if you go to
7 the -- so does the map amendment, is it
8 consistent with the Comprehensive Plan, is the
9 proposed map amendment compatible with the
10 existing and planned uses, and number four, the
11 proposed map amendment will not result in
12 individual parcels zoned in one district that is
13 not shared by adjacent parcels. So if you go to
14 the next slide, please.

15 So this is the zoning in this area
16 of Yorkville, thank you for -- the hand there is
17 pointing out the parcel that we are talking
18 about.

19 So as you can see, to the north,
20 south and east is -- the purple is M-2
21 Manufacturing, which includes data centers, there
22 is a PUD up there in the light blue along
23 Eldamain Road, which is the greenhouse, and then
24 in between the brown, our parcel and that hand,

1 is the ComEd substation with overhead power lines
2 going to the north, east, west through the site
3 below our brown site, and then up to the north
4 and then suggested or proposed M-2 zoning for
5 Project Steel, Project Cardinal to the north.

6 So, again, answering map amendment
7 standards one, two and four are met -- sorry, are
8 met -- So let me address, the Comprehensive Plan
9 is in the process of being updated to include M-2
10 zoning.

11 The surrounding areas do include
12 M-2, commercial PUD, the greenhouse, the
13 substations and the overhead lines, and for
14 number four, no zoning would be on, say,
15 standalone parcels or zoning islands so to speak.
16 If you can go to the next slide.

17 So map amendment standards number
18 three and five are pretty similar, where you are
19 to evaluate whether the proposed zoning is
20 suitable and meets setback and frontage
21 requirements per the UDO, and in short it does,
22 but if you will go to the next slide, we will get
23 into some details on the site.

24 So, again, this is the entire

1 130 acres. Okay, next slide. This -- go ahead,
2 if you want to clear that. Okay. So this is --
3 can you go back to the -- yeah, to this slide.

4 So, again, this is the -- this is
5 the zoning request to be down-zoned from R-4
6 Residential to A-1, a very limited use, a
7 recommendation by the City, so it would be
8 literally farmland and farmland alone. Next
9 slide, please.

10 So this is an outline of the two
11 parcels that are being requested totaling
12 93 acres for the M-2 -- M-2 zoning. Again, they
13 would be subject to a PUD. Any development over
14 four acres per the City's code is subject to come
15 back in to City Council for a PUD.

16 Listed below are the nine uses
17 suggested by the City that would be allowed by
18 the current zoning; anything else would be
19 subject to coming back in for a special zoning
20 permit or an update to the zoning. Next slide,
21 please.

22 So, again, on the 37-acre down-zone,
23 there is a 650-foot lot-to-lot setback on the --
24 sorry. The M-2 zoning setback for data centers

1 is 500 feet. Lot-to-lot would be 650,
2 structure-to-structure would be different, which
3 we'll get to in a minute.

4 On this slide here it says 650 to
5 about the middle of Rob Roy Creek would be about
6 1100 feet. Again, just creating an extra buffer
7 from the residential area. Next slide, please.

8 We wanted to share just an
9 example-type development plan -- sorry, a site
10 plan or use plan. Again, I want to be clear that
11 we are not a data center user, we are not
12 proposing this site plan specifically.

13 Based on experts in the field we
14 kind of developed a blocking plan to share with
15 City Council and residents what a site plan could
16 conceptually look like.

17 Again, to be clear, anything that
18 came back in would have to go through a PUD
19 process.

20 This plan would include two
21 buildings, each having a connected administrative
22 building, they would be two stories, the
23 footprint would be about 693,000 square feet with
24 total development of about 1.3 million square

1 feet.

2 I want to highlight here the setback
3 from the Caledonia residents is about 1500 east
4 to west -- sorry, from the development going to
5 the east would be about 1500 feet; to the north
6 there is a required 500-foot setback; and then to
7 the northeast there is another 500-foot setback
8 from the -- like a proposed substation,
9 electrical substation, on site. Next slide,
10 please.

11 So we just want to highlight how the
12 City of Yorkville through their UDO adjustments
13 has addressed the distance between development
14 with berms, berms and setbacks for residential.

15 There is a 500-foot setback. There
16 is a 1500-foot setback from a residential
17 structure. There is a height maximum of 70 feet
18 inside that 1500 feet, including mechanical
19 equipment. There would be a 100-foot minimum
20 landscape buffer, which would include in various
21 areas an eight-foot tall berm with -- around
22 residential subdivisions. Next slide, please.

23 Moving on to number six on the map
24 amendment review standards, the community's need

1 for the proposed use. Next slide, please.

2 So, again, this kind of comes back
3 to why Yorkville. So Illinois and Yorkville is
4 well positioned for future energy supply growth.
5 As everyone is aware, there has been a demand for
6 data centers with the growing demand for, you
7 know, online uses, AI. Illinois is well suited
8 to grow their supply in the future.

9 Yorkville specifically is adjacent
10 to one of the largest ComEd substations in the
11 region, and the undeveloped land around that
12 substation allows for appropriate buffers to the
13 surrounding communities. Next slide, please.

14 Just wanted to highlight -- this is
15 from JLL, the real estate group -- a little bit
16 about the difference between data centers, data
17 center builders, data center developers wanting
18 more data centers, versus the end users, why data
19 centers are needed.

20 So just to highlight here, over --
21 you know, that left half of the box is all of the
22 stuff, the day-to-day. We're all probably guilty
23 of using these online services on a daily basis,
24 that's why the growth is there. We're continuing

1 to be online more and more.

2 We just thought this was interesting
3 for people to see. It's not necessarily data
4 centers asking for more data center, data center
5 users, it's actual online services that are
6 requiring more and more data centers. Next
7 slide, please.

8 Again, the 93 acres, we just want to
9 be transparent that the 93-acre redevelopment and
10 this rezoning would enable these -- I believe
11 there is nine -- eight, nine -- or sorry, nine,
12 ten uses up there that would be specifically
13 allowed, not the 50 uses that are in the M-2
14 zoning. Next slide, please.

15 So these are some impacts that we
16 wanted to highlight on Yorkville and the
17 surrounding neighbors. I want to be clear that
18 there are two separate tax revenues, it's not
19 just property taxes that, you know, everyone is
20 aware that the -- well, if you are not aware, I
21 want to be clear the 93 acres is in the Plano
22 school district, so increased property taxes on
23 the school side of the property tax would inure
24 to Plano.

1 The bigger and more beneficial tax
2 revenue to Yorkville is a utility tax, a utility
3 tax, I call it a rebate, but when the data
4 centers are using, you know, power, gas, water,
5 there is a utility tax that goes on top of that.

6 Yorkville receives a portion of
7 those taxes back to it, so the, you know,
8 proposed plan that we show, about a million,
9 three total square feet, about 250 or so
10 megawatts, would equal -- per ComEd would equal
11 about \$5.9 million back to Yorkville on an annual
12 basis, and again, that is a conservative estimate
13 provided by ComEd to us.

14 So, again, there is two -- there is
15 not just real estate taxes, of which some
16 would -- some would still stay in Yorkville and
17 then the utility tax is the bigger tax revenue
18 back to Yorkville. Next slide, please.

19 Other impacts to Yorkville. As
20 compared to residential and industrial, there
21 would be significantly lower traffic counts, and,
22 again, we say residential because the site is
23 currently zoned as R-4, dense multi-family
24 residential, and the -- Let's see.

1 Industrial also would have higher
2 impact on the streets in terms of truck traffic,
3 et cetera.

4 So data centers would also have a
5 lower impact on municipal services, such as
6 police, fire, again, as compared to residential,
7 the current zoning, industrial, office.

8 And then construction would be a --
9 really a massive boon to skilled workers, union
10 labor. And just by example, the site plan that
11 we illustrated before has about -- would -- the
12 250 megawatt, 1.3 million square feet development
13 would cost in total about \$3 billion to develop.

14 Of that it's estimated about
15 40 percent of that cost would be labor, which
16 would equate to about \$1.2 billion of labor here
17 in Yorkville. Next slide, please.

18 The last and final standard for
19 review on the map amendment is the length of time
20 the property has been vacant as zoned and
21 considered -- as considered in context for the
22 development in the area. So if you go to the
23 next slide.

24 So, again, we talked a little about

1 this in my opening remarks, but the current --
2 the zoning in 2000 was changed to M-1
3 Manufacturing for both light and heavy
4 manufacturing; in 2005 it was changed to the
5 current zoning of residential, which would
6 include multi-family, townhomes, condos, again,
7 apartment buildings up to 80 feet high.

8 The land has remained undeveloped
9 since, you know, obviously in its eternity, and
10 the City has been targeting this site for
11 development for the past 25 years, so they have
12 been trying to get something done here. Next
13 slide, please.

14 So, again, in order to address some
15 of the community's concerns specific to data
16 centers, just want to be clear that, you know, I
17 think the City has done a good job of listening
18 to the concerns on noise, building height,
19 building -- building exterior features, you know,
20 essentially the aesthetics of the building, the
21 water consumption, traffic, so not only will the
22 City's UDO address all these features, we wanted
23 to highlight a few things here.

24 So any -- the distance, there would

1 be a buffer of at least 1100 feet, likely more.
2 1100 feet would put it right in the middle of the
3 creek. It likely would be more.

4 The appearance would be buffered by
5 the berms and the trees, the tree -- the
6 landscaping buffers. There is a 70-foot height
7 foot restriction inside of 1500 feet.

8 The noise would be within the City's
9 code of 60 decibels during the daytime, 50 at
10 night.

11 And I do want to -- Jumping down to
12 the generator testing line, Governor Pritzker
13 just last week signed a bill on January 8th that
14 all generators for noise would have to meet the
15 tier four -- Sean, help me out --

16 MR. REYNOLDS: Emissions levels.

17 MR. GILBERT: Yes. So not only is it
18 going to, you know, filter out pollutants, it's
19 going to buffer noise.

20 The water, the City is requiring
21 closed loop systems, they're not allowing for
22 water cooling, so these data centers aren't going
23 to be using, you know, all of the City's
24 consumptions. I will come back to the power

1 bills.

2 On traffic, again, counts will be
3 lower than alternative users.

4 There's been a question on the
5 number of buildings. We are projecting about two
6 buildings here for this site with this shrunken
7 down 93-acre site.

8 Another question that we've gotten
9 quite a bit of is the timing of the development.
10 So right now ComEd is saying it's at least
11 36 months from the approval of a request for new
12 power.

13 So, again, we're not a user. If we
14 were to go in tomorrow and apply for new power,
15 it would take three to six months to get approved
16 for any power, if they had any to give, right,
17 and from there it would take about 36 months, so
18 any development to start on here is at least 36
19 to probably more like 48 months out, just to be
20 clear.

21 The tax revenues, again, we have
22 talked about the two different revenues, both
23 property taxes and the utility taxes, which are
24 the bigger benefit inuring entirely to

1 Yorkville.

2 Coming back to the ComEd, people are
3 concerned about bills going up, and I just kind
4 of want to be clear on how ComEd works. ComEd is
5 part of the J -- PMJ 13-state system, so price
6 increases are across all 13 states, so because a
7 data center happens here doesn't necessarily mean
8 local rates are going up. Everything is kind of
9 spread across that 13-state region. Next slide,
10 please.

11 So that's all I had for the
12 committee. If there are any questions by the
13 committee, happy to address it while I'm up here.

14 CHAIRMAN VINYARD: Commissioners, do you
15 guys have anything? I think this has been a
16 pretty standard presentation on what we have been
17 seeing for these. We agree?

18 COMMISSIONER CROUCH: Yes.

19 COMMISSIONER WERDERICH: I've got one
20 quick question, and I just missed this number.
21 You said that the \$5.9 million utility tax
22 estimate, that was based upon what was the energy
23 usage?

24 MR. GILBERT: So that's a fully

1 developed -- fully developed campus that we put
2 up there, about 250 megawatts.

3 COMMISSIONER WERDERICH: Okay.

4 MR. GILBERT: Again, two buildings of
5 1.3 million square feet.

6 CHAIRMAN VINYARD: Any other questions?

7 (No response.)

8 CHAIRMAN VINYARD: Commissioners,
9 nothing?

10 (No response.)

11 CHAIRMAN VINYARD: Very good, sir.
12 Thank you.

13 MR. GILBERT: Thank you.

14 CHAIRMAN VINYARD: All right. Is there
15 anyone present who wishes to speak in favor or
16 opposition of this request? This is the only
17 time you guys get to speak tonight, please.

18 MS. LAMB: And I would like to just
19 say --

20 CHAIRMAN VINYARD: Go ahead, Megan.

21 MS. LAMB: -- for those who came in
22 late, please inform us if you came in late and
23 did not give the oath at the outset of the
24 meeting so you can do so at the podium. Thank

1 you.

2 CHAIRMAN VINYARD: So what she's saying
3 is if you want to speak tonight, we have to swear
4 you in, so if you came late after I did that, I
5 will have to re-swear you in when it comes time
6 to speak. Everyone understand?

7 (No response.)

8 CHAIRMAN VINYARD: Beautiful. Sir, you
9 may start.

10 KEVIN CROWLEY,
11 having been first duly sworn, testified from the
12 podium as follows:

13 MR. CROWLEY: Thank you. My name is
14 Kevin Crowley, I live in the Heartland division
15 of Yorkville, and for this I am against, maybe
16 not for the reasons -- I'm not going to get
17 specific about, you know, water usage or any of
18 that.

19 I have been in construction, low
20 voltage construction, for -- in the union for
21 27 years, and the one thing that I've heard from
22 both sides, I don't know that there is a general
23 plan of what is really happening.

24 It's almost like here we go,

1 five years previous the state says we're going
2 to -- we can zone this area for a data center
3 usage and all of a sudden everybody wants to buy
4 land and start building.

5 With me I see the problem is we've
6 got a ton of energy that's going to be coming out
7 of here, there's going to be a ton of water
8 usage. What real effects does it have for this
9 community? And is this community ready for that?

10 I mean, the numbers sound great, oh,
11 yeah, they're going to pay us all this money, but
12 the bottom line, it's not here yet on this --
13 even for this site. Three years to get power.

14 It takes some 18 months to do --
15 let's say it takes them 18 months to do a
16 building. What if along the way -- I was in
17 construction back in Y2K, I worked on the Lucent
18 buildings and the Tellabs buildings. They didn't
19 finish any of them.

20 The Lucent buildings were supposed
21 to be built the same way in different places
22 across the country. They didn't even finish the
23 first two before they went bankrupt and they
24 decided to go out of business.

1 Tellabs was the same way. When we
2 were working in there trying to finish those
3 buildings, they were laying people off. That's
4 not a good feeling. And I think this is way more
5 massive than anything that those were.

6 We need a little more involvement
7 from both sides, the community and the City
8 working together to come up with a plan that
9 works for everybody and not just the people that
10 come in that want to build these things.

11 There is -- I worked out in DeKalb
12 and I also worked in Aurora in these data
13 centers. Just for the worker's side of it, the
14 minute you're saying you're working for, let's
15 say, Facebook or Microsoft, you know, foremen on
16 the job think they're like -- it's like this
17 blow-up thing and their head blows up, they're
18 bigger than they really are, you know?

19 We are there to just do the job and
20 it's the same like any other job, but with these
21 things coming in, hey, Facebook, whoever is going
22 to be using these things, they can't just come
23 into this community and just decide that they're
24 going to run rampant on us.

1 We need to find out from both sides
2 what exactly is going to happen and not wish that
3 we're going to get \$6,000,000 a year from a site.
4 So thank you.

5 (Applause.)

6 MS. SAUCEDO: Hi. I didn't take the
7 oath at the beginning.

8 CHAIRMAN VINYARD: All right.

9 MATILDA SAUCEDO,
10 having been first duly sworn, testified from the
11 podium as follows:

12 CHAIRMAN VINYARD: Floor is yours.

13 MS. SAUCEDO: Okay. So I have studied
14 data centers and I understand and I know the true
15 resource use behind them. The figures that they
16 say about how much electricity they're going to
17 use is only one portion of the total electricity
18 use and water use.

19 The sheer amount of electricity that
20 data centers use requires so much water to even
21 process the majority of those fossil fuels that
22 are providing the electricity and polluting
23 communities here and far away.

24 Also, the price increase that will

1 happen from the grid was -- is in large part
2 being driven by the demand from data centers, so
3 the gentleman earlier who said that -- was going
4 to explain how bills worked, I didn't really see
5 that explanation.

6 Bills are confusing. We all pay
7 bills. We all know all the prices and costs that
8 get added to that, and we all saw electricity
9 bills go up in May, 2023.

10 I can tell you that was driven by
11 something called a capacity charge, which is what
12 the grid called PJM has to charge all of us when
13 they plan electricity reserves for the future,
14 and the fact that all these data centers are
15 coming online is making it so hard to plan for
16 that future and the growth is so exponential that
17 those costs do fall back on us, so do not think
18 for a second that you are not paying for it
19 because everybody uses the grid. I do and so do
20 all those data centers, so you are not being
21 spared from bearing the burden and the cost of
22 that.

23 And yes, the grid called PJM does
24 service 13 states. Think about that. PJM is a

1 massive grad. Imagine all the data centers
2 coming online onto that grid. That is impacting
3 all of us, and PJM is riddled with a number of
4 other issues that are causing interconnection
5 issues.

6 They have queues of renewable
7 electricity waiting to go online, yet we can't
8 fix the problems we have with our current
9 infrastructure. Why are we adding more data
10 centers to an already broken system when we can't
11 even guarantee that electricity bills are not
12 going to go up for the average person?

13 So I'm really concerned with seeing
14 this back home and I hope you are, too.

15 (Applause.)

16 CHAIRMAN VINYARD: Thank you. Next
17 person.

18 (No response.)

19 CHAIRMAN VINYARD: Come on, somebody
20 else wants to talk, I know you do.

21 CAROLINE McCREE,
22 having been first duly sworn, testified from the
23 podium as follows:

24 MS. McCREE: Hi. My name is Caroline

1 McCree, I live in Yorkville. I am concerned
2 about the energy mostly. Obviously the closed
3 loop cooling will help with the water usage
4 locally, but the electricity, I feel like he's
5 saying that your rates may go up regardless of
6 whether a data center opens here or in another
7 state, but I feel like that's kind of putting off
8 the main problem, which is why can't these data
9 centers contribute to the electricity production?

10 Just because we all share and it
11 could go up if we have another data center in
12 another state, that doesn't mean that you can't
13 do something to mitigate the over-usage of
14 electricity in our state, in our city, anywhere.

15 It doesn't make any sense where
16 they're not even contributing to any kind of
17 renewable resource.

18 I know obviously like our wind and
19 solar isn't going to be enough to generate enough
20 electricity for these places, but it seems like
21 there should be some other solution or they
22 should contribute at least a little bit.

23 The -- sorry, I'm forgetting what
24 else I was going to say. That was my main -- my

1 main concern as far as the electricity goes.
2 They need to -- There needs to be some kind of
3 requirement where they are contributing to try to
4 prevent our prices from going up.

5 I know I had another point, but I
6 can't think of it right now, so thank you, guys.

7 (Applause.)

8 CHAIRMAN VINYARD: Thank you. Next
9 person.

10 ASTRA FELIX,
11 having been first duly sworn, testified from the
12 podium as follows:

13 MS. FELIX: Hi. My name is Astra Felix.
14 I spoke at last night's meeting and I spoke at
15 the meeting before that. I don't know as many of
16 you sitting here today as I knew yesterday
17 sitting up at our City Council.

18 For those of you that don't know me,
19 I used to run the farmer's market for years as a
20 volunteer. I also am a small organic farmer, and
21 so doing that you meet lots of community members.

22 So after I started speaking out
23 about this, those community members that I met
24 over a decade started reaching out to me.

1 MS. LAMB: Ma'am, I apologize for
2 interrupting. I'm sorry. Would you just please
3 speak into the microphone a little bit more?

4 MS. FELIX: Oh, can you not hear me?

5 MS. LAMB: Thank you so much. That's
6 better. Thank you.

7 MS. FELIX: Do you want me to start
8 over?

9 MS. LAMB: No, you are okay, that's
10 good.

11 CHAIRMAN VINYARD: You're okay.

12 MS. FELIX: So like I was saying, many
13 of those community members started reaching out
14 to me and then more of them and then more and
15 more and more of them, so many that I can't even
16 answer all of the messages that I want to right
17 now. As I was coming here today, more and more
18 were coming in.

19 A very common phrase that I kept
20 hearing from a lot of small business owners in
21 our town was, Go, Astra, thanks for what you're
22 doing. I wish I didn't have to play nice.

23 This word play nice kept coming up
24 over and over and over again. Why should our

1 small business owners have to play nice? When it
2 comes to protecting their families, their small
3 businesses, this is not going to be good for
4 their small businesses.

5 I had a conversation with the
6 attorney that is representing John Bryan in this
7 lawsuit and he said that the -- if we didn't put
8 a data center there, it could be a car
9 dealership. I don't know about you, but I'd
10 rather have a car dealership there.

11 I'm not going to bring up all these
12 messages I have been receiving, but I am going to
13 read one of them to you. I'm going to keep her
14 name anonymous because she wants to play nice.

15 Good morning, Astra. I've been
16 following your posts on data centers lately. I
17 can't even put into words how losing my home to
18 these greedy pieces of you-know-what -- they told
19 us we couldn't swear in here yesterday, but by
20 our legal freedom and rights we can swear in
21 here, just to let you know, but I won't, I'm
22 going to be respectful to you guys.

23 She said these greedy pieces of
24 you-know-what politicians have impacted my life.

1 Everyone kept telling me there's nothing you can
2 do, you can't beat them. It's already happened.
3 Pritzker wants this in Illinois. Blah, blah,
4 blah.

5 The best was take the money and move
6 on with your life, a bunch of crying emojis. It
7 was never about the money for me, and to be
8 honest, it wasn't that much money for how much
9 this forced move impacted my mental health and my
10 future. I loved my home, I felt safe in my home,
11 until I didn't, until the politicians and
12 CyrusOne saw my property as a land grab. They
13 were going to box me and my neighbor in, meaning
14 data centers on all four sides of us, killing our
15 property values and not to mention the
16 environmental impact on our -- or building
17 impact.

18 In the field across the street from
19 my old house was a small cluster of trees. I
20 would sit on my porch or even on my front door
21 steps and watch the eagle feed its babies that
22 had nested in those trees.

23 Every morning and every night I had
24 the gift of seeing God's art, God's masterpiece,

1 the sunrise and sunset. My house, my house sat
2 east to west, and that art -- that art was
3 nothing short of watching a miracle every single
4 day.

5 When I tell you this shattered my
6 soul, broke my belief in humanity at my local
7 level, well, that would be putting it mildly.

8 The depression is real, the
9 heartbreaking tears in the middle of the night
10 are real, and all I can do was take a little bit
11 of money and walk away.

12 I am not sure that I will ever make
13 peace with the Yorkville City government and what
14 they have allowed.

15 I own a successful business in
16 Yorkville, so I have to play nice, which is just
17 sick, a sick thing to feel and to know.

18 The residents of Yorkville deserve
19 better, the children of Yorkville deserve better,
20 the young couple who is just starting out in
21 Yorkville deserves better and the old timers who
22 spent their whole lives in Yorkville deserve
23 better.

24 The financial impact and the tax and

1 energy cost increase the residents are about to
2 get sucker-punched with is no joke. It's already
3 so hard for people and it's only going to get
4 harder.

5 Thank you. It might be too late for
6 me and my neighbor, but thank you for fighting
7 for those who are still impacted. They don't
8 know what they don't know, and how can anyone
9 fight that? Oh, but that's right, they post
10 these notices in the Beacon newspaper, so that's
11 sufficient enough, right?

12 Thank you.

13 (Applause.)

14 CHAIRMAN VINYARD: Just another reminder
15 for you standing, there are seats in here, you
16 can grab a chair and pull it out if it makes it
17 more comfortable.

18 Go ahead, sir.

19 JACOB STRUETT,
20 having been first duly sworn, testified from the
21 podium as follows:

22 MR. STRUETT: Sorry, I am tall. I have
23 to move this up. Hello. My name is Jacob
24 Struett, I live in the Caledonia neighborhood,

1 and, more specifically, I back up to the
2 cornfields that will have the data center right
3 in my backyard.

4 Of course we all know that there is
5 a lot that can be said, so I wrote what I want to
6 say here so I don't ramble too much.

7 Good evening, members of the
8 Commission, neighbors and friends. I already
9 said that, my name is Jacob Struett, yada yada,
10 right?

11 I sit here not to oppose progress,
12 but to protect the health, safety and long-term
13 evolving of our community.

14 First, health and air quality.
15 Research shows communities living within about
16 one mile of EPA-regulated data centers face
17 higher burdens of nitrogen, dioxide and diesel
18 particulate matter compared with the national
19 median, and those burdens fall disproportionately
20 on nearby ozones.

21 Data centers commonly rely on diesel
22 backup generators that emit particulate matter,
23 nitrogen dioxide, sulphur dioxide when they are
24 on, pollutants known to worsen respiratory and

1 cardiovascular health.

2 Second, the human cost. Long-term
3 exposure to combustion-related pollutants has
4 been linked to increased risk of cardiovascular
5 mortality and other serious outcomes.

6 Analysis of the data center boon
7 bore an immeasurable public health cost, and
8 fossil-fueled backup power and hybrid demand
9 continue unchecked.

10 Long-term nitrogen dioxide exposure
11 has also been estimated to contribute tens of
12 thousands of current pediatric asthma cases
13 nationally, increasing the risk to our children's
14 lungs.

15 Third, jobs and local benefit.
16 While a data center can create many short-term
17 construction jobs, the permanent work force is
18 typically small, security personnel and a handful
19 of on-site technicians, so the long-term local
20 employment and economic benefits are limited
21 compared with other land uses that sustain
22 year-round job and local spending.

23 Fourth, grid reliability and safety.
24 These facilities place heavy demands on the

1 electric system and depend on backup generation
2 during outages.

3 As we have all experienced even
4 without data centers in our backyard, countless
5 power outages and blips occur. When grids fail
6 under stress, consequences can be severe.
7 Experts warn that rapid concentrated growth in
8 power hungry facilities increases community
9 vulnerability during extreme weather or system
10 failures, such as the 2021 winter power shortage
11 in Texas where an estimated 246 people died.

12 Neighbors like retirees on fixed
13 incomes already feel energy pressure. Any
14 increase in local demand or instability can
15 translate into higher bills and greater hardship
16 for the most vulnerable among us.

17 So tonight I respectfully ask the
18 township to deny the M-2 rezoning. We can
19 welcome responsible development without
20 sacrificing our children's health, our air, or
21 the quiet, agricultural character that defines
22 this neighborhood.

23 Thank you for listening.

24 (Applause.)

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CHAIRMAN VINYARD: Next.

DYLAN LUSE,
having been first duly sworn, testified from the
podium as follows:

MR. LOOSE: Hi. My name is Dylan Luse,
I am a resident in the Caledonia neighborhood
that this proposed rezoning will back up to.

Members of the board, thank you. I
implore you just for a minute to stop thinking
like officials and maybe think about this as
citizens and parents.

In my house and the houses around me
with children, real children, not theoretical
ideas of children somewhere else, but your
neighbor's children who sleep with their bedroom
windows facing the land you are about to rezone.
Children who ride bikes on our streets, play in
our yards and parks, who trust the adults around
them to make decisions that will protect them.

Tonight you're going to make a
suggestion to the City on whether their home
stays a neighborhood or becomes the edge of an
industrial zone.

We did not move in next to a data

1 center, a data center is being moved in next to
2 us. Our kids will be the ones who live with the
3 consequences of this vote. They will be the ones
4 who grow up with the constant noise, the bright
5 lights and massive industrial facility towering
6 over the place they were supposed to feel the
7 safest. They didn't choose this. They didn't
8 get to vote, but they will pay the price.

9 As parents we're supposed to protect
10 our children. As a community we're supposed to
11 protect our own. That's at least what it used to
12 mean before greed and industry began tearing it
13 apart thread-by-thread, house-by-house until it
14 became -- until it began to come apart.

15 Tonight we're begging you, we're
16 begging you to do the same and think about it.
17 I am here speaking to you because this is the
18 last bit of power I have left to make a
19 difference and to protect my children. I am here
20 so that my children can know that their dad did
21 everything he could.

22 This isn't about abstract growth or
23 future revenue, this is about families being told
24 that their peace, their investment and their

1 sense of safety are expendable.

2 It's about being forced to explain
3 to our children why the place they call home
4 suddenly feels different and why the people in
5 charge allowed it to happen.

6 When you approve tonight -- What you
7 approve tonight -- or what you suggest tonight
8 cannot be undone. Once this is built, the quiet
9 is gone, the trust is broken, and for some
10 families the ability to stay here will be gone.

11 Ask yourselves this: If this were
12 your home, your kids, your backyard, would you
13 want it? Would you accept this? Because if you
14 wouldn't, you shouldn't ask us to.

15 Please do not sacrifice our
16 children's quality of life for a project that
17 does not belong this close to where families
18 live.

19 This vote will define how this town
20 treats its people. It will define whether we
21 truly live in a town with a government that
22 represents its people and their interests, and it
23 will define your legacy. It will define the
24 future or our children. Please choose them.

1 Thank you.

2 CHAIRMAN VINYARD: Thank you.

3 (Applause.)

4 MS. POSS: I need to be sworn in.

5 (Witness sworn.)

6 LEESA POSS,
7 having been first duly sworn, testified from the
8 podium as follows:

9 CHAIRMAN VINYARD: Thank you, ma'am.

10 MS. POSS: I didn't write anything
11 because I'm going to speak from my heart. You
12 people don't understand what you're doing to the
13 children in the community.

14 I have two kids, six grandkids. My
15 son and his family live in Caledonia, back up to
16 Corneils. My daughter and her family live on
17 Corneils. They have now had to do the lettuce
18 farm; the data centers are going to come all
19 around them. They're changing Beecher Road to
20 come right next to their property line. That's
21 just ludicrous.

22 There are three boys there and they
23 like to be outside to play. They are going to
24 have the noise pollution, the air pollution.

1 And you guys sit up here. You have
2 our lives in your hands. Think about that.
3 Listen to those words. Do you understand? You
4 have the children's future in your hands. Think
5 about what they need and what they deserve.
6 Besides all the rising costs of everything that's
7 going up. It's ridiculous.

8 I don't know who thinks this is a
9 good idea, but somebody clearly does because
10 we're at this point, so I'm just begging you to
11 look at what you have.

12 If you had your children and
13 grandchildren living next door to the data
14 center, would that be okay with you? Probably
15 not. So that's what I want you to think about.

16 That's my whole family living there.
17 My whole family. My kids, my grandkids. Think
18 about that. That's all I have to say.

19 (Applause.)

20 LORIE TESKA,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MS. TESKA: My name is Lorie Teska. My
24 family has a home on Corneils. We are one of

1 five homes in the Plano -- our address is Plano.
2 We are getting this shoved down our throats from
3 Yorkville. We got nothing.

4 And it's not just this data center.
5 We have a data center to the south, a data center
6 to the west, and Project Cardinal going to the
7 north, and we got nothing.

8 It's five homes between Beecher and
9 the -- and the creek and nobody cares. I don't
10 know what you're thinking. I would gladly take
11 5,000 homes and be a community. We didn't know
12 43 years ago --

13 (Applause.)

14 CHAIRMAN VINYARD: Please hold your
15 applause. Thanks.

16 MS. TESKA: We didn't know 43 years ago
17 when we bought this house in the family that we
18 were going to be in the middle, an island in an
19 industrial park. Five homes surrounded by this.
20 You just don't get it.

21 (Applause.)

22 CHAIRMAN VINYARD: Thank you.

23 MS. SLAVIK: I have to be sworn in.

24 CHAIRMAN VINYARD: Raise your right

1 hand.

2 (Witness sworn.)

3 MARY SLAVIK,

4 having been first duly sworn, testified from the
5 podium as follows:

6 CHAIRMAN VINYARD: What's your last name
7 again?

8 MS. SLAVIK: Slavik. I am not in one of
9 the communities that are around there, but my
10 question just is how many data centers do we
11 need?

12 You have one up here that he has
13 talked about, but this -- every time they put up
14 a data center it's going to have the same hit on
15 our community. How much is the revenue worth?

16 I mean, how many different streams
17 are coming in to ruin a neighborhood as these
18 people have said?

19 I just -- Like I said, I'm not in
20 the area, Yorkville, I'm out in, you know,
21 unincorporated, but how much is enough? How many
22 data centers do we actually need that we have to
23 make these people's lives ruined because of this?
24 I just -- I just don't understand the greed. And

1 that's all I have to say.

2 (Applause.)

3 CHAIRMAN VINYARD: Thank you. Go ahead,
4 sir.

5 DAVID McCURDY,
6 having been first duly sworn, testified from the
7 podium as follows:

8 MR. McCURDY: Hi, there. My name is
9 David McCurdy, I live in Caledonia as well. I
10 will keep this short. I have nothing prepared.

11 I think it's pretty obvious to
12 everybody this whole idea just sucks. It's
13 awful. I have talked over the past few months to
14 dozens of friends and family here in Yorkville
15 and throughout the country actually, and every
16 time I bring up a data center, people usually --
17 they laugh and say so when are you moving,
18 because data centers are fricking awful.

19 I don't care what the gentleman put
20 up there with the presentation, but I don't know
21 if you guys could really tell, there is a lot of
22 uncertainty in that.

23 You know, words like part of and
24 things like that, and there is a few numbers, but

1 you can't really tell what the context is.

2 The one thing that jumped out at me
3 was the decibels. Well, decibels where? At the
4 data center or in the neighborhood next to it?
5 There is a huge difference. Is it 50 decibels
6 right there in the parking lot or at my house?
7 That's a big difference.

8 So there is a lot of uncertainty. I
9 don't know if you guys could really see through
10 that or not, but I think there is a lot of
11 unanswered questions.

12 And in talking to people in the
13 neighborhood, 100 percent of them that I talked
14 to wants to get the hell out. Everyone wants to
15 move. And the one thing that hasn't been brought
16 up tonight are property values. Our property
17 values are going to tank.

18 UNIDENTIFIED AUDIENCE MEMBER: They
19 already have.

20 MR. McCURDY: Yeah, they already have.
21 So you've got us by the you-know-what. I don't
22 see who is in favor of this. It seems like the
23 City is just trying to whore out the land.
24 There is no other explanation for it. There

1 is -- What's the upside? I don't see it. So
2 that's all I have.

3 Thank you.

4 (Applause.)

5 CHAIRMAN VINYARD: Thank you.

6 MR. TEUSINK: I need to be sworn in.

7 CHAIRMAN VINYARD: Raise your right
8 hand.

9 (Witness sworn.)

10 CHAIRMAN VINYARD: Mic is yours, sir.
11 What was the last name again?

12 MR. TEUSINK: Teusink.

13 JEREMIAH TEUSINK,
14 having been first duly sworn, testified from the
15 podium as follows:

16 MR. TEUSINK: My in-laws were up here
17 earlier speaking. I live in the house across the
18 street from where this data center is going to be
19 put in.

20 You guys talk about power, sound. I
21 hear the ComEd humming at night. You talk about
22 pollution, light pollution. Green Thumb -- or
23 the lettuce farm down the road, that lights up
24 the sky, it looks like aliens are coming in.

1 Noise pollution. It's going to be
2 loud, I can tell you that. I already hear, and
3 the ComEd area is way down the -- a mile down the
4 road from me.

5 I also work for a large corporation
6 here in town, and you're saying that these data
7 centers are only going to take megawatts. The
8 one I work for uses gigajoules. These buildings
9 that they're building are triple the size of the
10 building I work for square footage-wise. That's
11 just the ground, not height and everything.

12 In the summer we have to go shut
13 down our air conditioning, chillers, to help the
14 grid because the grid can't handle it. You're
15 going to bring in one of these, multiple of
16 these, data centers?

17 The grid already can't handle it.
18 How are we going to put more on? That's the
19 electrical side of it, all right?

20 Water consumption side of it. Yeah,
21 we're talking about bringing in water from the
22 Great Lakes because our aquifers already can't
23 handle it.

24 Putting in a greenhouse down there

1 by the -- that used our aquifer, I have to change
2 out my water filter every month now, I had to
3 upsize it and I have to use charcoal just because
4 of the smell in my water, now you have a well.

5 They did put the water line in, the
6 city water line across the street now, but can we
7 sustain that? They put in the drainage, too, the
8 sewer drain. That's another aspect of it. Can
9 our City handle that? We are already at
10 capacity.

11 The company I work for, we have to
12 haul off our water because the City can't handle
13 it. The company across the street has to do the
14 same. You guys lured them in here for it and
15 then you can't sustain it. Our grid does not
16 have it. Can't do it.

17 There was another other point I was
18 going to talk about, but I don't remember right
19 now. I didn't write down notes, I wasn't sure if
20 I was going to talk today, but hearing all the --
21 seeing his presentation -- Oh, that's what it
22 was, in his presentation.

23 He mentioned that the land over
24 there is Plano land, right? My house is Plano.

1 The Caledonia houses, you guys are getting
2 1500 feet. My house, I got 500 feet. You don't
3 care about the people in Plano? Communities?

4 I would much rather look at houses
5 across the street than -- yeah, you're going to
6 have a tree with berms. You're going to see
7 through those trees. The berm is not going to be
8 that high. It's a 70-foot tall building, 500
9 feet ain't going to cover it. No berm is going
10 to cover that. Winter, there is no -- there is
11 no leaves on the trees to hide it.

12 All these fixes that the guys put
13 for it, it makes no sense in the long run if you
14 really sit there and look at it, think it
15 through. That's all I have.

16 (Applause.)

17 CHAIRMAN VINYARD: Thank you.

18 MR. GALLEGOS: I have not been sworn in.

19 CHAIRMAN VINYARD: Raise your right
20 hand.

21 (Witness sworn.)

22 CHAIRMAN VINYARD: Thank you.

23 ABRAHAM GALLEGOS,
24 having been first duly sworn, testified from the

1 podium as follows:

2 MR. GALLEGOS: I'll be honest, I didn't
3 really come with much to say. I didn't come here
4 today planning to say anything, and honestly I
5 didn't even know that this was happening until
6 today, but, honestly, being here, hearing what is
7 going on, a lot flew by really.

8 The only thing that stuck with me
9 was numbers. So you told me 36 to 48 months for
10 this to be like an actual like thing that has
11 power and everything, you said that's going to
12 bring in \$5 million a year, and then I also heard
13 \$3 billion going into the data center.

14 Can we imagine what \$3 billion would
15 do to this community if we put that there instead
16 of in some big block that's just running numbers
17 all day?

18 It doesn't make sense. It's not
19 something that is for us, it's for other people
20 that we will never see, that we will never meet.
21 It's not something that we're ever going to see
22 anything good coming from. Thank you.

23 CHAIRMAN VINYARD: Thank you.

24 (Applause.)

1 CHAIRMAN VINYARD: Anybody else?

2 LYDIA BATTAGLIA,
3 having been first duly sworn, testified from the
4 podium as follows:

5 MS. BATTAGLIA: Good evening. My name
6 is Lydia Battaglia. Good evening, United City of
7 Yorkville. United City of Yorkville. That's our
8 name. And this city is anything but united when
9 it comes to the rezoning and has been with all of
10 these rezonings to bring in data centers because
11 it might be better for our community. Our
12 community, the United City of Yorkville, is not
13 united in this.

14 Before I go on tonight, I have a few
15 questions for the board, and I promise I have a
16 point. Could you please explain to everyone in
17 detail what your job is?

18 CHAIRMAN VINYARD: That --

19 MS. LAMB: Ma'am, I apologize.

20 CHAIRMAN VINYARD: That's not how this
21 works. Yeah.

22 MS. LAMB: You can ask questions of the
23 petitioner, but not of the board.

24 MS. BATTAGLIA: Okay.

1 CHAIRMAN VINYARD: Continue.

2 MS. BATTAGLIA: Your job. Okay. We all
3 know what their job is. Who do you work for?
4 They can't answer that, but who do they work for?
5 Who does this board work for?

6 UNIDENTIFIED AUDIENCE MEMBER: Us.

7 UNIDENTIFIED AUDIENCE MEMBER: The
8 people.

9 MS. BATTAGLIA: What is the United City
10 of Yorkville vision's statement? The United City
11 of Yorkville's vision statement for our
12 community, for all of us, to live united.

13 I feel as if I could stand here and
14 talk about these data centers, their
15 environmental impact, their noise, light
16 pollution, the health concerns, both mentally,
17 physically, the accurate job stability, the
18 higher utilities, so forth and so on and so on.

19 I'm actually going to just let you
20 guys all talk about that. We all know that. You
21 can Google it. I actually want to talk about
22 something else.

23 Edmund Burke said those who do not
24 know history are doomed to repeat it.

1 March 31st, 1909, Harlan and Wolff
2 Shipyard, Belfast, Ireland. The Titanic began.
3 It was going to be grand. It was going to be the
4 most luxurious passenger liner on the sea. The
5 White Star Line Management was going to give what
6 they thought we needed: Bigger, faster, shinier,
7 and an easier life. Sound familiar?

8 White Star Management said oh, cargo
9 shipping regulations don't apply to us, we need
10 more deck space, not frumpy life boats, believing
11 the ship's engineering advancement, water tight
12 compartments, wireless technology, made it safer.
13 Sound familiar? They were above anybody and
14 everything. They were so much smarter.

15 April 10th, 1912, the unsinkable
16 Titanic set sail. Four days, four days, into her
17 voyage, the SS Mesaba and SS Californian sent
18 warning signs to the Titanic, there is packed
19 ice, there is icebergs.

20 They were ignored and they were told
21 to get off the line. They were too busy sending
22 messages for the wealthy passengers. The
23 Titanic's reply? We'll show them. We are
24 mighty. We're speeding up.

1 Cyril Evans on the SS Californian
2 tried to warn the Titanic again that they were
3 surrounded by ice. Jack Phillips, the Titanic's
4 operator, snapped back. His exact words, keep
5 out. Shut up. Shut up. And he shut off the
6 radio.

7 CHAIRMAN VINYARD: Ma'am --

8 MS. BATTAGLIA: Moments later --

9 CHAIRMAN VINYARD: Can we get this on
10 topic of the data center, please?

11 MS. BATTAGLIA: I am almost there.
12 Thank you.

13 CHAIRMAN VINYARD: Thank you.

14 MS. BATTAGLIA: And then it happened
15 moments later, a young sailor, Frederick Fleet,
16 screamed out, iceberg dead ahead on the right.
17 It was too late. 11:40 p.m. the Titanic was no
18 longer the most advanced engineered, biggest,
19 most secure, fastest, safest vessel on the sea.
20 Two hours and 40 minutes later, she was gone.
21 1500 people died that night.

22 That is my entire neighborhood, and
23 then some. The warnings were there. They
24 promised peace and stability and it was gone.

1 We can look through history.
2 Hurricane Katrina, the levees that broke, simple
3 engineering students predicted that was going to
4 happen years before until the 2,000 people that
5 drowned because those levees failed.

6 This one hits a little bit closer to
7 home and this does have to do with the
8 environmental impact these data centers could
9 potentially have.

10 I am from Ohio. February 3rd, 2023,
11 hammer down was the response from a train
12 engineer's supervisor when the train's conductor
13 reported that he had overheated bearings. Those
14 warnings that were put in place to keep people
15 safe, ignore them. Ignore them.

16 The highly explosive deadly
17 chemicals to date have killed seven people. The
18 EPA is being sued for their botched cleanup and
19 their lies and their false documentation.

20 That town is destroyed. The cancer
21 that is riddled through there, the hair loss, the
22 unexplained nosebleeds, and so forth and so on.

23 I briefly lived near a data center.
24 I do have that experience and I can speak of it.

1 It's no joke. They're disgusting.

2 I live in the Caledonia subdivision
3 and I hear a lot of banter back and forth between
4 City Council, zoning, people. It would be
5 better, oh, it would be better if we had these
6 data centers because you don't want a car
7 dealership, you don't want apartment buildings,
8 you don't want houses.

9 Yes, we do. Those are people. And,
10 in fact, have we not approved, have you guys not
11 patted yourself on the back for going into some
12 of these subdivisions that have empty lots,
13 bringing in developers, building homes, right?
14 Do you want homes and people or do you want data
15 centers?

16 My home -- and I hope -- and I hope
17 and I pray that every single person in here, when
18 they walk in their home, it's a place of safety
19 where they can relax, put down their shoulders,
20 feel comfortable, recharge.

21 That's not what data centers do in
22 your backyard. Communities do that. Neighbors
23 do that. Having a hard day, they're there for
24 you. We do not want manufacturing in our

1 backyards.

2 And I'm really sad that we're so
3 blind by these hypothetical -- and the gentleman
4 that came up here and said hey, these are all --
5 it's are all hypothetical. What if these go
6 bankrupt, right? Historically two out of three
7 Lotto winners go bankrupt. We didn't hit the
8 lottery by these data centers.

9 And, Matt, I'm sorry with your
10 presentation, you just don't understand our
11 community. We do want homes. We want children,
12 we want better, safer communities, better
13 schools.

14 My particular part of the
15 subdivision is the new one, and almost every
16 single person that has moved in there has moved
17 out of the city, out of other extremely congested
18 areas to raise their families.

19 And now we are all seeing the
20 effects. We moved in, hey, surprise, data
21 centers. We have already seen home values
22 plummet in our neighborhood. Who is paying me
23 for my home loss? And it's not just money,
24 because I can care less about money.

1 I ask you, before you guys vote on
2 this, last time you voted to rezone something and
3 you went through every single thing, there was a
4 lot of like um, yeah, it kind of fits that, but
5 it just doesn't 100 percent. So then the vote is
6 no.

7 We do not want it. It is not best
8 for Yorkville. It is not best for the homes
9 around this proposed area. Those of you that are
10 going to vote, who cares who is sitting beside
11 you. Do you want -- do you like that you pull in
12 your driveway and your neighbors are like those
13 are the guys that are voting this crap in? Do
14 you like that? That's horrible. I'd rather
15 invite you over for pizza.

16 Who cares? We care. We're affected
17 by it every single day. We are asking you to
18 vote no. We do not want this to be rezoned for
19 manufacturing.

20 Thank you.

21 (Applause.)

22 RICH DAEHNKE,
23 having been first duly sworn, testified from the
24 podium as follows:

1 CHAIRMAN VINYARD: Christine, are you
2 doing ok?

3 THE REPORTER: Yes.

4 MR. DAEHNKE: Hi, my name is Rich
5 Daehnke, I live here in Yorkville, and I came
6 here with a pretty open mind tonight. I wanted
7 to hear what would be said, and in this hour or
8 hour and a half, however long it's been, I
9 haven't heard any positives. None. Zero.

10 So that kind of tells me why would
11 you see it any different? You are going to make
12 the decision tonight for our community, so think
13 hard about it and make a good decision. That's
14 it.

15 (Applause.)

16 MR. REAM: Hello. My name is Ron Ream,
17 I need to take the oath.

18 CHAIRMAN VINYARD: Raise your right
19 hand.

20 (Witness sworn.)

21 RON REAM,
22 having been first duly sworn, testified from the
23 podium as follows:

24 CHAIRMAN VINYARD: Mic is yours, sir.

1 What's your name again?

2 MR. REAM: I didn't plan -- Pardon?

3 CHAIRMAN VINYARD: What's the last name
4 again?

5 MR. REAM: Ream, R-E-A-M. I have lived
6 in Yorkville since like 1990, actually between
7 Yorkville and Plano, so I've had a pretty good
8 view of this whole development. It's been very
9 good. Very good.

10 And as far as this particular
11 situation, the one thing that struck a cord with
12 me is the noise abatement program. I was part of
13 the team that built the Wrigley factory on 47 and
14 there was not a lot of investigation about noise
15 abatement and consequently we had put millions
16 into a huge factory and we were ready to go and
17 we flipped the switch.

18 The millions were already invested,
19 the people were already living all around us, and
20 I get a call, Ron, would you please take care of
21 this neighbor? He has a problem.

22 So I arrive at the neighbor's front
23 yard. He says can you come back at 12:30? So
24 12:30 at night I am standing in his front yard

1 and I'm vibrating from this plant that we already
2 had millions of dollars in. So this is a real
3 world situation.

4 And I hear the numbers 40, 50
5 decibels. We heard those numbers, too, but there
6 is nothing like what is generating those decibels
7 and how many it's multiplied by the number of
8 units.

9 So I had to go back to the plant,
10 meet the engineers. We had to totally rebuild
11 the whole noise generation part with large
12 planks of Styrofoam at considerable expense, and
13 finally we arrived at a point that the neighbors
14 could sleep at night and not vibrate out of their
15 beds.

16 So this is just one area in which I
17 had concrete information. This all happened in
18 the late 90's, and it's a fact, I was standing in
19 the front yard vibrating. I wish we'd have
20 known. Thanks.

21 CHAIRMAN VINYARD: Thank you, sir.

22 (Applause.)

23 CHAIRMAN VINYARD: Would anybody else
24 like to speak?

1 ANJELIE VILLA,
2 having been first duly sworn, testified from the
3 podium as follows:

4 MS. VILLA: Hello. Can you guys hear
5 me?

6 CHAIRMAN VINYARD: Yes.

7 MS. VILLA: My name is Anjelie Villa, I
8 live in the tip of Montgomery right next to
9 Bristol Bay. My three children are a part of the
10 Yorkville school district.

11 And what prompted me today to come
12 was that I had an ignorant trust in the City
13 Council that, you know, surely they did their
14 research on why it's so critical not to have this
15 in our community, but at yesterday's hearing
16 there was a question asked if anybody on the
17 panel had done any independent research on this
18 matter and literally no one raised their hand, so
19 that is very concerning. So let's go.

20 So members of the City Council and
21 fellow residents, thank you -- thank you for the
22 opportunity to speak this evening. I stand
23 before you not in opposition to technology,
24 progress or economic growth, but in defense of

1 careless decision making that prioritizes
2 convenience, speed and outside pressure over the
3 safety, sustainability and future over the very
4 community that you were elected to serve.

5 I -- Whew. Take a breath. The
6 decision before you regarding data centers is not
7 merely a zoning or infrastructure question; it is
8 a moral and generational one. Once approved,
9 these facilities will shape our environment, our
10 economy and our quality of life for decades.

11 I ask that we pause and consider
12 these critical reasons why data centers as
13 currently proposed and unregulated pose serious
14 harm to our community.

15 The approval of data centers is not
16 a routine administrative matter, it is a decision
17 with irreversible consequences for our water, our
18 power grid, our environment, our neighborhoods
19 and our children. It deserves far more scrutiny
20 than it has received.

21 Let's chat about some of these
22 things that most of us have chatted about tonight
23 so we can all learn together about the risks that
24 this poses.

1 First, as we mentioned, the extreme
2 strain on water resources. Data centers consume
3 vast quantities of water for cooling, often
4 millions of gallons per day.

5 This is water permanently removed
6 from local systems, especially during heat waves
7 and droughts, when residents and farmers are
8 already being asked to conserve.

9 We must ask ourselves, are we
10 prepared to prioritize corporate server cooling
11 over drinking water, agriculture and firefighter
12 capacity?

13 What happens when our wells run dry,
14 our rivers drop, and our children are told that
15 conservation is required except for the large,
16 industrial servers? This is not sustainable and
17 it is not reversible.

18 Second, unsustainable energy demand
19 and grid risk. Data centers are among the most
20 energy intensive facilities on Earth. Their
21 constant, around-the-clock demand strains
22 electrical grids, increases the likelihood of
23 outages, and often prolongs dependence on fossil
24 fuels.

1 This raises another painful
2 question. Excuse me. When the power goes out
3 during extreme heat or winter storms, who will be
4 protected first, our residents or corporate data
5 operations?

6 Runny nose. Anybody got a tissue?
7 Okay. And what will mean -- And what will it
8 mean --

9 COMMISSIONER CROUCH: Ma'am?

10 MS. VILLA: Oh, thank you. Can I go
11 over there?

12 CHAIRMAN VINYARD: Yes. Absolutely.

13 MS. VILLA: Thank you so much.

14 And what will it mean for families
15 struggling with rising utility bills while energy
16 is diverted to facilities that employ relatively
17 few local people?

18 We are not strengthening our
19 infrastructure, we are burdening it.

20 Third, minimal local economic
21 belief -- benefit, excuse me. Minimal local
22 economic benefit. Despite promises of economic
23 growth, data centers create surprisingly very few
24 permanent jobs once built. Most profits leave

1 the community while the burden on infrastructure,
2 roads, utilities, emergency services, remains
3 with the taxpayers.

4 We must ask is it responsible
5 governance to permanently alter our landscape and
6 resources for facilities that often -- offer
7 limited employment and little long-term economic
8 resilience?

9 Are we selling our community's
10 future too cheaply? The profits leave, the
11 consequences stay. This is not economic
12 development. It is resource extraction.

13 (Applause.)

14 MS. VILLA: Fourth. Environmental and
15 health impacts. Data centers bring constant
16 industrial noise, air pollution from backup
17 generators, increased traffic, and the risk of
18 chemical leaks.

19 These impacts disproportionately
20 impact nearby neighborhoods, lowering property
21 values and increasing health risks, which we all
22 have talked about tonight.

23 Council members, I ask you directly,
24 would you want your own children next to these

1 facilities listening to generators through the
2 night, breathing the exhaust and inheriting the
3 consequences of our decisions today?

4 These impacts are not evenly
5 distributed. They fall on families who did not
6 consent and who often have the least power to
7 move away. No community should be asked to
8 quietly absorb harm for the convenience of global
9 corporations.

10 Fifth, loss of community control and
11 long-term flexibility. Once built, data centers
12 are nearly impossible to remove or repurpose.
13 They lock communities into decades-long land use
14 decisions while technology, climate realities and
15 economic needs continue to evolve.

16 So here we must ask: What happens
17 if water becomes scarcer, energy costs rise or
18 climate conditions worsen? Will future councils
19 curse our shortsightedness, wondering why we
20 traded adaptability and resilience for short-term
21 approval?

22 My closing questions for reflection.
23 Members of the council, before this is final, I
24 urge you to ask yourselves not as officials, but

1 as parents, grandparents, neighbors and stewards
2 of the city whom you serve, how is it possible
3 that no one, at least from yesterday that we
4 know, has conducted serious independent research
5 into the documented environmental infrastructure
6 and public health impacts of data centers before
7 moving toward approval? How have we gotten to
8 this point?

9 Do you understand how appalling and
10 frightening it is to this community that
11 decisions of this magnitude are being considered
12 without demonstrated knowledge of their
13 consequences?

14 In the gentleman's slide from
15 earlier in the benefits to Yorkville there was
16 two, maybe three bullet points. One, two, three.
17 Uno, dos, tres. Not one said the benefits for
18 the community. Not one.

19 (Applause.)

20 MS. VILLA: How do you --

21 MS. LAMB: Guys, guys, guys, you have to
22 save your applause until the end, okay?

23 MS. VILLA: How dangerous is it to hold
24 power to permanently alter a community while

1 failing to enter the community -- failing to
2 center the community in your decision making when
3 protecting its well-being is your primary duty?

4 Would you accept this level of risk,
5 noise pollution and resource depletion of these
6 facilities who are proposed next to your home as
7 many of us have already been asked?

8 And when future residents ask who
9 allowed this water supply to be depleted, their
10 air quality degraded and their infrastructure
11 strained, will you be able to say with a proud
12 voice that you acted in due diligence or only
13 that you acted quickly and merely just for
14 profits that line a few pockets?

15 Power without responsibility is
16 reckless, authority without research is
17 dangerous, and progress without conscience is not
18 progress at all. You were elected to protect
19 this community, not to gamble with it.

20 Thank you for your time.

21 CHAIRMAN VINYARD: Thank you.

22 (Applause.)

23 CHAIRMAN VINYARD: Would it be -- Would
24 it be safe to say that everyone's main concern is

1 water, electric costs, housing values,
2 pollution --

3 COMMISSIONER CROUCH: Noise.

4 CHAIRMAN VINYARD: -- noise pollution --

5 UNIDENTIFIED AUDIENCE MEMBER: Quality
6 of life.

7 UNIDENTIFIED AUDIENCE MEMBER: Safety,
8 quality of life.

9 CHAIRMAN VINYARD: Hold on, hold on,
10 hold on, hold on, hold on, hold on, hold on.

11 MS. LAMB: Folks, folks, folks, just let
12 him speak.

13 CHAIRMAN VINYARD: I am trying to get
14 this down. If anybody else has anything other
15 than what we have constantly recycled tonight,
16 we've had 16 people talk, everyone brought up the
17 same point.

18 In an effort to make sure that
19 everyone is heard, if you're going to come up I
20 ask that you bring up something outside of those
21 topics that have been constantly brought up.
22 That's the only thing we ask of you.

23 UNIDENTIFIED AUDIENCE MEMBER: Isn't
24 that enough?

1 UNIDENTIFIED AUDIENCE MEMBER: You are
2 tired of hearing it?

3 CHAIRMAN VINYARD: We concede all of
4 those issues. We understand that. I hear you.

5 UNIDENTIFIED AUDIENCE MEMBER: Do you
6 hear them?

7 CHAIRMAN VINYARD: I hear you. I hear
8 you.

9 UNIDENTIFIED AUDIENCE MEMBER: I don't
10 think so.

11 CHAIRMAN VINYARD: Ma'am, this isn't how
12 we are doing this. I'm asking you guys a
13 question: Do you have anything other than what
14 we have heard from the last 16 people, being
15 noise, light pollution, water, sewer,
16 infrastructure, all those other things? That's
17 what I'm just pointing out.

18 In an effort to keep this moving
19 forward without constantly recycling the same
20 things, I ask that you focus on those when you
21 come back up.

22 Do you understand?

23 (No response.)

24 CHAIRMAN VINYARD: All right.

1 MS. NOBLE: There are also people on
2 Zoom waiting to talk.

3 CHAIRMAN VINYARD: All right. I also
4 have people in Zoomland that would like to speak
5 as well. We have probably five or six right now,
6 so continuing now with the next person who would
7 like to come up, I would appreciate it.

8 TIM BENNETT,
9 having been first duly sworn, testified from the
10 podium as follows:

11 MR. BENNETT: Hi. My name is Tim
12 Bennett and I live in Caledonia. I just had one
13 quick question, it's a little bit different I
14 guess.

15 With the A-1 property, the berm
16 there, I know they are talking about that being
17 agricultural, and my concern is, you know, it's
18 A-1 now, but he mentioned at a previous meeting
19 to us that that would stay that way for 20 years
20 possibly and then it could be switched.

21 What's the guarantee of keeping that
22 as a protected berm for our community there if,
23 you know, over a long period of time -- that's my
24 other concern is, you know, first of all, the

1 M-2, they are focusing on just data center. Why
2 can't it be something else other than a data
3 center, you know, that would be, you know, houses
4 or something else or even the greenhouse,
5 something else different, but the A-2, where is
6 the guarantee that that's going to always remain
7 a buffer for our community in Caledonia to
8 protect us? Because that's another important
9 factor as well, too.

10 CHAIRMAN VINYARD: Any change for that
11 one specific property, the A-1, would have to
12 come back before Planning and Zoning, the City
13 Council, and then that would also factor into
14 setbacks and already -- like the setbacks from --
15 you can't put houses there if we've already put a
16 data center there, so that 1500 setback, it's
17 limiting what they can do with it.

18 MS. NOBLE: It's 500.

19 CHAIRMAN VINYARD: Five. I'm sorry.
20 I'm sorry. So that would have to come back
21 through this entire process.

22 MR. BENNETT: My other question I guess
23 with that as well, too, is if it's A-1, could
24 they put a solar field in that area as well?

1 MS. NOBLE: That's a special use.

2 CHAIRMAN VINYARD: Yeah, that's a --
3 that would have to be a special use permit.
4 That, again, would have to come in front.

5 MR. BENNETT: But that's a possibility,
6 correct?

7 UNIDENTIFIED AUDIENCE MEMBER: Yes.

8 CHAIRMAN VINYARD: Yeah, if somebody
9 would want to put it there.

10 MR. BENNETT: Okay. But then again
11 that's --

12 CHAIRMAN VINYARD: Yeah, that comes --
13 Yeah.

14 MR. BENNETT: -- a buffer in that area.

15 CHAIRMAN VINYARD: Yeah, that comes back
16 there. That limits what you're -- what's built
17 on that area.

18 MR. BENNETT: Okay. That's just my
19 concern, because as a parent, you know, we're
20 going to be able to still see -- an eight-foot
21 berm is just a very low berm.

22 When I lived in Plainfield, for
23 example, we had a Wal-Mart built right behind us
24 and they went with a 12-foot berm and then they

1 put an eight-foot fence on top of that to give us
2 a height of 20-foot protective zone, and they
3 even lowered the lights and -- so that we
4 wouldn't have the noise and pollution.

5 CHAIRMAN VINYARD: When they say the
6 eight-foot berm, that's just the mound of dirt,
7 then they have the four seasons trees and stuff
8 on that.

9 MS. NOBLE: Fencing.

10 MR. BENNETT: Correct. Correct.

11 CHAIRMAN VINYARD: Fencing and
12 screening.

13 MS. BENNETT: Correct, but it was -- but
14 it was higher. But it was higher --

15 CHAIRMAN VINYARD: Correct.

16 MR. BENNETT: -- in that -- in that
17 zoning is what I'm saying.

18 CHAIRMAN VINYARD: That's the minimal.

19 MR. BENNETT: Right. I'm just looking
20 that, you know, we're still going to be able to
21 see what we're going to be able to see even with
22 what's being proposed, and also there is a chance
23 of it not being there is my concern as well, too.

24 But still having something different

1 than a data center is something that I would love
2 to have there. Like we were all saying, homes
3 would be much better.

4 When they put the 61 or how many
5 homes recently, the new -- the new phase three,
6 those were sold so quickly. It just tells you
7 what -- how much of a community people want to
8 be.

9 I am from Michigan originally and
10 the reason I moved to Yorkville was this was so
11 similar to where I grew up and where I lived and
12 that sense of community, and that's why we moved
13 here, is that beauty of that community and a
14 sense of, you know, somewhere safe where my -- my
15 daughter could be raised, and I think that's why
16 these other folks moved into this area, too, and
17 now that's changing and now I've got possibly a
18 data center where as opposed I could have other
19 homes and other families and other opportunities
20 for more community to be in that place, so I hope
21 that maybe you will reflect on that as well, too,
22 so thank you.

23 CHAIRMAN VINYARD: Sir, real -- real
24 quick before you go --

1 MR. BENNETT: Yes.

2 CHAIRMAN VINYARD: -- I have a proposed
3 data center in my backyard as well, so if you
4 guys think that I haven't done my research on
5 this or not trusted everybody else, I understand
6 how you feel. I have this. I know what it is.
7 You guys aren't by yourselves.

8 MR. BENNETT: I think our other concern,
9 too, is this is not just one, but we have one to
10 the north, we have this one right to the west, we
11 have another one that's on the proposal coming
12 out, so we have one -- you know, so we're not
13 talking about noise --

14 CHAIRMAN VINYARD: Sure.

15 MR. BENNETT: -- from one site, we're
16 talking about noise from one, two, three,
17 possibly four, so we're getting that quadruple
18 effect --

19 CHAIRMAN VINYARD: Understood.

20 MR. BENNETT: -- surrounding Caledonia
21 and other of our other neighboring sites --

22 CHAIRMAN VINYARD: Yeah.

23 MR. BENNETT: -- that have talked to you
24 tonight, too, and that's -- we're getting

1 multiple hits.

2 CHAIRMAN VINYARD: I understand.

3 MR. BENNETT: And that is just very much
4 overwhelming --

5 CHAIRMAN VINYARD: Sure.

6 MR. BENNETT: -- to a lot of us and
7 unexpected from us that we weren't expecting
8 when -- you know, it's not that it's just
9 farmland, you know, that's beautiful obviously,
10 but seeing more homes would be a better
11 alternative, and it's not -- I understand they
12 bought the property and they want to maximize
13 what they want out of it, capitalism, I get that,
14 but there's got to be a better solution. So
15 thank you.

16 CHAIRMAN VINYARD: Thank you.

17 (Applause.)

18 CHAIRMAN VINYARD: Anybody else in the
19 audience?

20 MARK GILMOUR,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MR. GILMOUR: Hello, my name is Mark
24 Gilmour. I don't have anything prepared, but

1 I've got some thoughts about it.

2 Actually in the 70's I worked with
3 Ellie Meyers that built that power station there,
4 so I know all about the area, I have lived here
5 for 50 years.

6 I know that this is all started in
7 Washington with somebody that's pushing this
8 through, and wherever there is a substation I
9 know that it's going to be very hard to override
10 that because I know what's coming from there.

11 So do people want to accelerate
12 bondage and getting themselves identified faster
13 and more than they already are by, you know,
14 digital IDs and everything that's going to come
15 from this, TikTok, Facebook? That's a shell
16 game.

17 The big picture to me is the
18 identity theft and everything else, all that
19 that's coming down the road, so that's all I've
20 got.

21 CHAIRMAN VINYARD: Thank you.

22 (Applause.)

23 MS. GALLEGOS: I need to be sworn in.

24 CHAIRMAN VINYARD: Oh. Raise your right

1 hand.

2 LUCY GALLEGOS,
3 having been first duly sworn, testified from the
4 podium as follows:

5 CHAIRMAN VINYARD: Go ahead, ma'am.

6 MS. GALLEGOS: I have lived in
7 Montgomery for the majority of my life, we moved
8 here from Aurora, and honestly, I love
9 Montgomery. I love the rural area here. I love
10 that you can see the Aurora borealis here just
11 literally outside of your background backyard.

12 So the fact that -- we already have
13 AI data centers around us and then you're
14 planning to put more, and then the fact that like
15 oh, it's in my backyard, too, you're trying to
16 also act like you're not against us in this as
17 well, so I just don't understand where we're
18 supposed to be a community and you're supposed to
19 be I guess hearing us out and then you're saying
20 do we have anything else to contribute other than
21 we all agree that this sucks and that this plan
22 probably should not happen?

23 I mean, where is going to be the end
24 of it? If you're going to continue to do this

1 one and we're going to be seeing revenue, okay,
2 great, six billion, whatever you say that it's
3 going to be, contributing to our community here
4 every single year, then I just fear you're going
5 to want to put more and more and more and where
6 is going to be the end of it.

7 Everyone is going to move out of
8 Yorkville, where I feel like we have been doing
9 great as a community, we got that new Costco.
10 Everything is moving more towards a
11 community-bound environment.

12 And then the 50 decibels that we're
13 going to be hearing, also your dogs are going to
14 be hearing it, too, and they are going to be
15 extremely stressed out, extremely. They hear a
16 negative 15 decibels, all right? So we're not
17 the only ones that are going to be affected. Our
18 white tailed deer as well, everything in our
19 environment and in our community, so just take
20 that into mind.

21 Thank you.

22 (Applause.)

23 CHAIRMAN VINYARD: Anybody else before
24 we go to the Zoom people?

1 (No response.)

2 CHAIRMAN VINYARD: We've got one more.
3 Is there anyone else that's going to want to
4 speak after her?

5 MR. TOPOROWSKI: I'll go.

6 CHAIRMAN VINYARD: I'm just trying to
7 manage Zoom, too. You will, too?

8 MR. TOPOROWSKI: Yes.

9 CHAIRMAN VINYARD: All right. Thank
10 you, sir. Go ahead, ma'am.

11 DEBBIE COUNTNEY,
12 having been first duly sworn, testified from the
13 podium as follows:

14 MS. COUNTNEY: Hi. I'm Debbie Countney
15 and I live in the Whispering Meadows subdivision
16 and we have been here about 18 years, and I had
17 something more prepared, but I'm not going to --
18 I'll spare you because it does reiterate a lot of
19 the things that people have already said, but I
20 just -- it kind of boils down to we don't want
21 the legacy of this city to be data centers. We
22 want farms, children playing. And what do you
23 want your legacy to be when you make this
24 decision?

1 You listened to us in 2007 when we
2 fought against the landfill and you heard us.
3 Please hear us. We do not want this.

4 Thank you.

5 CHAIRMAN VINYARD: Thank you.

6 (Applause.)

7 RICHARD TOPOROWSKI,
8 having been first duly sworn, testified from the
9 podium as follows:

10 MR. TOPOROWSKI: My name is Richard
11 Toporowski, I also live in Caledonia. I happen
12 to be on Lauren Drive on the west side, so my
13 property, my backyard, is facing the proposed
14 site, and like you said before, we have all
15 heard, you know, the lessons, we've all heard
16 presentations, studies and charts, so I'm sure
17 everyone here is an expert in data centers, so
18 I'm not going to do that.

19 What I did want to mention that I
20 haven't heard at any of these meetings before is
21 when it comes to the noise decibels, we've seen
22 studies from each individual data center. What
23 we haven't seen is a combined study.

24 If we -- if I'm in my backyard and I

1 have Project Cardinal, Project Steel, I have both
2 phases from CyrusOne, and now let's say this
3 proposed data center, that's five data centers.
4 Where is the study of the combined decibels?
5 Because noise decibels do stack and they do go
6 up, so I have not seen that anywhere, and I think
7 the residents here would love to see --

8 CHAIRMAN VINYARD: Sure.

9 MR. TOPOROWSKI: -- something like that
10 in the future.

11 The other thing is, my other
12 question is, when do you guys say enough is
13 enough? I know someone mentioned that. I just
14 mentioned five different data centers. Do we
15 need eight, do we need 16 to offset whatever tax
16 benefits that we're looking for?

17 And, you know, seeing from what
18 happened in the past with the previous data
19 centers, it seems like the transparency -- you
20 guys say you are transparent, but I don't see it.

21 I just wish I could come here
22 tonight and someone say you know what, this is
23 happening, this is what we have planned, there is
24 nothing you can do or say right now that will

1 stop this.

2 If that was the case, I'm going to
3 go home tonight, put a for-sale sign in my yard,
4 I'm a realtor, and I'm out of here. Thank you.
5 Thank you for being transparent.

6 I keep coming here month after month
7 and I get the same spiel, we get the same
8 presentations, and I'm still unsure what is
9 happening.

10 Recently, you know, you guys passed
11 the Cardinal one. I'm not sure, I've never heard
12 of the Steel passing. I know CyrusOne was
13 already done. So it seems like everything is
14 falling together. If that is the case, then yes,
15 I, like many other people that I speak in my
16 subdivision to, they don't want that in our
17 backyard.

18 I don't want my children to play,
19 you know, five years from now because I didn't --
20 I wasn't sure what's happening and now they're
21 built and the noises stacked together are humming
22 out their laughter. I don't want that. I'd
23 rather have transparency and say you know what, I
24 think it's better for my family to move and leave

1 this area than stay and see what happens.

2 That's it.

3 Thank you.

4 CHAIRMAN VINYARD: Fair enough. Thank
5 you, sir.

6 (Applause.)

7 MS. GALLEGOS: I have not been sworn in.

8 CHAIRMAN VINYARD: Raise your right
9 hand.

10 (Witness sworn.)

11 MARICELA GALLEGOS,

12 having been first duly sworn, testified from the
13 podium as follows:

14 CHAIRMAN VINYARD: Please.

15 MS. GALLEGOS: Because you guys don't
16 want us to talk about the environmental issues or
17 whatever, reiterate things that have already been
18 said, I won't, but you have said at your -- at
19 previous meetings that you are in support of
20 this.

21 You are coming here and you're
22 saying that, you know, it's in my backyard, too,
23 so I totally get it, but you don't because you
24 said you are in support of it, and literally

1 everyone in the room isn't, so I ask you guys to
2 just hear the people that --

3 UNIDENTIFIED AUDIENCE MEMBER: You work
4 for us.

5 MS. GALLEGOS: Exactly. Exactly. You
6 work for us basically, and then people yesterday,
7 too, ignorance in something that they already
8 have unanimously voted in is ridiculous, so
9 listen to the people that are in the room that
10 took the time out of their day to come here.

11 To say that they have concerns about
12 this is watering it down. They are not happy
13 with it, nobody is, and it generally -- I can't
14 understand how you guys are.

15 It's greed, it's -- I don't know
16 what it is, but from the bottom of my heart,
17 consider other people besides yourself.

18 CHAIRMAN VINYARD: Thank you.

19 (Applause.)

20 CHAIRMAN VINYARD: Anybody else?

21 MS. FELIX: I just want to say one more
22 thing if that's okay?

23 CHAIRMAN VINYARD: All right?

24 MS. LAMB: If you're okay with it,

1 Chairman.

2 CHAIRMAN VINYARD: Yeah.

3 MS. LAMB: As long as it's --

4 CHAIRMAN VINYARD: Yeah. Keep it --

5 MS. LAMB: -- not repeating a previous
6 point.

7 ASTRA FELIX,

8 having been previously duly sworn, testified from
9 the podium as follows:

10 MS. FELIX: There is something I didn't
11 mention about some of the due diligence I'm doing
12 right now, and I just want you guys to be aware
13 of it because it doesn't seem like you are very
14 educated on this and I know --

15 THE REPORTER: Can you state your name,
16 please?

17 MS. FELIX: Astra Felix.

18 CHAIRMAN VINYARD: All right.

19 MS. FELIX: And I know --

20 CHAIRMAN VINYARD: Ma'am --

21 MS. FELIX: -- you're saying you're --

22 CHAIRMAN VINYARD: Ma'am --

23 MS. FELIX: -- educated on this

24 matter --

1 CHAIRMAN VINYARD: Ma'am --

2 MS. FELIX: -- because you live by
3 one --

4 CHAIRMAN VINYARD: Ma'am, we're not
5 taking -- We're not taking personal attacks
6 against us. Please --

7 MS. FELIX: Oh, it's not a personal
8 attack. Last night they told us that they didn't
9 do their research on their own.

10 COMMISSIONER WILLIAMS: That was them.
11 That's not us.

12 CHAIRMAN VINYARD: Well, that's --
13 that's last night.

14 MS. FELIX: Mayor John Purcell was asked
15 if there was an environmental study that was done
16 and his answer was no.

17 CHAIRMAN VINYARD: That's last night.
18 This isn't tonight.

19 UNIDENTIFIED AUDIENCE MEMBER: Let her
20 talk.

21 CHAIRMAN VINYARD: This is a totally
22 different board.

23 MS. FELIX: Okay. Well, I contacted the
24 fish and wildlife department, they sent me to the

1 Army Corps of Engineers. The Army Corps of
2 Engineers told me there was no permit or anything
3 filed with them regarding any endangered species.

4 Rob Roy Creek does, in fact, have
5 endangered species near it and some of the other
6 areas. They are looking into those now.

7 CHAIRMAN VINYARD: That happens during
8 the building permit time.

9 MS. FELIX: Well --

10 CHAIRMAN VINYARD: It -- it happens, I'm
11 just letting you know.

12 MS. FELIX: Well, they weren't notified
13 at all.

14 CHAIRMAN VINYARD: They would be
15 notified during the building permit time. There
16 has been --

17 MS. FELIX: Okay. Well, I'm just --

18 CHAIRMAN VINYARD: -- no final approval.

19 MS. FELIX: -- letting everybody know
20 that's not the only agency I've reached out to,
21 and they can make their unanimous decision today
22 again, but we can appeal that.

23 We might not have time on the last
24 decision that was made, but we definitely have

1 time to appeal this one.

2 Thank you.

3 CHAIRMAN VINYARD: You are welcome.

4 (Applause.)

5 MS. DELATORRE: I'm sorry, I'm not sworn
6 in.

7 CHAIRMAN VINYARD: That's okay, I'm
8 getting good at this.

9 (Witness sworn.)

10 CHAIRMAN VINYARD: Last name again?

11 MS. DELATORRE: Delatorre.

12 JENNIFER DELATORRE,
13 having been first duly sworn, testified from the
14 podium as follows:

15 MS. DELATORRE: I'm really nervous, I
16 should not be up here. I'm not going to look at
17 anyone. You're all in your underwear right now.

18 CHAIRMAN VINYARD: Take your time, talk
19 to us.

20 MS. DELATORRE: I just have one thing to
21 say because Yorkville -- I grew up in Plano, you
22 know, I used to drive those back roads. There is
23 everything everywhere now, from Menards and
24 Costco and all these crazy big built places, but

1 they are places where families go, where we get
2 things that we need and that we can find some --
3 it's all right to look at, you know, Costco is
4 kind of cool, whatever, but we just -- we have
5 this beautiful town that we say is historic.
6 Look at the mural we painted down there. Look at
7 our town, it's gorgeous. I love Yorkville, and
8 the country is beautiful and our homes are spread
9 out and homes are beautiful. We care about our
10 homes.

11 And I'm sorry, but what's pretty
12 about this data center that's going to go in. I
13 just -- I can't see anything beautiful and
14 historic and American and I just can't see it.
15 And that's it.

16 CHAIRMAN VINYARD: Thank you.

17 MS. DELATORRE: I just want you all to
18 think about what you're saying we want to build
19 that we're going to look at, that our kids are
20 going to look at forever.

21 CHAIRMAN VINYARD: Thank you.

22 MS. DELATORRE: Thank you for your time.
23 Good night.

24 CHAIRMAN VINYARD: Thank you.

1 (Applause.)

2 CHAIRMAN VINYARD: Would anyone else
3 like to speak before we move on to the Zoom?

4 (No response.)

5 CHAIRMAN VINYARD: Okay. Anyone on the
6 Zoom?

7 MR. HANSEN: I haven't seen any.

8 CHAIRMAN VINYARD: Nothing? We had a
9 few.

10 MS. MENDEZ: Probably.

11 MR. HANSEN: We had one or two at one
12 time.

13 CHAIRMAN VINYARD: Did they back off?

14 MS. LAMB: Did you tell them to raise
15 their little hand?

16 CHAIRMAN VINYARD: Yeah, there were --
17 okay. Hold on. We're putting some out --

18 MS. MENDEZ: If you would --

19 CHAIRMAN VINYARD: The one logged off.

20 MS. MENDEZ: If you're in Zoom and you
21 would like to make a public comment, please just
22 let us know in the chat so we can unmute you.
23 Thank you.

24 COMMISSIONER WILLIAMS: You've got one

1 raised hand.

2 MS. NOBLE: All right, Angela, you can
3 speak.

4 ANGELA EGNER,
5 having been first duly sworn, testified from the
6 podium as follows:

7 MS. EGNER: Hi, everybody. My name is
8 Angela Egner. I'm sorry if you can hear my
9 children screaming in the background. My husband
10 is in the room there tonight. We live in the
11 Caledonia neighborhood.

12 I did swear in. I can do it again
13 if you would like to, but --

14 CHAIRMAN VINYARD: No, that's okay, I
15 trust you.

16 MS. EGNER: Okay. Thank you. My only
17 comment tonight really is that the biggest thing
18 for me with this particular data center is it
19 just doesn't make sense to have it there with all
20 of the money, the taxes and everything, going to
21 Plano, and I understand they say \$5.8 million is
22 going to come to Yorkville every year, but we all
23 know that we have already had one of these
24 developers come back and say oh, we don't know

1 how much it actually is going to be. It could be
2 ten percent of that, it could be even less.

3 And if we're not even getting the
4 property taxes from it, it just really seems like
5 a real big detriment to our community, so I just
6 wanted to add that.

7 Thank you.

8 CHAIRMAN VINYARD: Thank you.

9 (Applause.)

10 CHAIRMAN VINYARD: Do you have any -- Is
11 that a separate hand now or --

12 COMMISSIONER WILLIAMS: No, that's the
13 first one.

14 MS. NOBLE: That's the same one.

15 CHAIRMAN VINYARD: That was the first
16 one?

17 COMMISSIONER WILLIAMS: Yeah.

18 CHAIRMAN VINYARD: All right. Going
19 last, anyone else?

20 (No response.)

21 CHAIRMAN VINYARD: Okay. Would the
22 petitioner like to have your responses of the
23 standards entered into the record?

24 MR. GILBERT: Say that again? Sorry.

1 CHAIRMAN VINYARD: Would you like your
2 responses to the standards entered into the
3 record?

4 MR. GILBERT: Sure. Yes.

5 CHAIRMAN VINYARD: Yes. All right. All
6 right. Next public hearing is PZC 2025-14,
7 Heather DiVerde on behalf of the Yorkville School
8 District 115 is requesting rezoning
9 classification.

10 The real property consists of three
11 parcels totaling approximately 155 acres and is
12 generally located north of River Road, west of
13 Game Farm Road and east of Eldamain Road.

14 The petitioner is seeking to rezone
15 the property from R-1 Single Family Suburban
16 Residential District to the PI Public
17 Institutional District to accommodate public
18 school facilities.

19 Are you ready to present?

20 MR. ZEDIKER: I am. Thank you.

21 CHAIRMAN VINYARD: Please, sir, go
22 ahead.

23 MS. NOBLE: We need to get his -- there
24 we go.

1 CHAIRMAN VINYARD: Please.

2 MATT ZEDIKER,
3 having been first duly sworn, testified from the
4 podium as follows:

5 MR. ZEDIKER: My name is Matt Zediker,
6 Superintendent, District 115. I appreciate the
7 time and opportunity to go through this
8 presentation, it's a fairly quick presentation,
9 and then certainly taking questions that we have
10 from the board. Next slide, please.

11 The Yorkville School District 115 is
12 requesting the rezoning and annexation of three
13 parcels of land collectively totaling 155 acres.
14 Two of the parcels are situated on River Road and
15 the third is located on Game Farm Road. Next
16 slide, please.

17 Due to Yorkville's growing
18 population, these three parcels are critical to
19 provide adequate space for students within the
20 school district's facilities.

21 Just for context, in 2002 the
22 student population of District 115 was just over
23 2400 students and currently we are over 7100
24 students.

1 The last time a school building was
2 built in the district was 2009, and at that point
3 we had a student population right around 5200
4 students.

5 Here you can see the three parcels:
6 The two parcels that there butt up against River
7 Road there to the south and then up to the north
8 where Beecher Road ends, and then over -- the
9 third parcel, where our current high school
10 campus sits, and then just to the west and to the
11 south of that campus, part of our campus actually
12 that is existing is not in the City of Yorkville
13 at this time.

14 So this property was purchased in
15 June -- on June 24th, 2024. It is 110 acres
16 located in unincorporated Kendall County.
17 Currently the zoning classifications within the
18 county are A-1 Agricultural. Within the City of
19 Yorkville it would be R-1 Single Family for
20 suburban residence.

21 We are requesting to rezone this to
22 PI for Public Institution to accommodate public
23 school facilities.

24 To add just a little context to this

1 parcel, we have been questioned about a full
2 detailed plan. We do not have that yet because
3 we, as most of you know, are headed to referendum
4 in March to decide, the community to decide, on
5 our final facility master plan, but we do have it
6 scoped out right now for two school buildings
7 that would be to the northern part of that piece
8 of property and we would not be utilizing the
9 southern probably third at this point, and we
10 have no plans to run Beecher Road all the way to
11 River Road. We want to use that south half,
12 whether that's for continued farming for a farmer
13 who rents it currently, or other potential uses.

14 This piece of property here is what
15 the school district currently owns. It is 45
16 acres located in unincorporated Kendall County.

17 Again, this is currently zoned A-1
18 Agricultural through the county, R-1 through the
19 City of Yorkville, and we are requesting to
20 reclassify this to PI for Public Institution.

21 And, again, this is to accommodate
22 public school facilities. As you can again see,
23 some of our campus that is currently there, some
24 resides in unincorporated Kendall County, some in

1 Yorkville. This would incorporate all of our
2 campus into the City of Yorkville.

3 And that is my presentation with any
4 questions that anyone has.

5 CHAIRMAN VINYARD: Commissioners, do you
6 have any questions for him?

7 (No response.)

8 COMMISSIONER WERDERICH: No.

9 CHAIRMAN VINYARD: This will all be
10 contingent on you guys with the referendum then?

11 MR. ZEDIKER: Absolutely. We would
12 still like the zoning because if this referendum
13 isn't successful, then we will have to look at a
14 different because we are out of room for
15 children.

16 CHAIRMAN VINYARD: Understood. Thank
17 you. Is there anyone present who wishes to speak
18 in favor or opposition of this request?

19 (No response.)

20 CHAIRMAN VINYARD: Do you have a
21 question? If you have a question, go up to the
22 podium, he can answer them for you.

23 ALICE MAY,
24 having been first duly sworn, testified from the

1 podium as follows:

2 MS. MAY: My name is Alice May. I live
3 straight across on River Road from this property.
4 You're saying that you are not going to use the
5 farmland on the south side of the property?

6 MR. ZEDIKER: Right now our plans are
7 not to use the bottom half to bottom third of
8 that property. That's the current design.

9 MS. MAY: Okay. With the schools going
10 in, are you going to be running water to those
11 schools?

12 MR. ZEDIKER: Yes.

13 MS. MAY: Is it going to be on River
14 Road or is it going to be further in?

15 CHAIRMAN VINYARD: Ma'am, that will be
16 done during engineering.

17 MR. ZEDIKER: It will come from the
18 north.

19 MS. MAY: It will come from the north.

20 MR. ZEDIKER: Yes.

21 MS. MAY: So I'm on the south side. Do
22 I have to worry about my well or anything else
23 right now?

24 MR. ZEDIKER: Not to my knowledge.

1 MS. MAY: Is the building going to start
2 in '26 for those schools if this goes through?

3 MR. ZEDIKER: That would be my hope,
4 yes.

5 MS. MAY: And all the building would be
6 on the north?

7 MR. ZEDIKER: Correct. That's the
8 design.

9 MS. MAY: So it shouldn't hurt my -- my
10 existing well or anything like that.

11 MR. ZEDIKER: Not to my knowledge, it
12 should not.

13 MS. MAY: Okay. My main concern is a
14 road coming out from there onto River Road.

15 MR. ZEDIKER: Sure.

16 MS. MAY: I've had a car on fire in my
17 front yard in the last year, both my neighbors
18 have had their mailboxes taken out.

19 It's the only straightaway on River
20 Road except for down at the other end where
21 the -- where there is a straightaway, and the
22 cars do fly.

23 I've got semis going by. Instead of
24 going Eldamain and the new bridge, they're

1 turning and coming down River Road into
2 Yorkville.

3 CHAIRMAN VINYARD: Ma'am --

4 MS. MAY: I don't know if the police can
5 do anything about it, but it's a constant,
6 everyday thing.

7 CHAIRMAN VINYARD: Ma'am, all of those
8 questions will be answered at a later time once
9 they -- At this point once they get an annexation
10 agreement, they'll have to come with all the
11 development agreements, studies. You'll be
12 notified again for that.

13 I get it completely with the trucks
14 down Eldamain Road, I've seen it myself. I've
15 gotten stuck behind a few.

16 But at this point I don't think he
17 is going to have 100 percent concrete answers for
18 those of your questions.

19 MS. MAY: I am glad to hear the schools
20 are going to be on the north side. Thank you.

21 CHAIRMAN VINYARD: Thank you, ma'am.

22 FRED DAVIS,
23 having been first duly sworn, testified from the
24 podium as follows,

1 MR. DAVIS: Good evening. My name is
2 Fred Davis. Thank you, Doctor, for coming in and
3 speaking to us.

4 MR. ZEDIKER: Welcome.

5 MR. DAVIS: I just have a few points
6 that I wanted to throw out and document for this,
7 but I'm glad to hear they're not coming down
8 River Road. That's great. Unfortunately River
9 Road is a -- technically it's the old historic
10 wagon trail from Chicago, so what even that road
11 is built on currently now, who knows.

12 CHAIRMAN VINYARD: Your guess is as good
13 as mine.

14 MR. DAVIS: I think they put layers on
15 top of it.

16 The concern also with going forward
17 even if they decided at a later date to expand on
18 River Road is there's got to be at least 50
19 natural springs that run under that road and go
20 to the river, so I don't know if they did a later
21 date, not so much the school district, but even
22 the City for that matter or anybody else,
23 development-wise, it's just unfortunately not a
24 great option.

1 I spoke with another land owner
2 that's next to us, he owns the farm ground also,
3 and if you looked at the map that they had up a
4 minute ago that had the 02-400006 or 008 up there
5 I think --

6 CHAIRMAN VINYARD: The thin strip.

7 MR. DAVIS: Yeah.

8 CHAIRMAN VINYARD: Yep.

9 MR. DAVIS: The school's property.

10 CHAIRMAN VINYARD: Yes, sir.

11 MR. DAVIS: But if you go about halfway
12 north in their property and look directly west
13 you will see Schaefer Road, if there weren't
14 leaves, right, and we just wanted to put it out
15 there, in discussion with the other land owners
16 and ourselves, we would definitely be interested
17 in sitting down for a future development
18 conversation with the City or the school if, in
19 fact, it does get to a point where the density,
20 the events, whatever it may be there, needs to
21 have better access in and out.

22 I know they have a great plan for
23 the north side coming in and out, which I think
24 that should be sufficient for a while, but maybe

1 go to some of these school and events, it's seven
2 different towns there and everybody is trying to
3 get out of there in a hurry, so that adds to
4 the -- or adds to the need for that additional
5 outflow.

6 Also doing a little bit of research
7 on the building construction side of things, to
8 alter that road and make it -- it would probably
9 have to be three lanes to make it sufficient, the
10 cost of that far exceeds trying to rejuvenate a
11 road that's really not a great location to begin
12 with, without deducting people's values on their
13 homes.

14 The cost difference is almost three
15 to five times greater to rejuvenate that road
16 versus if they ran a new road, including the
17 purchase price of the land.

18 So thank you very much taking your
19 time. I am excited to hear that they are not
20 running down River Road at the moment, but I just
21 wanted to make sure we documented that that's
22 something that's potentially an option for future
23 development.

24 CHAIRMAN VINYARD: It was Davis, right?

1 MR. DAVIS: Yes, sir. Thank you.

2 CHAIRMAN VINYARD: Okay.

3 GERARDO MACEDO,
4 having been first duly sworn, testified from the
5 podium as follows:

6 MR. MACEDO: My name is Gerardo Macedo,
7 I live on River Road. I have an understanding
8 that there is supposed to be a fire department
9 that is going to be built in that area they're
10 saying, or is that like not what I heard?

11 CHAIRMAN VINYARD: Nothing has been -- I
12 can't speak for what Bristol-Kendall is doing for
13 that at this point.

14 MR. MACEDO: So to extent of your
15 knowledge do you know that you're going to stay
16 away from the south side of that property?

17 MR. ZEDIKER: To my knowledge I am
18 pretty confident.

19 MR. MACEDO: Let's say that's this year.
20 Will there be future plans to extend to the south
21 side?

22 MR. ZEDIKER: I wouldn't be able to
23 speak to that now, but I know the facility master
24 plan we are looking for the next 10 to 15 years;

1 that is not anything that is in our plans
2 whatsoever.

3 MR. MACEDO: But you don't know -- You
4 basically don't know how far or how much you are
5 going to get into it, correct? Not at this
6 current moment, right?

7 MR. ZEDIKER: I wouldn't be able to say
8 25 years from now, no.

9 MR. MACEDO: But you want people in the
10 community to agree to an annexation and rezoning
11 without any plans available for everybody to
12 understand what they are agreeing to, correct?

13 MR. ZEDIKER: Well, we will have plans.

14 MR. MACEDO: You will have plans?

15 MR. ZEDIKER: We will have detailed
16 plans, yes.

17 MR. MACEDO: Before the vote on the
18 annexation, correct?

19 MR. ZEDIKER: No. The vote on the
20 annexation would come first.

21 MR. MACEDO: So it is going to be the
22 same thing then, you want somebody to agree to
23 something that they don't know what's going to
24 happen, yes or no? Am I confused or --

1 MR. ZEDIKER: I can tell you what I
2 know, and I know right now --

3 MR. MACEDO: What you know is --

4 MR. ZEDIKER: -- we do not have plans to
5 go south to River Road.

6 MR. MACEDO: Yes, but you don't know and
7 nobody else is going to know until everybody else
8 says yeah, that's fine, go ahead, build it.

9 CHAIRMAN VINYARD: At which time they
10 would have to come back and start this process
11 all over again, so --

12 MR. MACEDO: So --

13 CHAIRMAN VINYARD: -- you would also --

14 MR. MACEDO: But the annexation is going
15 to be once --

16 CHAIRMAN VINYARD: The annexation gives
17 them the property, but if they were going to do
18 anything else, that comes to a public hearing
19 again, correct.

20 MR. MACEDO: And when does that vote
21 come into it? Because yesterday they were saying
22 it's in February and then they said again in
23 March.

24 MS. NOBLE: The --

1 CHAIRMAN VINYARD: Krysti will be --

2 MS. NOBLE: Sorry. The annexation, the
3 request to just be incorporated into the City, is
4 what they're asking for.

5 MR. MACEDO: Yeah, I understand.

6 MS. NOBLE: So it wouldn't change the
7 land plan, so that vote is going to City Council
8 on February 10th.

9 MR. MACEDO: So there is nothing else as
10 to information of how it's going to affect the
11 neighborhood in that area, like property taxes or
12 anything like that?

13 MS. NOBLE: So we don't deal in property
14 tax valuation, that's at the county level.

15 MR. MACEDO: So it's just for the
16 annexation.

17 MS. NOBLE: It's just to bring the land
18 on paper into our corporate boundaries, that's
19 all they're doing. No development at this time.

20 MR. MACEDO: All right. At this moment
21 then.

22 MS. NOBLE: Correct.

23 CHAIRMAN VINYARD: Correct.

24 MR. MACEDO: Okay. All right. That's

1 what I wanted to know.

2 CHAIRMAN VINYARD: Thank you. Anybody?

3 CARL LONGNECKER,

4 having been first duly sworn, testified from the
5 podium as follows:

6 MR. LONGNECKER: Hi, I am Carl
7 Longnecker and I live on River Road. Just also
8 directing some -- just some thoughts to you and
9 based on Alice's concerns as well in terms of we
10 see at one point in time we had -- we had signs
11 called low shoulders up there, so we get a lot of
12 run-off from up there.

13 Just trying to understand what that
14 would look like in terms of retention ponds, you
15 know, I mean, because obviously as you start to
16 move land, it's going to push water our way as
17 well, and we get a ton coming down towards the
18 river, so just want to know if you have any
19 thoughts to that at this point in time.

20 MR. ZEDIKER: We have thought about
21 that, we have engaged our architect and other
22 engineers to make sure that we have proper
23 retention as -- we've already had that land
24 surveyed before we purchased it, so we're aware

1 of the way that it slides, and so within
2 construction, again, those construction plans
3 will be incorporated with retention and where
4 that needs to sit to properly so it doesn't run
5 off to neighbors and other farms.

6 MR. LONGNECKER: So, yeah, that's good
7 to hear because, like I said, it's a concern now.
8 It's been a concern especially as it would freeze
9 on that road and it causes -- causes big pileups
10 that we have seen many times, right, Alice, on
11 this as well, so no, I appreciate that.

12 Yeah, as far as the southern
13 one-third not in use, I know you said that is not
14 part of it in scope at this point in time, so
15 that is also good to hear from our perspective as
16 well. Would like to keep it natural. That's why
17 we came here, that's why we have it on our -- you
18 know, our emblem as well.

19 And then once again the whole --
20 which I know is not part of you, and to the board
21 as well, looking in terms of fire department, I
22 don't know where this had come up, but that would
23 also really, really be detrimental to our habitat
24 on River Road as well.

1 We enjoy it. We moved here because
2 of nature. We get to see it on a daily basis,
3 it's beautiful, and we would like to not deter
4 that any time in the future as well.

5 Sirens. And we talked about 50
6 decibels based on the -- you know, the big box
7 that we were talking before, but it would be over
8 100 decibels when you start talking about fire
9 and so on and so forth.

10 So other than that, that's all I
11 have. Once again, thank you, and it's good to
12 know River Road will stay intact for at least at
13 this present moment. So thank you.

14 CHAIRMAN VINYARD: Thank you. Would
15 anyone else like to speak?

16 (No response.)

17 CHAIRMAN VINYARD: Petitioner --

18 MS. NOBLE: We have a Zoom.

19 CHAIRMAN VINYARD: Oops, do we have a
20 Zoom? I don't see a hand. Hold on.

21 MR. LONGNECKER: Can I say one more
22 point, sorry, just real quick?

23 CHAIRMAN VINYARD: Yeah. We're trying
24 to figure this --

1 MR. LONGNECKER: Yeah. One second. I
2 just thought about this now as I sit here and
3 digest my raising property taxes consistently at
4 a rate over the last five years at 25 percent
5 over the last five years, and been -- so as far
6 as if we get annexed into the City of Yorkville,
7 what is that, because currently we have a Plano
8 address even though we reside in the City of
9 Yorkville.

10 What will that look in terms of
11 taxes? Because I am at my breaking point in
12 terms of taxes in the City for -- and just in the
13 state of Illinois, for that matter.

14 CHAIRMAN VINYARD: We need some revenue
15 coming in, don't we?

16 MR. LONGNECKER: Yeah, we do, but that's
17 a whole different point. We don't want that.

18 CHAIRMAN VINYARD: The school.

19 UNIDENTIFIED AUDIENCE MEMBERS: Boo.

20 MS. LAMB: Hey, hey. Folks, folks.
21 Folks.

22 CHAIRMAN VINYARD: I'm talking the
23 school.

24 MR. LONGNECKER: But in a different

1 manner. I don't think that was your intention.

2 CHAIRMAN VINYARD: Yeah, yeah, the
3 school needs revenue.

4 MR. LONGNECKER: I don't think that was
5 his intention.

6 CHAIRMAN VINYARD: Yeah.

7 MR. LONGNECKER: Yeah, that was probably
8 not great in terms of the atmosphere, yeah.

9 CHAIRMAN VINYARD: Yeah.

10 MR. LONGNECKER: In terms of what we
11 were talking about earlier, so, yes, that's
12 always what we need, right, to sustain a viable
13 community --

14 CHAIRMAN VINYARD: Good schools, yeah.

15 MR. LONGNECKER: But, yeah, as far as
16 that's concerned, that's very concerning for us
17 as well that now I am a part of Yorkville and now
18 I'm paying those taxes as well. Once again, it's
19 just keeps going, going, going. So, yeah,
20 looking for some understanding of that as well.

21 CHAIRMAN VINYARD: Sure.

22 MR. LONGNECKER: Thank you.

23 MS. LAMB: Krysti, I -- it's just the
24 school district property that's being annexed?

1 MS. NOBLE: It's just the school
2 district, right, right.

3 MS. LAMB: Sir, you would still be
4 unincorporated.

5 MS. NOBLE: Sir, we're not annexing --
6 we're not annexing your property.

7 CHAIRMAN VINYARD: Yeah, we're not
8 annexing you.

9 MS. NOBLE: Just the school district's
10 property.

11 MR. LONGNECKER: Okay.

12 MS. NOBLE: Yeah.

13 CHAIRMAN VINYARD: Yeah.

14 MR. LONGNECKER: I didn't know if we
15 were going to get --

16 MS. NOBLE: No, no.

17 CHAIRMAN VINYARD: No, you would have to
18 ask for that specifically.

19 MR. LONGNECKER: -- into that as well.

20 MS. NOBLE: No. It's a voluntary
21 request for annexation, so --

22 MR. LONGNECKER: Thank you.

23 CHAIRMAN VINYARD: That's why you
24 confused me.

1 MS. NOBLE: Right.

2 MR. LONGNECKER: I guess I was confused.
3 I apologize.

4 CHAIRMAN VINYARD: Do we have the Zoom
5 people?

6 MR. HANSEN: No one answered for Zoom.
7 Did we get a white one for -- sorry.

8 CHAIRMAN VINYARD: Okay.

9 MR. LONGNECKER: We were highlighted on
10 there, that's why.

11 MS. NOBLE: That was a question about
12 they felt that they were highlighted on a map.

13 MS. LAMB: Oh, okay. Yeah. Just to
14 make clear to everyone here, what's happening is
15 called a voluntary annexation, and that's when
16 the school district or any property owner comes
17 to the City and says my property is right next to
18 the City, will you bring me in?

19 When that happens, it only involves
20 the property that's asking to be brought into the
21 City, so if you're on River Road and you're not
22 on the school district's property, you are not
23 being annexed in.

24 MR. LONGNECKER: Okay. Thank you.

1 CHAIRMAN VINYARD: Thanks for the
2 clarification. All right.

3 Petitioner, would you like to have
4 your responses to the standards entered into the
5 public record?

6 MR. ZEDIKER: Yes.

7 CHAIRMAN VINYARD: All right. Very
8 good. All right. Since all public testimony
9 regarding this petition has been taken, may I
10 have a motion to close the taking of testimony in
11 this public hearing?

12 COMMISSIONER CROUCH: So moved.

13 COMMISSIONER WILLIAMS: Second.

14 CHAIRMAN VINYARD: May I have a roll
15 call vote on the motion?

16 MS. YOUNG: Green.

17 COMMISSIONER GREEN: Yes.

18 MS. YOUNG: Linnane. To close.

19 COMMISSIONER LINNANE: Yes.

20 MS. YOUNG: Thank you. Vinyard.

21 CHAIRMAN VINYARD: Yes.

22 MS. YOUNG: Williams.

23 COMMISSIONER WILLIAMS: Yes.

24 MS. NOBLE: Oh. There is --

1 MR. HANSEN: This is about the first
2 item.

3 MS. NOBLE: Someone -- Oh, it's about
4 the first item?

5 MR. HANSEN: Yeah.

6 CHAIRMAN VINYARD: Oh, that's too --

7 MR. HANSEN: They decided way after
8 the --

9 CHAIRMAN VINYARD: That's too late.

10 MS. NOBLE: It's too late. Yeah.

11 CHAIRMAN VINYARD: Continue.

12 MS. YOUNG: Yes. Werderich.

13 COMMISSIONER WERDERICH: Yes.

14 MS. YOUNG: And Crouch.

15 COMMISSIONER CROUCH: Yes.

16 MS. YOUNG: Thank you.

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

20 (Which were all the proceedings had
21 in the public hearing, concluding
22 at 9:15 p.m.)

23 ---o0o---

24

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 130, 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.

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3 IN WITNESS WHEREOF, I do hereunto set my
4 hand at Leland, Illinois, this 2nd day of
5 February, 2026.

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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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Monica Cisija

Subject: FW: Regarding rezoning for the new school on River Road

-----Original Message-----

From: KAREN HURT [REDACTED]

Sent: Thursday, January 15, 2026 1:44 PM

To: Bart Olson <BOlson@yorkville.il.us>

Subject: Regarding rezoning for the new school on River Road

Hi Mr. Olson

I am unable to come to tonight's meeting but I just have one major concern I'd like you to keep in mind.

The River Road location is nice however since the City closed access to River Road from King Street, with zero input or consideration for all the residents who live there, Church Street has become a nightmare. Everyone races through Main Street and Church to get back to River Road. There is no other access to River Road since direct access was removed from Route 47. Very few people stop for the stop sign there. Unfortunately there are children living in the house on the corner and I am increasingly concerned for their safety. There are no curbs nor sidewalks either and this could result in a car driving into the house. Everyone is always in such a hurry and adding so many more cars heading to and from school would add more craziness to that corner. Since it's right by town square there are lots of people who walk their dogs as well. Having a school on River would make that intersection too dangerous for people to live near. The added cars from all those people heading to the school is something I shudder to contemplate.

If the school is built there another way to get to River from Route 47 will HAVE to be found. Please at least consider restricting access from Church Street to River if you want to use the property on River Road.

Thank you for your consideration. Please respond so I know you received this.

Karen Hurt

[REDACTED]
Sent from my iPhone



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

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.



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

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*

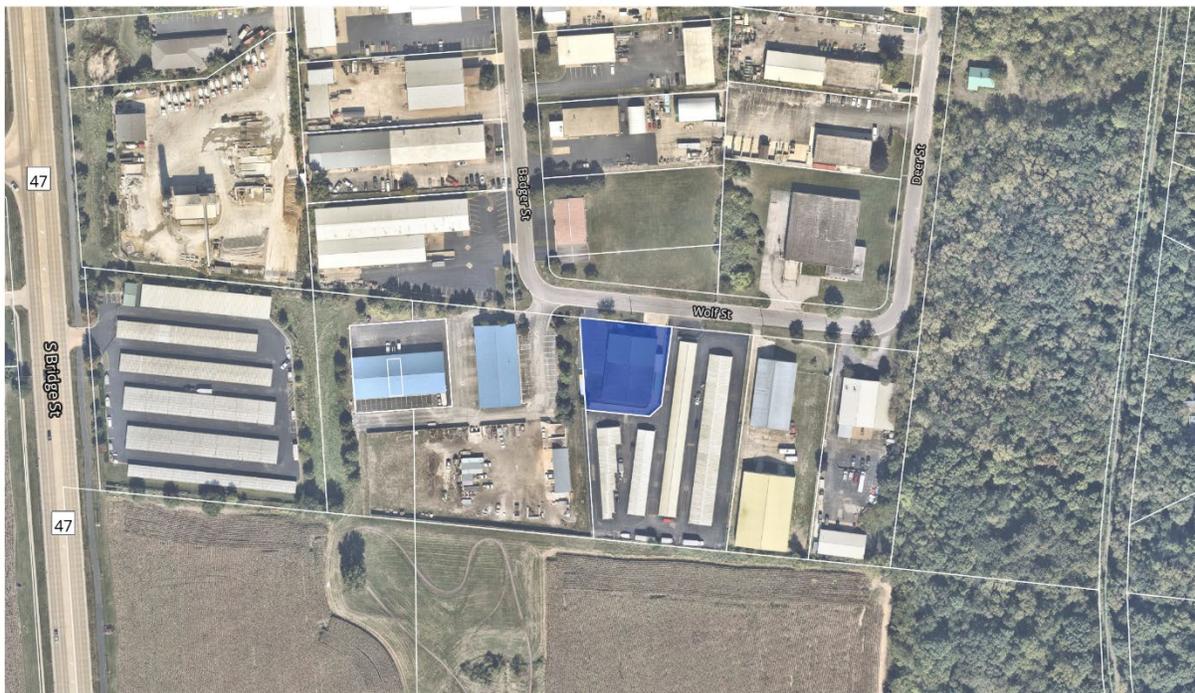


Memorandum

To: Planning and Zoning Commission
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: January 30, 2026
Subject: **PZC 2025-16 202 Wolf Street – Variance**
Reduced Front Yard Setback

SUMMARY:

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.



202 WOLF STREET

United City of Yorkville, Illinois
Date: November 18, 2025
Data: Kendall County



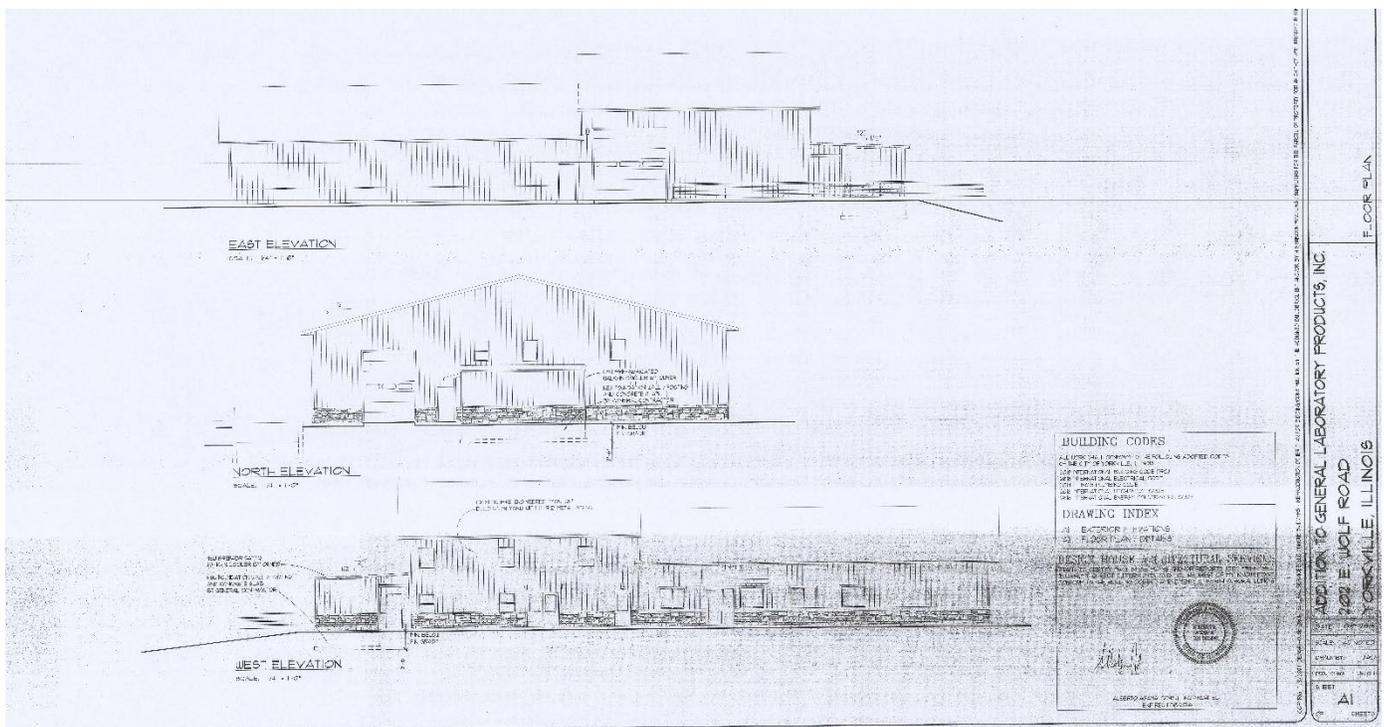
PROPERTY BACKGROUND:

The property is zoned M-1 Limited Manufacturing District and consists of an irregularly shaped 0.55-acre parcel owned by the petitioner, who operates General Laboratory Products. The 30-year-old manufacturing business occupies an existing two-story, approximately 10,000-square-foot metal building constructed in 1999, according to Kendall County GIS data. The facility produces petri dishes, glass tubes, and various bottles for industries including food and beverage processing, water and sanitation, healthcare, higher education, and biotechnology/pharmaceutical sectors. The following summarizes the immediate surrounding zoning classifications and land uses.

	Zoning	Land Use
North	M-1 Limited Manufacturing District	Riemenschneider Electric
South	M-1 Limited Manufacturing District	Red Dot Storage
East	M-1 Limited Manufacturing District	Red Dot Storage
West	M-1 Limited Manufacturing District	Yorkville Parks & Recreation Department Maintenance Facility

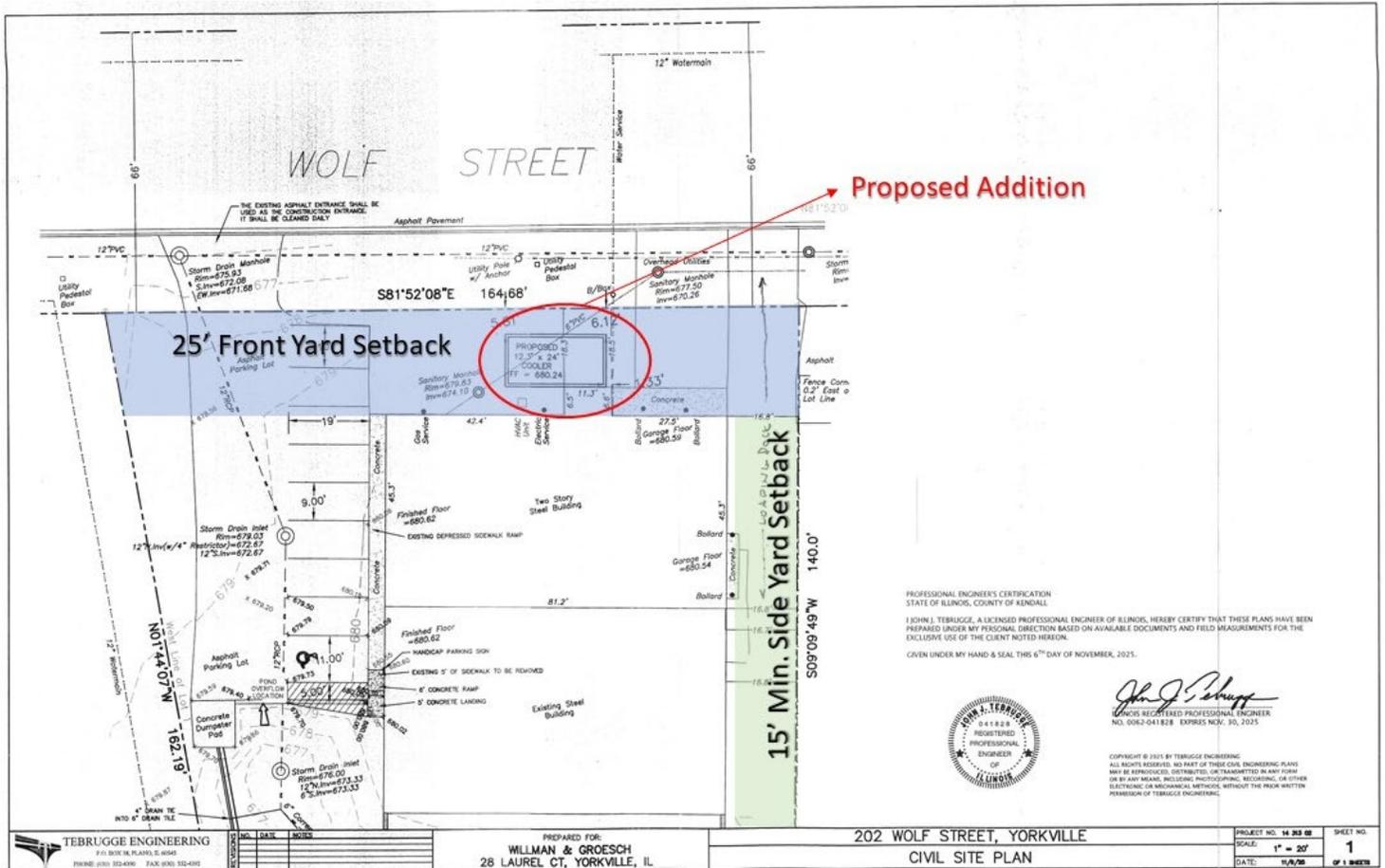
PROJECT DESCRIPTION:

The petitioner is requesting variance approval to Section 10-3-9. Bulk and Dimensional Standards in the Unified Development Ordinance to decrease the minimum front yard setback for the M-1 Limited Manufacturing District from the required twenty-five (25) feet to five (5) feet to allow construction of a walk-in cooler addition for the existing laboratory supply manufacturing business. The property owner needs to expand their internal workspace for operations but is constrained by the current parcel east and south boundaries, therefore, they plan to relocate the walk-in cooler from the interior of the building to the north side of the existing structure. The proposed addition will be an approximately 12' x 24' (288 sq. ft.) prefabricated addition sitting on a new concrete foundation with the exterior façade matching the existing hi-rib metal siding.



M-1 DISTRICT BULK REGULATIONS:

Although the petitioner is requesting relief from the minimum front yard setback requirement in the M-1 Limited Manufacturing District, the property will maintain all current access points off of Wolf Street and exceeds the minimum off-street parking requirement of 3 spaces (0.3 spaces/1,000 square feet) by providing nine (9) parking stalls. The property complies with all other bulk regulations for the district as detailed below:



Bulk Regulations for the M-1 Limited Manufacturing District	Minimum Requirements for the M-1 Limited Manufacturing District	Provided/Proposed by Subject Property
Front Yard	25 feet	25 feet existing 5 feet proposed
Side Yard (East)	15 feet ¹	16.7 feet
Rear Yard	20 feet	20 feet
Maximum Lot Coverage	85% (max. 20,185 sq. ft.)	~19,870 sq. ft. (83.6%) existing ~20,158 sq. ft. (84.8%) proposed
Maximum Building Height	N/A	~28 feet
Minimum Lot Size	N/A	23,748 sq. ft.
Minimum Lot Width	N/A	~151 feet

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this property for future General Industrial (GI) use, intended to accommodate a wide range of warehousing and light manufacturing activities with minimal environmental impact. The Plan further identifies the Fox Industrial Park, where the subject parcel is located, as a 54-acre

¹ Minimum of 10% of lot width and a maximum of 20 feet, per [Table 10-3-9\(A\) Bulk and Dimensional Standards](#).

area comprised of small, single-tenant manufacturing and limited service-commercial lots originally developed in the 1970s. Due to its outdated layout, many parcels now have constrained opportunities for expansion, and only two (2) one-acre lots remain available for new development.

Figure 5.16: Fox Industrial Park Remaining Build-Out Parcels



The proposed expansion supports the existing manufacturing use and underlying zoning, keeping the land use aligned with the industrial intent of this designation and is, therefore, consistent with the 2016 Comprehensive Plan.

STAFF COMMENTS:

The subject property's irregular lot configuration and 0.55-acre size is one (1) of only two (2) parcels within the Fox Industrial Park with a lot area under one acre. This creates unique development constraints not generally shared by other properties in the district. While no other lot in the industrial park encroaches into the required 25-foot front yard setback, the combination of this parcel's smaller size, odd lot lines, and its limited expansion area presents a practical hardship if the strict application of the setback standard were enforced. These parcel conditions were not created by the current owner, and the proposed 12' x 24' walk-in cooler addition remains consistent with the existing industrial operations on the site.

Further, the reduced setback is not expected to negatively impact neighboring properties, as the addition maintains all current access, does not obstruct light or air for adjacent uses, and does not increase congestion or public safety risks. The property will continue functioning as a long-standing, low-impact manufacturing use, consistent with the Comprehensive Plan's General Industrial (GI) designation and compatible with the established development pattern of the Fox Industrial Park. Taken together, these factors indicate that the request satisfies the standards for hardship, uniqueness, public welfare, and Comprehensive Plan consistency required for variance approval. **Staff supports the request for variance.**

STANDARDS FOR GRANTING A VARIANCE:

Section 10-8-9-C states specific standards for variations which all recommendation bodies will review. **The petitioner has provided answers to each of the criteria in the application which are included in the packet for your review and will be entered into the public record as part of the public hearing process.** The standards are:

1. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.
3. The difficulty or hardship is not created by any person presently having an interest in the property.
4. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
5. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.
6. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on February 11, 2026 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for bulk regulation variance to Section 10-3-9. Bulk and Dimensional Standards of the Unified Development Ordinance, reducing the required minimum front yard setback in the M-1 Limited Manufacturing District from twenty-five (25) feet to five (5) feet, and subject to... {insert any additional conditions of the Planning and Zoning Commission} ...

ATTACHMENTS:

1. Petitioner Application (with attachments)
2. Public Hearing Notice



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 VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<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: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
ZONING VARIANCE	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$ 585.00
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<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: \$
OUTSIDE CONSULTANTS DEPOSIT	<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: \$
TOTAL AMOUNT DUE:			585.00



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Yorkville, Illinois, 60560
Telephone: 630-553-4350
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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: John J. Tebrugge	COMPANY: Tebrugge Engineering
MAILING ADDRESS: P.O. Box 38	
CITY, STATE, ZIP: Plano, Illinois 60545	TELEPHONE: 630-552-4390
EMAIL: info@tebruggeengineering.com	FAX: 630-552-4392
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
<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 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>	
VARIANCE STANDARDS	
<p>PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.</p> <p>I confirm the proposed variation is consistent with official Comprehensive Plan & other Development Standards and policies of the city.</p>	



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651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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Fax: 630-553-7575
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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Section 10-4-16-A of the UDO

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

Cooler needs to be accessed from 2 story steel building. East and West sides are occupied with Parking & loading Dock

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

This Lot has space taken up with detention/retention pond

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

New Regulations for Manufacturing virus test media makes this addition necessary.



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 Yorkville, Illinois, 60560
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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

Addition does not interfere with Public Utilities or site line for traffic, and is farther back than entrance fence to West neighbor. Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Proposed variation will not be impairing adequate supply of light & air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of public safety, or diminish or impair values within the neighborhood.

Proposed addition will include stone wains coat across entire North Side of building.

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.

[Handwritten Signature]

PETITIONER SIGNATURE

11/13/2025

DATE

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

[Handwritten Signature]

OWNER SIGNATURE

11/13/2025

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Subscribed and sworn before me this 13th day of November, 2025.



Laurel L. Heubel - 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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 202 E. Wolf Street, Yorkville, Illinois 60560
-----------------	----------------------	---

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: Vera Pleva	COMPANY: General Laboratory Products, Inc.
MAILING ADDRESS: 202 E. Wolf Street	
CITY, STATE, ZIP: Yorkville, Illinois 60560	TELEPHONE: 630-553-6000
EMAIL: glp@ameritech.net	FAX: 630-553-6008

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.

Vera Pleva	President
PRINT NAME	TITLE
	11/13/2025
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

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		

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, VERA Pleva, 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
13th day of November, 202025



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

PERMIT NUMBER:		DATE/TIME RECEIVED:
SITE ADDRESS:		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
APPLICANT INFORMATION		
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:	
SIGN INFORMATION		
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, 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 LOT 1 IN BLOCK 2 OF FOX INDUSTRIAL PARK UNIT 4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES 52
MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 164.68; THENCE SOUTH 09
DEGREES 09 MINUTES 49 SECONDS, WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 140.00
FEET; THENCE SOUTH 54 DEGREES 09 MINUTES 49 SECONDS WEST, 28.54 FEET; THENCE
NORTH 81 DEGREES 52 MINUTES 08 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID
LOT 1, 113.82 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 44 MINUTES
07 SECONDS WEST, ALONG SAID WEST LINE, 162.19 FEET FOR THE POINT OF BEGINNING IN THE
CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SERIES TWO 1211 BADGER BADGER STREET PROPERTIES LLC
JIM SCHWEBKE
1211 BADGER ST
YORKVILLE IL 60560

RICHARD E LUCAS REV TR
RICHARD E LUCAS JR
208 WOLF ST
YORKVILLE IL 60560

BRUCE SHARON HINTZSCHE
8346 S TUMBLING R RANCH PLACE
VAIL AZ 85641

GLP REAL ESTATE LLC
77 RON HILL RD
YORKVILLE IL 60560

CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

FOX VALLEY FARM PARTNERSHIP
ALEXANDRA JURIGA
106 LE GRANDE BLVD
AURORA IL 60506

TTEE OF FAM SELF STORAGE V 3 DST FLATIRONS SELF STORAGE V DST MGR LLC
SROA WS C POOLING INC
2751 S DIXIE HWY STE 450
WEST PALM BEACH FL 33405

CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

RICHARD SUSAN KUNZELMAN
1211 BADGER ST
YORKVILLE IL 60560

FLATIRONS SELF STORAGE II DST TRUSTEE LLC
SROA WS C POOLING LLC
2751 S DIXIE HWY STE 450
WEST PALM BEACH FL 33405

SANDRA K VESELKA TRUST
62 WOODEN BRIDGE DR
YORKVILLE IL 60560

SCOTT M RIEMENSCHNEIDER TR
8635 DOE CT
YORKVILLE IL 60560

KRAMER NANCY L KRAMER JAMES D DEC LIV TR
643 DOUGLAS ST
OSWEGO IL 60543

RR II DEVELOPMENT LLC
181 WOLF ST
YORKVILLE IL 60560

RICHARD SUSAN KUNZELMAN
1211 BADGER ST UNIT 2
YORKVILLE IL 60560

DEER ST ALWAYS FAITHFUL PROPERTIES LLC
ROBERT VELAZQUEZ
1996 CANNONBALL TR
BRISTOL IL 60512

MARK R LIV TR OMALLEY LISA L LIV TR OMALLEY
91 LILLIAN LN
YORKVILLE IL 60560

SCOTT M RIEMENSCHNEIDER TR
8635 DOE CT
YORKVILLE IL 60560

FOX VALLEY FARM PARTNERSHIP
ALEXANDRA JURIGA
106 LE GRANDE BLVD
AURORA IL 60506

JP CONSTRUCTION
181 WOLF ST UNIT E
YORKVILLE IL 60560

RR II DEVELOPMENT LLC
181 WOLF ST
YORKVILLE IL 60560

NARVICK BROTHERS LUMBER CO
1037 ARMSTRONG ST
MORRIS IL 60450

THOMAS W TANNER LIV TRUST
54 WOODLAND DR
YORKVILLE IL 60560

CHICAGO TITLE INSURANCE CO
BURKS DONALD
1207 BADGER ST
YORKVILLE IL 60560

SERIES ONE 1210 BADGER BADGER STREET PROPERTIES LLC
JAMES SCHEBKE
1211 BADGER ST
YORKVILLE IL 60560

RESTORE INVESTORS LLC
1045 STILLWATER CT
YORKVILLE IL 60560

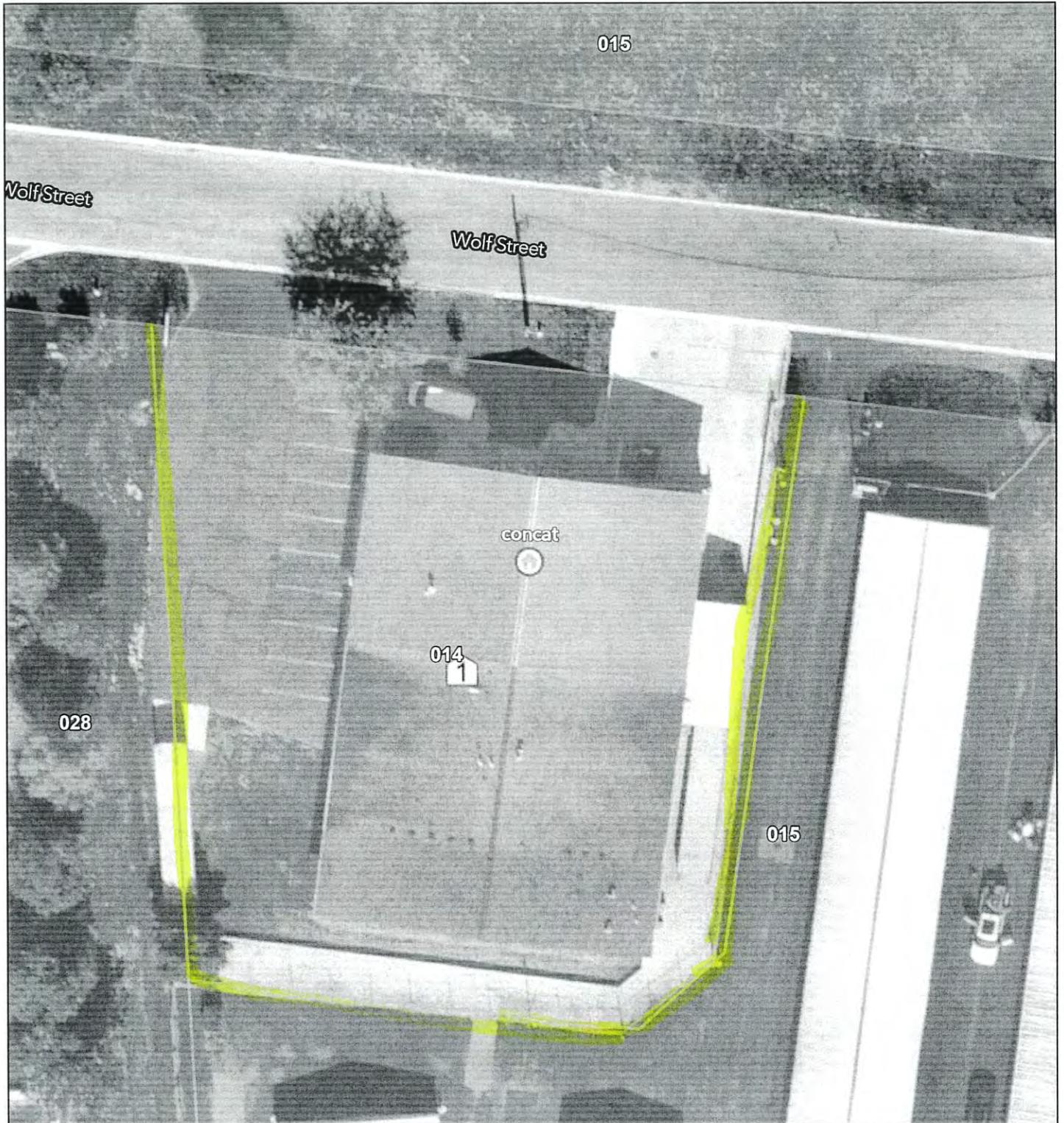
WATER PRODUCTS CO OF IL INC
PO BOX 50
AURORA IL 60507

REVOLUTION INVESTMENTS LLC
8942 WILCOX CT
NEWARK IL 60541

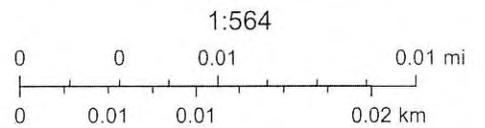
RENUKA LLC
4708 TORPHIN HILL CT
NAPERVILLE IL 60564

RONALD GEORGE REINERT
1208 BADGER ST
YORKVILLE IL 60560

Kendall County GIS Parcel Viewer Export

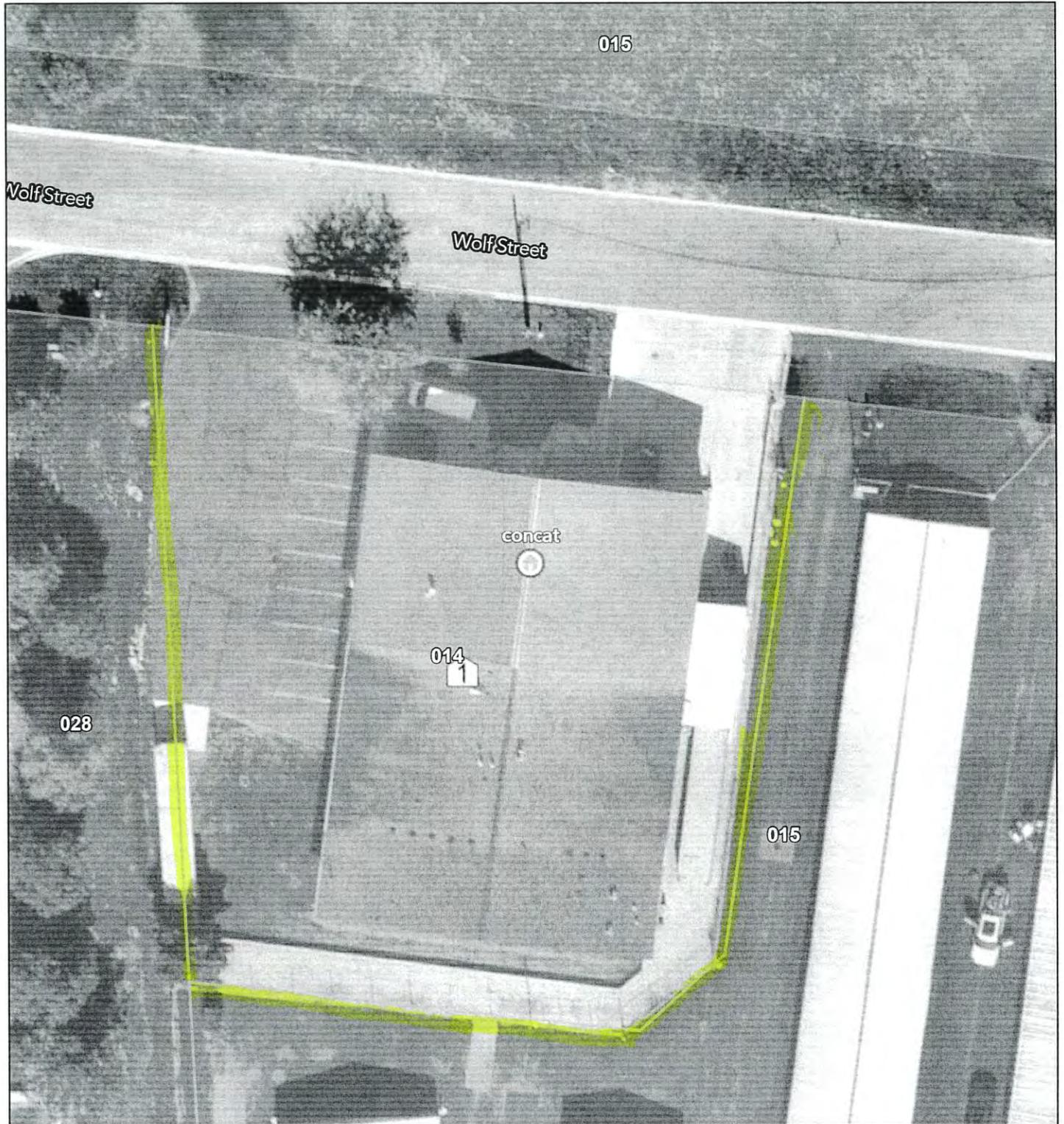


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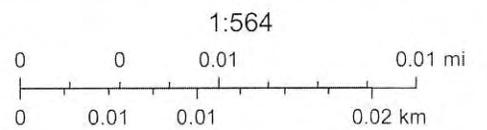


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Kendall County GIS Parcel Viewer Export

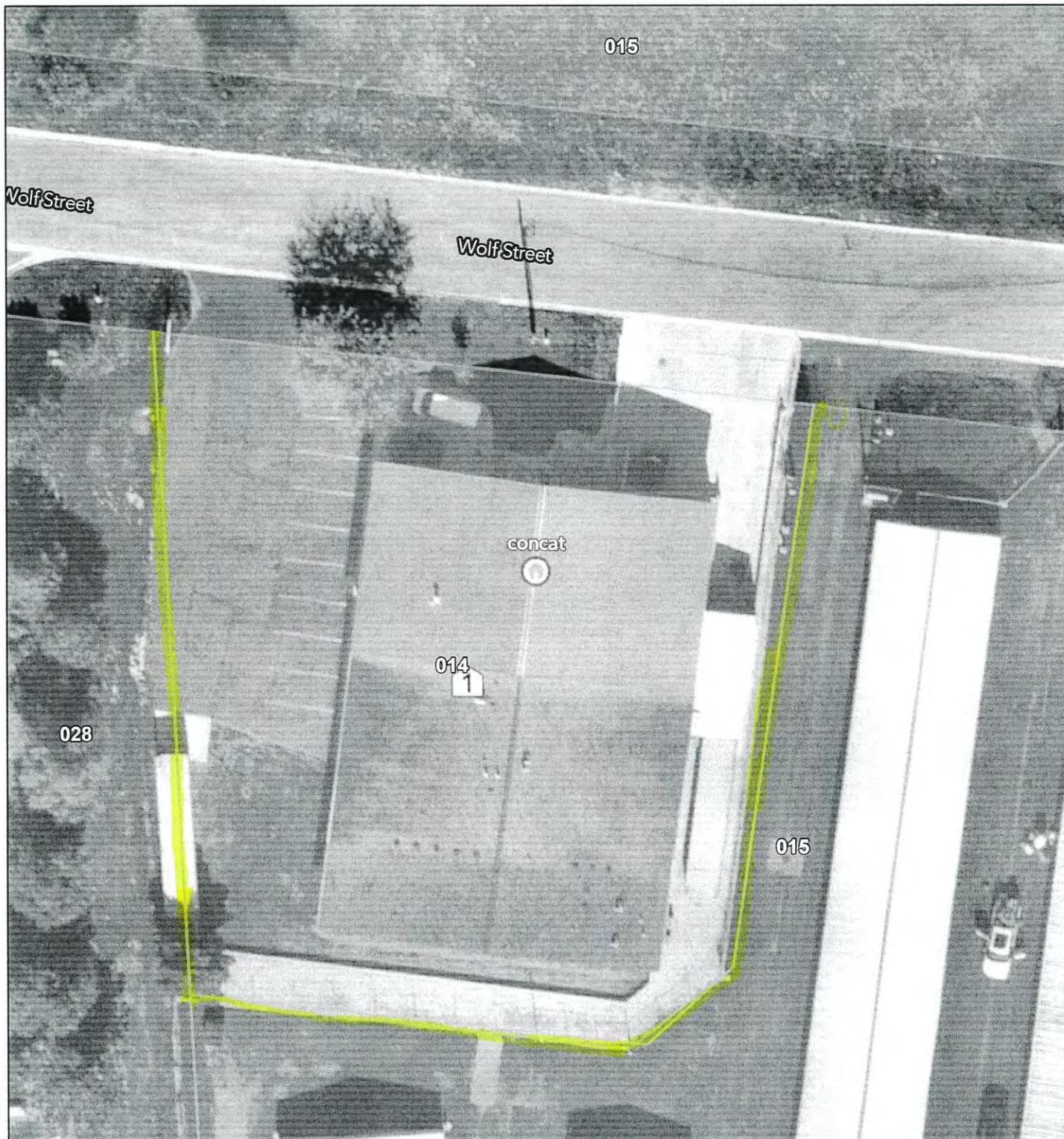


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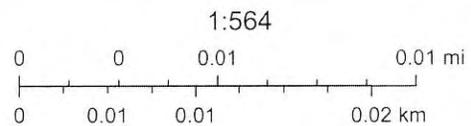


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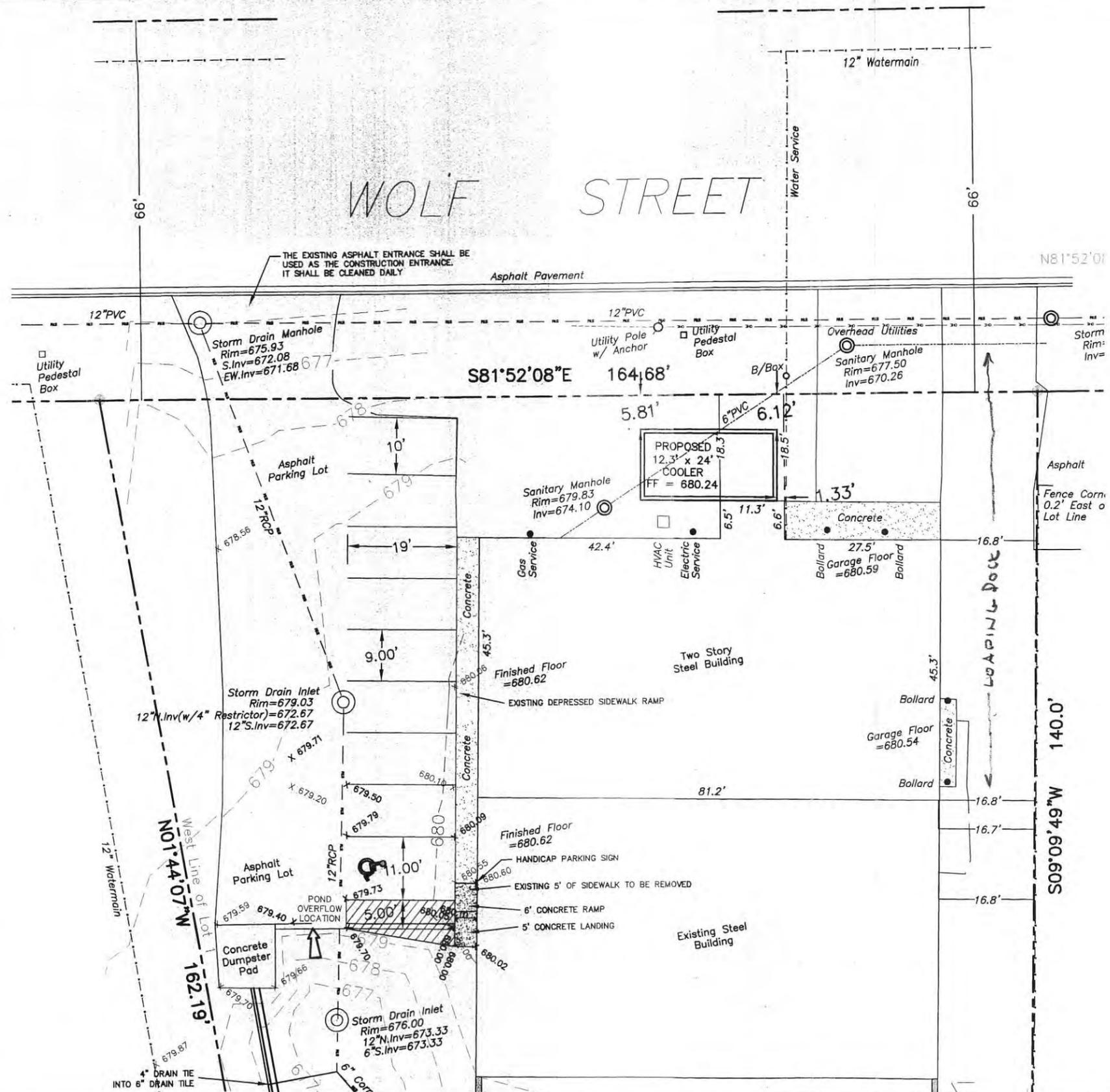
Kendall County GIS Parcel Viewer Export



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OpenStreetMap, Nearmap



PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 6TH DAY OF NOVEMBER, 2025.



John J. Tebrugge
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2025

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

TEBRUGGE ENGINEERING
P.O. BOX 38, PLANO, IL 60545
PHONE: (630) 552-4390 FAX: (630) 552-4392

NO.	DATE	NOTES

PREPARED FOR:
WILLMAN & GROESCH
28 LAUREL CT, YORKVILLE, IL

202 WOLF STREET, YORKVILLE
CIVIL SITE PLAN

PROJECT NO. 14 313 02	SHEET NO. 1
SCALE: 1" = 20'	OF 1 SHEETS
DATE: 11/6/25	

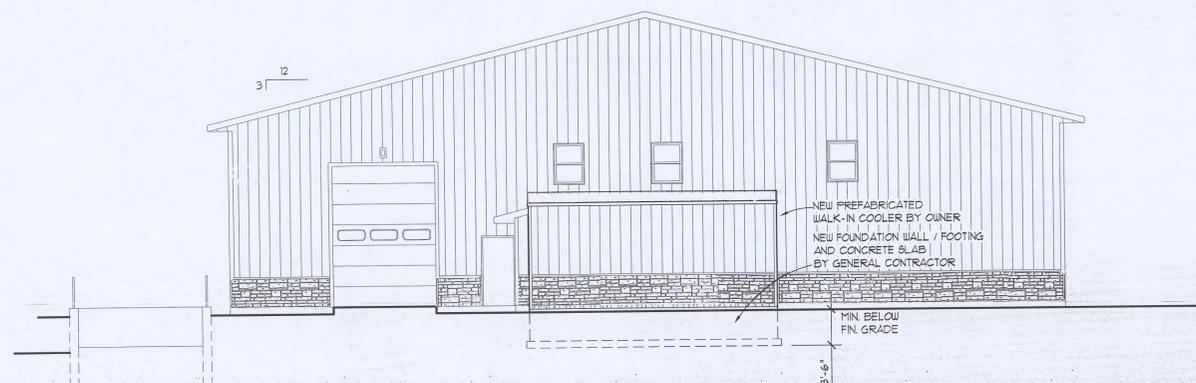
REVISIONS	BY
EXTERIOR ELEVATIONS	JAC

DESIGN HOUSE ARCHITECTURAL SERVICES, LLC

James A. Childress
 An Illinois Licensed Professional Design Firm
 4562 Carrano St., Unit F
 Yorkville, Illinois 60560
 phone 630-385-2482
 mobile 630-399-3094
 email: DESIGN@dh-ai.com
 PDF License No. 184009333



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING CODES
 ALL WORK SHALL CONFORM TO THE FOLLOWING ADOPTED CODES.
 OF THE CITY OF YORKVILLE, ILLINOIS
 2018 INTERNATIONAL BUILDING CODE (IRC)
 2018 INTERNATIONAL ELECTRICAL CODE
 2014 ILLINOIS PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

DRAWING INDEX
 A1 EXTERIOR ELEVATIONS
 A2 FLOOR PLAN / DETAILS

DESIGN HOUSE ARCHITECTURAL SERVICES
 THIS IS TO CERTIFY THAT THESE PLANS AND/OR REPORTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING CODES / AMENDMENTS OF NORTH AURORA, ILLINOIS

Alberto Agama



ALBERTO AGAMA, CONSULTING ARCHITECT
 EXPIRES 11/30/2026

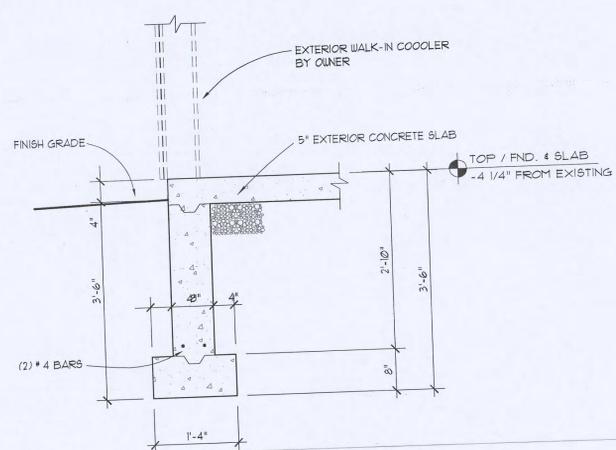
COPYRIGHT © 2024 DESIGN HOUSE ARCHITECTURAL SERVICES, LLC / ILLINOIS BUILDERS - REPRODUCTION OTHER THAN FOR BIDDING/CONSTRUCTION BY THE ABIGAINED BUILDER/CLIENT AND/OR BY HIS SUBCONTRACTORS / SUPPLIERS FOR THE PARCEL OF PROPERTY FOR WHICH THEY ARE INTENDED IS STRICTLY FORBIDDEN WITHOUT WRITTEN ASSIGNMENT FROM DESIGN HOUSE ARCHITECTURAL SERVICES

ADDITION TO GENERAL LABORATORY PRODUCTS, INC.
202 E. WOLF ROAD
YORKVILLE, ILLINOIS

DATE: 11/27/2023
 SCALE: AS NOTED
 DRAWN BY: JAC
 PROJECT NO: 251107
 SHEET
A1
 OF SHEETS

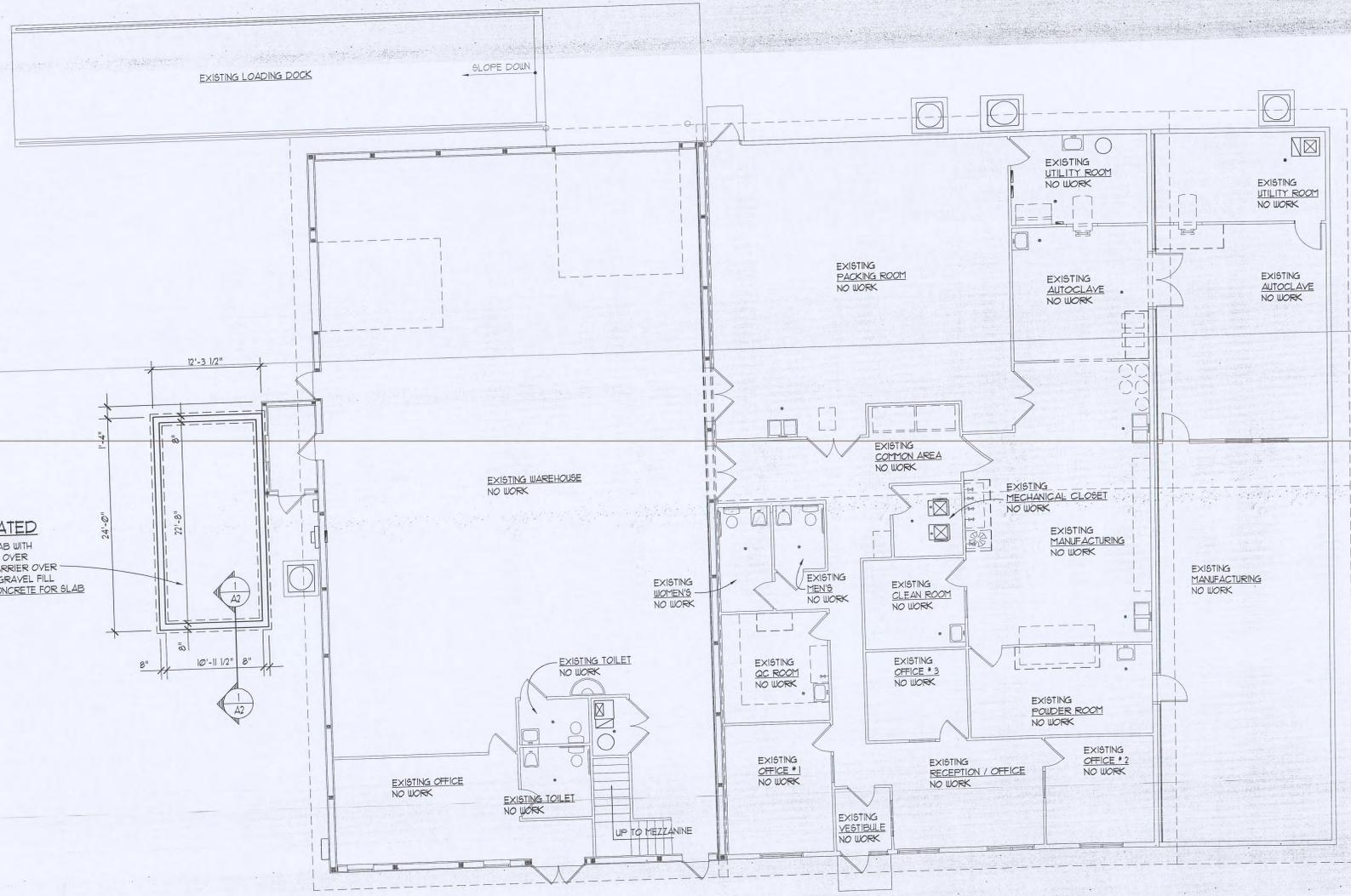
FLOOR PLAN

10-446 11-714



1 NEW FOUNDATION WALL / SLAB DETAIL
SCALE: 3/4" = 1'-0"

UNEXCAVATED
5" CONCRETE SLAB WITH
6" X 6" 10/10 W/M OVER
6 MIL VAPOUR BARRIER OVER
6" COMPACTED GRAVEL FILL
MIN. 3500 PSI CONCRETE FOR SLAB



COMPOSITE BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS	BY
PERMIT SET	JAC

DESIGN HOUSE ARCHITECTURAL SERVICES, LLC
James A. Childress
An Illinois Licensed Professional Design Firm
4562 Carrizano St., Unit F
Yorkville, Illinois 60560
phone 630.385.7482
mobile 630.399.3084
email: DESIGNHS@aol.com
IDF License No. 184003933

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ADDITION TO GENERAL LABORATORY PRODUCTS, INC.
202 E. WOLF ROAD
YORKVILLE, ILLINOIS

DATE: 11/07/2025
SCALE: AS NOTED
DRAWN BY: JAC
PROJECT NO: 251107
SHEET
A2
OF 9 SHEETS

FLOOR PLAN / DETAILS

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-16**

NOTICE IS HEREBY GIVEN THAT 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.

The legal description is as follows:

THAT PART OF LOT 1 IN BLOCK 2 OF FOX INDUSTRIAL PARK UNIT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES 52 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 164.68; THENCE SOUTH 09 DEGREES 09 MINUTES 49 SECONDS, WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 140.00 FEET; THENCE SOUTH 54 DEGREES 09 MINUTES 49 SECONDS WEST, 28.54 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 08 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 113.82 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST, ALONG SAID WEST LINE, 162.19 FEET FOR THE POINT OF BEGINNING IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 05-04-151-014

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 application on **Wednesday, February 11, 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. The Planning and Zoning Commission serves as a recommending body, with the final decision to approve or deny this request made by the City Council.

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 CORTINO
City Clerk

