

**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**

**Rezone**

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?

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(No response.)

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

MR. TOPOROWSKI: I'll go.

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

MR. TOPOROWSKI: Yes.

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

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

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

21 I further certify that my certificate  
22 attached hereto applies to the original  
23 transcript and copies thereof signed and  
24 certified under my hand only. I assume no

1 responsibility for the accuracy of any reproduced  
2 copies not made under my control or direction.

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

6

7

8 /s/ Christine M. Vitosh

9

10

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

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## Monica Cisija

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**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](mailto: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



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

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

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

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

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

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

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

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



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

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

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

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

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

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



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# APPLICATION FOR REZONING

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

*Heav S D Rude*  
 PETITIONER SIGNATURE

10.16.25  
 DATE

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

*John A. Schuch*  
 OWNER SIGNATURE

10/16/25  
 DATE

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



*Catherine Renee Davis*  
 10/16/25