



United City of Yorkville  
 800 Game Farm Road  
 Yorkville, Illinois, 60560  
 Telephone: 630-553-4350  
 Fax: 630-553-7575  
 Website: www.yorkville.il.us

# APPLICATION FOR REZONING

DATE: 1/31/2024	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 837 W Junior Ter			
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Dave, Jim & Joe Hamman			
PROPERTY STREET ADDRESS: South of Faxon Road, Ease of Eldamain Road, IL			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 148.56 acres of farmland lying South of Faxon Road, South of the BNSF railway and East of Eldamain Road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: Unincorporated Bristol Township		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Industrial / Data Center		TOTAL ACREAGE: 148.56	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: M-2			
EAST: Unincorporated Bristol Township			
SOUTH: Unincorporated Bristol Township			
WEST: Unincorporated Bristol Township			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-19-200-011	02-19-200-006		



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## ATTORNEY INFORMATION

NAME: Kevin Kearney COMPANY: Pedersen Houpt

MAILING ADDRESS: 161 N Clark St, Ste. 2700

CITY, STATE, ZIP: Chicago, IL 60601 TELEPHONE: 312-261-2291

EMAIL: kkearney@pedersenhaupt.com FAX:

## ENGINEER INFORMATION

NAME: TBD COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: David Lee COMPANY: ASM Consultants, Inc.

MAILING ADDRESS: 16 E Wilson

CITY, STATE, ZIP: Batavia, IL 60510 TELEPHONE: 630-879-0200

EMAIL: advanced@advct.com FAX:

## ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".



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## REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

N/A - currently in unincorporated Bristol Township, requesting to be annexed into Yorkville and rezoned M-2 per the 2016 Comprehensive Plan.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

N/A - currently in unincorporated Bristol Township, requesting to be annexed into Yorkville and rezoned M-2 per the 2016 Comprehensive Plan.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

None to our knowledge.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

None.



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## REZONING STANDARDS

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:

Subject property has been farmland in the past.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Surrounding area to be developed as industrial / data center, this site should follow behind.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

See 2016 Comprehensive Plan update.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The two development scenarios include industrial and data center development. Green Door has completed a traffic study to for the 280 acre development to the north. Both development scenarios would contemplate main traffic ingress/egress to the west on Eldamain Road. Beacher and Faxon Roads to north/east of Subject Site would be secondary/emergency access. Data Center would include significantly less traffic than even traffic study suggests.



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PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

With no known hardship, the development would envision substantial construction jobs as well as long-term jobs, added local residence and substantial local business revenue increases.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The planned development is what was envisioned with the 2016 updated Comprehensive Plan for the United City of Yorkville.

## 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.

DocuSigned by:

*Matthew Gilbert*

2/9/2024

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PETITIONER SIGNATURE

DATE

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

*KELAKA LLC*

*by James D. Hamman*

*FEBRUARY 8, 2024*

OWNER SIGNATURE *JAMES D HAMMAN,*  
*MANAGER*

DATE

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

*I am notary public certifying James D Hamman as manager of Kelaka LLC executed this Application for Rezoning on Feb 8, 2024*





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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:	
<p><b>PETITIONER DEPOSIT ACCOUNT FUND:</b></p> <p>It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b>. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.</p>			
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>			
NAME: Matt Gilbert	COMPANY: Green Door Capital		
MAILING ADDRESS: 837 W Junior Terrance			
CITY, STATE, ZIP: Chicago, IL 60613	TELEPHONE: 312-622-8300		
EMAIL: matt@greendoorcapital.com	FAX:		
<p><b>FINANCIALLY RESPONSIBLE PARTY:</b></p> <p>I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.</p>			
Matt Gilbert	Manager		
PRINT NAME	TITLE		
DocuSigned by:  E3771CAA44E3444...	2/9/2024		
SIGNATURE*	DATE		
<p><i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i></p>			
<b>INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS</b>			
ENGINEERING DEPOSITS:	LEGAL DEPOSITS:		
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		