



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal	
PETITIONER INFORMATION			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: ☉ BUSINESS ○ HOME (847) 738-5005	
EMAIL: matt@cirrusfarms.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC & Dale L. Konicek LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, Route 47 to the East and Galena Rd to the South.			
CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		TOTAL ACREAGE: 1037	
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Kane County: F-1 Rural Residential			
EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Family Res., and PUD (R-2, R-3 & B-3)			
SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing			
WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Development Ord. 06-03 w/Special Use Ord. 19-21			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007
02-06-400-001			



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ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba

COMPANY: Mahoney, Silverman & Cross, LLC

MAILING ADDRESS: 822 Infantry Drive, Suite 100

CITY, STATE, ZIP: Joliet, IL 60435

TELEPHONE: (815) 730-9500

EMAIL: dsilverman@msclawfirm.com & azaremba@msclawfirm.co FAX:

ENGINEER INFORMATION

NAME: Toby Barrons

COMPANY: Burns & McDonnell Engineering Company Inc.

MAILING ADDRESS: 2715 N. California Blvd, Suite 400

CITY, STATE, ZIP: Walnut Creek, CA 94596

TELEPHONE: (650) 631-6496

EMAIL: tbarrons@burnsmcd.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying)

COMPANY: Quigg Engineering Inc

MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87

CITY, STATE, ZIP: West Chicago, IL 60185

TELEPHONE: (630) 228-1231 ext. 2501

EMAIL: dbauer@quiggengineering

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

According to the Comprehensive Plan adopted by the City in 2016, the City faced the issue that "...past plans were based on the assumptions of continued, fast-paced residential and commercial growth, which did not materialize after the 2008 recession. A number of zoning districts appear to have been designated with specific development plans anticipated, which, however, did not occur. Zoning and land use districts should be reviewed and revised to better reflect current development trends and to more effectively guide development in the most appropriate locations." A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ord. No. 2005-78 as part of the Westhaven mixed-use residential and commercial PUD. Another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ord. No. 2004-40 as the Baily Meadows residential development. Neither development was ever constructed due to the 2008 recession. Rezoning of the Subject Property from residential and mixed-use residential PUD to M-2 General Manufacturing District will better reflect current development trends as discussed in the Comprehensive Plan. Specifically, the map amendment would permit the development of a data center, promoting the health, safety, morals, and general welfare of the public by required infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues. The corresponding application for a Special Use for Planned Unit Development along with the Concept Site Plan, Landscape Plan and other attachments hereto present additional framework for data center development consistent with the purposes of the Unified Development Ordinance and Comprehensive Plan.

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

Existing zoning classifications within the general area of the Subject Property are primarily agricultural and residential. With the exception of a Kendall County Residential PUD to the West, a mixed-use PUD to the East, and a proposed Kendall County manufacturing use to the South, the property within the general area of the Subject Property is primarily used as vacant farmland. Rezoning the Subject Property to M-2 General Manufacturing will permit the development of a data center, and to the extent the data center use is not generally compatible with surrounding properties, under M-2 District zoning standards, Petitioner will be required to mitigate any potential adverse impact through screening, landscaping and open space. The corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

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

The Subject Property is suitable for the desired M-2 General Manufacturing zoning for many reasons specified herein, but also: 1) the amount of land available permits a significant integrated and centrally focused data center with buffering features on the outer borders that protect uses within the development and surrounding properties, and 2) the Subject Property is located in the broader Chicagoland community where there is increasing demand for data services.

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:

There is a proposed data center development on an adjacent parcel to the South of the Subject Property. This parcel has the Kendall County manufacturing zoning designation that is comparable to the City's M-2 General Manufacturing District.



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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:

Petitioner proposes a data center according to the attached Conceptual Site Plan (Section 5), Building Elevations (Section 6) and Landscape Plan (Section 7) in accordance with the requirements of 10-3-9(A) of the Unified Development Ordinance, and with deviations as requested by Petitioner in the corresponding application for a Special Use for Planned Unit Development (Section 4 and Section 5).

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed use as a data center permitted in the M-2 General Manufacturing District will meet the increasing demand for data center services in the broader Chicagoland community, while also providing infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues associated with the development.

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:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ord. No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ord. No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portion of the Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural. Under the current mixed use PUD and agricultural zoning, the Subject Property has remained undeveloped vacant land. The property within the general area of the Subject Property has also remained vacant farmland, with the exception of a Kendall County Residential PUD to the West, a City mixed-use PUD to the East, and a Kendall County manufacturing use (proposed data center) to the South.



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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 McLarron

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3/21/2025

PETITIONER SIGNATURE

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

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