

MINOOKA PLANNING & ZONING COMMISSION

121 E. McEVILLY ROAD, MINOOKA, ILLINOIS

MEETING AGENDA

Tuesday, September 9, 2025

Community Room

6:00 p.m.

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of August 12, 2025 Minutes**
- 5. Briefing on Village Upcoming Agenda Items**
- 6. Old Business**
 - a) Public Hearing and Consideration of Case 2025-4 on question of whether to recommend approval of (1) the rezoning of certain property from its existing classification of B1 district to a new zoning classification of R4A district and (2) the following requesting zoning variances**
 - Reduce the required minimum lot area from 15,000 ft² to 3,781 ft².
 - Reduce the required minimum lot width from 120 ft to 49 ft.
 - Reduce the required minimum lot depth from 125 ft to 78 ft.
 - Reduce the required front yard setback from 30 ft to 5 ft.
 - Reduce the required side yard setbacks from 12 ft to 6 ft.
 - Reduce the required rear yard setback from 40 ft to 27 ft.
 - Reduce the required minimum ground floor area per dwelling unit from 1,500 ft² to 579 ft².
 - Reduce the applicable off-street parking or loading facilities required by one parking space.
 - b) Recommendation regarding a public parking space license agreement between the Village and the owners of 105 E. Mondamin Street.**
- 7. New Business**
 - a) Public hearing and Consideration on question of whether to amend Section 5-17-3 of the Minooka Zoning Ordinance to include fire stations as a permitted use within the data center zoning district**
 - b) Public Hearing and Consideration of Case 2025-5 question of whether or not to recommend approval of a map amendment to reclassify certain property upon annexation from its current zoning classification of Kendall County A-1**

(Agricultural District), in part, and Minooka R1 (Single-Family Detached Residence District), in part, to a new zoning classification of Minooka Data Center District (Equinix Data Center Campus)

- c) Public Hearing and Consideration of Case 2025-5 question of whether or not to recommend approval of a map amendment to reclassify certain property upon annexation from its current zoning classification of Kendall County A-1 (Agricultural District), in part, and Minooka R1 (Single-Family Detached Residence District), in part, to a new zoning classification of Minooka Data Center District (Equinix Data Center Campus)**

8. As Appropriate

9. Public Comment

10. Adjournment