

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, APRIL 23, 2024

Mayor Purcell called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	(electronic attendance)
Ward IV	Tarulis	Present	
	Corneils	Present	

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief of Police Jensen, Attorney Lamb, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:

<https://us02web.zoom.us/j/87545658775?pwd=Ry9EQjNXWHNKNDRuWlBRQnZsdHN3UT09>.

The Zoom meeting ID was 875 4565 8775.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell moved Mayor's Report #1, Poppy Days Proclamation, and Mayor's Report #2, Motorcycle Awareness Proclamation, before the Public Hearing.

PRESENTATIONS

None.

MAYOR'S REPORT

Poppy Days Proclamation
(CC 2024-23)

Mayor Purcell proclaimed May 9 - 15, 2024, may serve as Poppy Awareness Days in the United City of Yorkville (*see attached*).

Motorcycle Awareness Proclamation
(CC 2024-24)

Mayor Purcell proclaimed the month of May 2024 as Motorcycle Awareness Month in the United City of Yorkville (*see attached*).

PUBLIC HEARINGS

1. Corneils Solar Farm – Annexation

Please see the attached transcript from the court reporter regarding the public hearing portion of the meeting.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

- 1. Minutes of the Regular City Council – March 26, 2024
- 2. Minutes of the Regular City Council – April 9, 2024
- 3. Bill Payments for Approval
 - \$ 1,921,679.08 (vendors)
 - \$ 370,113.15 (payroll period ending 04/12/24)
 - \$ 2,291,792.23 (total)
- 4. Water Reports for July 2023 – March 2024 (PW 2024-31)
- 5. Kennedy Road and Freedom Place Intersection Improvements – Construction Engineering Agreement – *authorize the Mayor and City Clerk to execute* (PW 2024-37)
- 6. Treasurer’s Report for March 2024 (ADM 2024-16)
- 7. **Ordinance 2024-12** Approving the Third Amendment to the Amended Intergovernmental Cooperative Agreement Between the United City of Yorkville and the Yorkville Bristol Sanitary District Regarding Billing for District Services – *authorize the Mayor and City Clerk to execute* (ADM 2024-21)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Tarulis; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR’S REPORT (cont’d)

**Appointment of Police Department
FOIA Officer – Crystal Bieritz
(CC 2024-25)**

Mayor Purcell entertained a motion to approve the appointment of Crystal Bieritz as a Freedom of Information Officer for the Police Department. So moved by Alderman Koch; seconded by Alderman Soling.

Motion unanimously approved by a viva voce vote.

Resolution 2024-18

**Authorizing the Lease/Purchase of Eight
Tasers from Axon Enterprises, Inc.
(CC 2024-26)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Lease/Purchase of Eight Tasers from Axon Enterprises, Inc and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

**Parks and Recreation Truck Purchase
(CC 2024-27)**

Mayor Purcell entertained a motion to approve the purchase of a 2024 Ford 150 from Riverview Ford in the amount not to exceed \$40,031.03. So moved by Alderman Transier; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye

Resolution 2024-19

**Approving a Memorandum of Understanding By and Between the
United City of Yorkville, Kendall County, Illinois and the Illinois
Fraternal Order of Police Labor Council
(CC 2024-28)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Memorandum of Understanding By and Between the United City of Yorkville, Kendall County, Illinois and the Illinois Fraternal Order of Police Labor Council and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye

Resolution 2024-20

**Adopting the 2024 Kendall County Multi-Jurisdictional
Multi-Hazard Mitigation Plan
(CC 2024-29)**

Mayor Purcell entertained a motion to approve a Resolution Adopting the 2024 Kendall County Multi-Jurisdictional Multi-Hazard Mitigation Plan and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Transier.

Motion unanimously approved by a viva voce vote.

**Ordinance Approving an Amendment to the Yorkville
Unified Development Ordinance Regarding Park and
Recreation and School Site Dedication (Land Cash)
(CC 2024-30)**

Mayor Purcell entertained a motion to initiate a text amendment for the Yorkville Unified Development Ordinance Regarding Park and Recreation and School Site Dedication (Land Cash). So moved by Alderman Plocher; seconded by Alderman Corneils.

City Administrator Olson reported that when the City approved the new Unified Development Ordinance, it initiated the unattended effect of cutting our current school and park donations requirements in half for future developments. Mr. Olson shared staff is currently engaged with multiple developers who inquired about the City's land cash requirements. The developers were given the previous land cash ordinance information, and they were made aware that we were in the process of fixing it. This ordinance will revert the City to the land cash requirements that were in place before the passing of the UDO. This is a zoning code amendment that requires a public hearing. Staff will continue the discussion on the land cash requirements and will return with a recommended update later.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye

Ordinance 2024-13

**Amending Water Service Rates
(CC 2024-31)**

Mayor Purcell entertained a motion to approve an Ordinance Amending Water Service Rates and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Transier.

Finance Director Fredrickson reported that the average home water bill will go up by \$9.12 with the amended water rates. The base rate is going up from \$24 to \$39. The rate for every 100 cubic feet of water over 350 cubic feet is going up from \$4.80 to \$5.30. Mayor Purcell stated that this amendment would put the City at the budgeted water sales revenue amount of \$5.4 million.

Alderman Koch asked if commercial businesses would end up paying more. He mentioned he would like to know what properties would fall in this category for the increase. City Administrator Olson read off examples from the memo within the packet, breaking down the percentages of customers and their cubic feet usage. He stated that residential users would only increase by about \$15 per billing cycle on the higher end. Alderman Koch asked if residents could install an irrigation system, which Mr. Olson stated that would need to be discussed with the building department. Mayor Purcell reminded the Council that this is one step in a multi-year process. Alderman Funkhouser questioned lowering the base rate and increasing the volumetric rate to generate the same targeted revenue, to which City Administrator Olson said yes. City Administrator Olson shared staff looked at this option and wanted the Council to keep in mind that increasing the base rate impacts the residential users, and increasing the volumetric rate impacts the industrial and commercial users' rates. Alderman Koch asked how staff came up with the ratio used. City Administrator Olson stated they used the same process used in the past. Alderman Transier specified

that the more customers use, the more they pay. However, this could be a problem if customers start using less water when the City relies on these rates to meet the ratios. Mayor Purcell said the Council must remember that we need to increase these yearly. He also shared that part of the WIFIA loan approval is to map out our projected water rates for the next 35 years. Mayor Purcell said we will eventually have to change the entire structure of water rates to include fees we currently do not have to pay. Alderman Funkhouser stated the cost of living is very high right now, and anything to lower the base level will be helpful to residents. Alderman Koch asked if we approved the rates now could it be changed at any time, and City Administrator Olson said yes.

A motion was made by Alderman Funkhouser to amend the proposed Ordinance Amending Water Service Rates by changing the suggested rate of \$39 up to 350 cubic feet of usage to \$33.00 up to 350 cubic feet of usage and by changing the suggested rate of \$5.30 per 100 cubic feet of usage over 350 cubic feet to \$5.80 per 100 cubic feet of usage over 350 cubic feet, seconded by Alderman Corneils.

Motion to amend approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

Resolution 2024-21 **Approving an Intergovernmental Agreement Between the
United City of Yorkville and Bristol Township**
(CC 2024-32)

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Agreement Between the United City of Yorkville and Bristol Township and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-7 Nays-1
Plocher-nay, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

Resolution 2024-22 **Approving a Sublease Agreement Between the United
City of Yorkville and Yorkville Community
School District No. 115**
(CC 2024-33)

Mayor Purcell entertained a motion to approve a Resolution Approving a Sublease Agreement Between the United City of Yorkville and Yorkville Community Unit School District No. 115 and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

PUBLIC WORKS COMMITTEE REPORT

Leak Detection Contract with M.E. Simpson
(PW 2024-34)

Alderman Koch made a motion to approve a contract with M.E. Simpson for a term of three years in the amounts not to exceed \$40,560 for year one, \$40,560 for year two and, \$41,340 for year three; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye

**Pavement Management Program Update –
Preliminary Engineering Agreement**
(PW 2024-35)

Alderman Koch made a motion to approve the Pavement Management Program Update – Professional Services Agreement – Preliminary Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye

**Kennedy Road and Freedom Place Intersection
Improvements – Contract Award
(PW 2024-36)**

Alderman Koch made a motion to approve the bid and award contract to “D” Construction, Inc., subject to securing the easement for Blackberry Oaks Golf Course, in the amount not to exceed \$567,530.89 and authorize the Mayor and City Clerk to execute; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Soling-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye

Supplemental MFT Resolution 2024-23 **for Bulk Rock Salt**
(PW 2024-38)

Alderman Koch made a motion to approve a supplemental MFT Resolution for the purchase of bulk rock salt and authorize the City Clerk to execute; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

**Aurora Area Convention & Visitors Bureau (AACVB)
2024 Municipal Marketing Plan
(ADM 2024-20)**

Alderman Plocher made a motion to approve the 2024 marketing plan as presented; seconded by Alderman Funkhouser.

Cort Carlson, Executive Director of the Aurora Area Convention & Visitors Bureau, shared that the packet contains the results of last year's 2023 marketing plan and the proposed 2024 plan. The most significant part of the 2024 marketing plan is the WGN Hometown Takeover, which will take place in June.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye

**Salary Ranges of City Employees
(ADM 2024-22)**

Alderman Plocher made a motion to approve the recommended FY 25 salary ranges of City employees as presented in the packet materials; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK’S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR’S REPORT (cont’d)

City Buildings Updates
(CC 2021-04)

No report

Water Study Update
(CC 2021-38)

No report

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Molly Krempski said she wanted to speak again about Mayor Purcell’s alcohol distribution at Hometown Days from his ACE Hardware booth. She asked if the City allows ACE Hardware to be a vendor again this coming year to consider these three things: Provide a copy of liability insurance that covers all activities taking place within their booth during hometown days, consider that allowing unlicensed distribution of a controlled substance without proper insurance puts the City at risk of a lawsuit, and consider that allowing vendors to give alcohol away at a City event cuts down on the profits of the City’s licensed alcohol sales.

See the attached written comment from Jerome (Jerry) Gawlik

EXECUTIVE SESSION

None.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Soling; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:02 p.m.

Minutes submitted by:



Jori Behland,
City Clerk, City of Yorkville, Illinois

UNITED CITY OF YORKVILLE

Proclamation

Whereas, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers;

Whereas, millions who have answered the call to arms have died on the field of battle;

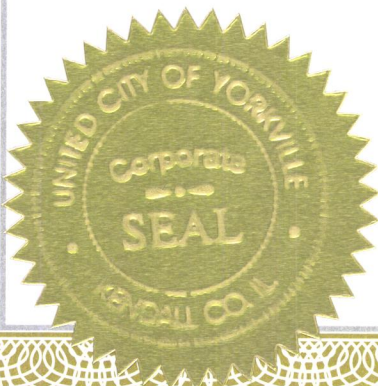
Whereas, a nation of peace must be reminded of the price of war and the debt owed to those who have died in war;

Whereas, the red poppy has been designated as a symbol of sacrifice of lives in all wars;

Whereas, the America Legion Post 489 and America Legion Auxiliary Unit 489 have pledged to remind America annually of this debt through the distribution of the memorial flower, so that May 9 - 15, 2024 may serve as "Poppy Awareness Days".

Therefore, I, John Purcell, Mayor of the United City of Yorkville, do hereby proclaim "Poppy Awareness Days" in the United City of Yorkville, and request all citizens to observe these days by wearing a Poppy and making contributions for this worthy cause.

Dated this 23rd day of April, 2024, A.D.



A handwritten signature in dark ink, appearing to read "J. Purcell", written over a horizontal line.

John Purcell, Mayor

UNITED CITY OF YORKVILLE

Motorcycle Awareness Month Proclamation

WHEREAS, safety is the highest priority for the highways and streets of our City and State; and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education and awareness; and

WHEREAS, motorcycles are a common and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizens of our City and State be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, the members of A.B.A.T.E. of Illinois, Inc. (A Brotherhood Aimed Toward Education), continually promote motorcycle safety, education and awareness in high school drivers' education programs and to the general public in our City and State, presenting motorcycle awareness programs to over 120,000 participants in Illinois over the past nine years; and

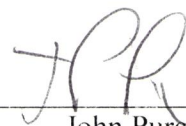
WHEREAS, all motorcyclists should join A.B.A.T.E. of Illinois, Inc. in actively promoting the safe operation of motorcycles as well as promoting motorcycle safety, education, awareness and respect of the citizens of our City and State; and

WHEREAS, the motorcyclists of Illinois have contributed extensive volunteerism and money to national and community charitable organizations; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of the roadways within the United City of Yorkville and throughout the State of Illinois.

NOW, THEREFORE, I, John Purcell, Mayor of the United City of Yorkville, in the great state of Illinois, in recognition of 37 years of A.B.A.T.E. of Illinois, Inc., and over 352,318 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness, do hereby proclaim the Month of May 2024 as Motorcycle Awareness Month in the United City of Yorkville, and urge all motorists to join in an effort to improve safety and awareness on our roadways.

Dated this 23rd day of April, 2024, A.D.



John Purcell, Mayor



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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING

PUBLIC HEARINGS

651 Prairie Pointe
Yorkville, Illinois

Tuesday, April 23, 2024
7:00 p.m.

1 PRESENT: (In-person and via Zoom)

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Dan Transier, Alderman;

5 Mr. Craig Soling, Alderman;

6 Mr. Joe Plocher, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Matt Marek, Alderman;

9 Mr. Rusty Corneils, Alderman;

10 Mr. Seaver Tarulis, Alderman.

11 ALSO PRESENT: (In-person and via Zoom)

12 Mr. Bart Olson, City Administrator;

13 Ms. Jori Behland, City Clerk;

14 Ms. Erin Willrett, Assistant City
15 Administrator;

16 Ms. Megan Lamb, City Attorney;

17 Mr. Rob Fredrickson, Finance Director;

18 Mr. Eric Dhuse, Public Works Director;

19 Chief James Jensen, Yorkville Police
20 Department;

21 Mr. Tim Evans, Parks and Recreation
22 Director;

23 Ms. Krysti Barksdale-Noble, Community
24 Development Director;

Mr. Brad Sanderson, City Engineer.

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I N D E X

WITNESS:

PAGE:

Daniel J. Kramer

4

1 (WHEREUPON, the following
2 proceedings were had in the public
3 hearing portion of the meeting,
4 beginning at 7:09 p.m.)

5 MAYOR PURCELL: Now I am opening the
6 public hearing for the Corneils Solar Farm
7 annexation. If there is anyone who would like to
8 step forward and make public comments, please do
9 so now.

10 DANIEL J. KRAMER,
11 testified from the podium as follows:

12 MR. KRAMER: Good evening. My name
13 is -- I think this is on -- Daniel J. Kramer. My
14 address is 1107A South Bridge Street, Yorkville,
15 Illinois. I am an attorney licensed to practice
16 law in the state of Illinois, and I have the
17 privilege to represent these two nice young folks
18 in the second row tonight from Nexamp and also
19 Betty and Gary Bennett, who are the owners of the
20 property.

21 MAYOR PURCELL: I thought you were
22 referring to them as the nice young folks.

23 MR. KRAMER: They are nice young folks
24 and long-time community members.

1 MR. BENNETT: We are younger.

2 MR. KRAMER: Tonight as you see is the
3 public hearing strictly on the annexation issue,
4 so we're not trying to be lazy not giving you a
5 solar presentation. We did that at the Economic
6 Development Committee, we did it at the Plan
7 Commission, and we will be here to do that
8 May 14th when you consider the special use.

9 We think the Bennett property
10 annexing to the City of Yorkville makes all the
11 sense in the world. Again, they are an integral
12 part and lived in the community for multi
13 decades, the property is contiguous with the
14 City, and it's a use on this property frankly
15 that makes sense because, given floodway and so
16 on, there is not a lot else other than growing
17 hay and crops that can be done with the property,
18 so we think it's a win/win for the city, the
19 school district and all the taxing bodies.

20 Thank you for the staff for being so
21 both persistent and professional working with us,
22 and we hope when this comes up for a vote on
23 May 14th you are give us a positive
24 recommendation in ordinance annexing and

1 approving the special use.

2 If you have any questions, I am
3 happy to answer; otherwise, I will be quiet.

4 MAYOR PURCELL: Thank you. Anyone else
5 like to speak?

6 (No response.)

7 MAYOR PURCELL: Anyone in Zoomland like
8 to speak?

9 (No response.)

10 MAYOR PURCELL: I close the public
11 hearing. Thank you.

12 (Which were all the proceedings had
13 in the public hearing portion of
14 the meeting, concluding at 7:11
15 p.m.)

16 ---o0o---

1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF LASALLE)

4 I, CHRISTINE M. VITOSH, a Certified
5 Shorthand Reporter of the State of Illinois, do
6 hereby certify:

7 That the foregoing public hearing
8 transcript, Pages 1 through 8, was reported
9 stenographically by me by means of machine
10 shorthand, was simultaneously reduced to
11 typewriting via computer-aided transcription
12 under my personal direction, and constitutes a
13 true record of the testimony given and the
14 proceedings had;

15 That the said public hearing was taken
16 before me at the time and place specified;

17 That I am not a relative or employee or
18 attorney or counsel, nor a relative or employee
19 of such attorney or counsel for any of the
20 parties hereto, nor interested directly or
21 indirectly in the outcome of this action.

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

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

IN WITNESS WHEREOF, I do hereunto set my
hand at Leland, Illinois, this 29th day of April,
2024.

/s/ *Christine Vitosh*

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

City Council - Public Hearing - April 23, 2024

0	Assistant ^[1] - 2:14 assume ^[1] - 7:24 attached ^[1] - 7:22 attorney ^[3] - 4:15, 7:17, 7:18 Attorney ^[1] - 2:16	counsel ^[2] - 7:17, 7:18 COUNTY ^[2] - 1:7, 7:2 Craig ^[1] - 2:5 crops ^[1] - 5:17	H	M
084-02883 ^[1] - 8:9			hand ^[2] - 7:24, 8:4 happy ^[1] - 6:3 hay ^[1] - 5:17 hearing ^[7] - 4:3, 4:6, 5:3, 6:11, 6:13, 7:6, 7:14 HEARINGS ^[1] - 1:10 hereby ^[1] - 7:5 hereto ^[2] - 7:19, 7:22 hereunto ^[1] - 8:3 hope ^[1] - 5:22	machine ^[1] - 7:8 Marek ^[1] - 2:8 Matt ^[1] - 2:8 MAYOR ^[5] - 4:5, 4:21, 6:4, 6:7, 6:10 Mayor ^[1] - 2:2 means ^[1] - 7:8 MEETING ^[1] - 1:9 meeting ^[2] - 4:3, 6:14 Megan ^[1] - 2:16 members ^[1] - 4:24 MR ^[4] - 4:12, 4:23, 5:1, 5:2 multi ^[1] - 5:12
1	B	D	I	N
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Vitosi Reporting Service

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4/10/2024

Planning & Zoning Commission
City Council Members, Yorkville, IL
Mayor John Percell
Yorkville, IL

P&ZC meeting 4/10/2024
City Council meeting 4/23/2024
City Council meeting 4/23/2024

RE: **Annexation agreement- Corneils Road Solar, LLC**
City Council meeting 4/23/2024

Mayor and City Council members:

My name is Jerome Gawlik (Jerry), I live at [REDACTED] in Yorkville. I have been representing our community of approx. 208 homes, soon to grow to a total of approx. 290 homes. We are a targeted 55+ community in which the majority of home owners are retired. The board of Directors is still under the developer but preparing documents to turn over to its community to members within the next few months.

It is my understanding that the P&ZC and ultimately City Council are considering annexation of a piece of land South of Corneils Rd. near Rt. 47. We are not opposed to this annexation but just want to raise some questions, concerns and add a few comments.

Is this the best and highest use for this land given its prime location near Rt47?

Did you consider the delta difference between R1 Residential or rezoning to Industrial, commercial vs going back to A1 Agriculture with a special use?

Based on my readings A1 with special use would be a revenue loss to the city vs other land uses. Can the city continue to take these revenue losses? Our taxes are high to begin with.

With 2 other solar farms already approved, this would be the 3rd solar farm if approved by City Council with additional proposals forthcoming. Before approving this, given a revenue loss in taxes for the city have you considered how the energy savings revenue generated by these farms will be distributed to its residents?

Has there been thought on splitting revenue savings between Residential, Commercial or Industrial citizens of Yorkville?

Once again, I am a Senior on fixed income and live in a targeted 55+ community of approx. 290 homes when completed which maybe 1 or 2 years from now. There also exists other communities similar to ours within Yorkville.

With taxes high and utilities on the rise, increases well above cost of living, can there be consideration of the distribution of energy with ultimate revenue saving to senior residents on fixed income, or at least have a priority option to sign up which would help offset the continuing rise in water rates due to the installation of Lake Michigan water source to Yorkville. Solar panels installed on residential roofs may not be an option given the expense beyond any rebates and the long payback period involved.

In a memorandum dated March 1, 2024 from Kathleen Field Orr, City Attorney to Krysti Barksdale -Noble, Ms. Orr attempts to address the restriction on number of Solar Farms allowed in Yorkville. Within the memo she states; "What is unclear is the basis for such restriction. Is it because Solar Farms generate minimal real estate taxes? Because Solar Farms do not create much job opportunity? But, with regard to taxes or jobs, how are Solar Farms different from not-for-profit organizations? Are all Solar Farms the same that a prohibition would apply to all? Would the restriction apply to community solar farms?"

Attorney Orr further states; "I would suggest that a study be made of restrictions of the location, size, and proximity to the residential communities to allow the city to prevent a proliferation of Solar Farms which could have negative impact on the community."

Attorney Orr mentions in her memorandum loss of taxes and negative impact on the community.

Can the city afford the revenue loss due to rezoning R1 to A1 special use or can you do the right thing to its residential residents by proper distribution of energy generated by Solar Farms and ultimately dollar savings to Yorkville citizens, with priority to seniors on fixed income and help them offset the increase in water rates due to the influx of Lake Michigan Water.

These important points should all be considered prior to approving the annexation of this and other parcel of land for similar use.

Thank you for your time and consideration.

Jerome (Jerry) Gawlik

[REDACTED]

[REDACTED]

[REDACTED]