

**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, OCTOBER 22, 2024**

Mayor Purcell called the meeting to order at 7:01 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
Ward IV	Tarulis	Present
	Corneils	Present

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief of Police Jensen, Attorney Castalado, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, 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/87298963445?pwd=UxCFtkN5gWNVnQoZrSGwXQ2UeNrrn8.1>.

The Zoom meeting ID was 872 9896 3445.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Fiscal Year 2024 Audit Presentation

Jen Martinson from Lauterbach & Amen, LLP gave an overview of the City’s fiscal year 2024 financial statement audit. She started by thanking Finance Director Fredrickson and the finance team for all their hard work during the audit process. She shared that an audit is required by state statute to be completed by an independent auditor. They have issued an unmodified opinion, which is a clean audit opinion and the highest opinion that can be issued, and it means the financial statements are materially correct. She highlighted key areas for the Council. She also shared that the City was once again awarded a Certificate of Achievement for Excellence in Financial Reporting, issued by the Government Finance Officers Association, for fiscal year 2023, and she anticipates the City will receive it again for fiscal year 2024.

Finance Director Fredrickson gave a brief overview of the fiscal year 2024 audit (*see attached presentation*).

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – October 8, 2024
2. Bill Payments for Approval
 - \$ 2,193,107.39 (vendors)
 - \$ 427,468.66 (payroll period ending 10/11/24)
 - \$ 2,620,576.05 (total)

3. Grande Reserve – Unit 6 Acceptance – *accept the public improvements of water main, sanitary sewer, storm sewer, paving, sidewalk, street lighting and parkway trees as described in the Bill of Sale for ownership and maintenance by the City, subject to receipt of a maintenance guarantee in the amount of \$206,106.54, subject to verification that the developer has no outstanding debt owed to the City for this project and subject to receipt of a signed Bill of Sale* (PW 2024-83)
4. Northpointe – Sign Easement – *authorize the Mayor, City Clerk, and City Engineer to execute* (PW 2024-84)
5. QuikTrip – Easement Plat – *authorize the Mayor, City Clerk, and City Engineer to execute* (PW 2024-85)
6. Treasurer’s Report for September 2024 (ADM 2024-38)
7. Fiscal Year 2024 Annual Treasurer’s Report (ADM 2024-42)

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

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

Halloween

Mayor Purcell shared that the Halloween Trick-or-Treating hours for the City are from 4:00 p.m. to 7:00 p.m.

Ordinance 2024-52

**Authorizing the Acquisition of Certain Easements
for the Construction of Water Mains
(Kelaka LLC)
(CC 2024-81)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Water Mains (Kelaka LLC) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Tarulis.

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

**Public Works and Parks Facility –
Construction Manager Selection
(CC 2024-82)**

Mayor Purcell entertained a motion to approve naming RC Wegman as the construction manager for the Public Works and Parks Facility Project, and approve the preconstruction services proposal with RC Wegman in the amount not to exceed \$45,000. So moved by Alderman Soling; seconded by Alderman Transier.

City Administrator Olson reported that staff and the two alderman selected for the construction team unanimously chose RC Wegman as the construction manager for the Public Works and Parks Facility. This motion will also approve the preconstruction services of \$45,000 to get them started working with Kluber before finalizing their agreement. We should have their construction agreement ready for approval next month.

Motion approved by a roll call vote. Ayes-7 Nays-0 Abstain-1
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-abstain

PUBLIC WORKS COMMITTEE REPORT

**2025 Road to Better Roads Program -
Design Engineering Agreement
(PW 2024-86)**

Alderman Koch made a motion to approve the 2025 Road to Better Roads Program – Professional Services Agreement – Design Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

**2025 Local Road Program –
Design Engineering Agreement
(PW 2024-87)**

Alderman Koch made a motion to approve the 2025 Local Road Program – Professional Services Agreement – Design Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

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

**East Alley Water Main Improvements -
Design Engineering Agreement
(PW 2024-88)**

Alderman Koch made a motion to approve the East Alley Water Main Improvements – Agreement for Professional Services – Design Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

**Water Well No. 10 and Well No. 7 Water
Treatment Plant Electrical Improvements –
Recommendation of Award
(PW 2024-89)**

Alderman Koch made a motion to accept the bid and award contract to H. Linden & Sons Sewer & Water, Inc. in the amount not to exceed \$2,400,007.00 and authorize the Mayor to execute; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-6 Nays-0 Abstain-2
Marek-abstain, Corneils-aye, Koch-aye, Plocher-abstain,
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye

**Water Well No. 10 Equipment and Well No. 7 Water
Treatment Plant Electrical Improvements –
Construction Engineering Agreements
(PW 2024-90)**

Alderman Koch made a motion to approve the Water Well No. 10 Equipment – Professional Services Agreement and the Well No. 7 Water Treatment Plant Improvements – Professional Services Agreement – Construction Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

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

**Lake Michigan – WIFIA Loan Application
Change Order and Contract Amendment
(PW 2024-91)**

Alderman Koch made a motion to approve the Change Order in the amount not to exceed \$57,000 and Contract Amendment for the Lake Michigan – WIFIA Loan Application Agreement for Professional Services and authorize the Mayor and City Clerk to execute; seconded by Alderman Funkhouser.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Resolution 2024-50

**Approving an Increase in Funding for the
Kendall Area Transit Project
(ADM 2024-43)**

Alderman Marek made a motion to approve Resolution Approving an Increase in Funding for the Kendall Area Transit Project and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

City Administrator Olson reported to the Council that the City currently contributes ~\$23,000 annually, which has not changed since 2010. He shared that the demand for KAT service has grown over the years, and they currently turn people away daily. KAT is requesting an increase in funding from each municipality in Kendall County. The increase in funding will occur over three years: 2025 \$31,874, 2026 \$40,198, and 2027 \$48,521.

Alderman Soling had questions for the KAT representative at the meeting, Jennifer. Alderman Soling wanted to know about the service areas and why some areas are actually not covered, which shows that they are on the maps. Jennifer shared that their service area is within a seven-mile radius of their building. If someone needs service for an area outside their area, they must work with the other counties' driving service and schedule drop-off and pick-up. Mayor Purcell asked what the state matches per donation, and Jennifer reported that the match is a 1 and 3 ratio from the state. She also mentioned that they are currently turning away 130 people per month. Jennifer said these contribution increases will help towards more buses and drivers and possibly start taking rides on Saturdays. Alderman Transier asked if they are looking into having time and scheduled routes, which Jennifer said scheduled routes and times are within their 10-year goal.

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

PARK BOARD

Flags of Valor

Parks and Recreation Director Evans reported that Flags of Valor starts November 4th through Veterans Day. He stated that you can sponsor a flag for \$30 to recognize and honor a veteran in your life. All proceeds will be donated to the Yorkville American Legion Post 489.

PLANNING AND ZONING COMMISSION

**Yorkville Renewables Solar (Nexamp) –
Presentation Only
(PZC 2024-01 & EDC 2024-53)**

- a. Ordinance Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47**
- b. Ordinance Approving a Special Use Permit Allowing Freestanding Solar Systems on Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47**
- c. Ordinance Granting a Property Line Setback Variance for Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47**

Mayor Purcell stated the Yorkville Renewable Solar (Nexamp) is not being voted on at tonight's meeting, but Attorney Kramer will be sharing a presentation given to the Economic Development Committee the other day (*see attached presentation*).

Attorney Kramer, the attorney for the petitioners, Nexamp, shared that the project's property is west of the Rob Roy Drainage District and west of the service road. Attorney Kramer shared that his other clients, the Nagels, currently own 73 acres in this area, and out of the 73 acres, only the southern 26 acres will be used for the Nexamp project. Attorney Kramer reported that Mr. Nagel expects the land north of the solar field all the way to Galena to be residential property eventually. He also owns the land on the east side of the Rob Roy Drainage District, which is not large, but he believes it will be commercial eventually. Matt Kwiatkowski, with Nexamp, shared his presentation with the Council. He shared that they are now the country's largest community solar developer. Mr. Kwiatkowski reported that they started this project with the landowners over two years ago. He stated that the system would be setback 1000 feet from Route 47 and more than 1300 feet from Galena Road. Mayor Purcell stated back in March, that a new ordinance was passed, making the setback requirement for this type of project a 1000-foot setback. Alderman Koch asked about the northeast corner of the solar project area, which Mr. Kwiatkowski said is a floodplain and is difficult for other uses. Mayor Purcell asked Community Development Director Barksdale-Noble if this would require a fence, and she said yes, an 8-foot fence. Mr. Kwiatkowski shared that the nearest home is 1,200 feet from the system. There is also a landscape plan with robust landscape screening, and they will also include parkway trees from the Nagel property and Galena and Route 47. Attorney Kramer mentioned the IDOT expansion is factored into their plans.

Mayor Purcell asked if all of the property around the site is used for agriculture, to which Attorney Kramer and Community Development Director Barksdale-Noble said yes. Community Development Director Barksdale-Noble said the current land is at R-2, and they are requesting it to be A-1 with special use, which the property's current use is A-1. Attorney Kramer spoke to the property to the south regarding the rezoning, to which they had no objections. There is a legal objection to the rezoning from the property owner to the North. Alderman Funkhouser asked about the commercial potential and wanted clarification. Attorney Kramer said the area next to 47 and the Drainage District is the area for commercial, which was the original PUD plan for the area. Alderman Funkhouser asked about the floodplain and requirements with the state on building within a floodplain. Nexamp stated they would receive proper approval from the state for all work within the floodplain. Alderman Soling asked if they would be going under the Rob Roy Creek, to which Mr. Kwiatkowski said yes; the drainage district asked for the wires to go under the creek vs. over the creek. ComEd has done its studies for the project; no upgrades to its current systems will be required. Alderman Soling asked if there would be an agreement regarding liability with the drainage district. Mr. Kwiatkowski said they currently do not have an agreement but expect it to be included. He also said the cables would be far below the ditch, which the drainage district could still clean out as needed.

Alderman Koch asked if the zoning change would reduce taxes. Mayor Purcell said the taxes go with the property use, and they are currently taxed as agricultural, even though they are zoned R-2. Attorney Kramer said it should go up substantially with the special use. Mr. Kwiatkowski said the 23 acres pay an annual tax of \$1,200. The solar field system would be about \$40,000 annually. Over the course of the project's term, it would be around \$1.1 million in total tax revenue vs. \$100,000 if it stayed agricultural. Mayor Purcell said this item will return to the City Council in November.

**Kendall County Petition 24-26 – 1.5 Mile Review
(11327 and 11209 River Road)
(PZC 2024-23 & EDC 2024-68)**

Mayor Purcell entertained a motion to authorize staff to notify Kendall County that the City Council does not have any objections to the proposed map amendment (rezoning). So moved by Alderman Transier; seconded by Alderman Plocher.

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

**Kendall County Petition 24-27 – 1.5 Mile Review
(5862 and 5834 Championship)
(PZC 2024-24 & EDC 2024-69)**

Mayor Purcell entertained a motion to authorize staff to notify Kendall County that the City Council does not have any objections to the proposed Plat of Vacation. So moved by Alderman Funkhouser; seconded by Alderman Marek.

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

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 update.

Water Study Update
(CC 2021-38)

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Barb, a resident of Plano, prepared some comments after the cannabis issue that recently took place. She brought up the movie “It’s a Wonderful Life”. She shared concerns in the City with drag in family settings, alcohol at the water park, and the potential cannabis in city businesses. She said things of this nature are concerning and shared Yorkville is sliding down into a “Pottersville,” referencing the town within the movie, which is sleazy and corrupt. She urged the Council to make policies and keep ordinances that would turn this City to God from sin.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for the following:

1. For litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
2. For the purchase or lease of real property for the use of the public body.

So moved by Alderman Koch; seconded by 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

The City Council entered executive session at 8:30 p.m.

The City Council returned to regular session at 8:44 p.m.

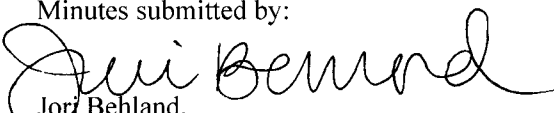
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:45 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

United City of Yorkville

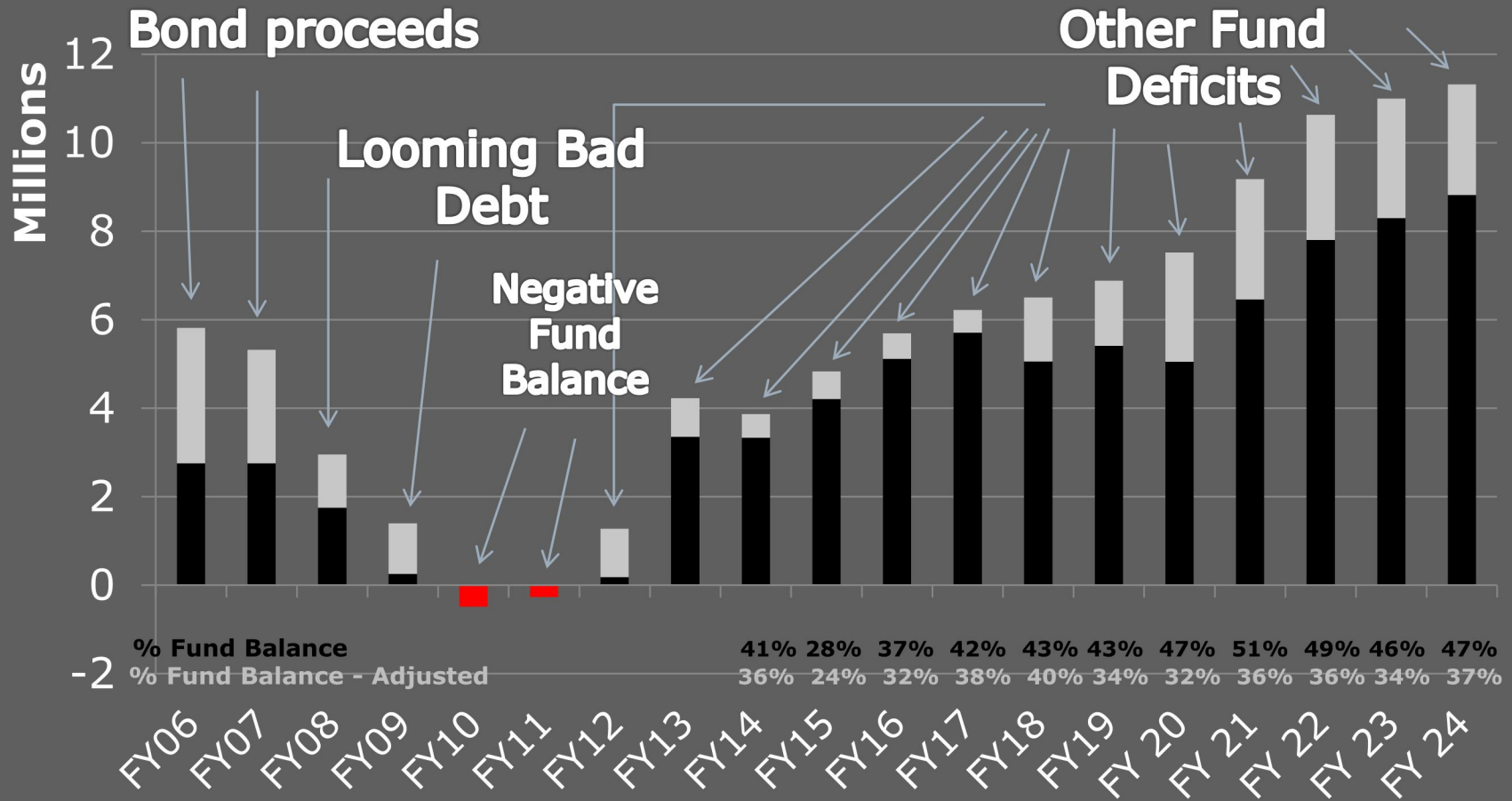
Audit Overview – Fiscal Year 2024
City Council
October 22, 2024

Another award

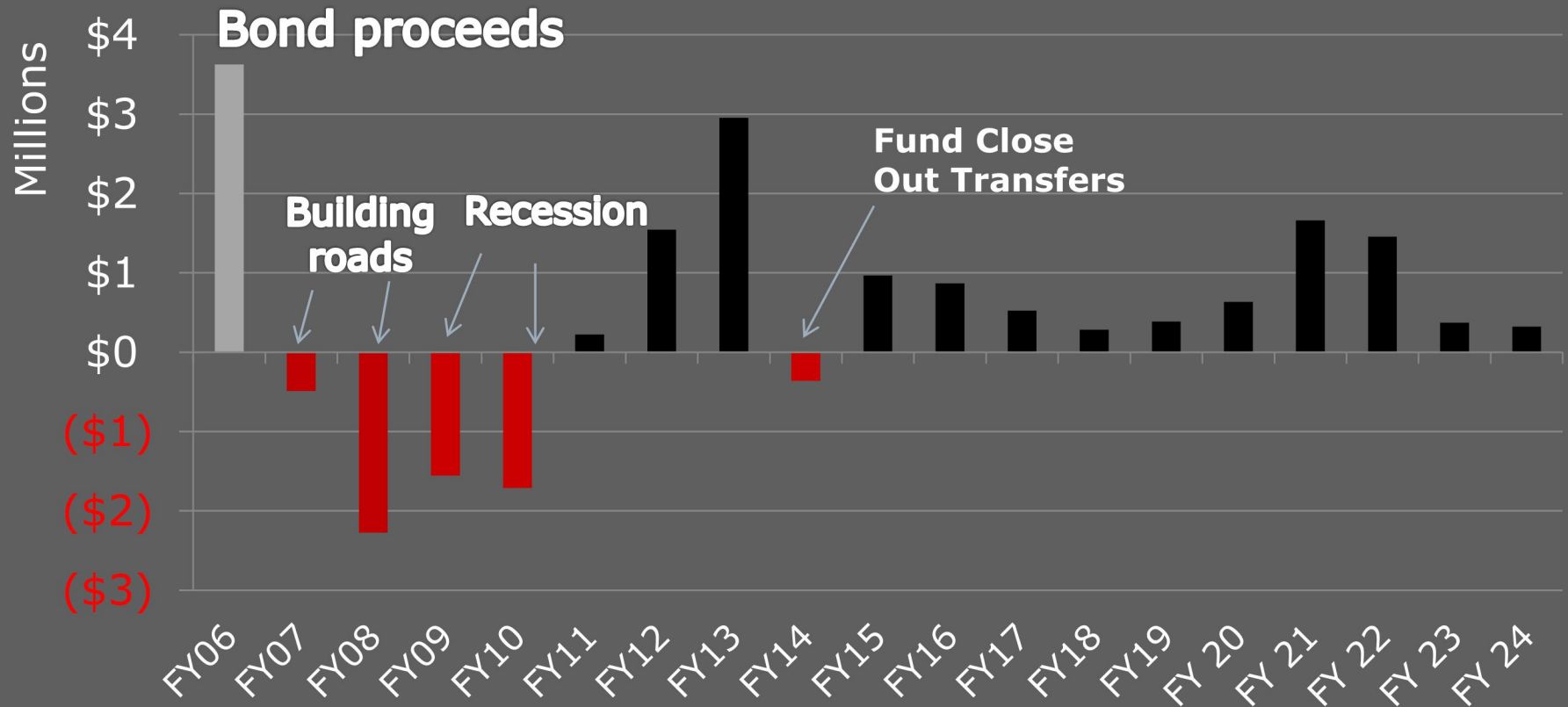
13th time

Certificate of Achievement for
Excellence in Financial Reporting Award
by the Government Finance Officers Association
of the US and Canada in FY 23

General Fund Fund Balance History



General Fund Budget Surplus(Deficit)



Revenue performance

Page 116-117 of paper copy (page 123-124 of pdf copy)

Revenue Line-Item	Budgeted Amount	Actual Amount
Property Tax	\$3,721,677	\$3,708,527
Sales Tax (local)	\$4,671,600	\$4,873,592
Sales Tax (non-home rule)	\$3,774,000	\$3,803,807
Utility Tax	\$1,315,000	\$1,139,841
Income Tax	\$3,346,228	\$3,587,615
Use Tax	\$882,853	\$813,159
Building Permits	\$500,000	\$810,454
Video Gaming Tax	\$300,000	\$308,184
Excise (i.e., Telecom) Tax	\$202,340	\$191,800
Investment Earnings	\$150,000	\$687,994

Controlling costs

Pages 119-125 of paper copy (pages 126-132 of pdf copy) - General Fund
Page 127 (134 pdf) - Library / Pages 130-131 (137-138 pdf) - Parks & Rec
Page 156 (163 pdf) for Sewer / Page 157 (164 pdf) for Water

Department	Budgeted Expenses	Actual Expenses
Administration	\$980,687	\$910,459
Finance	\$670,705	\$628,245
Police	\$6,834,912	\$6,641,465
Community Development	\$1,331,371	\$1,266,989
PW - Streets & Sanitation	\$4,228,535	\$4,079,836
Admin Services	\$4,730,671	\$4,222,581
Library Operations	\$1,156,750	\$1,025,240
Parks	\$1,778,332	\$1,695,542
Recreation	\$1,688,461	\$1,596,262
Sewer Operations	\$1,705,185	\$1,533,427
Water Operations	\$15,056,707	\$6,340,585

General Fund Performance

	Budgeted	Actual	Variance
Revenues	23,017,965	24,249,567	1,231,602
Expenditures	(18,776,881)	(17,749,575)	(1,027,306)
Net Transfers	(4,241,084)	(6,179,088)	1,938,004
Surplus(Deficit)	-0-	320,904	320,904

Items of Note

- ❑ Fund balance categories and amounts
 - Paper pages 79-80 (pdf pages 86-87)

 - ❑ Pensions and OPEB(notes & add'l info)
 - Paper page 84-110 (pdf pages 91-117)
-

Illinois Municipal Retirement Fund

(IMRF) –pages 100/103-104(pdf 107/110-111)

- ❑ Total Pension Liability
 - Increased by \$1.5M
 - From \$18.3M to \$19.8M
- ❑ Net Position
 - Increased by \$2.1M
 - From \$16.8M to \$18.9M

- ❑ Percent Funded
 - Dec 2019: 92.82%
 - Dec 2020: 101.96%
 - Dec 2021: 111.05%
 - Dec 2022: 92.06%
 - Dec 2023: 95.32%

Fiscal Year	Actuarial Determined Contribution	Actual Contribution	Excess (Deficit)	Covered Payroll	Contribution as % of Covered Payroll
2018	344,487	344,487	-	3,217,682	10.71%
2019	350,666	350,666	-	3,506,685	10.00%
2020	365,540	365,540	-	3,665,848	9.97%
2021	440,315	440,315	-	4,060,573	10.84%
2022	428,230	428,230	-	4,128,183	10.37%
2023	371,172	371,172	-	4,659,881	7.97%
2024	313,850	313,850	-	4,979,247	6.30%

Police Pension Fund

pages 101/105-106 (pdf 108/112-113)

- ❑ Total Pension Liability
 - Increased by \$1.5M
 - From \$27.9M to \$29.4M
- ❑ Net Position
 - Increased by \$1.9M
 - From \$15.0M to \$16.9M

- ❑ Percent Funded
 - Apr 2019: 47.07%
 - Apr 2020: 46.17%
 - Apr 2021: 58.24%
 - Apr 2022: 53.56%
 - Apr 2023: 53.85%
 - Apr 2024: 57.49%

Fiscal Year	Actuarial Determined Contribution	Actual Contribution	Excess (Deficit)	Covered Payroll	Contribution as % of Covered Payroll
2017	825,413	825,413	-	2,320,642	35.57%
2018	966,211	966,211	-	2,543,266	37.99%
2019	963,361	963,361	-	2,449,210	39.33%
2020	1,111,484	1,111,484	-	2,631,165	42.24%
2021	1,226,371	1,230,604	4,233	2,744,017	44.85%
2022	1,334,771	1,334,771	-	2,694,486	49.54%
2023	1,320,595	1,334,771	14,176	3,016,544	44.25%
2024	1,378,837	1,378,837	-	3,139,472	43.92%

Items of note

- ❑ Long term debt summary on paper pages 71-77 (pdf pages 78-84)
 - Debt service schedules on paper pages 159-169 (pdf pages 166-176)

 - ❑ Developer commitment narratives start on paper page 81 (pdf page 88)
-

Other items of note

Statistical Section

- ❑ Pages 171 -209 (pdf pages 178-216)

 - ❑ Historical Trends covering:
 - City financial trends
 - Revenue & debt capacity
 - Demographic & economic information
 - Operating information
-

Other items of note

Statistical Section

- ❑ Paper pages 203-204 (pdf pages 210-211)
employee counts
 - 94 full-time employees in 2024
 - 96 full-time employees in 2008
 - 91 full-time employees in 2007

 - ❑ Paper pages 205-209 (pdf pages 212-216)
miscellaneous service data
 - Traffic violations
 - Permits issued
 - Streets resurfaced, in miles
 - Street inventory
 - New housing starts per year
-

Management Letter

Recommendations

- ❑ Funds with deficit equity (prior year)
 - Countryside & Downtown TIF
 - ❑ Over time development in the TIF Districts should yield sufficient surpluses to eliminate negative equity position.
 - ❑ Downtown TIF II finished FY 24 with a fund balance of +\$216,129
 - ❑ New GASB Pronouncements
-

Management Letter

Recommendations (continued)

☐ Implementation of GASB 94

- ☐ Private-Public & Public-Public Partnerships & Availability Payment Arrangements
- ☐ Effective April 30, 2024 – implemented

☐ Implementation of GASB 96

- ☐ Subscription-Based Information Technology Arrangements
 - ☐ Effective April 30, 2024 – implemented
-

Management Letter

Recommendations (continued)

- ☐ Implementation of GASB 100 (new)
 - ☐ Accounting Changes and Corrections
 - ☐ Effective April 30, 2025

 - ☐ Implementation of GASB 101 (new)
 - ☐ Compensated Absences
 - ☐ Effective April 30, 2025
-

Upcoming

- ❑ 2024 Tax Levy discussion
 - Tax levy estimate approval
 - ❑ October 8th City Council meeting
 - Public Hearing
 - ❑ November 12th City Council meeting
 - Discussion and potential vote
 - ❑ November 26th or December 10th
-

Upcoming

- ❑ FY 26 Budget rollout
 - Oct 24-Jan 25 staff planning discussions
 - Feb 25 budget finalized
 - Feb 25 City Council presentation
 - March 11th public hearing
 - Discussion and potential vote
 - ❑ March 25, 2025 City Council or
 - ❑ April 8, 2025 City Council or
 - ❑ April 22, 2025 City Council
-



Yorkville Renewables, LLC
5 MW Community Solar Facility
Application Rezoning, Special Use & Variance
City Council Meeting
United City of Yorkville, Illinois

October 22, 2024

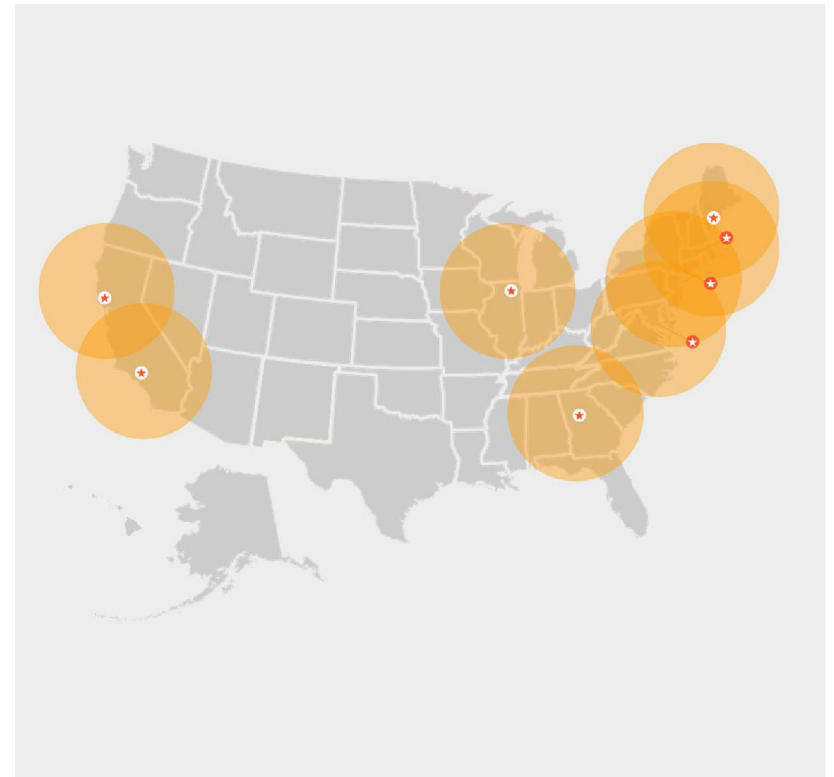


- Founded in 2007 by two Army veterans
- Since 2007, Nexamp has grown exponentially and has become vertically integrated developer and owner of solar projects nationwide
 - Nexamp owns and operates projects
 - Acquires projects from other companies
- 475+ employees today
- Voted #1 Community Solar Company in 2023 by Solar Power World Magazine
- Just completed largest domestic module purchase in community solar history – with Heliene in MN – 1.5 GW

Nexamp Overview

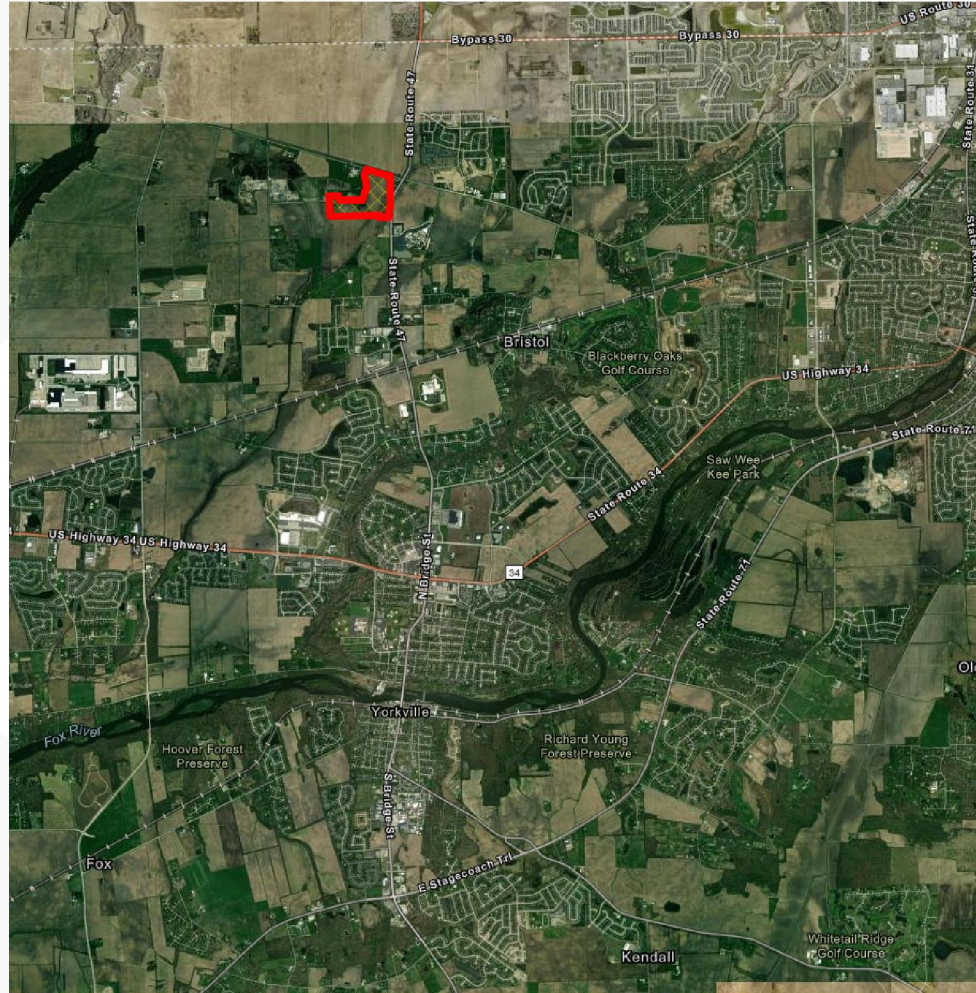
Illinois Experience

- Started to build out our Midwest team in 2018
- Chicago office with 80+ employees – Second HQ
- Currently building or operating 20+ projects statewide and 30+ more in development
- Our operation assets serve over 5,000 residents and small businesses in Illinois



Area Map

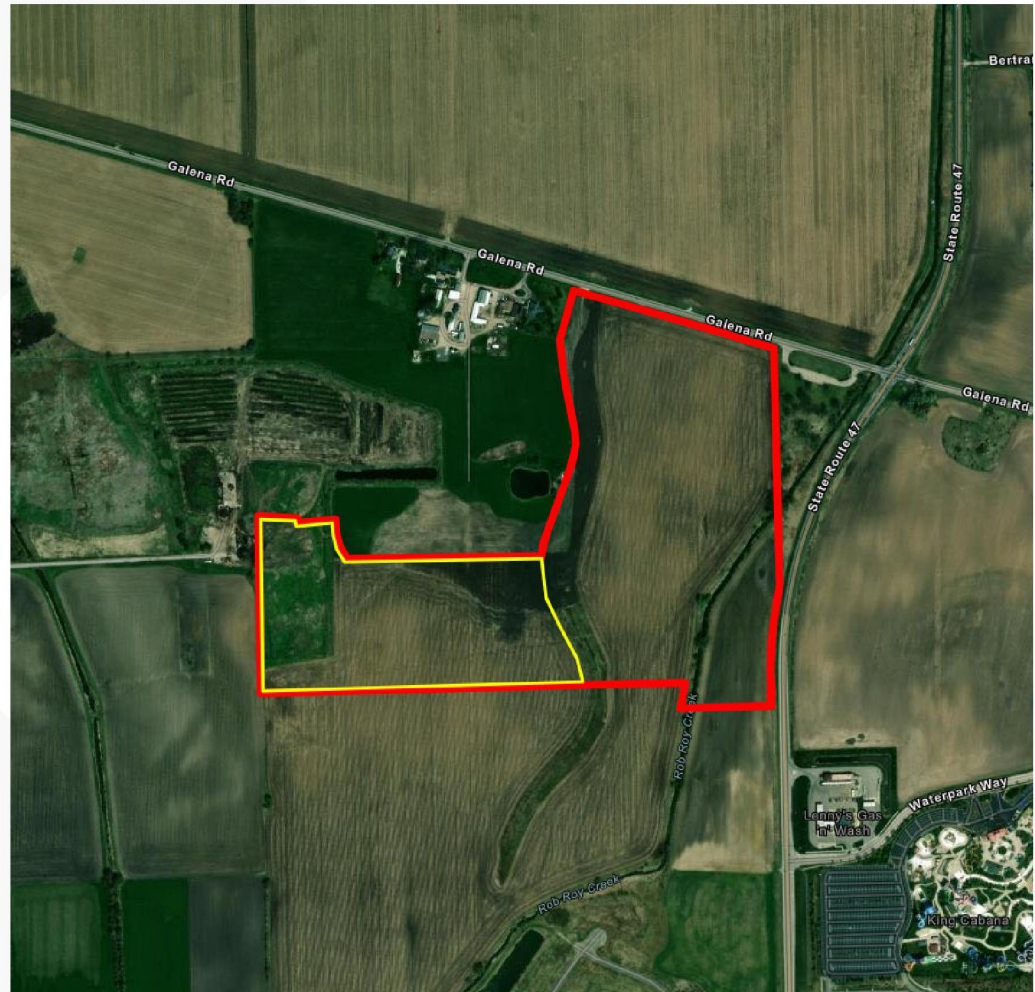
Yorkville Renewables, LLC



Project Information

Yorkville Renewables, LLC

- **Project Location:** SWC of Galena Road & IL Route 47
- **Zoned:** R-2 (proposed A-1 for project area)
- **Parcel:** 02-05-400-005 & 02-08-200-030
- **Owner:** Dan Nagel & Charene Nagel Trustees of the Daniel A. Nagel Living Trust & Charene S. Nagel Living Trust
- **Parcel Size:** Approximately 73.5 Acres
- **Project Size:** Approximately 23 Acres within proposed array fence
- **Project Capacity:** 5 MWac
- **Project Life:** 30 – 40 years

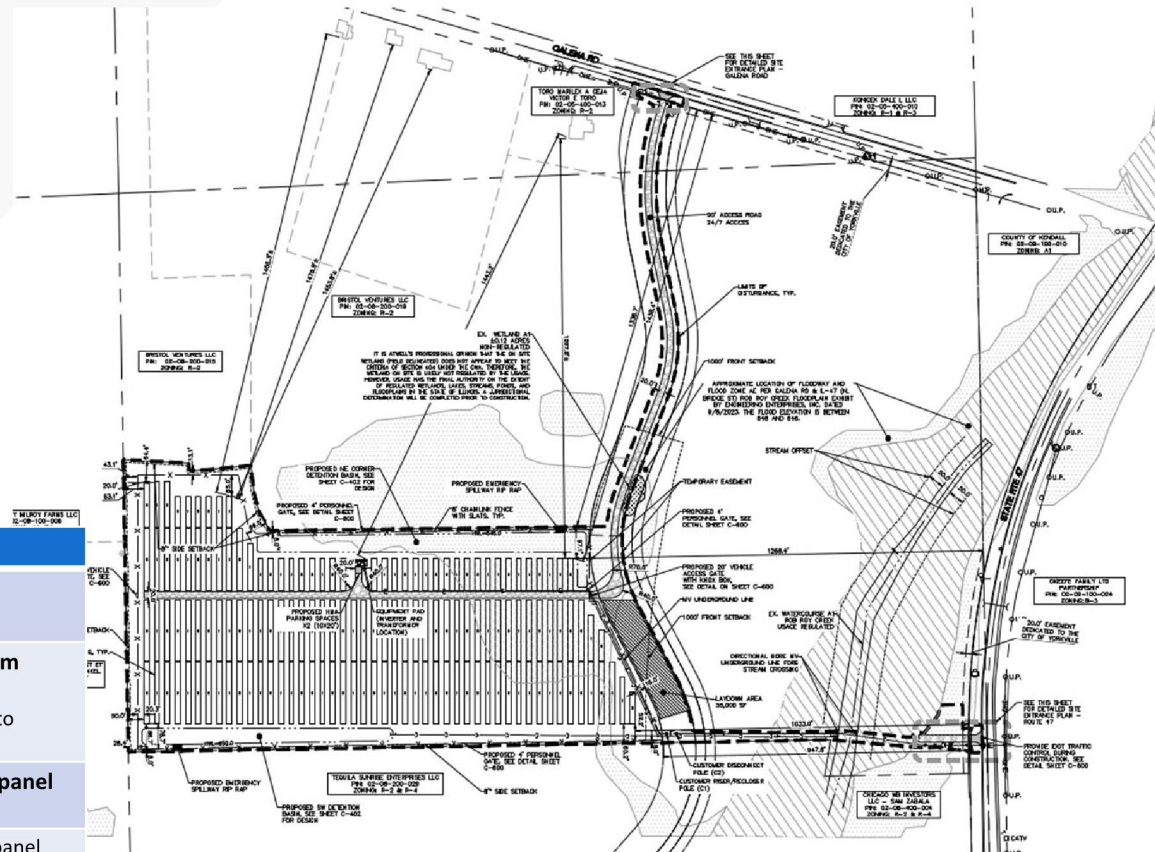


Site Plan

Yorkville Renewables, LLC

- Access off Galena Road where existing driveway is
- All wires will be underground to the Point of Interconnection with the exception of several equipment as required by code and the utility

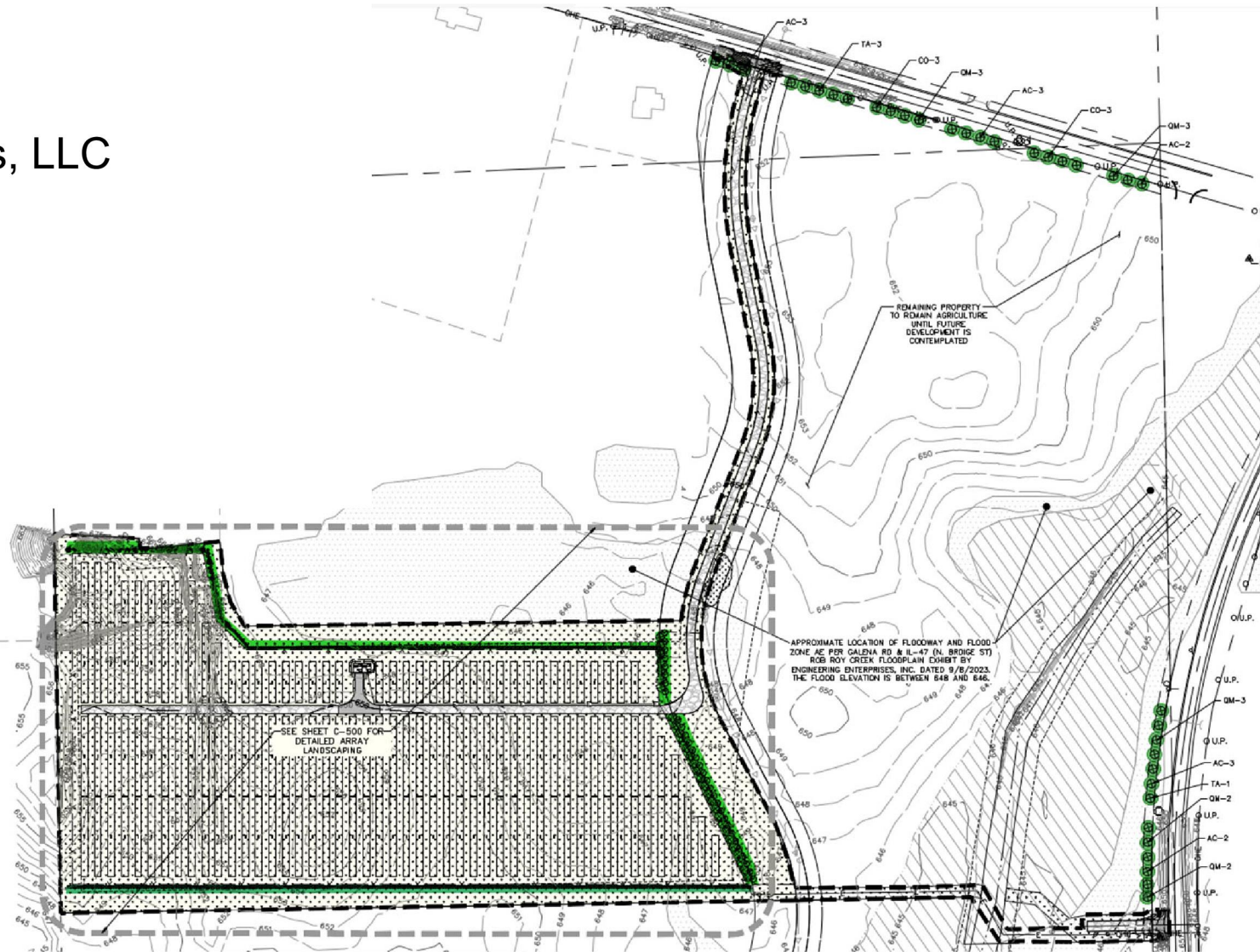
Setback	Requirements	Proposed
ROW/Front (East)	<ul style="list-style-type: none"> • 100' to PL • 1,000' to Rt 47 ROW Line 	<ul style="list-style-type: none"> • 950' to fence • >1,000' to panel
Side Yard (North)	<ul style="list-style-type: none"> • 100' to PL (50' variance requested) • 1,000 to Galena Road ROW Line 	<ul style="list-style-type: none"> • 8' to fence / 50' from panel to PL • >1,000' from panel to Galena Road
Side Yard (South)	<ul style="list-style-type: none"> • 100' to PL (50' variance requested) 	<ul style="list-style-type: none"> • 8' to fence / 50' to panel
Side Yard (West)	<ul style="list-style-type: none"> • 50' to PL 	<ul style="list-style-type: none"> • 8' to fence / 50' to panel



Landscape Plan

Yorkville Renewables, LLC

- Within the fence, the site will be planted with a pollinator seed mix
- Mixes will help reduce stormwater runoff and increase stormwater infiltration
- Parkway trees along Galena and Route 47
- Proposed screening on north, south and east side of array
- Site surrounded by 8' chain link fence with privacy slats



Site Photos

Yorkville Renewables, LLC

- Rending looking Northwest from Raging Waves towards Site



Site Photos

Yorkville Renewables, LLC

- Rendering looking Northwest from Raging Waves towards Site



Proposed View

Yorkville Renewables, LLC

- Looking southwest along Galena Road at proposed driveway location towards Site



Proposed View

Yorkville Renewables, LLC

- Rendering looking southwest along Galena Road at proposed driveway location towards Site



Thank You!

