

**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, MARCH 11, 2025**

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	(electronic attendance)
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	(electronic attendance)
Ward IV	Tarulis	Absent	
	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/87922245362?pwd=XsDZYibVbWibLazvd8DXDxfrahlDxV.1>. The Zoom meeting ID was 879 2224 5362.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

None.

**PUBLIC HEARINGS**

1. Lake Michigan Improvements – IEPA Amended Project Plan PEID

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

**CITIZEN COMMENTS ON AGENDA ITEMS**

Kreg Wesley, with the Yorkville School District 115, Business Manager, Asst. Superintendent for Business Services, shared the school's concerns about the timing of the new development of 105 units. The school estimated 77 students enrolled due to this development, and the developers projected 23 students. Kreg also noted that he was unaware that some units would have two bedrooms, as he was previously told three bedrooms only. The district supports this development, but not at this time, even with the increase in transition fees.

Kim Schmidt, resident of the Greenbriar Subdivision, shared her concerns about the townhomes coming in. She explained that they are concerned about the increase in traffic, the school district crisis, potential property becoming rental units in the future, and the one access point into the development. She believed aesthetically, this development does not belong due to the three-story design and eighteen buildings. She stated a more viable solution would be to extend the existing Prairie Gardens. They are not opposed to growth but would like the City to work hand in hand with the School District and residents.

Mary Maher Bartalone, Bristol Township Assessor, explained that she was there to give comments on the Dave Hamman and Kelaka project. She shared that she was at the Planning and Zoning Commission meeting when that commission shot down this project unanimously. The residents were dismayed that a

revised plan was taken to the City Council without notice to the homeowners. From a professional standpoint, she shared that a property surrounded by residential areas on three sides has no business being zoned M-2. Homeowners should not have to live under this constant threat of what is happening to the land behind them. She reported that she is 100% against this zoning to M-2 and hopes the Council abides by the PZC's recommendation.

Brian A. Carrabotta, a Yorkville resident, shared that he was there to speak on the opposition to the Hammon—Kelaka project's re-proposal. He asked the Council to please keep this residential.

Bailey Carrabotta, a Yorkville resident, shared that she did not come prepared for tonight's meeting as they were not informed there were changes made. She said they are extremely frustrated with how this was handled. She wants to echo what Mary and Brian shared and said she is strongly opposed to the zoning to the M-2 and the changes made to the annexation agreement.

Nicole Cauley, a resident of Kylyn's Ridge, explained that she is very opposed to this data center. She shared that she has young kids who walk to school and bus stops, which now she will have to fear due to the increased traffic. She thinks people will be using Cannonball and High Ridge and asked if something will be done to help this. She then said to please keep this residential and keep the children safe in the neighborhood.

Carol Kicher, a resident of Kylyn's Ridge, shared that she has attended all four meetings regarding the data center. The data center will be in her backyard. She is concerned about the parking lot they said they would put in due to the noise. She shared her concerns about the structure constantly producing 85 decibels. She shared that the cooling system is loud and drives away wildlife. Data Centers are loud and resource-intensive. They are some of the most energy-intensive buildings in existence. They consume 50x more power than a standard office. She asked what would happen to their power. They are concerned with water drainage, construction, and increasing construction traffic. She thought this was done due to the PZC's non-recommendation.

Sara Fellerer, a Yorkville resident, wanted to point out the environmental concerns of data centers. She shared that the Rob Roy used to house red-horned fish, which are no longer there. Please take a step back and do not destroy the environment.

Abby Cooling, a Yorkville resident, shared that she is a mother of a future kindergartner and has concerns about the new development off 47. She is also concerned about the development near Fox and Timber Ridge Estates. All three subdivisions will be serviced by Circle Center, which is concerning. She mentioned grocery stores and where they will shop with three new subdivisions coming in. She also asked if the Park District is aligning with the school district. She feels like we are not aligning as one united area/town. She hopes that the City will work with the School District to make it better for the kids.

Kevin Crowley asked the Council to be conservative about data centers. Building one might take five years, and may not all take off as everyone wants. Once these buildings are built, we might be stuck with them.

John Staller, a Yorkville resident, reported that he spoke at the last PZC meeting. He shared that he sees the need for the City and businesses to grow and extend our tax base. His main concern is the smaller one-off annexations, like 50 acres, that back up to residential subdivisions due to the chance they sell. This puts a risk for the residents next to these properties. He also mentioned that this meeting was a surprise to him after PZC.

Don Bartalone, a Yorkville resident, shared that he thought the PZC recommendation was final and is surprised they are back here. Homes surround this property. He also mentioned Elk Grove Village.

Sara Tesch, a resident of Kylyn's Ridge, expressed her concern about the data center and disapproval of what Yorkville will look like. She asked the Council to please consider what if these were outside their back windows and thanked them for considering everything they had said.

Sara Chilelli, a resident of Kylyn's Ridge, shared that she strongly opposes the M-2 zoning and the new zoning for the Whispering Meadows area data centers. She hopes the Council will reconsider this, consider the residents in the neighborhood, and please not allow this next to homes.

Tom Falbo, a resident of Kylyn's Ridge, shared that the PZC objected to the M-2 zoning for this property and was disappointed that it's back for another vote with only minimal changes to the proposal.

## CONSENT AGENDA

- Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Funkhouser; seconded by Alderman Corneils.

## REPORTS

## St. Patrick's Day Celebration

**Ordinance 2025-19**

**Approving a Grant of Non-Exclusive Watermain Easement  
to the United City of Yorkville, Kendall County,  
Illinois from C1 Yorkville LLC  
(CC 2025-14)**

**Ordinance 2025-20**

**Approving a Construction Escrow Agreement By and  
Between the United City of Yorkville, Kendall  
County, Illinois and C1 Yorkville LLC  
(CC 2025-15)**

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

**Ordinance 2025-21**

**Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program**  
(CC 2025-16)

Mayor Purcell entertained a motion to waive the procedural rule not to vote on items at the same meeting at which the public hearing on the matter has taken place. So moved by Alderman Soling; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-6 Nays-1  
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,  
Koch-aye, Plocher-aye, Funkhouser-nay

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program and authorize the Mayor and City Clerk to Execute. So moved by Alderman Soling; seconded by Alderman Transier.

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

**Resolution 2025-28**

**Approving an Agreement for Legal Services Related to AFFF PFAS Litigation**  
(CC 2025-17)

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement for Legal Services Related to AFFF PFAS Litigation and authorize the Mayor and City Clerk to Execute. So moved by Alderman Funkhouser; seconded by Alderman Soling.

City Administrator Olson reported that the city does not pay a fee if there is no award. If there is an award, the attorney would receive 1/3 of the award along with reimbursements of any costs.

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

**Resolution 2025-29**

**Authorizing the Purchase of a Woodchipper in an Amount Not to Exceed \$43,034**  
(CC 2025-18)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of a Woodchipper in an Amount Not to Exceed \$43,034 and authorize the Mayor and City Clerk to Execute. So moved by Alderman Soling; seconded by Alderman Transier.

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

**Ordinance 2025-22**

**Amending School Transition Fees**  
(CC 2025-19)

Mayor Purcell entertained a motion to approve an Ordinance Amending School Transition Fees and authorize the Mayor and City Clerk to Execute. So moved by Alderman Corneils; seconded by Alderman Plocher.

Mayor Purcell reported that this will raise the transition fee from \$3,000 to \$5,000, an interim placeholder amount while the school completes its studies in late spring/early summer. This fee has not been changed since 2003.

Alderman Transier asked how many subdivisions this would impact, and Mayor Purcell said any that we approve tonight or moving forward. City Administrator Olson also said any subdivisions already approved if they do not have a fee lock or did not pre-pay would also impact them. He also said the new development would be locked in at \$5,000 for three years if approved tonight. Alderman Soling asked how much would come in for the school if the new development is approved, which Mayor Purcell said was around \$525,000. Alderman Funkhouser asked what the City’s financial basis was to recommend the change from \$3,000 to \$5,000, which Mayor Purcell said was due to not having a change to the amount



since 2003. He also mentioned the school district anticipates it being closer to \$8,000 to \$10,000. They just have not finalized their study. Alderman Funkhouser stated there are financial analyses required to update these amounts, which the school is currently doing to justify the cost. Alderman Funkhouser stated he has a problem with the City doing an arbitrary fee increase based on the subjective information received thus far from the school district.

Alderman Funkhouser made a motion to table this agenda item back to the Committee until the school’s analysis is received. The motion failed due to lack of a second.

Main motion approved by a roll call vote. Ayes-6 Nays-1  
Koch-aye, Plocher-aye, Funkhouser-nay, Transier-aye,  
Soling-aye, Marek-aye, Corneils-aye

**Resolution 2025-30** **Authorizing the Repair of Well Number 9 in an Amount Not to Exceed \$375,000**  
(CC 2025-20)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Repair of Well Number 9 in an Amount Not to Exceed \$375,000 and authorize the Mayor and City Clerk to Execute. So moved by Alderman Soling; seconded by Alderman Corneils.

Public Works Director Dhuse shared that the Council has approved \$55k to remove the well to inspect and diagnose it. The new proposal was placed in the packet for \$375k, which was a worst-case scenario to ensure work could start without holding a Special City Council meeting. The quote has since been updated, and the cost to complete the repair is \$151,662.

Alderman Funkhouser made a motion to amend the amount from \$375,000 to \$151,662; seconded by Alderman Corneils.

Motion to amend approved by a roll call vote. Ayes-7 Nays-0  
Plocher-aye, Funkhouser-aye, Transier-aye, Soling-aye,  
Marek-aye, Corneils-aye, Koch-aye

Main motion with amendment approved by a roll call vote. Ayes-7 Nays-0  
Funkhouser-aye, Transier-aye, Soling-aye, Marek-aye,  
Corneils-aye, Koch-aye, Plocher-aye

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

**Regulation of Time Restricted Parking on Grande Trail by Grande Reserve Elementary**  
(PS 2025-09)

Alderman Transier made a motion to approve the initiation of the public engagement process and gather feedback from those directly impacted by the traffic along Grande Trail near Grande Reserve Elementary School; seconded by Alderman Koch.

Chief Jensen reported they had received several complaints regarding parking on both sides of the street, along with kids running in and out of the street on Grande Trail near Grande Reserve Elementary. The proposed regulations would limit parking on one side of the street of Grande Trail, opposite the school, between Matlock Drive and McLellan Boulevard, on school attendance days only. This would be Monday – Friday from 7:30 am to 9:00 a.m. and 2:30 p.m. to 4:00 p.m. Chief Jensen shared that they are proposing a full public engagement process due to the large number of homes in the area. If the City is to approve the concept, they will move forward with sending out the letter within the packet inviting residents to attend a Public Safety Committee meeting.

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

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

No report.

**PLANNING AND ZONING COMMISSION**

**1115, LLC**

(PZC 2024-29 & EDC 2025-06)

**a. Ordinance Approving a Planned Unit Development Agreement with 1115, LLC**

**b. Ordinance Approving the Rezoning to R-4 General Multi-Family Residence Zoning District of Certain Territory Known as 1115 South Bridge Street, Yorkville, Illinois (Fox Haven)**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Planned Unit Development Agreement with 1115, LLC and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Soling.

Attorney Richard Williams, the petitioner's attorney, shared a brief presentation (*see attached*). He noted that the project is expected to take two years and will follow the City's hours of operation. They have worked hard to maximize the buffer between Fox Haven and Greenbriar to the west. The City's minimum requirement for a setback is 40', and the closest building to Greenbriar is 82.5'. They will install a 6' privacy fence along the western property boundary. There were concerns about trespassing, so they agreed to install a split-rail fence along the northern property line with no trespassing signs. There will be zero light spillage on neighboring properties. The City code requires 237 parking spaces, and they are proposing 354. He shared that all units will be for sale and not for short-term rentals. They will not allow rentals under 12 months. The visual impact of the site will be mitigated by the current tree lines, their planned improvements, and the building being further than 80' from the property line. He also shared that they agreed to pay the updated transition fees. They also believe the school district will be able to handle any new students the development may receive.

Alderman Koch said he would like to table this item because he wants to meet with the school and get further input on their concerns.

Alderman Koch made a motion to table this item until the March 25, 2025, City Council meeting; seconded by Alderman Corneils.

Motion to table failed by a roll call vote. Ayes-4 Nays-4  
Soling-nay, Marek-nay, Corneils-aye, Koch-aye,  
Plocher-aye, Funkhouser-aye, Transier-nay, Mayor Purcell-nay

Alderman Funkhouser shared that the petitioner has worked to negate the residents' concerns, and they are meeting the City's standards per code. They are making strides to develop a property that has been vacant for a long time. There is a significant buffer between the existing single-family homes and the townhomes. They are also adding to the current landscape to the west and south. They are also adding privacy fences to the west and north. The only negative he sees is the impact on the school district. Alderman Transier shared that his primary concern is the density of people occupying these 13-14 acre lots. He does agree there is a need for alternate housing options. He believes these homes would be ideal for younger or older adults without kids. The school does have issues, but that is going to be ongoing. This community is going to continue to grow. Alderman Transier asked how long it has been since the City approved a development that was not a 55+ community, which Mayor Purcell said they have not been since he has been in office since 2019. Alderman Transier said he has no objection to the development.

Mayor Purcell entertained a motion to recess for 10 minutes at 8:37 p.m. So moved by Alderman Soling; seconded by Alderman Transier.

Motion unanimously approved by a viva voce vote.

Returned from recess at 8:58 p.m.

Mayor Purcell entertained a motion to table this item until the April 8, 2025, City Council meeting. So moved by Alderman Soling; seconded by Alderman Corneils.

Motion to table approved by a roll call vote. Ayes-7 Nays-0  
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,  
Funkhouser-aye, Transier-aye, Soling-aye

**Dave-Hamman – Kelaka**  
(PZC 2025-31 & EDC 2025-08)

**Ordinance 2025-23**

**a. Annexing Certain Property Generally Located South of  
Faxon Road and West of Iroquois Lane  
(Hamman-Kelaka Property)**

Mayor Purcell entertained a motion to approve an Ordinance Annexing Certain Property Generally Located South of Faxon Road and West of Iroquois Lane (Hamman-Kelaka Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Funkhouser.

Community Development Director Barksdale-Noble reported that the petition is for annexing two parcels located south of Faxon Road and west of Iroquois Lane. In addition to annexing the two parcels, they request that they be rezoned from R-1 to M-2. There is a separate parcel at Rt. 34 and Eldamain Road that are already in the city, and they want to rezone it from its current zoned B-3 to M-2. The petitioner has previously agreed to some standards restricting the M-2 uses if a data center is not developed. There is also a reverter clause: if nothing is developed in 20 years, the zoning will revert to the original. There is also a requirement for any development on the property to come back to the City Council for site plan approval. Since the Planning and Zoning Commission meeting, the City and petitioner have come up with additional conditions to the annexation agreement. One condition is the parcel adjacent to Kylyn's Ridge will not have any buildings, but parking, roads, and stormwater facilities will be permitted. Then, the 100' landscape buffer with an 8' tall berm adjacent to Kylyn's Ridge and Kendall Marketplace homes on Blackberry Shore Lane will be implemented. The Blackberry Shore Lane homes will receive the same restrictions as Kylyn's Ridge, with a 100' landscape buffer and no buildings closer than 400' to the nearest residential structure. The final condition, which staff has recommended, is a maximum 60' height restriction on all buildings within 1,500' of any adjacent residential subdivision. The petitioner is concerned with this restriction because the average data center building is between 70' and 80'.

Owner and Petitioner Dave Hamman shared that they have agreed to all the requested changes. The only change they disagreed with was the height restriction, as M-2 usually does not have these restrictions. They want the Council to change this restriction from 60' to 70'.

Alderman Funkhouser shared that this has been a lot of work. He said the petitioner has met with the alderman a few times. There has been a lot of good faith from both directions. The current proposal states that the parcel immediately adjacent to Kylyn's Ridge shall have no buildings. There is also a condition that no buildings can be closer than 400' to the nearest residential structure. He then brought up the height restriction, which he and Alderman Marek discussed, and said that they would be okay with a 70', inclusive of rooftop equipment. Alderman Soling shared that at the recent YBSD meeting, it was mentioned that the Cyrus One data centers will have an air-cool system and will not be using water for cooling. Alderman Marek shared that the 70' height restriction aligns with what Cyrus One has done. He also shared that we have made much progress on where this project is tonight from the first meeting with the residents. Alderman Funkhouser shared that this triangle parcel has many restrictions and will not be able to have a large data center.

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

**Ordinance 2025-24**

**b. Authorizing the Execution of an Annexation Agreement for  
Certain Territory Generally Located South of Faxon Road  
and West of Iroquois Lane (Hamman-Kelaka Property)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Generally Located South of Faxon Road and West of Iroquois Lane (Hamman-Kelaka Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Koch.

Mayor Purcell entertained a motion to amend Section 2.i of the Annexation Agreement to state that any buildings located within 1500' of a residential subdivision shall be no more than 70' tall inclusive to rooftop equipment. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion to amend approved by a roll call vote. Ayes-7 Nays-0  
Plocher-aye, Funkhouser-aye, Transier-aye, Soling-aye,  
Marek-aye, Corneils-aye, Koch-aye

Main motion with amendment approved by a roll call vote. Ayes-7 Nays-0  
Funkhouser-aye, Transier-aye, Soling-aye, Marek-aye,  
Corneils-aye, Koch-aye, Plocher-aye

**Ordinance 2025-25**

**c. Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located South of Faxon Road and West of Iroquois Lane**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located South of Faxon Road and West of Iroquois Lane and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Koch.

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

**Ordinance 2025-26**

**d. Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located North of West Veterans Parkway and East of Eldamain Road**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located North of West Veterans Parkway and East of Eldamain Road and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Funkhouser.

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

**CITY COUNCIL REPORT**

**Metro West Legislative Drive Down**

Alderman Funkhouser reported that he and City Administrator Olson attended the Metro West Legislative Drive Down event in Springfield. They spent two days lobbying with their reps and senators. He said he hoped they made some impact.

**CITY CLERK’S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

Mayor Purcell shared that City Administrator Olson gave a presentation this afternoon at the Chamber luncheon. He reported that he did an excellent job.

**MAYOR’S REPORT (cont’d)**

**Public Works and Parks Department  
Facility Update  
(CC 2025-08)**

City Administrator Olson reported that the City received 179 bids on 26 separate packages. RC Wegman shared that this was the best-bid project within their company. He shared that they are about \$2.8 million under budget based on the minimum bids. RC Wegman is still reviewing the bids.

**Lake Michigan Water  
Project Update  
(CC 2025-09)**

No report.

**Fiscal Year 2026 Budget Presentation  
(CC 2025-21)**

City Administrator Olson gave a PowerPoint presentation on the fiscal year 2026 budget (*see attached*). He said a public hearing on the budget is scheduled to be held at the March 25, 2025, meeting. The budget needs to be approved by April 30, 2025.

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

None.

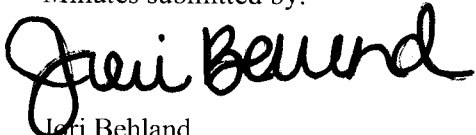
**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 10:00 p.m.

Minutes submitted by:

A handwritten signature in black ink that reads "Jeri Behland". The signature is written in a cursive, flowing style.

Jeri Behland,  
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARING

651 Prairie Pointe  
Yorkville, Illinois

Tuesday, March 11, 2025

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. Arden Joe Plocher, Alderman;

7           Mr. Chris Funkhouser, Alderman;

8           Mr. Matt Marek, Alderman;

9           Mr. Rusty Corneils, Alderman.

10          ALSO PRESENT:

11          Mr. Bart Olson, City Administrator;

12          Ms. Jori Behland, City Clerk;

13          Ms. Erin Willrett, Assistant City

14          Administrator;

15          Mr. Rob Fredrickson, Finance Director;

16          Mr. Eric Dhuse, Public Works Director;

17          Mr. James Jensen, Chief of Police;

18          Mr. Tim Evans, Parks and Recreation

19          Director;

20          Ms. Krysti Barksdale-Noble, Community

21          Development Director;

22          Mr. Brad Sanderson, City Engineer.

1 APPEARANCES:

2 OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,  
3 LTD.

4 BY: MS. MEGAN LAMB  
5 1804 North Naper Boulevard, Suite 350  
6 Naperville, Illinois 60563  
7 (630) 682-0085

8 appeared on behalf of the United City of  
9 Yorkville.

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23 REPORTED BY: Christine M. Vitosh

24 Illinois C.S.R. License No. 084-002883



(WHEREUPON, the following  
proceedings were had in public  
hearing, commencing at 7:03 p.m.  
as follows:)

MAYOR PURCELL: I am now opening the  
Lake Michigan Improvements IEPA Amended Project  
Plan PEID public hearing. And I have to read  
this, it's required, sorry. Otherwise we would  
go quicker.

Public hearing, Lake Michigan  
Connection Plan Improvements, March 11th, 2025,  
Yorkville City Council. The purpose of this  
public hearing is to obtain public comment on the  
United City of Yorkville's Lake Michigan  
Connection Plan Improvements Projects and  
Illinois Environmental Protection Agency's  
amended preliminary environmental impacts  
determination as provided for in the Illinois  
procedures for issuing loans from the Public  
Water Supply Loan Program. The projects are in  
the planning stage and this hearing is not a  
pre-construction meeting.

The projects are to complete needed  
improvements for the city to switch its source

1 water to Lake Michigan by connecting to the  
2 DuPage Water Commission, DWC, specifically the  
3 replacement of water mains to reduce leakage and  
4 water loss, construction of a receiving station  
5 to receive supply from DWC, and construction of a  
6 new water storage tank for future storage  
7 requirements by DWC.

8 Financial assistance for the  
9 projects is being sought from the IEPA Public  
10 Water Supply Loan Program.

11 A copy of the amended project  
12 summary and preliminary environmental impacts  
13 determination provided by the IEPA is on file at  
14 the United City of Yorkville, City Hall, 651  
15 Prairie Pointe Drive, Yorkville, Illinois, 60560,  
16 that's this building, and available for public  
17 inspection during regular office hours.

18 All interested parties wishing to  
19 provide comment on the projects, the preliminary  
20 environmental impacts determination, and/or any  
21 environmental impacts of the projects are now  
22 given an opportunity to be heard.

23 Written comments may also be  
24 submitted at any time for up to and including an

1 additional ten days following the date of this  
2 public hearing.

3 Written comments may be sent to the  
4 United City of Yorkville City Clerk -- that's  
5 Jori -- and/or to the Illinois Environmental  
6 Protection Agency.

7 Okay. Now that I have read that  
8 message, I will take any comments. Does anyone  
9 have any comments on the Lake Michigan  
10 Improvements IEPA Amended Project Plan PEID? And  
11 I could not tell you what that acronym is.

12 Anyone?

13 (No response.)

14 MAYOR PURCELL: Well, at 7 -- I'll call  
15 7:06, I will close the public hearing. Thank you  
16 very much, Court Reporter. We'll see you at the  
17 next meeting or whenever.

18 (Which were all the proceedings had  
19 in the public hearing, concluding  
20 at 7:06 p.m.)

21 ---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 19th day of March,  
2025.

/s/ Christine M. Vitosh

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

## City Council - Public Hearing - March 11, 2025

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## City Council - Public Hearing - March 11, 2025

City Council - Public Hearing - March 11,

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Yorkville Community Unit School District #115  
City Council Meeting  
Citizen Comment

March 11, 2025

1. The district presented concerns with population calculation utilized by GMMW LLP on February 12, 2025
  - a. The district estimates (using the population calculation land cash analysis) 77 students, and the developer is presenting 23 students
  - b. On February 12, I received an email from Krysti Barksdale-Noble stating all of these units would be three-bedroom. The correspondence in the packet indicates that some of these will be two-bedroom units.
  - c.
2. Parcel Counts and Student Projection

Multi Family	Parcels	Student Total	Students Per Lot	Description
Grande Reserve Duplexes	87	71	0.816	Hobbs and Cranston
Autumn Creek	347	233	0.671	Crimson/Orchid and Emerald
Country Hills	76	50	0.658	Penmnan and Prestwick
Grande Reserve Duplexes	180	93	0.517	Old Glory/Alden
Bristol Bay Northwest	394	155	0.393	Bristol Bay, including Winchester and Half Noon

3. The developer uses the 2020 National Association of Home Builders, projecting .22 students per single-family attached home.

	Parcels	Student Total	Students Per Lot	Description
Royal Oaks Drive	79	23	0.291	Single-family near Blackberry Oaks



**Monica Cisija**

---

**Subject:** RE: Opposition of townhome rezoning

**From:** Amanda Winter <[REDACTED]>

**Sent:** Tuesday, March 11, 2025 12:37:09 AM

**To:** John Purcell <[jpurcell@yorkville.il.us](mailto:jpurcell@yorkville.il.us)>

**Subject:** Opposition of townhome rezoning

Hi Mayor Purcell ,

My name is Amanda Winter and my husband and I have been residents of Yorkville, living in our house in Sunflower Estates for 15 years. We have two kids that both currently attend YIS. We love the town, and the schools, but fear that Yorkville is not in a position to have the additional housing that will cause not only increased traffic just outside our neighborhood, but also congestion in our schools.

I was advised by a teacher last month to be sure I complete my children's school registration right away if I want to secure their spot at our school due to the overcrowding at the schools. I am aware that the North side of town is planning to create temporary classrooms for the overcrowding problem they have. How much space do our schools on the South side of town have available. What about having only one Middle School and High School in town. what will happen there? You already turned a school into a freshman campus to try and accommodate, but there just isn't the room.

I also fear that particular parcel of land, being surrounded by storage buildings in an unattractive lot tucked away might not sell to the ideal homeowner. If parts of that area are not sold in time, will the builders abandon the lots like they did in Bristol Bay? What an eyesore to our town going to the soccer fields seeing half built homes and materials just left.

What if it were sold and turned into rental buildings?

The traffic that this neighborhood will bring with over 100 homes in such a small space, with only one way in and out is going to cause severe traffic issues. 47 is already challenging enough to get onto from Greenbrier road. Is there a plan in place for us to safely leave our developments with the added traffic congestion?

We have loved our home and town for these past 15 years. We loved that when we moved here, there were great schools, a small town feel, and although the taxes are very high, we felt confident that they were going to be spent to make this town even better. But with this additional, it is bringing the opposite affect of why we fell in love with Yorkville.

Please take this and others responses into consideration and hopefully oppose the rezoning of that area.

I appreciate your time and consideration.

Amanda Winter  
[REDACTED]

[Yahoo Mail: Search, Organize, Conquer](#)

# FOX HAVEN TOWNHOMES

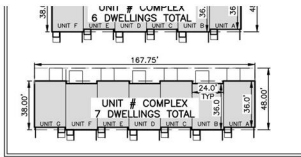


# SITE INFORMATION



- ▶ 1115 S. Bridge Street formally used as the Parfection Driving Range
- ▶ 14 Acre Parcel
  - ▶ R-2 residential to the west (Greenbriar)
  - ▶ R-3 residential to the south (Prairie Garden)
  - ▶ B-3 to the east
  - ▶ Vacant unincorporated to the north
- ▶ 1 acre B-3 commercial outlot on Bridge Street for future development
- ▶ 17 modern townhome buildings. 6 and 7 unit buildings. 105 total units.
- ▶ On-site stormwater detention.
- ▶ Access off Route 47. In permitting for IDOT for a Site Feasibility Access Review.
- ▶ Amenities for the residents include walking paths, open space green areas & a future park site, on and off-street visitor parking
- ▶ All streets & green space within the subdivision will be private and maintained entirely by the newly formed Fox Haven HOA.

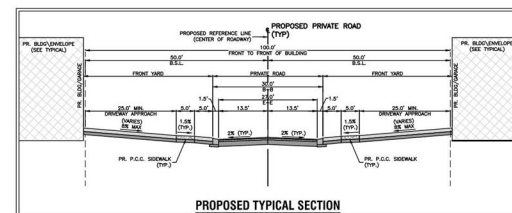
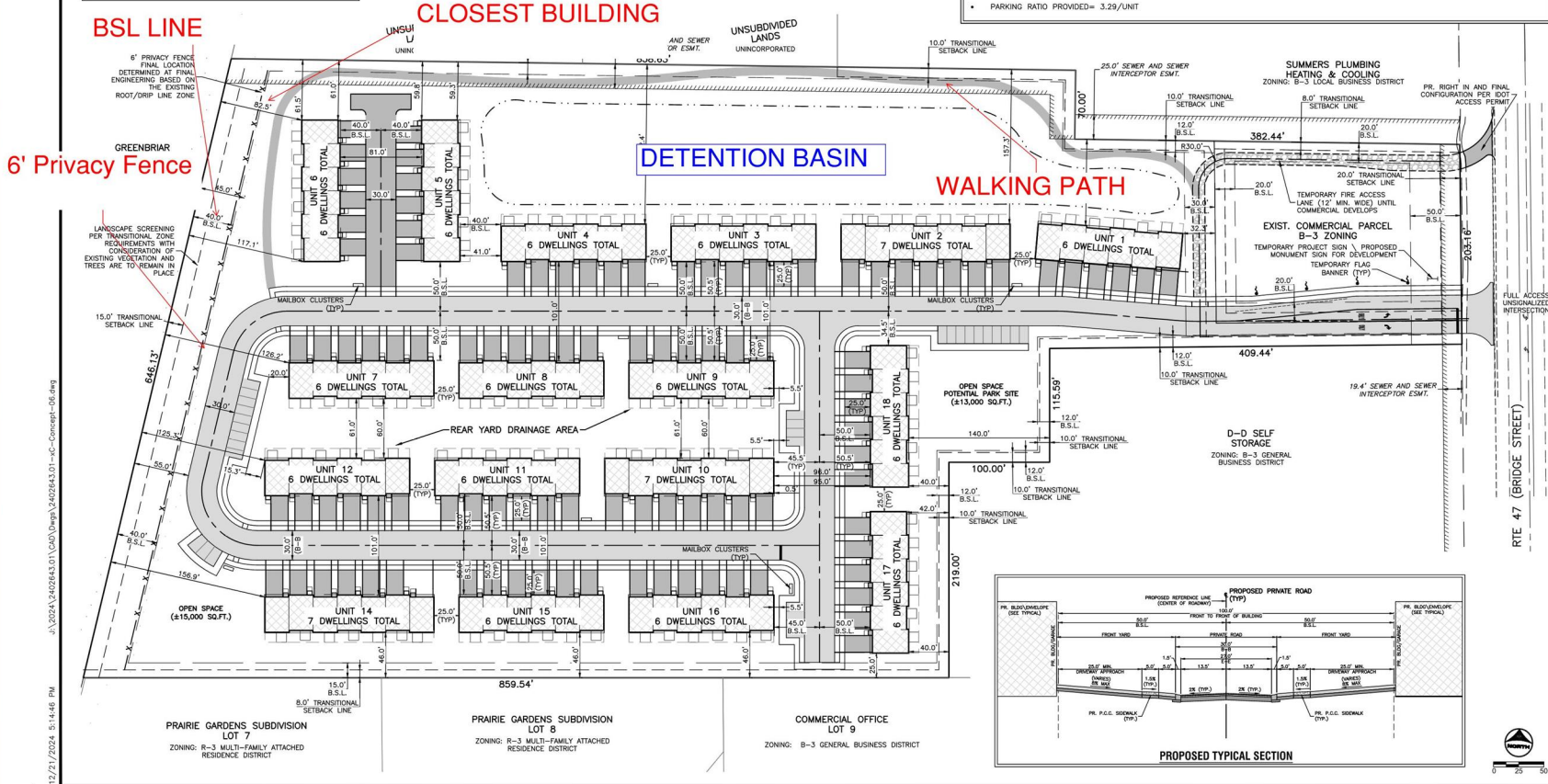




Ground Cover	Area (ac.)
Open Space	4.15
Impervious	5.78
Dry Detention	1.36
Grass/Gravel	2.30
Total Gravel	14.18
Total Impervious	9.23
% Impervious	65%

PROP. ZONING: (PUD) R-4 GENERAL MULTI-FAMILY RESIDENCE DISTRICT  
 MAXIMUM LOT COVERAGE PER R-4 ZONING = 70% IMPERVIOUSNESS  
 PUD PLAN TO COMPLY WITH R-4 ZONING OF MAX. 70% IMPERVIOUSNESS  
 MAX. BUILDING HEIGHT: 80'  
 DWELLING UNIT MAX. HEIGHT: 40'  
 INGRESS/EGRESS ACCESS EASEMENT TO BE PROVIDED OVER THE PRIVATE ACCESS ROADS (INCLUDED AT TIME OF FINAL PLAT)

PARKING SPACE CALCULATIONS:  
 \* (14) 6 UNIT BUILDINGS (102 UNITS) X 2 = 168 DRIVEWAY SPACES  
 \* (3) 7 UNIT BUILDINGS (3 UNITS) X 2 = 42 DRIVEWAY SPACES  
 TOTAL DRIVEWAY SPACES = 210 SPACES (OFF-STREET REQUIRED)  
 \* A MINIMUM OF ONE (1) OF THE PARKING SPACES, AS REQUIRED IN SECTION 10-4-1(1) OF THIS UDO, SHALL BE PROVIDED IN AN ATTACHED OR DETACHED GARAGE LOCATED ON REAR OR SIDE FACADES UNLESS OTHERWISE APPROVED = 105 SPACES (GARAGE SPACE)  
 \* ADDITIONAL OFF-STREET PARKING SHOWN = 30 SPACES  
 \* TOTAL NUMBER OF PARKING SPACES PROVIDED PER PLAN: 345  
 \* PARKING RATIO REQUIRED = 2.25/UNIT  
 \* PARKING RATIO PROVIDED = 3.29/UNIT



NO. | DATE | BY | REVISION DES

HRGreen.com  
 HRGreen

FOX HAVEN - 14.2+ AC. MULTI-FAMILY PUD PLAN  
 ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)  
 CLIENT: 1115 LLC.  
 UNITED CITY OF YORKVILLE, ILLINOIS

FOX HAVEN - PUD CONCEPT PLAN

DATE: 12/21/2024 5:14:46 PM  
 J:\2024\2402843.01\CD\Draw\2402843.01-C-Concept-06.dwg

SCALE: 1" = 100'-0"

APPROVED: DWS  
 JOB DATE: 12/21/2024  
 JOB NO: 2402843.01

CONCEPT







PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR



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LOOKING WEST AT GREENBRIAR

# Information Since Feb. 12, 2025

## Plan Commission

- ▶ Developer has agreed to pay an additional \$2,000 per unit to School District, for a total of \$5,000 per unit
- ▶ In excess of current City requirements

FY 26 BUDGET  
PRESENTATION

CITY COUNCIL

MARCH 11, 2025

# United City of Yorkville

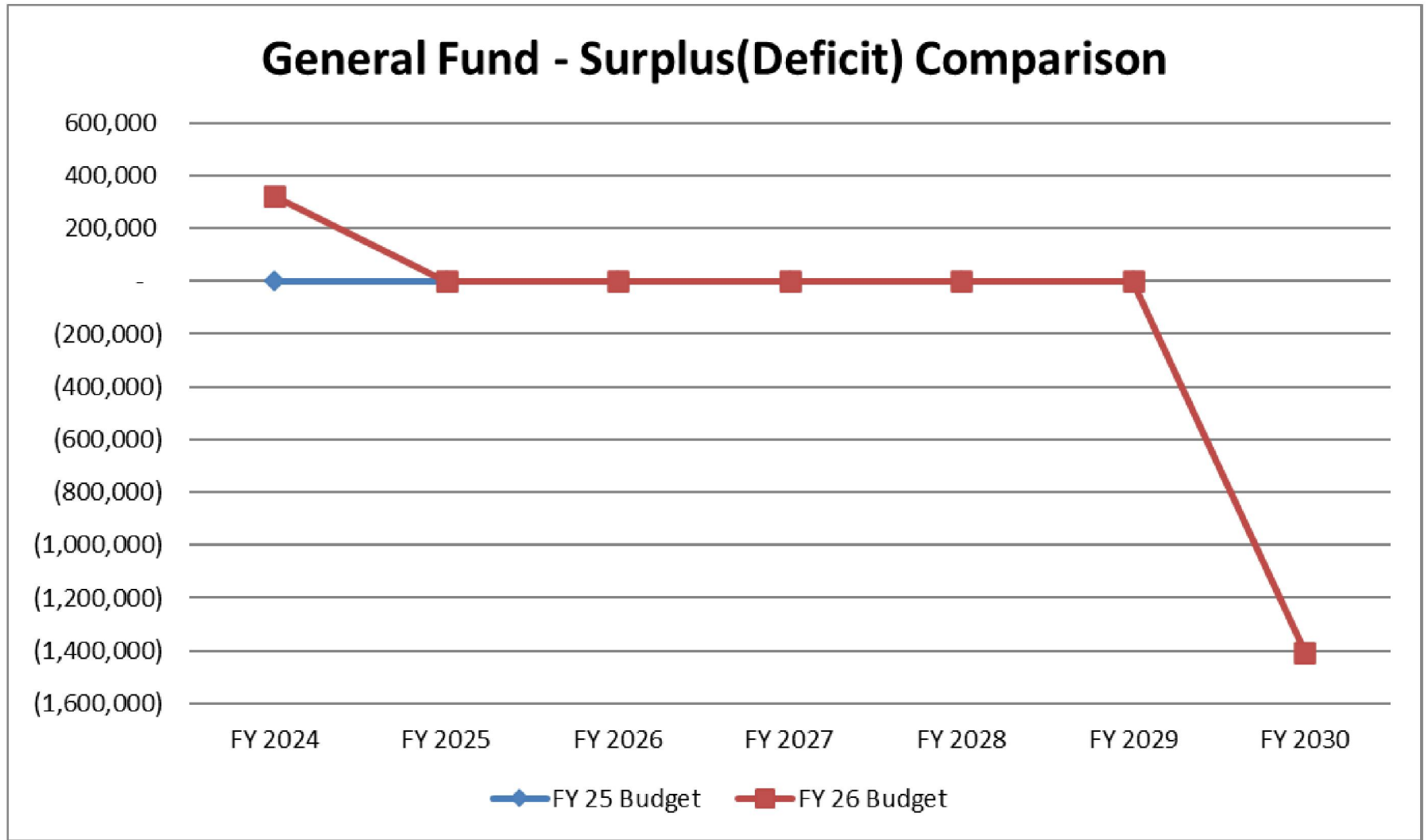
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# Budget Schedule

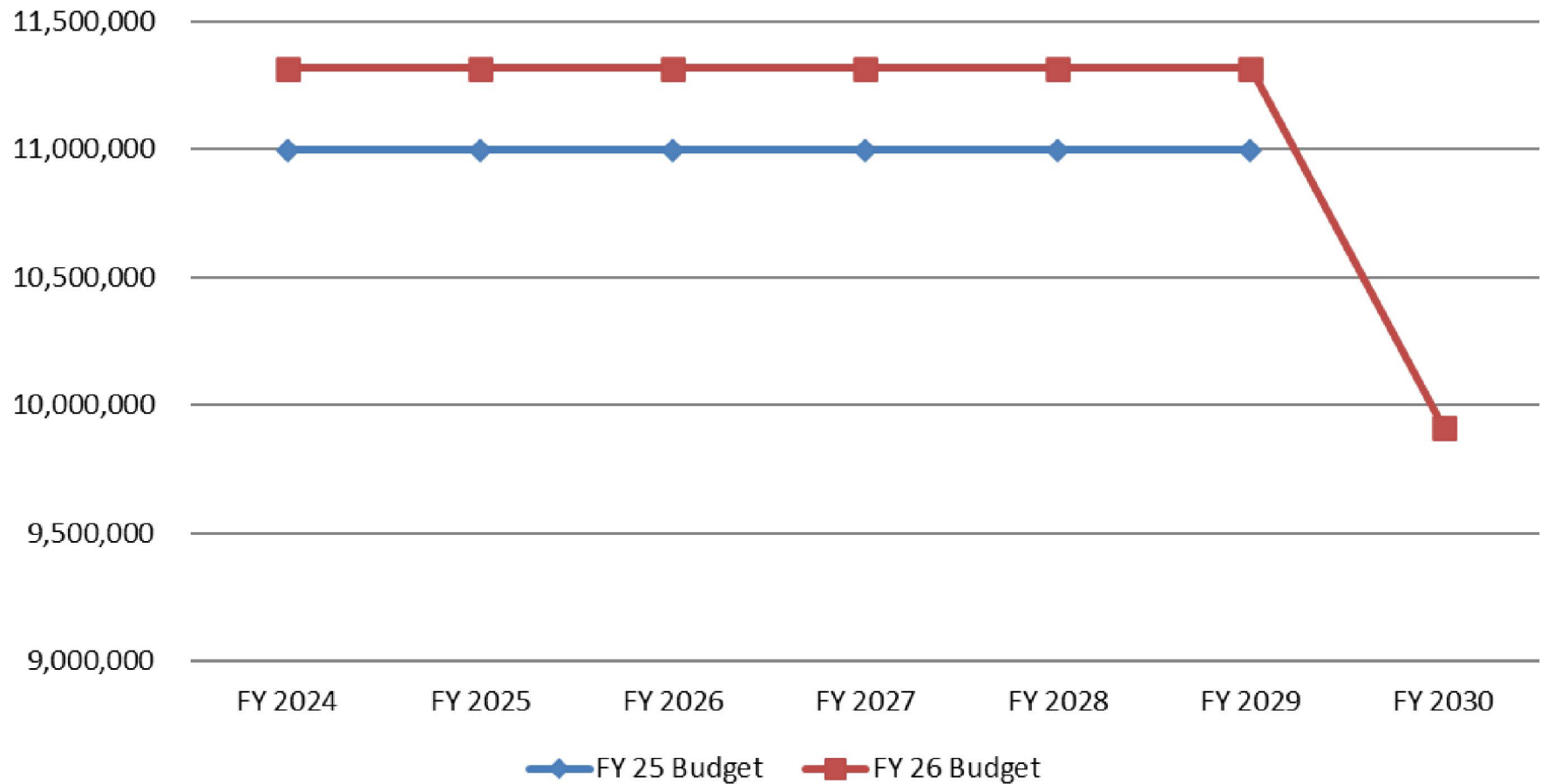
- FY 26 Budget Presentation
  - Big Picture
  - Items to Note
  - Significant Projects
  - March 11, 2025
- One mandated public hearing
  - March 25, 2025
- City Council must approve budget before April 30, 2025

# Big Picture



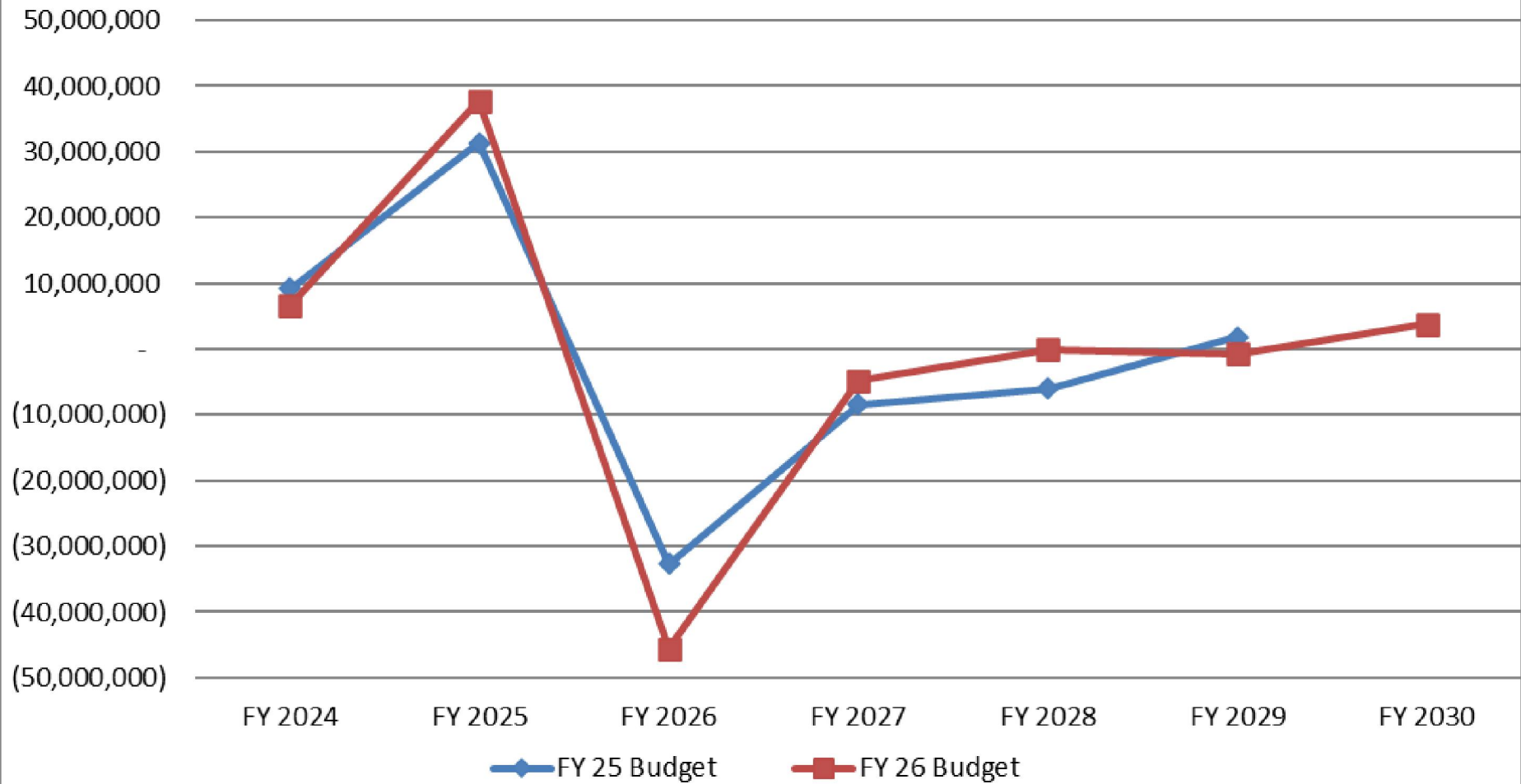
# Big Picture

## General Fund - Fund Balance

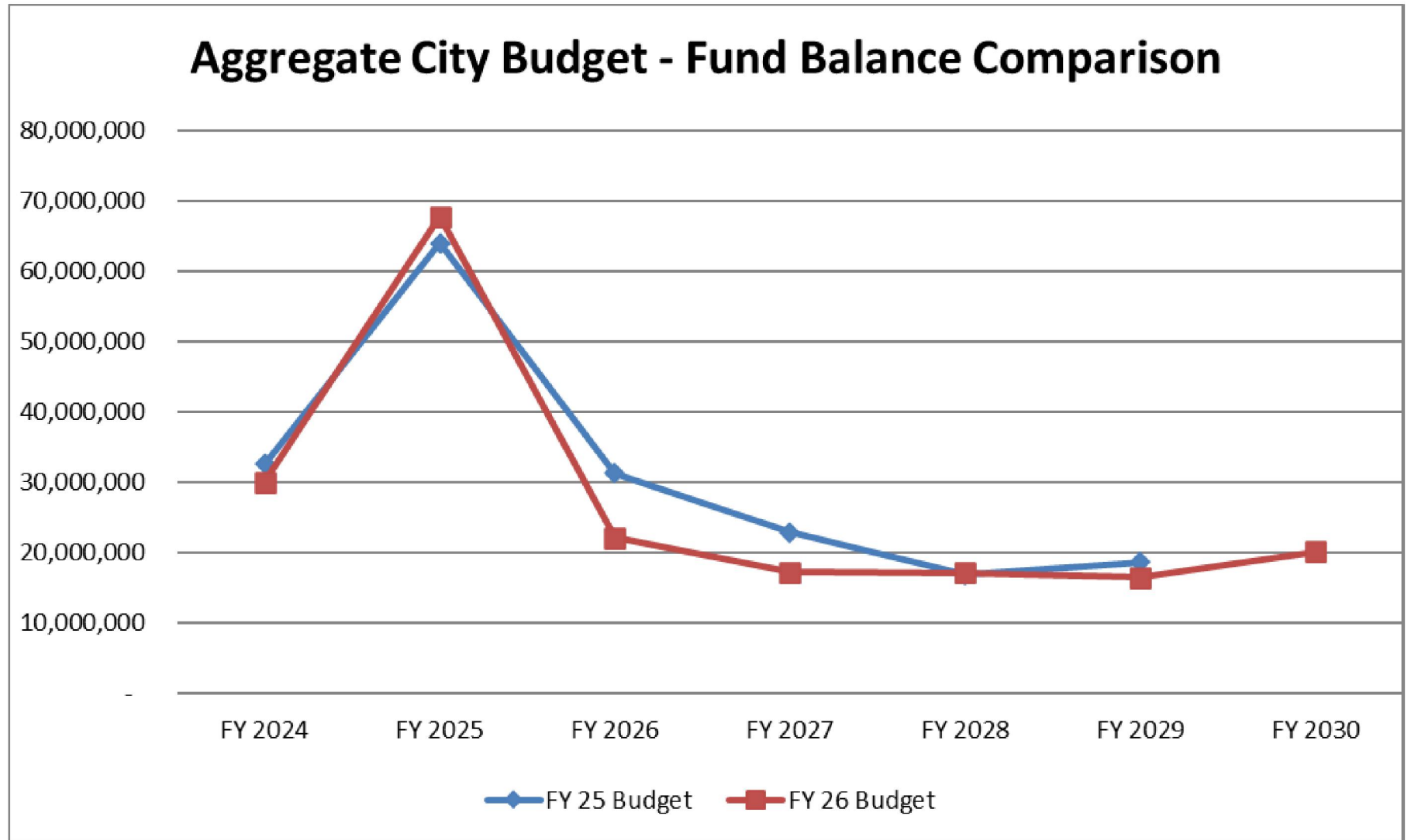


# Big Picture

## Aggregate City Budget - Surplus(Deficit) Comparison



# Big Picture



# Big Picture

- FY 25 General Fund (current year) projected to end in surplus / balanced with an additional \$1.1m transfer to City-Wide Capital
- FY 25 General Fund original budget showed \$700k deficit, after Special Census related budget amendment

# Big Picture

- FY 25 – most other funds in line with budgeted projections in Spring 2024
  - Positively impacted
    - City Wide Capital Fund - increase in General Fund transfer and project deferrals
    - Building and Grounds Fund - PW and Parks building delay from budget schedule and delay in land acquisition
    - Sewer Fund positively impacted by project delays
    - Downtown TIF 1 positively impacted by land acquisition occurring in Downtown TIF 2
- Water Fund budget variances due to bond timing and developer contribution delays

# City Council Goals

- #1 - Downtown (private development, public improvements, and parking issues)
  - City purchased FS property in FY 25
  - Both TIF funds are exceeding revenue expectations, driven by across the board property value growth
  - Hydraulic District plan unsuccessful for Rebuild Downtown Main Streets (RDMS) grant, but ITEP grant application is still outstanding
  - Hydraulic District plan could be funded on a piecemeal basis, and possibly funded with bond proceeds from PW and Parks building savings



# City Council Goals

- #2 – Staffing
- FY 26 proposed hires (3.5 FTE, funded)
  - Water/Sewer Maintenance Worker II
  - Community Development Planner I
  - Recreation Administration Coordinator
  - Police Evidence Tech/Training Coordinator, transition from part-time to full-time

# City Council Goals

- #2 – Staffing
  - FY 27 (5 FTE, unfunded)
    - Police Officer
    - Mechanic
    - Administration Records Clerk
    - Superintendent of Streets
    - Superintendent of Water/Sewer
  - FY 28 (4 FTE, unfunded)
    - Police Officer
    - Police Records Clerk
    - GIS Coordinator (PW)
    - Building and Grounds Maintenance Worker II
  - FY 29 (3 FTE, unfunded)
    - Police Officer
    - Streets Operator
    - Maintenance Worker II (Streets)

# City Council Goals

- #3 – Lake Michigan Water Source
  - Water turn on date anticipated for mid-2028
  - Route has been decided, land acquisition ongoing
  - Yorkville approved DuPage Water Commission (DWC) intergovernmental agreement in FY 25, and will officially join the organization when connection occurs
  - First DWC construction agreement made in February 2025

# City Council Goals

- #3 – Lake Michigan Water Source
  - WIFIA Loan tentatively approved, set to close in Q3 2025
  - IEPA low interest loan tentatively approved, working through loan steps now
  - Regular municipal bond sold in same package as PW and Parks facility bond
  - Water rates set to be reviewed by the Public Works Committee at the March 18, 2025 meeting
  - Water sales are shown as aggregate increases, without a specific proposal:
    - FY 26 – 25% increase
    - FY 27 – 25% increase
    - FY 28 – 20% increase
    - FY 29 – 20% increase
    - FY 30 – 20% increase

# City Council Goals

- #3 Lake Michigan Water Source
  - Rate increase in FY 23 of ~17% aggregate increase that generated \$350,000 in year one and \$650,000 each year thereafter looked like:
    - Base rate went from \$17 bi-monthly to \$24 bi-monthly on Sept 1, 2022
    - Volumetric rate went from \$4.30 per 100 cubic feet to \$4.80 per 100 cubic feet on Jan 1, 2023
    - 78% of customers saw increases of \$10.25 per billing cycle or less

# City Council Goals

- #3 – Public Works and Parks Building
  - RC Wegman approved as construction manager in FY 25
  - Project put out to bid in February 2025
  - Bids opened end of February 2025
  - Earliest analysis is the apparent low bidders are \$2m+ under the lowest estimates put forth by Kluber and RC Wegman, even including the alternates
  - Contract amendment with RC Wegman to take bid prices and guaranteed maximum pricing is expected to be on the March 25, 2025 City Council agenda

# City Council Goals

- #5 – Subdivision cluster / Road to Better Roads funding
  - City was able to fund the first year of the program in FY 25 of \$4m+ without a bond
  - Proposal to complete the second year of the program in FY 26 of \$3.8m without a bond
  - FY 27 and FY 28 proposals of \$3.3m and \$2.3m respectively cannot be completed without a \$9m bond in FY 27



# City Council Goals

## • #6 – Vehicles

- City funded a full replacement program for all vehicles in FY 25
- FY 26 program contains \$5.1m worth of new or replacement vehicles and equipment
- Proposal to defer some purchases in Parks and Public Works in FY 26 to allow the City to complete the subdivision paving without having to issue a new bond
- Vehicles proposed to be deferred will not jeopardize daily operations



# City Council Goals

## • #7 – Automation

- Full Enterprise Resource Planning (ERP) replacement has been funded in the budget the last two years
- ERP replacement has been delayed and deferred due to other priorities
- FY 26 budget includes funding for a full ERP replacement, which would occur between FY 26 and FY 28
- In order to implement monthly water billing or a complex/tiered water rate structure, the City would have to move off of its existing system to a new ERP

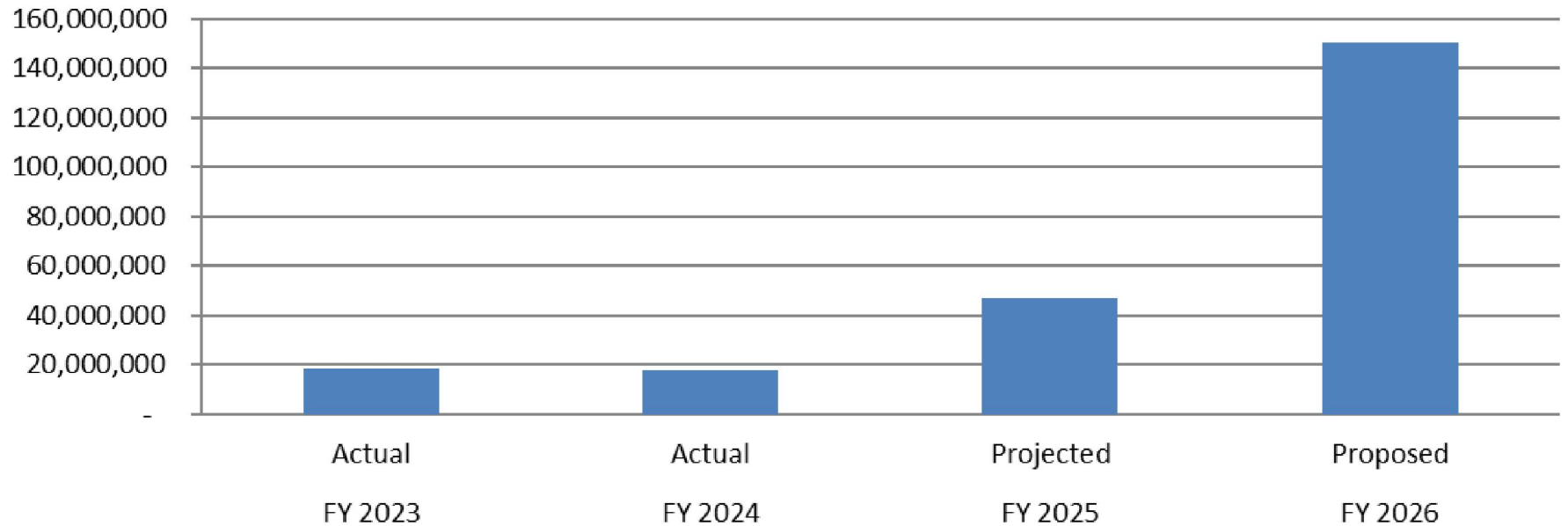
# City Council Goals

## • #8 – Home Rule Status

- City Council approved a Special Census MOU in FY 25
- Federal hiring freeze has impacted the US Census Bureau, preventing them from hiring even temporary census enumerators that are paid entirely by the City
- Original census start date was July 1, 2025, now in flux
- Estimated population is 25,000+
- City stands to gain or lose out on \$1m in annual shared revenue from Special Census

# Big Picture

**Capital Budget Comparison - Fiscal Years 2023 - 2026**



# Big Picture

- Capital projects in five-year budget
  - Lake Michigan water source – latest cost estimates through FY 30
    - More cost estimates anticipated in the next few months
  - Public Works and Parks facility construction
  - ERP implementation
  - Normal Road to Better Roads (RTBR) program
  - Extra RTBR subdivision cluster program
  - Annual sidewalk replacements
  - 100 new trees planted in FY 26
  - Annual Watermain replacements as required by IDNR through FY 28
  - Quiet zones on BNSF track only

# Big Picture

- Capital projects / purchases in five-year budget

- Full funding for Route 47 and Route 71 expansion projects on timelines dictated by the State
  - Includes completion of Bristol Bay street extensions
- Kennedy Road repaving
- Van Emmon repaving
- Full funding for normal water and sewer infrastructure replacement / remediation
- Well #10 and Raw Water Main construction
- All Cyrus One infrastructure extensions, as funded by the developer
- Land acquisition for new park property
- Full playground equipment replacement on a lifespan basis
- Full vehicle and equipment purchases in all departments on a lifespan basis

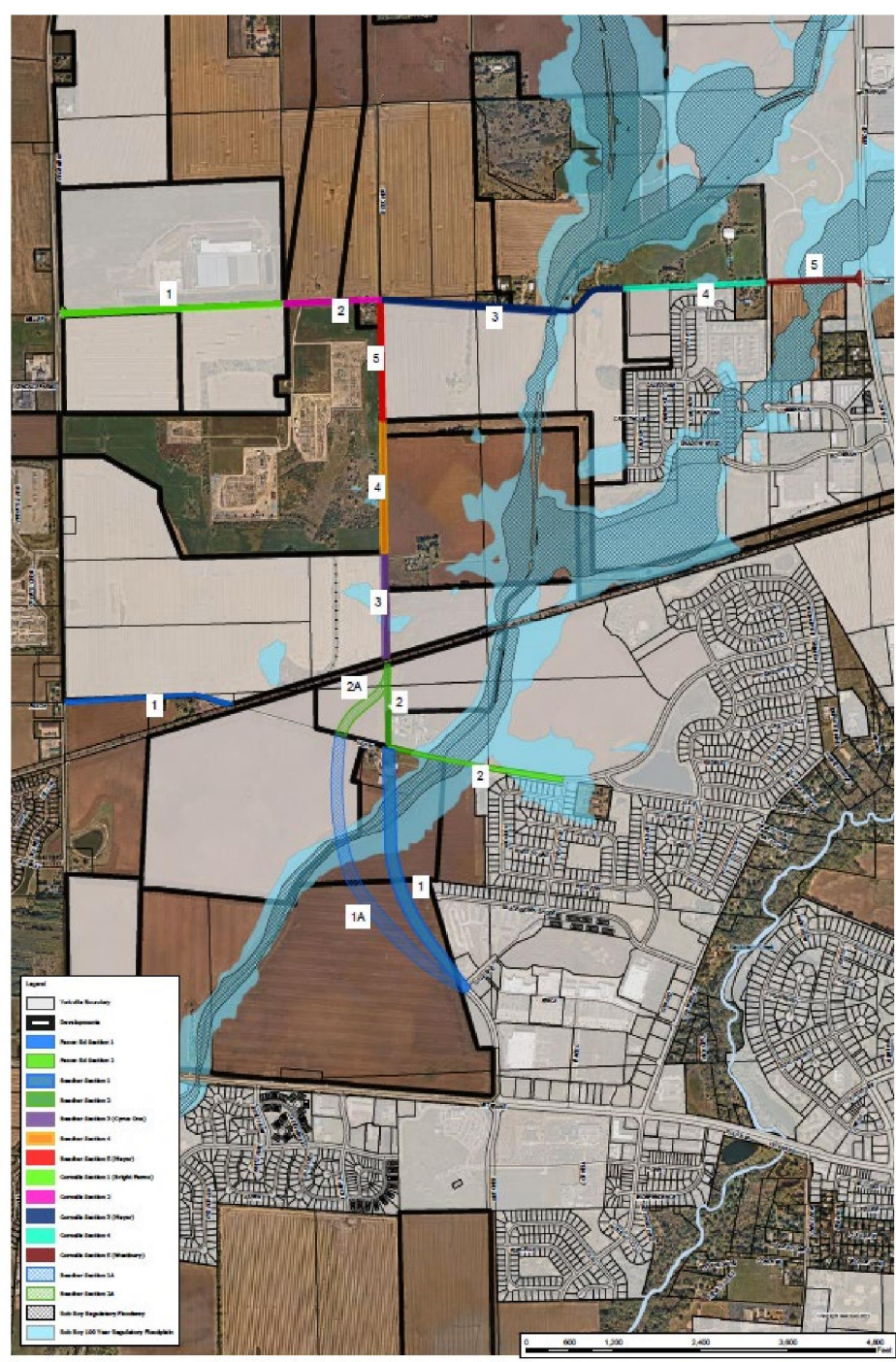
# Big Picture

- Capital projects / purchases in five-year budget
  - All previously mentioned capital projects and purchases are funded through:
    - Water rate increases as described in this presentation for all water related projects
    - Property taxes at their existing level plus new construction amounts only (should be no impact to existing taxpayers)
    - No proposed change in any infrastructure fees
    - No proposed change in any other taxes or fees

# Items to note – Unfunded Capital Projects

- **Beecher Road and Corneils Road**
  - Data center developments are likely to contribute millions of dollars to the City for development-related roadway improvements
  - Each road is miles long, and not all sections will be adjacent to developments
  - Will the City require developers to pay for road improvements gaps, not adjacent to developments?







# Items to note – Unplanned revenues

## • Costco

- Targeted opening date is November 2025
  - Half-way through FY 26
- Average Costco store does \$260m in annual sales
  - Costco will not warrant a projection for Yorkville store
  - Not all sales are retail, many sales are wholesale and not subject to City or state sales tax
  - Transfer sales from other Yorkville businesses not projected
  - Best City staff estimate is several hundred thousand dollars to more than \$1m annually for regular City sales tax, which is being shared with Costco until \$10m incentive is met
  - Non-home rule sales taxes should be roughly 2/3 of normal City sales tax 1%, which is not being shared with Costco

# Items to note – Unplanned revenues

- Data Centers

- Cyrus One

- Approved for nine data centers at ~200,000 square feet each on 230 total acres
    - Expected to build one or two buildings per year until completed
    - Each building will annually generate
      - Hundreds of thousands of dollars of property taxes for the Plano School District and other taxing entities
      - ~\$1m in electrical utility taxes for the City

# Items to note – Unplanned revenues

## • Data Centers

- City has other developers interested in building data center developments, for grand total of more than 3,000 acres
  - Earliest ballpark estimate is more than 100 new Cyrus One-sized data center buildings over the next few decades
  - Data center development is limited by power delivery both in Illinois and across the Country
  - City expects to receive two new development applications next week for a 1,000 acre data center development and a 500 acre data center development (included in the 3,000 acre tally above)

# Small picture – line items

- Noteworthy line-item narratives for the entire budget proposal are included in the budget cover memo and provide explanations for:
  - Revenue trends
  - Operational / commodity expenditure assumptions
  - Specific expenditures in each department

# Budget Schedule

- March 11 City Council presentation
- March 25 City Council public hearing
- City Council discussion and debate
  - March 25 Discussion
  - April 8 and 22 Discussion and possible approval, if needed