

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 8, 2025

Mayor Purcell called the meeting to order at 7:03 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, Economic Development Coordinator Katelyn Gregory, 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/87137225096?pwd=gdZcRBul3fPWaEdOkf3UPMiBrLELQi.1>.

The Zoom meeting ID was 871 3722 5096.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Angela Charlton, a Yorkville resident, said she urges the council to vote against rezoning the Parfection Park property. She stated the density on this property doesn't belong in this area. The extra traffic on the south side will not be good, especially in and out of Route 47. This is also a burden on the schools.

Abbey Cooling, a Yorkville resident, expressed her concern about the potential for three developments simultaneously. She said the school district could not sustain the influx of students, and the Park District was also overwhelmed. She asked if there had been a traffic study. There will be a lot of cars and people on the south side of town. She also asked if we collaborated with the fire and police, would they need additional staff?

Mr. Zediker, Superintendent of Yorkville School District 115, expressed his appreciation for Mayor Purcell and his team collaborating with the school district. He said that he knows that change and growth are coming, and they will work responsibly with the City. The School District will be back next month with recommendations on impact fees. They are also working on a facilities master plan they want to present to the Council this summer.

Bob Loftus, a Yorkville resident, thanked Lynn Dubajic Kellogg and has been very happy with the outcome. The Drew Daniels project will be a huge asset to the community. He stated Drew Daniels is a good guy. He also mentioned they are requesting an eight-foot berm with arbor vitae on the northeast side of the property and a 100-foot buffer. The field tile does run across the property.

CONSENT AGENDA

- 1. Bill Payments for Approval
 - \$ 1,382,388.68 (vendors)
 - \$ 425,032.90 (payroll period ending 03/28/25)
 - \$ 1,807,421.58 (total)

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

REPORTS

MAYOR’S REPORT

Easter Egg-Stravaganza

Parks and Recreation Director Evans reported that the Easter Egg-Stravaganza on Saturday, April 5th, attracted over 200 families and over 500 people to Autumn Creek Elementary School. Families participated in an egg hunt and visited with the Easter Bunny.

Ordinance 2025-28

**Approving the 2025-2026 Fiscal Budget
for the United City of Yorkville
(CC 2025-25)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the 2025-2026 Fiscal Budget for the United City of Yorkville and authorize the Mayor and City Clerk to Execute. So moved by Alderman Transier; seconded by Alderman Corneils.

Finance Director Fredrickson reported to the Council that the budget includes five amendments. #1—an increase of \$3,000 has been allocated per the Library Board’s directions to salaries and wages; #2—health insurance; #3—incremental property tax revenue; #4—an adjustment to broaden the budgetary scope of the 2026 Water Main Replacement Project; and #5—revisions to the construction cost of the new Public Works and Parks Facility following the receipt of bid results.

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

Ordinance 2025-29

**Authorizing the Acquisition of Certain Easements
for the Construction of Sanitary Sewers
(Yorkville Meadows)
(CC 2025-26)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Sanitary Sewers (Yorkville Meadows) and authorize the Mayor and City Clerk to Execute. So moved by Alderman Soling; 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

Ordinance 2025-30

**Authorizing the Acquisition of Certain Properties
for the Construction of Improvements
to the City’s Water System
(CC 2025-27)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Acquisition of Certain Properties for the Construction of Improvements to the City’s Water System and authorize the Mayor and City Clerk to Execute. So moved by Alderman Tarulis; seconded by Alderman Koch.

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 2025-47

Approving a Contract to Replace a Water Main on East Van Emmon Street, in an Amount Not to Exceed \$88,950
(CC 2025-28)

Mayor Purcell entertained a motion to approve a Resolution Approving a Contract to Replace a Water Main on East Van Emmon Street, in an Amount Not to Exceed \$88,950 and authorize the Mayor and City Clerk to Execute. So moved by Alderman Transier; seconded by Alderman Koch.

Mayor Purcell shared that this project did not go out to bid but received quotes. The City suggests going with the second-lowest bid, D Construction, as they are working on a project in the same area.

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

PUBLIC WORKS COMMITTEE REPORT

Ordinance 2025-31

Vacating a Portion of Worsley Street in the United City of Yorkville, Kendall County, Illinois
(PW 2025-19)

Alderman Koch made a motion to approve an Ordinance Vacating a Portion of Worsley Street in the United City of Yorkville, Kendall County, Illinois and authorize the Mayor and City Clerk to execute; seconded by Alderman Corneils.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

Beecher Solar Farm – Special Use and Variance – First Reading
(PZC 2024-22 & EDC 2025-05)

a. Ordinance Approving a Special Use Permit Allowing Freestanding Solar Energy Systems on Certain Territory Generally Located North of Corneils Road, West of Beecher Road, and East of IL Route 47 (Beecher Road Solar Expansion)

b. Ordinance Granting a Property Line Setback Variance for Certain Territory Generally Located North of Corneils Road, West of Beecher Road, and East of IL Route 47 (Beecher Road Solar Expansion)

Attorney Dan Kramer, the petitioner's attorney, said they have prepared a presentation for the Council. He also shared that the petitioners, Gary and Betty Bennet, were in attendance. He mentioned that this project is not on Beecher Road but on Corneils. He shared that the property owners would be the most affected by this project, and others shouldn't be able to see it. They will still put up fences and landscaping. Attorney Kramer mentioned they were previously looking at a 471' setback, but after hearing comments, they could redesign and make it a 900' setback and would need a slight variance. Hanna Udischas with Nexamp shared a presentation with the Council (*see attached*). Mike Keith, Civil Engineer, also reviewed the site plan with the Council.

Alderman Koch asked if the proposed data center next to the project would impact them. City Administrator Olson said no, they are separate parcels and projects. Alderman Koch asked what happens

if the company goes under and we are left with the project? Community Development Director Barksdale-Noble shared that they must submit a decommissioned bond, which can be called, and we would require the removal and restoration of the parcel to return to the original condition. The bond cost is 120% over the estimated cost, and then there is a 3% increase in inflation each year. Alderman Koch asked if the company wants to make local contributions, which Attorney Kramer said he would ask. Mayor Purcell noted this project will be voted on at the April 22nd City Council meeting.

1115, LLC
(PZC 2024-29 & EDC 2025-06)

Ordinance 2025-32

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

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 Funkhouser; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-4 Nays-3 Present-1
Marek-aye, Corneils-nay, Koch-nay, Plocher-aye,
Funkhouser-aye, Tarulis-nay, Transier-aye, Soling-present

Ordinance 2025-33

b. 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 the Rezoning to R-4 General Multi-Family Residence Zoning District of Certain Territory Known as 1115 South Bridge Street, Yorkville, Illinois (Fox Haven) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-4 Nays-3 Present-1
Corneils-nay, Koch-nay, Plocher-aye, Funkhouser-aye,
Tarulis-nay, Transier-aye, Soling-present, Marek-aye

Ordinance 2025-34

Approving the Rezoning to M-2 General Manufacturing Zoning District of Certain Territory Known as 11159 Faxon Road, Yorkville, Illinois (Daniels Malinski Yorkville Family, LLLP)
(PZC 2025-01 & EDC 2025-17)

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to M-2 General Manufacturing Zoning District of Certain Territory Known as 11159 Faxon Road, Yorkville, Illinois (Daniels Malinski Yorkville Family, LLLP) and authorize the Mayor and City Clerk to Execute. So moved by Alderman Koch; seconded by Alderman Tarulis.

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

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)

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

No report.

No report.

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 Koch; seconded by Alderman Funkhouser.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:55 p.m.

Minutes submitted by:



Jori Behland,
City Clerk, City of Yorkville, Illinois



Beecher Road Solar, LLC
4.99 MWac Community Solar Facility
Application for Special Use and Variance
United City of Yorkville, Illinois

April 8, 2025

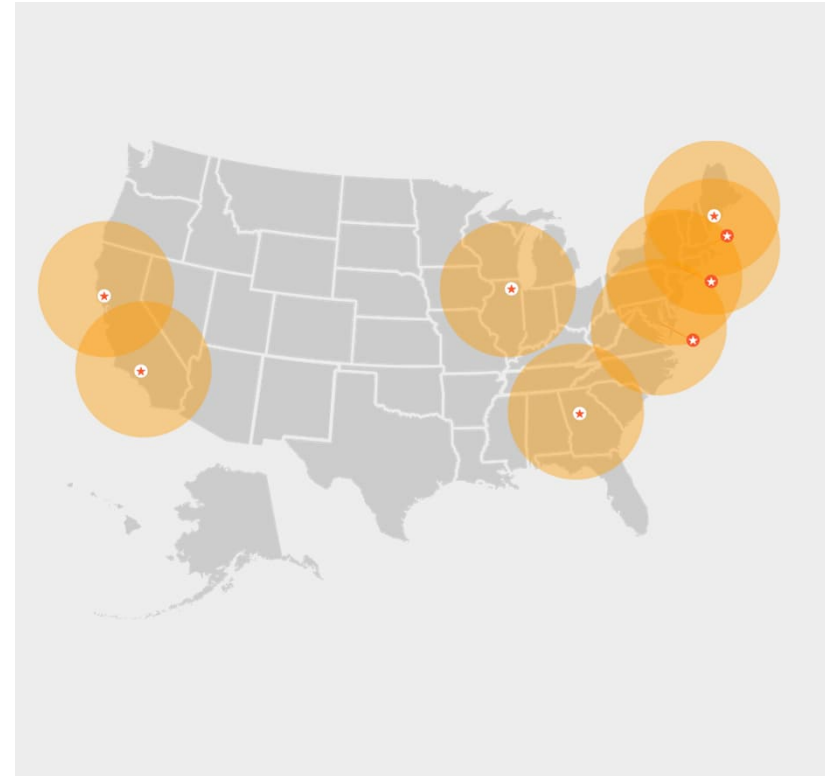


- Founded in 2007 by two Army veterans
- Since 2007, Nexamp has grown exponentially and has become vertically integrated developer and owner of solar projects nationwide
 - Nexamp owns and operates projects
 - Acquires projects from other companies
- 475+ employees today
- Voted #1 Community Solar Company in 2023 & 2024 by Solar Power World Magazine
- 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 operating 40+ projects statewide with 20+ in construction & development
- Our operation assets serve over 8,500 residents and small businesses in Illinois



Operating Nexamp IL Projects

French Road Solar

- Burlington, Kane County
- 16 acres
- 2.8MW project
- Serves nearly 400 subscribers



| Operating Nexamp IL Projects

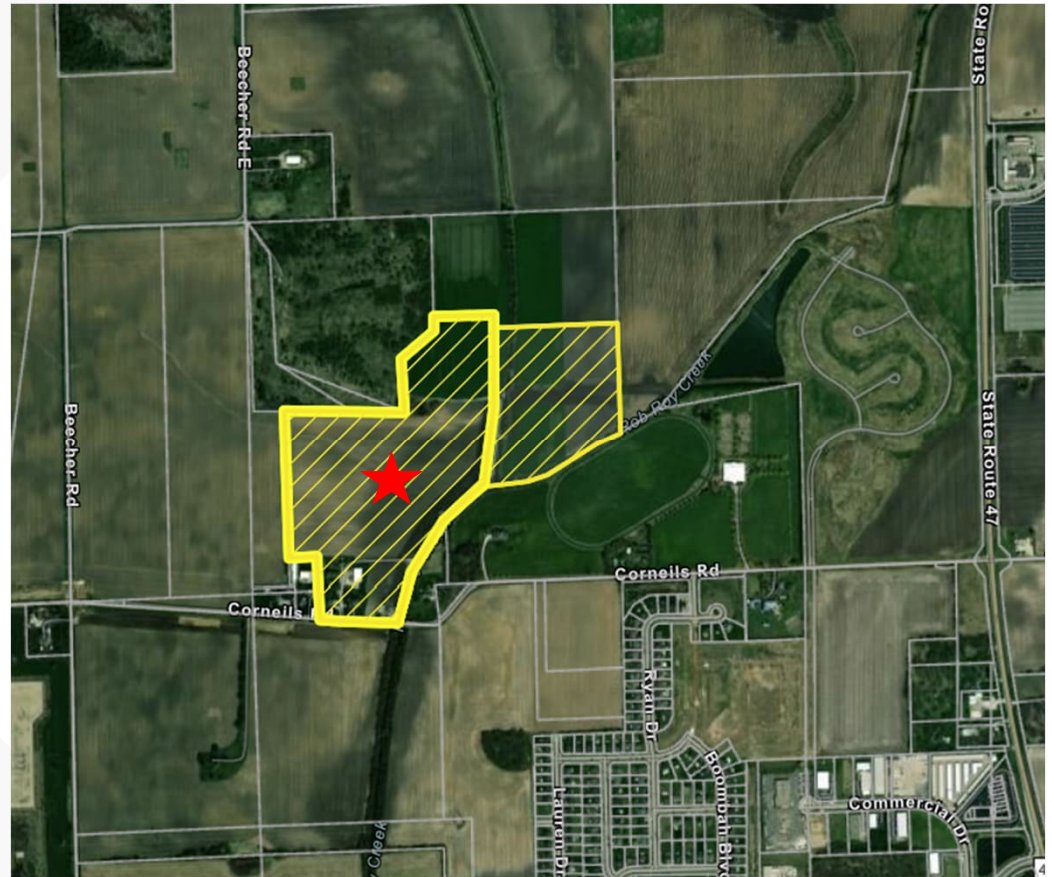
Fargo Road Solar

- Tampico, Whiteside County
- 19 acres
- 2.7MW project
- Serves nearly 400 subscribers



Area Map

Beecher Road Solar, LLC



| Project Details

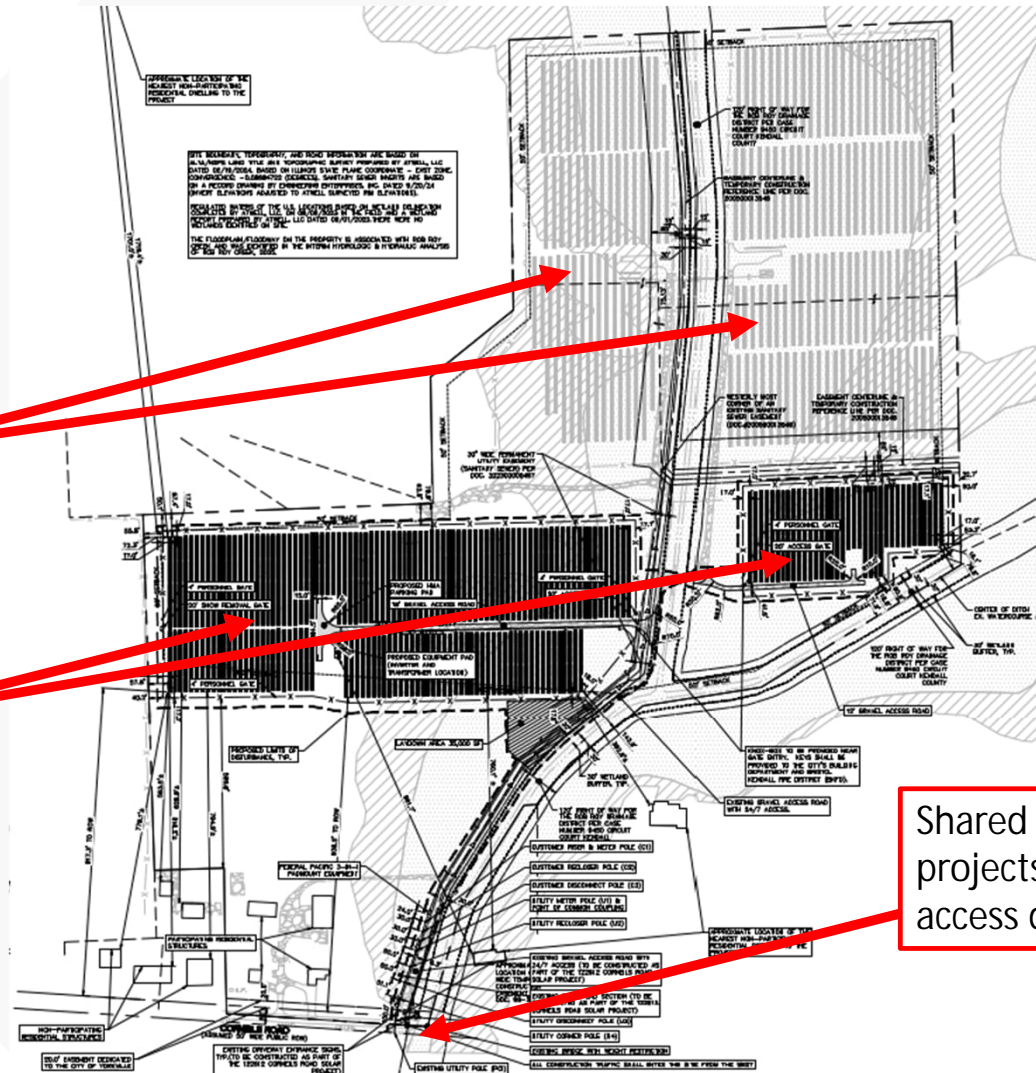
Beecher Road Solar, LLC

- Project Location: 10791 Corneils Road
- Zoned: A1-SU (Agriculture Special Use District)
- Parcels: 02-08-300-008 & 02-08-300-012
- Owner: Gary and Betty Bennett
- Parcels Size: Approximately 69.64 Acres
- Project Size: Approximately 20.3 Acres (within fence)
- Project Capacity: 4.99 MWac
- Project Life: 30 – 40 years

Beecher Road Solar, LLC

Beecher Road Solar, LLC

Shared use between projects of existing access drive



Situating the Project

Beecher Road Solar, LLC

- Compatible with existing surrounding land uses.
- Not many developments are possible in an IDNR Floodway, but solar is!
- Viewshed of solar array is limited from lot frontage.
- Most of array will be screened by participating landowner's homestead and landscaping.
- Corneils Road is not currently used as a major E/W thoroughfare.



Community Benefits

- Unlocks Tax Revenue in a Floodway
- Unlocks Tax Revenue next to Decommissioned Landfill
- Unlocks Tax Revenue without Adding Demand for Public Services
- Grid Stabilization in Yorkville
- Temporary Use of Farmland
- Utility Savings for over 650 Residential Subscribers



Projected Taxes – Year 1			
	Aggregate	School District CU-88 (60.1%)	Bristol – Kendall Fire (6.7%)
Current Taxes (20.8 Acres)	~\$6,227	~\$3,742	~\$417
Solar Taxes	~\$29,470	~\$17,711	~\$1,974
Difference (~4x)	~\$23,243	~\$13,969	~\$1,557

| Due Diligence

Beecher Road Solar, LLC

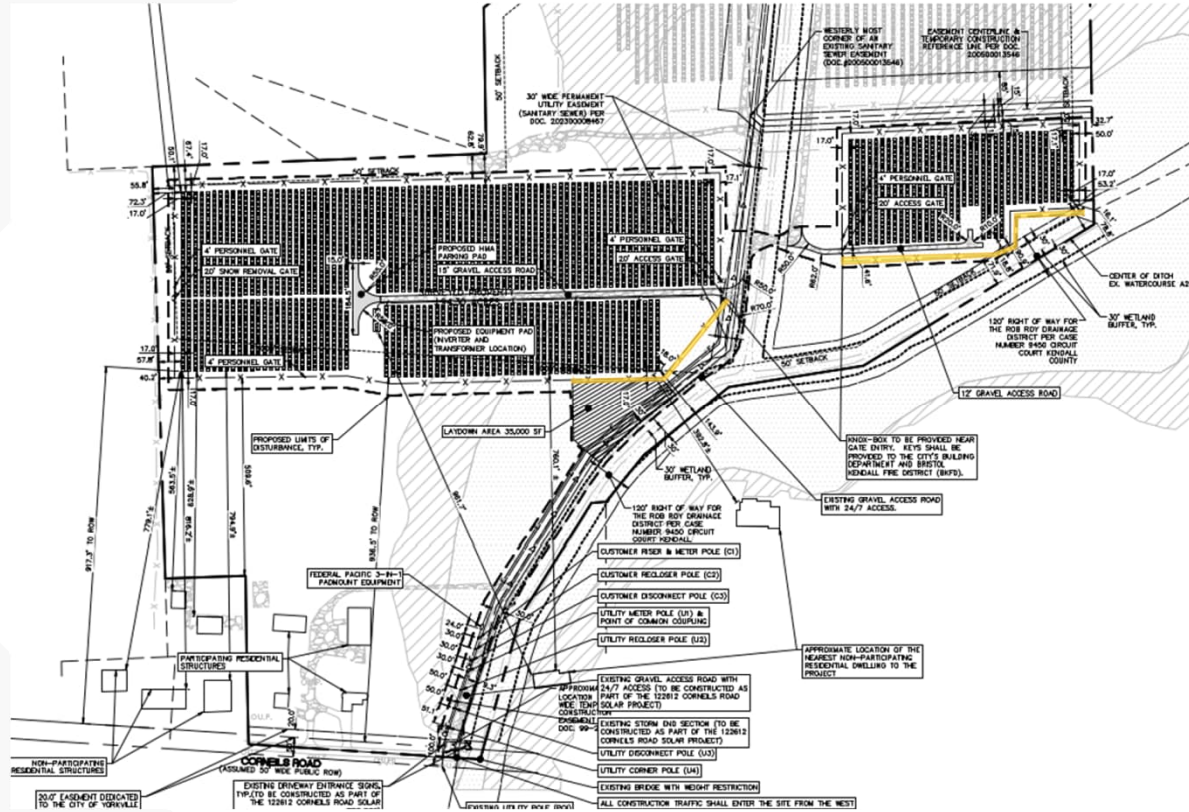
- Site Selection/Executed Lease with Landlord - **Complete**
- Survey - **Complete**
- Pre-Application Discussion with City - **Complete**
- Utility Studies - **Complete**
- SHPO Consultation - **Complete**
- Endangered Species - **Complete**
- Wetland Delineation - **Complete**
- FAA Consultation – **Complete**
- NRI - **Complete**
- AIMA - **Complete**
- IDNR Floodway Permit - **In Progress**
- Drain Tile Survey – **In Progress**

Site Plan

Beecher Road Solar, LLC

- 20.3-acre Site enclosed in 8-ft chain link fence with privacy slats.
 - 10-ft fence in the highlighted section for additional screening
- Access off Corneils Road utilizing existing access road
- All wires will be underground to the Point of Interconnection where we transition to six (6) utility required above ground poles near Corneils Road ROW.
- Inverter located centrally next to access road.

Setback	Requirements	Proposed
ROW/Front	1000-ft	917.3-ft
Side Yard (East)	50-ft	50-ft
Side Yard (West)	50-ft	57.8-ft
Rear Yard (North)	50-ft	50.1-ft



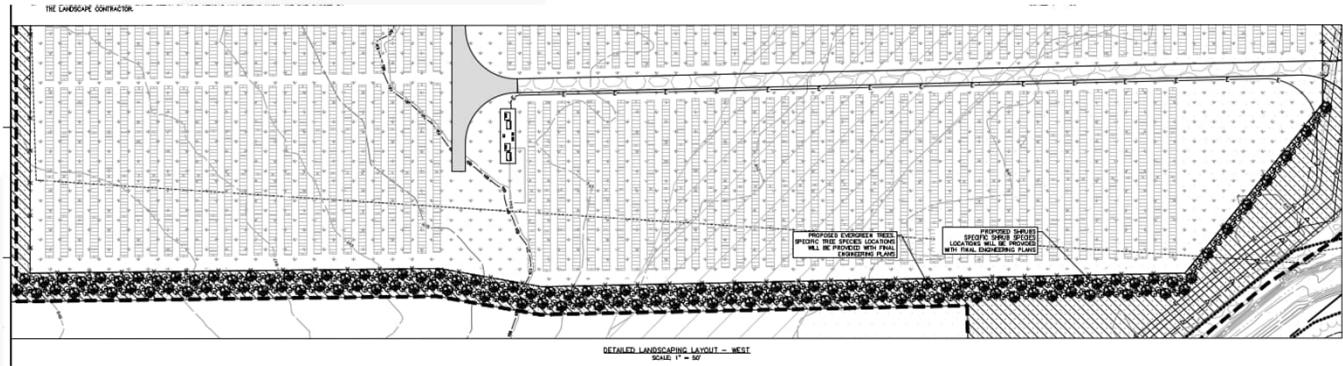
- Within the fence, the site will be planted with 19.8-acres of Native Pollinator Seed Mix.
- Outside the fence, the Site will be planted with 5.7 acres of IDOT Class 7 Seed Mix.



Landscape Plan

Beecher Road Solar, LLC

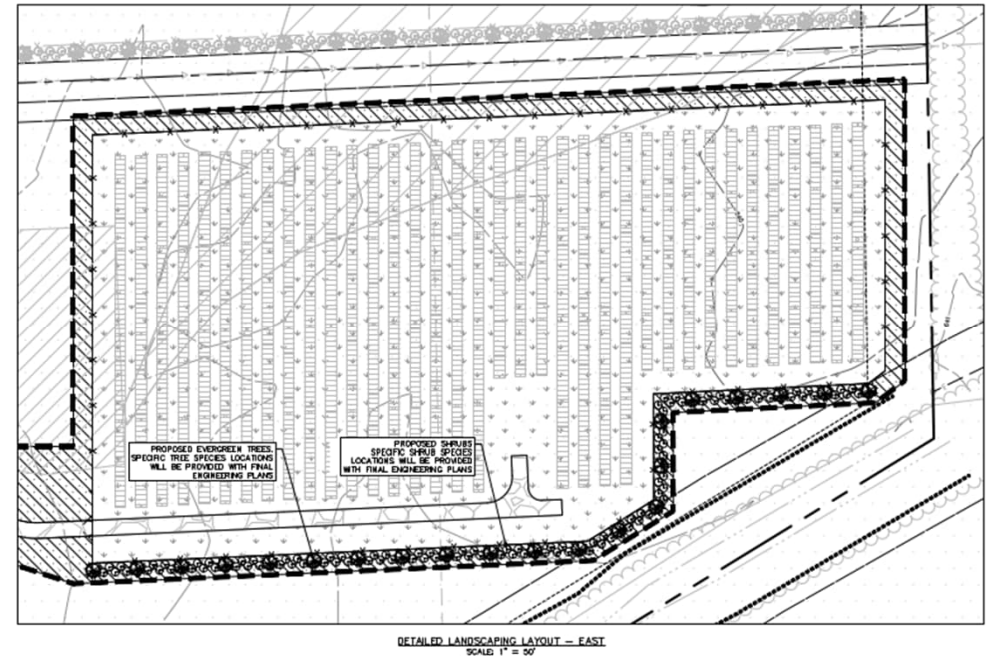
- 154 evergreen trees and 384 scrubs will be planted along the southern border of the array to screen viewshed.
- Two layers of evergreen trees and shrubs will be planted along the southern border where there is direct view from Corneils Road and residential properties.



Natural Resource Services

Nexamp Representative Pollinator Friendly Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/lb
Grasses			
Blonde Grass	<i>Bouteloua curtipendula</i>	34.25%	8,453
Plains Oat	<i>Bouteloua curtipendula</i>	0.00%	0.00
Plains Oat Sedge	<i>Carex lasiocarpa</i>	2.00%	3,172
Blonde's Sedge	<i>Carex lasiocarpa</i>	0.00%	0.00
Trident Sedge	<i>Carex lasiocarpa</i>	1.00%	2,111
Brown Fox Sedge	<i>Carex lasiocarpa</i>	2.00%	9,118
Silky Wood Pine	<i>Elmora villosa</i>	0.00%	1,152
Little Bluestem	<i>Setochrysum scoparium</i>	20.00%	10,157
Plains Oat	<i>Setochrysum scoparium</i>	0.00%	0.00
Forbs			
Common Yellow	<i>Arnica montana</i>	0.00%	3,653
Needing Grass	<i>Arnica montana</i>	0.00%	0.00
Leaf Plant	<i>Arnica montana</i>	0.00%	0.00
Canada Anemone	<i>Anemone canadensis</i>	0.00%	0.00
Wild Columbine	<i>Asplenium canadense</i>	0.00%	0.00
Common Yellow	<i>Asplenium canadense</i>	0.00%	0.00
Isleberry Yellow	<i>Asplenium canadense</i>	0.00%	0.00
Canada Yellow	<i>Asplenium canadense</i>	1.00%	0.04
Canada Yellow	<i>Asplenium canadense</i>	0.00%	0.00
Partridge Pea	<i>Chamaecrista fasciculata</i>	3.11%	0.08
White Prairie Clover	<i>Dalea candida</i>	4.00%	3.06
Purple Prairie Clover	<i>Dalea purpurea</i>	0.00%	4.06
Green Garden	<i>Gentiana linearis</i>	0.00%	0.27
Purple Blazing Star	<i>Liatris pycnostachya</i>	0.00%	0.12
Virginia Mountain Mint	<i>Pyrolanthus virginicus</i>	0.00%	0.06
Purple Wood Rose	<i>Rosa arkansana</i>	0.00%	0.05
Black-eyed Susan	<i>Rudbeckia hirta</i>	1.00%	0.13
Gray Goldenrod	<i>Solidago nemoralis</i>	0.00%	0.07
Ohio Goldenrod	<i>Solidago nemoralis</i>	0.00%	0.21
Big Blue Aster	<i>Syrnoidium albertense</i>	0.00%	0.07
Ohio Blackberry	<i>Thalictrum flavum</i>	0.00%	0.08
Hoary Vervain	<i>Verbena officinalis</i>	1.00%	1.05
Golden Alexander	<i>Zizia aurea</i>	2.00%	1.21



Site Photo #1

Beecher Road Solar, LLC

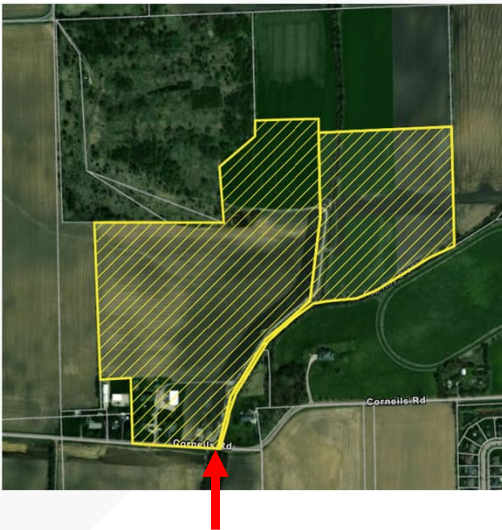
From southeast corner looking
north from Corneils Road towards
Site.



View Shed #1

Beecher Road Solar, LLC

- From southeast corner looking north from Corneils Road towards Site.
- 917-ft front setback with 2 layers of evergreen trees and shrubs



Site Photo # 2

Beecher Road Solar, LLC

From south looking north from
Cornells Road towards Site.



View Shed #2

Beecher Road Solar, LLC

- From south looking north from Corneils Road towards Site.
- 917-ft front setback with 2 layers of evergreen trees and shrubs



Thank You!



| PREVIOUS DESIGN -- View Shed #1

Beecher Road Solar, LLC

- From southeast corner looking north from Corneils Road towards Site.
- 481-ft front setback and 1 layer of evergreen trees and shrubs.



| PREVIOUS DESIGN -- View Shed #2

Beecher Road Solar, LLC

- From south looking north from Corneils Road towards Site.
- 481-ft front setback and 1 layer of evergreen trees and shrubs.

