

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, JULY 8, 2025

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

ROLL CALL

City Clerk Behland called the roll.

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

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief Jensen, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, and EEI Engineer Sanderson.

Staff in attendance electronically: Attorney Orr

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/82194023242?pwd=8L4AQ0DhxIhQ4sJiv11OiNMDhMLGE7.1>.

The Zoom meeting ID was 821 9402 3242.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Dan Gorman, the developer of the community solar project on Corneils Road, shared that neighbors support the project and that the Township has unanimously recommended approval. The site is located 500 feet north of Corneils Road. He explained the benefits of the solar project, the first being that it will generate 25 million kilowatt-hours annually, which can be sold at up to 20 percent lower than current electricity prices. This could save over \$8 million on electric bills. Additionally, the solar farm will increase property taxes for the parcel and be taxed as a commercial property. Other benefits include a production tax, no increase in public service costs, and environmental health advantages.

Doug Windsor, a resident of Corneils Road, spoke on behalf of several other households on the same street. He has lived there for 15 years and was attracted to rural living. He wants to preserve the rural character of Corneils Road. Mr. Windsor emphasizes that there should be no additional traffic and no impact on the school, sewer, or water systems. He also hopes the solar farm will produce sustainable power without depleting resources. Mr. Windsor stated that the neighbors are in favor of the solar farm.

CONSENT AGENDA

- 1. Minutes of the Regular City Council – June 10, 2025
- 2. Bill Payments for Approval
 - \$ 349,291.72 (vendors – FY 25)
 - \$ 1,508,918.90 (vendors – FY 26)
 - \$ 1,593,024.24 (wire payments)
 - \$ 500,791.56 (payroll period ending 06/20/25)
 - \$ 3,952,026.42 (total)

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

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

REPORTS

MAYOR’S REPORT

Resolution 2025-82
**Authorizing the Purchase of Playground
Equipment from Playcraft Systems in an
Amount Not to Exceed \$104,150.25**
(CC 2025-53)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of Playground Equipment from Playcraft Systems in an Amount Not to Exceed \$104,150.25 and authorize the Mayor and City Clerk to Execute. So moved by Alderman Marek; seconded by Alderman Corneils.

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

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

Alderman Funkhouser shared that he will not be present at the July 22nd City Council meeting. However, Chief Jensen will have a presentation for the Yorkville Police Department’s accreditation.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

**Project Steel – Prologis
(Data Center) – Discussion**
(PZC 2025-07)

Mayor Purcell stated that this item will be added to every City Council agenda going forward. City Administrator Olson mentioned that the annexation agreement and PUD agreement will be considered separately in about a month. The development and infrastructure agreements will take longer to approve. The annexation agreement and PUD will be approved now, pending future approval of the other agreements. The data centers are seeking partial approval along the way, but they can wait to approve all agreements at once if the Council prefers.

**Project Cardinal - Pioneer
(Data Center) – Discussion**
(PZC 2025-08 & EDC 2025-50)

Mayor Purcell stated that this item will be included on every City Council agenda moving forward. No further discussion took place on this matter.

**Kendall County Petition 25-04 –
1.5 Mile Review (Gorman and Zepelak)
(PZC 2025-09 & EDC 2025-51)**

Mayor Purcell entertained a motion to authorize staff to notify Kendall County that the City Council has no objections to the proposed special use permit for a commercial solar energy facility and a variance to allow such a facility on land within 1.5 miles of a municipality without an annexation agreement. So moved by Alderman Corneils; seconded by Alderman Funkhouser.

Alderman Plocher asked citizens in attendance if they were for or against the solar farm, and they confirmed they were for it. John Pearson, a resident on Corneils Road, said he is unsure of any objections, but residents have discussed the solar farm. He mentioned that he and the residents believe the solar farm makes sense because it will reduce noise and traffic. If homes were built instead, that would be an issue. Mr. Pearson added that he and the residents like Corneils Road; it is quiet, and they want to keep it that way. Bob Mayerle, a resident on Corneils Road, said he has lived there for 27 years and also prefers Corneils Road as it is now. He does not want houses built in the neighborhood, but he is also in favor of the solar farm.

Alderman Plocher said he was initially against the solar farm, but since residents support it, he will now back it. Alderman Soling expressed concern about setting a precedent, as the project does not follow the City's comprehensive plan. Staff confirmed they do not support annexation due to setbacks and utility conflicts, and that it does not meet City standards. Soling remained undecided. Alderman Koch agreed with Plocher's stance and asked if the City Council's recommendation could imply future support for similar projects. Staff clarified that the final decision is ultimately up to Kendall County and does not set a precedent. A Community Benefit Agreement is in place, including a production-based tax and an additional \$600,000 over the project's lifespan. A Township Road Use Agreement has also been signed. Alderman Marek said he had no concerns given the strong support from nearby residents and the adequate distance from neighboring properties.

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

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Alderman Funkhouser stated he provided an updated copy of the Aurora Area Convention & Visitors Bureau (AACVB) Go Guide to the Council. The guide has been distributed to various areas. He also shared that the AACVB hosted 40 international travel and architectural visitors from around the world.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

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

No report.

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

No report.

ADDITIONAL BUSINESS

Alderman Marek clarified that Home Run Hot Dogs and Home Plate Hotdogs are separate entities.

CITIZEN COMMENTS

Lisa Sleezer, a lifelong resident of Yorkville and niece of a victim from the 1972 Pine Village Restaurant mass murder, voiced her concerns to the Council. She stated that five people were killed and urged the community and Council to oppose the killer's parole release. She expressed worry that he might petition for early release again, which would allow him to live in Kendall County and contact the victims' families if released. She emphasized that her family's final safeguard is the parole stipulation, as they do not want

him back in Kendall County. She also mentioned that anyone can send victim impact statements via email to prb.victimservices@illinois.gov, please include his name, Carl Reimann, and ID: C01252.

EXECUTIVE SESSION

None.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:31 p.m.

Minutes submitted by:

A handwritten signature in black ink, appearing to read "Jori Behland". The signature is fluid and cursive, with the first name "Jori" and last name "Behland" clearly distinguishable.

Jori Behland,
City Clerk, City of Yorkville, Illinois

Jori Behland

From: Lawrence Wickter [REDACTED]
Sent: Monday, July 7, 2025 1:36 PM
To: Jori Behland
Subject: WRITTEN COMMENT-Cardinal Development

To: City Council Meeting, July 8, 2025
Planning and Zoning Commission Meeting, July 9, 2025

From: Lawrence D. Wickter, Jr. and Deborah H. Wickter
[REDACTED]

Re: City Council Agenda: Planning and Zoning Commission Discussion Item #1
Planning and Zoning Committee Agenda: Public Hearings Item #1 and New Business Item #1

We would like to express our objections to the proposed development and the related entitlement changes.

The development will result in loss of property value of our residence.

Contrary to assertions to the contrary by the developer/petitioner, a large commercial development of this nature on farmland in the immediate vicinity of our subdivision, will significantly impair the marketability (and, consequently, value) of all the homes in the subdivision. What was formerly a rural environment with all the associated appeal, becomes a sprawling commercial development with significant negative impacts on aesthetics, traffic, and noise (construction and operation). The appeal as a residential location is unalterably diminished; this is axiomatic.

The development is contrary to the designs of the 2016 Comprehensive Plan.

The Comprehensive Plan called for the Eldamain Road Corridor to be concentrated in "Estate/Conservation Residential". Now the Plan is being modified on an ex post facto basis to provide for commercial development along the entire Corridor. The entire "feel" of the west side of Yorkville is being dramatically altered in what appears to be an expedient shift towards maximizing tax revenues. Does the City budget require such a shift? The City does not appear to be undergoing the significant population growth that would require large new revenue sources or, consequently, a modification to the previous vision for a peaceful, rural environment for residential living. While the Comprehensive Plan is not binding on the City, it acts to influence decisions citizens make on whether to become part of this community. We would like the rural nature of our neighborhood to be preserved.

The development is speculative.

Data center development is one of the most compelling markets in commercial real estate presently. The number of proposals being presented to the City is certainly a testament to that notion. The risk of an oversupply condition developing in this product is no different than in any other development product that is "hot". While "staging" would appear to be an effective mitigant to overbuilding in this project, how would that staging be controlled or monitored by the City? If an oversupply of product interferes with full development of Cardinal, numerous complications will arise in the unwinding of the

development and its redirection to other uses. Neighboring residents potentially will experience years of disruption until stability is restored to the living environment.

Thank you for your consideration.

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Lawrence D. Wickter, Jr.

Deborah H. Wickter

[REDACTED]

C: [REDACTED]

E-mail: [REDACTED]

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