

**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 22, 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	Present	(electronic attendance)
Ward II	Plocher	Present	
	Soling	Present	
Ward III	Funkhouser	Absent	
	Marek	Present	
Ward IV	Corneils	Present	
	Hyett	Present	

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

Staff in attendance electronically: Economic Development Director Dubajic Kellogg.

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/85696931813?pwd=W1OAqiCe4CijKSoiRgTG5ZMRX5mUcM.1>.

The Zoom meeting ID was 856 9693 1813.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell asked that Planning and Zoning Commission #3 – Ordinance Approving the Final Plat of Subdivisions for Heartland Meadows West and Planning and Zoning Commission #4 – Ordinance Approving the Final Plat of Subdivision for Fox Haven Subdivision be moved earlier on the agenda before Mayor's Report #1.

PRESENTATIONS

**Yorkville Police Department Illinois Enforcement
Accreditation Program (ILEAP) Award**

Chief of Police Jensen announced to the Council that the Yorkville Police Department has achieved accreditation through the Illinois Law Enforcement Accreditation Program (ILEAP). Chief Jensen stated that the department sought accreditation to enhance its operations and improve its service to the community. He noted that Deputy Chief Mikolasek served as the accreditation manager and dedicated many hours to the preparation. The Yorkville Police Department is the 62nd police department in Illinois to hold this accreditation, which requires meeting 180 professional standards.

**Yorkville Police Department Distinguished Service Awards:
Detective Johnson, Detective Ketchmark, Detective/School
Resource Officer Goldsmith, Trooper Enk, Detective
Sergeant Nelson, and Deputy Chief Mikolasek**

Chief of Police Jensen also recognized the officers referenced above for their work in a recent murder-for-hire investigation. This case involved multiple Class X felony charges. These officers worked many overtime hours and ensured the safety of the victim. They have worked hundreds of hours on this case, with many more to go. The officers were then honored with a distinguished service award.

**Parks and Recreation Department –
Recognition of July 4th Volunteers**

Parks and Recreation Director Evans acknowledged and expressed gratitude to Carol Sheely and Linda Blake for founding the City of Yorkville’s 4th of July Celebration 70 years ago in 1955. He also acknowledged and thanked Suzie Kritzberg and Anne Sears for volunteering with the City’s 4th of July parade.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Attorney Bernie Weiler, from Mickey, Wilson, Weiler, Renzi, Lenert & Julien, P.C., expressed opposition to Project Cardinal, stating it significantly diverges from the comprehensive plan and could negatively affect nearby homeowners because of its previous residential zoning. He acknowledged staff efforts to address known issues related to data centers but voiced concern over unknown long-term effects, including noise from low tones and high-pitch cooling systems, incomplete buildout, and competition with other municipalities. He recommended phased implementation and further study before approving land use changes and suggested planting trees before construction to reduce impact.

John Bryant of Legacy Estates praised Chief Jensen and Sgt. Hayes for their response to his daughter’s recent accident, noting their professionalism and care. He also expressed concerns about the data center development, including the projected traffic impact from an estimated 60,000 readi-mix truck deliveries if slabs are 8" thick.

Mary Maher-Bartalone, a resident of Blackberry Shore Lane and Bristol Township Assessor, urged the city to maintain balance in development, expressing concern about the conversion of farmland into data centers and the overall stress on the community.

Phillip Marshall (via Zoom) stated that he heard homeowners have lost their wells due to data centers. Without functioning wells, their property values would be reduced to zero. He offered to email his contact information for further discussion.

CONSENT AGENDA

1. Minutes of the Regular City Council – June 24, 2025
2. Bill Payments for Approval
 - \$ 11,481.80 (vendors – FY 25)
 - \$ 3,303,372.14 (vendors – FY 26)
 - \$ 448,860.25 (payroll period ending 07/03/25)
 - \$ 3,763,714.19 (total)
3. **Resolution 2025-83** Approving a Pipe Line Crossing License Agreement with Illinois Railway LLC (East Alley Water Main Replacement Project) – *authorize the Mayor and Clerk to execute* (PW 2025-66)
4. **Resolution 2025-84** Approving a Pipe Line Crossing License Agreement with Illinois Railway LLC (2025 Water Main Replacement Project) – *authorize the Mayor and Clerk to execute* (PW 2025-67)
5. Treasure’s Reports for May and June 2025 (ADM 2025-24)

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

Motion approved by a roll call vote. Ayes-6 Nays-0
Koch-aye, Plocher-aye, Corneils-aye,
Soling-aye, Marek-aye, Hyett-aye

REPORTS

PLANNING AND ZONING COMMISSION

Ordinance 2025-55

**Approving the Final Plat of Subdivisions
for Heartland Meadows West
(PZC 2025-10 & EDC 2025-52)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of Subdivisions for *Heartland Meadows West* and authorize the Mayor and City Clerk to Execute. So moved by Alderman Koch; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-6 Nays-0
Plocher-aye, Corneils-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye

Ordinance 2025-56

**Approving the Final Plat of Subdivisions
for *Fox Haven Subdivision*
(PZC 2025-11 & EDC 2025-53)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of Subdivisions for *Fox Haven Subdivision* and authorize the Mayor and City Clerk to Execute. So moved by Alderman Koch; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-5 Nays-0 Present-1
Corneils-present, Soling-aye, Marek-aye,
Hyett -aye, Koch-aye, Plocher-aye

MAYOR'S REPORT

**Appointment of FOIA Officer – John Burner
(CC 2025-54)**

Mayor Purcell entertained a motion to approve the appointment of John Burner as a Freedom of Information Officer. So moved by Alderman Funkhouser; seconded by Alderman Soling.

Motion unanimously approved by a viva voce vote.

Resolution 2025-85

**Authorizing a Representative to Sign Loan
Application and Documents Pertaining
to the Public Water Supply Loan Program
(CC 2025-55)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing a Representative to Sign Loan Application and Documents Pertaining to the Public Water Supply Loan Program and authorize the Mayor and City Clerk to Execute. So moved by Alderman Soling; seconded by Alderman Koch.

Finance Director Fredrickson explained that this authorizes him to sign off on the IEPA loan documents for reimbursement for the project costs.

Motion approved by a roll call vote. Ayes-6 Nays-0
Corneils-aye, Soling-aye, Marek-aye,
Hyett -aye, Koch-aye, Plocher-aye,

**Illinois Public Library and Yorkville
Public Library Annual Reports
(CC 2025-56)**

Mayor Purcell explained that the Library has had an increase in its programs. The new Library Board and leadership have developed new programs that are open to the public. He also shared that Library Director Augustine has been doing a great job as well.

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-86

**Approving a Change Order to a Contract to Construct
a 1,500,000 Gallon Standpipe and Water Main
(PW 2025-65)**

Alderman Soling made a motion to approve a Resolution Approving a Change Order to a Contract to Construct a 1,500,000 Gallon Standpipe and Water Main and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-6 Nays-0
Soling-aye, Marek-aye, Hyett-aye,
Koch-aye, Plocher-aye, Corneils-aye,

Resolution 2025-87

**Authorizing the Purchase of a Sewer Vac Truck
(PW 2025-68)**

Alderman Soling made a motion to approve a Resolution Authorizing the Purchase of a Sewer Vac Truck and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-6 Nays-0
Marek-aye, Hyett-aye, Koch-aye,
Plocher-aye, Corneils-aye, Soling-aye

**Cannonball Estates SSA Plan
(PW 2025-69)**

Alderman Soling made a motion to review the annual budget and authorize staff to send letters to residents regarding the Cannonball Estates SSA tax levy; seconded by Alderman Marek.

City Administrator Olson reported that staff estimated the cost if the City were to take over maintenance of Cannonball Estates now that their HOA has failed. The estimated cost is \$701. Staff will update the resident letters to include this amount. Alderman Koch inquired about the history of the matter. City Administrator Olson explained that in April or May, the City was notified and has been working with them since then. It is unclear whether the residents are aware of this, which is why staff will send out letters informing them of the HOA's disbandment and the potential cost increase if the City needs to take over maintenance if they do not re-establish their HOA.

Motion unanimously approved by a viva voce vote.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Resolution 2025-88

**Approving the Bid and Purchase of Computers,
Docking Stations, and Monitors
(ADM 2025-27)**

Alderman Corneils made a motion to approve a Resolution Approving the Bid and Purchase of Computers, Docking Stations, and Monitors, and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-6 Nays-0
Koch-aye, Plocher-aye, Corneils-aye,
Soling-aye, Marek-aye, Hyett-aye

PARK BOARD

River Fest

Parks and Recreation Director Evans reported that River Fest remained crowded throughout the entire event until it closed, despite the rain. He thanked staff and the police department for their hard work. He mentioned that the cardboard boat race went great.

National Night Out

Parks and Recreation Director Evans reported that National Night Out with the Yorkville Police Department will take place on Tuesday, August 5th, from 5:30 to 7:30 p.m. at Riemenschneider Park. This event includes many family activities. More information on National Night Out can be found on the City's website at <https://www.yorkville.il.us/763/National-Night-Out>.

PLANNING AND ZONING COMMISSION (cont'd)

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

City Administrator Olson stated that there will be no vote on this issue, as it was added to the agenda solely for discussion. The next meetings for Project Steel are the Economic Development Committee on August 5th and the Planning and Zoning Commission on August 13th. A vote could then be considered at the second city council meeting in August if the project is ready.

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

- a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC
- b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street
- c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (State Route 47)

d. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville

City Administrator Olson reported a few minor updates, including a revised sound study, which they say is confirming that the site will meet the City Code sound requirements. He also mentioned talking with a ComEd representative, who shared that construction and utility phasing would be coordinated with the City as much as possible, although it depends on infrastructure readiness. Community Development Director Barksdale-Noble noted that an updated traffic impact study was also submitted, though staff have not yet completed their review.

Alderman Koch asked about the project timeline. Staff responded that the earliest action on the PUD and annexation agreements would be on August 12, depending on developer responses and issue resolution. Alderman Soling inquired about water usage, specifically whether data centers use less water than residential subdivisions. Staff confirmed that data centers are much more efficient and clarified that water use is not the reason for the Lake Michigan project. They also highlighted the importance of correcting misinformation about the project. Alderman Plocher expressed concern that ComEd has delayed projects before and suggested phasing construction from the center outward. Alderman Marek asked if landscaping could start early to allow for growth before project completion. Staff replied that, although early planting is not currently required, it is under negotiation. Mayor Purcell inquired about the height of the proposed berm. Staff stated that the berm would average 8 feet tall, with some areas potentially taller depending on final site plan negotiations.

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)**

City Administrator Olson reported that building updates are included in the packet along with site photos. He mentioned that construction is progressing. The current contingencies amount to \$40,000.

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

No report.

ADDITIONAL BUSINESS

No reports.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

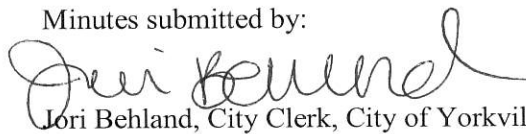
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:11 p.m.

Minutes submitted by:


Jori Behland, City Clerk, City of Yorkville, Illinois