

**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, AUGUST 12, 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	Absent
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Corneils	Absent
	Hyett	Present

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief Jensen, Attorney Tornatore, 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, EEI Engineer Sanderson, and Public Works Director Dhuse.

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/83314523897?pwd=78cQEyd86eGylnQsapVwJdiqRIDSEk.1>.

The Zoom meeting ID was 833 1452 3897.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Introduction and Swearing-In of New Yorkville  
Police Department Officer – David Diaz**

Chief of Police Jensen introduced David Diaz, and Mayor Purcell swore him in as a patrol officer for the Yorkville Police Department.

**Parks and Recreation Department – Yorkville Educational  
Foundation City/School Golf Check Presentation**

Parks and Recreation Director Evans presented a check for \$6,277 to Leslie Smogor, president of the Yorkville Education Foundation (YEF). He mentioned that it has been approximately seven years since this partnership began. Part of the funds will go back to Parks and Recreation to help offset the costs of free community events, including the Halloween Egg Hunt. Some of the funds will also be allocated to schools and teachers. Director Evans also shared the numerous awards won in partnership with the YEF.

**Parks and Recreation Department – City/School Golf  
Outing – Hole-In-One Winner Check Presentation**

Parks and Recreation Director Evans awarded Kris Boszko, the Yorkville Educational Foundation's Golf Outing winner, a check for \$10,000.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

Dave Hubert, a resident of Kingsmill Street, thanked local reporters for covering city issues and emphasized the importance of the water system project. He expressed concern about the lack of recent updates, questioned the projected costs, and highlighted that this is the largest infrastructure project the city has undertaken.

Bernie Weiler, an attorney representing West-Side residents, voiced opposition to the proposed data center development. He urged the City to keep addressing residents' concerns and acknowledged that staff has been diligent in assessing risks. He mentioned that the project might be acceptable only if the developer promotes community benefits and stays committed to promises. He also called on the City to ensure the developer is held accountable for mitigation efforts such as tree planting, noise reduction, and site design to minimize impacts on nearby residents.

John Bryan, of Legacy Farms, expressed frustration that residents near Beecher Road were not properly notified about the project, with some receiving only limited information. He described the noise and visual impacts of similar data center projects elsewhere and raised concerns about the building's appearance along Route 47. He questioned why the project was planned to start from the west side of the site and highlighted issues related to traffic, dust, and construction noise. He urged that such facilities be located along interstate corridors to better mask noise.

Philip Marshall, via Zoom, inquired whether the city's sound studies took into account the impact of backup generators running at full capacity, noting that large data centers may operate dozens of generators during power outages. He warned that the noise levels and air quality impacts could be significant if multiple generators were running simultaneously.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – July 8, 2025
2. Minutes of the Regular City Council – July 22, 2025
3. Bill Payments for Approval
  - \$ 4,081.89 (vendors – FY 25)
  - \$ 3,583,614.36 (vendors – FY 26)
  - \$ 193,776.21 (wire payments)
  - \$ 467,316.90 (payroll period ending 07/18/25)
  - \$ 450,243.38 (payroll period ending 08/01/25)
  - \$ 4,699,032.74 (total)

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

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

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**REPORTS**

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**MAYOR'S REPORT**

**National Night Out**

Mayor Purcell asked Chief of Police Jensen and Parks and Recreation Director Evans about the National Night Out event on Tuesday, August 5th, at Riemenschneider Park. Parks and Recreation Director Evans shared that this year had the largest crowd ever. Chief of Police Jensen thanked the Parks and Recreation staff. Mayor Purcell and Director Evans also mentioned that there is now a path connecting Riemenschneider Park and the parking lot.

**Resolution 2025-89**

**Approving a Change Order Relating to the  
Bluestem Water Main Replacement Project  
(CC 2025-57)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Change Order Relating to the Bluestem Water Main Replacement Project and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Public Works Director Dhuse explained that the change order is due to inaccuracies in the record drawings and the GIS utility atlas system. There was a water main that was 175 feet off. Correcting the water main will help ensure everything runs smoothly.

Motion approved by a roll call vote. Ayes-5 Nays-1  
Plocher-aye, Funkhouser-aye, Soling-nay,  
Marek-aye, Hyett-aye, Koch-aye

**Ordinance 2025-57** **Regulating Public Camping within Corporate Boundaries  
and Other Actions in Connection Therewith**  
(CC 2025-58)

Mayor Purcell entertained a motion to approve an Ordinance Regulating Public Camping within Corporate Boundaries and Other Actions in Connection Therewith and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Marek.

Alderman Plocher explained that the reason for the ordinance is due to several phone calls and emails received. One person has had property destroyed. He also mentioned that the individual volunteers at Hessed House and the food pantry.

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

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

**Downtown Brownfield Remediation**  
(EDC 2025-58)

**Resolution 2025-90** **a. Approving a Contract with Terracon Consultants, Inc.,  
for Brownfield Remediation Work in Downtown Yorkville**

**Ordinance 2025-58** **b. Authorizing the Second Amendment to the Annual Budget of  
the United City of Yorkville, for the Fiscal Year Commencing  
on May 1, 2025 and Ending on April 30, 2026**

Alderman Koch made a motion to approve a Resolution Approving a Contract with Terracon Consultants, Inc., for Brownfield Remediation Work in Downtown Yorkville and an Ordinance Authorizing the Second Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026 and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

City Administrator Olson explained that this marks the next step in the downtown brownfield cleanup. The site has been contaminated for many years. To remove the pollution and secure a “no-further remediation” letter, wells need to be drilled and tests conducted on the soil, water, and air. The results will then be sent to the IEPA.

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

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**Yorkville Hometown Days Festival**

Parks and Recreation Director Evans reminded everyone that Hometown Days will be held from Thursday, August 28th through Sunday, the 31st. More information about Hometown Days is available on the City’s website at <https://www.yorkville.il.us/459/Hometown-Days-Festival>.

**PLANNING AND ZONING COMMISSION (cont'd)**

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

There was no discussion on this agenda item.

**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

Gabriel Wagner (Burns & McDonnell) presented the developer's sound study. Aimee Lalime (City's consultant) reviewed the study on behalf of the City.

Mayor Purcell asked whether the modeling assumed berms or buffers. Mr. Wagner confirmed it did not. Mayor Purcell also inquired about noise levels during a full ComEd outage; only generator testing was modeled under exemption provisions. Ms. Lalime noted mitigation options include mufflers, walls, low-noise fans, and careful design to meet the ordinance. Mayor Purcell asked if equipment orientation could reduce impacts. Mr. Wagner confirmed that repositioning some chillers might help, but not all due to their number. Mayor Purcell also requested real-world decibel comparisons; Mr. Wagner noted that conversations at 3 feet are approximately 60 dB, a dishwasher is about 50 dB, and a living room is roughly 40 dB.

Alderman Koch asked about sound walls similar to highway barriers. Ms. Lalime said they can work, but are considered later in the building permit process; chiller stacks or baffled fan decks may be more effective. Alderman Koch also asked about touring another facility; Mr. Wagner suggested visiting Meta in DeKalb as a reference. Alderman Soling inquired whether more than one ComEd power feed might be available to lower blackout risks. Staff will verify this. He also asked if smaller "baffled" barriers could be useful; Mr. Wagner agreed they might be effective. Alderman Funkhouser questioned whether all chillers were roof-mounted. Mr. Wagner confirmed the model assumed roof mounting; ground-mounted units could present different challenges.

City Administrator Olson stated that Matt McCarren is working on a revised land use plan, which reduces the building footprint and shifts it 500–600 feet east, accompanied by improved landscaping. City Administrator Olson also clarified that the earlier mentioned \$100M utility tax estimate was a mistake, and actual revenues are expected to be significantly lower; the City has not factored this revenue into its budget planning.

**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)**

Mayor Purcell stated that the walls are being built quickly.

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

City Administrator Olson reported that the DuPage Water Commission held their first bid opening for six different contracts. The project's estimated cost was \$49 million, with a 15% contingency. The lowest bid for the project was \$69 million. They worked to reduce it to \$49 million. The total project cost was initially estimated for all three communities at \$300 million, but it has now increased to \$400 million. The next project point of reference will be in September for the bid for the ComEd ROW, which is the second most expensive portion.

**ADDITIONAL BUSINESS**

No reports.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

None.

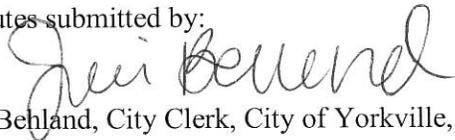
**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:50 p.m.

Minutes submitted by:



Jori Behland, City Clerk, City of Yorkville, Illinois