



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA
CITY COUNCIL MEETING
Tuesday, October 14, 2025
7:00 p.m.

City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk: WARD I

Ken Koch

Dan Transier

WARD II

Arden Joe Plocher

Craig Soling

WARD III

Chris Funkhouser

Matt Marek

WARD IV

Rusty Corneils

Rusty Hyett

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

1. WIFIA Loan

A public hearing will be held to receive public comments on the proposal to borrow a Water Infrastructure Finance and Innovation Act loan (a "WIFIA Loan") from the United States Environmental Protection Agency, payable solely from the revenue derived from the operation of the City's water delivery system (the "System"), in the amount of not to exceed \$225,000,000 and bearing interest per annum at a rate not to exceed the maximum rate authorized by law at the time such WIFIA Loan is borrowed (a "Revenue-Backed WIFIA Loan") or, in lieu thereof, a general obligation alternate revenue WIFIA Loan in an amount of not to exceed \$225,000,000 (the "Alternate Revenue WIFIA Loan"), for the purpose of providing funds for the enhancement of the City's water delivery system, including, without limitation, replacing existing water mains, modifying the existing raw water main and water treatment plant and other capital improvements relating to the System, and for the construction of a new water supply line and connection to the DuPage Water Commission for a new source of water.

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – September 23, 2025

2. Bill Payments for Approval

\$ 580,366.71 (vendors)

\$ 197,095.43 (wire payments)

\$ 464,550.03 (payroll period ending 09/26/25)

\$ 1,242,012.17 (total)

Mayor's Report:

1. CC 2025-58 Ordinance Amending Title 7, Chapter 12 of the Yorkville City Code (Public Camping Ordinance)
2. CC 2025-73 2025 Preliminary Tax Levy Estimate
3. CC 2025-74 Resolution Authorizing the Repair of a Water Main on Crooked Creek Drive in an Amount Not to Exceed \$92,920
4. CC 2025-75 Data Centers Water Planning Services
 - a. Resolution Approving Memorandum of Understanding By and Among the United City of Yorkville, Kendall County, Illinois, Pioneer Development, LLC, and Prologis L.P.
 - b. Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Water Planning for Data Center Developments – 2025)
5. CC 2025-76 Ordinance Authorizing the Acquisition of an Easement for the Construction of Improvements to the City's Water System (Baird)

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2025-07 & EDC 2025-59 Project Steel – Prologis (Data Center) – Discussion
 - a. Ordinance Approving a Planned Unit Development Agreement with Prologis L.P.
 - b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street
 - c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (State Route 47)
 - d. Ordinance Annexing Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street to the United City of Yorkville
2. PZC 2025-08 & EDC 2025-50 Project Cardinal – Pioneer (Data Center) – Discussion
 - 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)

Planning and Zoning Commission (cont'd):

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

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

- 6. CC 2025-08 Public Works and Parks Department Facility Update
- 7. CC 2025-09 Lake Michigan Water Project Update

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: October 15, 2025 – 6:00 p.m. – East Conference Room #337:

<u>Committee</u>		<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Corneils	Finance	Library
Vice-Chairman:	Alderman Marek	Administration	
Committee:	Alderman Koch		
Committee:	Alderman Funkhouser		

ECONOMIC DEVELOPMENT: November 4, 2025 – 6:00 p.m. – East Conference Room #337:

<u>Committee</u>		<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Koch	Community Development	Planning & Zoning Commission
Vice-Chairman:	Alderman Plocher	Building Safety & Zoning	Kendall Co. Plan Commission
Committee:	Alderman Marek		
Committee:	Alderman Hyett		

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

PUBLIC SAFETY: November 6, 2025 – 6:00 p.m. – East Conference Room #337:

<u>Committee</u>		<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Funkhouser	Police	School District
Vice-Chairman:	Alderman Transier		
Committee:	Alderman Soling		
Committee:	Alderman Hyett		

PUBLIC WORKS: October 21, 2025 – 6:00 p.m. – East Conference Room #337:

<u>Committee</u>		<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Soling	Public Works	Park Board
Vice-Chairman:	Alderman Corneils	Engineering	YBSD
Committee:	Alderman Transier	Parks and Recreation	
Committee:	Alderman Plocher		