

**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, OCTOBER 28, 2025**

Mayor Purcell called the meeting to order at 7:06 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Contrino called the roll.

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

Staff in attendance at City Hall: City Administrator Olson, City Clerk Contrino, Chief Jensen, Attorney Castaldo, 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/82856074424?pwd=PhEzOAh6QfAdIMZO3TSzOlbYy8xNjd.1>.

The Zoom meeting ID was 828 5607 4424.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell entertained a motion to table Consent Agenda item #11, Ordinance Authorizing the Acquisition of Easements for the Installation of Utilities at the Grande Reserve 28 Subdivision, to the November 10, 2025, City Council meeting and to hold an Executive Session after the Park Board Report. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

PRESENTATIONS

**Recognition of Sergeant Samuel Stroup –
25 Years of Service**

Chief of Police Jensen recognized Sergeant Samuel Stroup for 25 years of service with the Yorkville Police Department. He shared that Sergeant Stroup started with the department in October 2000. Jensen added that he has served with commitment, professionalism, and integrity. He also mentioned that he has enjoyed watching his career develop over the past 30 years.

Fiscal Year 2025 Audit Report

Jen Martinson from Lauterbach & Amen, LLP, gave an overview of the City's fiscal year 2025 financial statement audit. She thanked Finance Director Fredrickson and the finance team for their hard work during the audit. She explained that an audit, required by law, resulted in an unmodified, clean opinion indicating the financial statements are materially correct. She highlighted key areas for the Council and shared that the City received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for fiscal year 2024, expecting to receive it again for 2025.

Finance Director Fredrickson gave a brief overview of the fiscal year 2025 audit (*see attached presentation*).

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Attorney Bernie Weiler, who represents homeowners near Project Cardinal, shared that he has reviewed the documents considered for action. He stated that their main issue is with the phasing, specifically that it should be centered out rather than as shown (west to east). He asked about switching the location of the switch yard and the building. Their second concern involves the setbacks, which were previously stated at 1,200 feet from existing residential structures but are now listed at 500 feet. He mentioned the agreement requires a berm but does not specify details about the landscape plan. The ornamental design on the facades of properties facing residential areas is not shown. Regarding building height, the agreement states 78 feet, including rooftop mechanicals. They want this to be reviewed. Noise studies and monitoring are also concerns; the developer must mitigate noise but not eliminate it. Water usage was promised to be less than that of a typical development, yet there is no such commitment in the agreement. Generators are allowed to be tested for six hours every weekday, with no noise restrictions during these tests. The developer is also exempt from future city amendments related to noise, energy, and water. Rights and entitlements transfer with the land. They request a thorough review of this agreement before approval.

Gil Rios and Rita Rios, residents who live across from the potential data center, shared concerns about their water wells drying up and the possibility of higher energy costs. If his well goes dry, Cardinal should be held responsible. He stated that all residents should be subsidized for their energy costs.

Sydney shared that she was representing Yorkville residents and stated that electricity and water costs will increase. She inquired about how this project would affect the Yorkville water supply. She inquired how this development would help residents. She also asked what these data centers will be used for. She mentioned that the developer's website is vague. How many people will be employed? How much is Pioneer investing? Will this be a mega project? She then urged the Council to delay the vote and expressed her opposition to having data centers in Yorkville.

John Bryan, a Legacy Farm resident, and owner of industrial property on E. Beecher, asked the council where the transparency is on this project. He inquired about water usage, power consumption, and noise levels. He mentioned that this will change the concept of Yorkville forever. He is still seeking plans and specifications for the generators to determine the amount of electricity required. He voiced concerns about the constant daily noise. He asked where the water recycling filtration system is located. He stated that natural gas generators are just as loud as diesel generators. He questioned what about the Havannah Syndrome. He noted that sound waves will be emanating. Mr. Bryan then provided examples of decibel measurements. He also stated that city staff said they wanted to phase from west to east in case the project didn't finish.

Keith Landovitz expressed appreciation to Attorney Weiler and Mr. Bryan. He then stated that he was disappointed with the updated PUD, which had no changes. He asked the Council to please modify the phasing. He expressed his gratitude to everyone for their efforts, but noted that this project is still very experimental. He recommends starting in the middle and then expanding outward, with reduced density and minimal impact on the City's citizens.

Allison Metz reported that Aurora started a data center and had to pause it at some point. Attorney Weiler responded, mentioning the moratorium. She then recommended to the Council that they take a field trip to Aurora to see the generators running, as you have to experience it personally.

Dorothy Flisk, owner of Legacy River Equestrian Center in Legacy Farms, owns six residential lots in Legacy Farms. She shared that this data center will impact the business, her 3 ½-year-old daughter, and the horses on her farm. She stated there is not enough information to understand the impact on future generations. She said property values will decrease, and everything will be affected.

Emma commented on the wells and asked whether the Council has looked at other studies on wells or is focusing only locally. She said we should consider other people's experiences. She noted that carbon emissions will be changing soon, and costs will go up. She asked whether the government or data centers would cover those costs. Then, she reminded the elected officials that the people employ them. She urged them to think about those who are unaware of this issue. She shared that she loves this town and asked the Council to please delay this vote.

Robert Delgado, a 20-year resident of Yorkville, shared that he loves his view and is concerned for residents closest to the data centers. He asked the Council to conduct more research. He doesn't want property values to decrease and urged the Council to wait before voting, encouraging them to pause and reflect.

Lani shared that many cities are being affected by water issues. She mentioned that data centers qualify for utility exemptions, but residents do not. What are the benefits of data centers? They said growth is good, but what about the benefits? It seems that residents will bear the cost, while the data center will reap the benefits.

Mayor Purcell then listed the benefits of the Data Centers.

CONSENT AGENDA

1. Minutes of the Regular City Council – October 14, 2025
2. Bill Payments for Approval
 - \$ 4,647,051.03 (vendors)
 - \$ 457,286.31 (payroll period ending 10/04/25)
 - \$ 5,104,337.34 (total)
3. Water Reports for January 2025 – September 2025 (PW 2025-96)
4. **Resolution 2025-110** Approving an Engineering Agreement with Engineering Enterprises, Inc. (South Receiving Station – Construction Engineering) – *authorize the Mayor and City Clerk to execute* (PW 2025-99)
5. **Resolution 2025-111** Approving an Agreement By and Between the United City of Yorkville and the State of Illinois Acting By and Through the Department of Transportation (IL Route 47/US Route 30 – Waterpark Way to Jericho Road) – *authorize the Mayor and City Clerk to execute* (PW 2025-100)
6. **Resolution 2025-112** Approving a Change Order Extending Completion Date (2025 Water Main Replacement) – *authorize the Mayor and City Clerk to execute* (PW 2025-101)
7. **Resolution 2025-113** Accepting the Dedication of Public Improvements Located Within the Caledonia Phase 3 Subdivision – *authorize the Mayor and City Clerk to execute* (PW 2025-103)
8. **Resolution 2025-114** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 12 – *authorize the Mayor and City Clerk to execute* (PW 2025-104)
9. **Resolution 2025-115** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 15 – *authorize the Mayor and City Clerk to execute* (PW 2025-105)
10. **Resolution 2025-116** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 22 – *authorize the Mayor and City Clerk to execute* (PW 2025-106)
12. **Resolution 2025-117** Approving Change Orders (2024 Water Main Replacement – Contract A and Contract B – WIFIA) – *authorize the Mayor and City Clerk to execute* (PW 2025-108)
13. **Ordinance 2025-73** Amending the Traffic Schedule and Index (Windett Ridge Road and Fairfax Way) – *authorize the Mayor and City Clerk to execute* (PW 2025-111)

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

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye,
Transier-aye, Soling-aye, Marek-aye, Hyett-aye

REPORTS

MAYOR’S REPORT

2025 Tax Levy Estimate
(CC 2025-73)

Mayor Purcell entertained a motion to approve a tax levy estimate for 2025, to be used for the purpose of conducting a public hearing on the tax levy in the amount of \$5,726,693. So moved by Alderman Marek; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye,
Soling-aye, Marek-aye, Hyett-aye, Koch-aye

Treasurer’s Reports for August and September 2025
(CC 2025-77)

Mayor Purcell entertained a motion to approve the Treasurer’s Reports for August and September 2025. So moved by Alderman Koch; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye

**Fiscal Year 2025 Annual Treasurer’s Report
(CC 2025-78)**

Mayor Purcell entertained a motion to approve the Fiscal Year 2025 Annual Treasurer’s Report. So moved by Alderman Koch; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Transier-aye, Soling-aye, Marek-aye,
Hyett -aye, Koch-aye, Plocher-aye, Funkhouser-aye

Resolution 2025-118

**Approving an Agreement with
Clariti Cloud USA, Inc.
(CC 2025-79)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement with Clariti Cloud USA, Inc. and authorize the Mayor and City Clerk to execute. So moved by Alderman Hyett; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye

Ordinance 2025-74

**Authorizing the Third 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 (Special Census)
(CC 2025-80)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Third 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 (Special Census) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Soling-aye, Marek-aye, Hyett-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye

Resolution 2025-119

**Approving Community Solar Participation
(CC 2025-81)**

Mayor Purcell entertained a motion to approve a Resolution Approving Community Solar Participation and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye

Resolution 2025-120

**Approving Professional Service Agreements
Regarding the Special Service Area No. 2004-104
Special Tax Refunding Bonds (Grande Reserve)
(CC 2025-82)**

Mayor Purcell entertained a motion to approve a Resolution Approving Professional Service Agreements Regarding the Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Hyett-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Corneils-aye, Transier-aye, Soling-aye, Marek-aye

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-121

Approving a Preliminary Engineering Services Agreement with BNSF Railway Company for Quiet Zone Evaluation
(PW 2025-97)

Alderman Soling made a motion to approve a Resolution Approving a Preliminary Engineering Services Agreement with BNSF Railway Company for Quiet Zone Evaluation and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-1
Koch-aye, Plocher-aye, Funkhouser-nay, Corneils-aye,
Transier-aye, Soling-aye, Marek-aye, Hyett-aye

Resolution 2025-122

Approving a Bid to Construct a New Water Receiving Station Building and Other Site Improvements (South Receiving Station)
(PW 2025-98)

Alderman Soling made a motion to approve a Resolution Approving a Bid to Construct a New Water Receiving Station Building and Other Site Improvements (South Receiving Station) and authorize the Mayor and City Clerk to execute; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye,
Soling-aye, Marek-aye, Hyett-aye, Koch-aye

Resolution 2025-123

Authorizing the Purchase of 3,928 Replacement Water Meters in an Amount Not to Exceed \$1,830,389.10
(PW 2025-102)

Alderman Soling made a motion to approve a Resolution Authorizing the Purchase of 3,928 Replacement Water Meters in an Amount Not to Exceed \$1,830,389.10 and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye

Resolution 2025-124

Approving an Engineering Agreement with Engineering Enterprises, Inc. (Water Audit and Non-Revenue Water Reduction Consultation)
(PW 2025-109)

Alderman Soling made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Water Audit and Non-Revenue Water Reduction Consultation) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Transier-aye, Soling-aye, Marek-aye,
Hyett -aye, Koch-aye, Plocher-aye, Funkhouser-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Parks and Recreation Director Evans reported that Flags of Valor starts on November 4th through Veterans Day. He stated that you can sponsor a flag for \$30 to recognize and honor a veteran in your life. All proceeds will be donated to the Yorkville American Legion Post 489. Director Evans also announced that Cannonball Ridge Park is closed for rehabilitation. Alderman Marek asked Director Evans about the AED at Riverfront Park. Director Evans stated that it had reached the end of its useful lifespan and was not functioning. At this time, it will not be replaced.

RECESS

Mayor Purcell announced that there would be a short recess combined with the executive session.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

So moved by Alderman Koch; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-8 Nays-0
Hyett-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Corneils-aye, Transier-aye, Soling-aye, Marek-aye

(Time out of regular City Council: 9:18 pm)

(Time back into Regular City Council: 10:28 pm)

PLANNING AND ZONING COMMISSION (cont'd)

**Project Steel – Prologis
(Data Center) – Discussion
(PZC 2025-07 & EDC 2025-59)**

- a. Ordinance Approving a Planned Unit Development Agreement with Prologis L.P. (Project Steel)
- 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 (Project Steel)
- 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) (Project Steel)
- 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 (Project Steel)

City Administrator Olson reported that there is nothing new in the packet or up for discussion tonight.

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

- a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC (Project Cardinal)
- b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (Project Cardinal)
- 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) (Project Cardinal)
- d. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville (Project Cardinal)

Mayor Purcell entertained a motion to table until the November 10, 2025, City Council meeting. So moved by Alderman Soling; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,
Koch-aye, Plocher-aye, Funkhouser-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)**

Public Works Director Dhuse reported that the asphalt binder course is completed. The Parks and Recreation Director also mentioned that they met and reviewed options for office furniture. City Administrator Olson shared that a contingency log is included in the packet.

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

Mayor Purcell reported that another bid opening will take place on Friday, October 31st.

ADDITIONAL BUSINESS

No report.

CITIZEN COMMENTS

Anne Englehardt, a Yorkville resident, and past member of PADS shared that on October 16th she participated in an Encampment Virtual Training. She summarized the key points from the training. She asked if the City Council would gather for a visioning session and possibly create a task force to develop a systemic plan to end homelessness in this community one person at a time. She also stated that the camping ordinance needs to be repealed.

Nick McGovern, a union pipe fitter, reported that he has built the metadata center. He asked the Council if there are any benefits for the residents. He also inquired how many people need to sign a petition to stop this project.

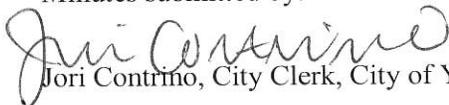
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 10:43 p.m.

Minutes submitted by:


Jori Contrino, City Clerk, City of Yorkville, Illinois

United City of Yorkville

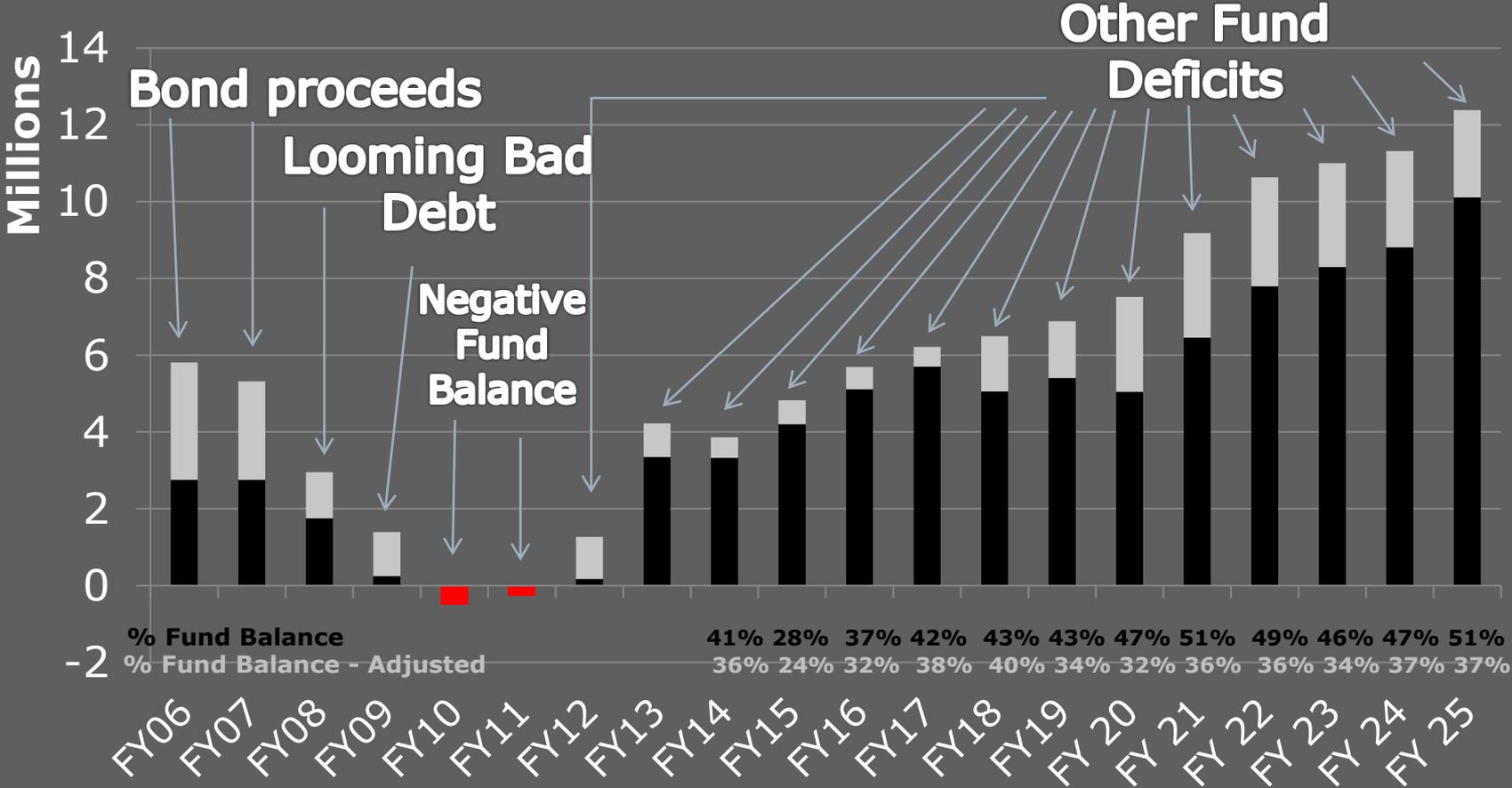
Audit Overview – Fiscal Year 2025
City Council
October 28, 2025

Another award

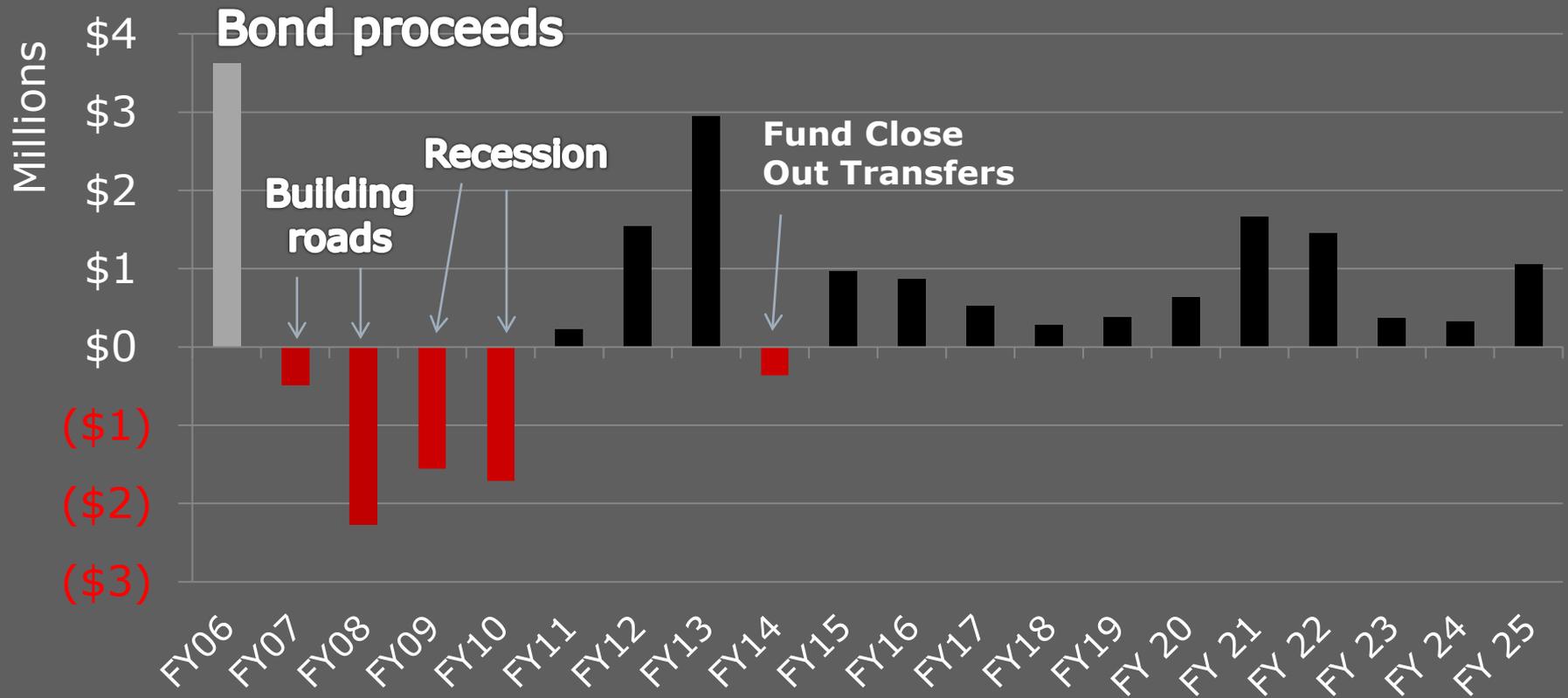
14th time

Certificate of Achievement for
Excellence in Financial Reporting Award
by the Government Finance Officers Association
of the US and Canada in FY 24

General Fund Fund Balance History



General Fund Budget Surplus(Deficit)



Revenue performance

Page 113-114 of paper copy (page 120-121 of pdf copy)

Revenue Line-Item	Budgeted Amount	Actual Amount
Property Taxes	\$3,900,313	\$3,912,307
Sales Tax (local)	\$4,916,400	\$5,375,086
Sales Tax (non-home rule)	\$3,844,380	\$4,121,338
Utility Tax	\$1,263,340	\$1,204,680
Income Tax	\$3,682,143	\$3,826,828
Use Tax	\$908,262	\$612,039
Building Permits	\$600,000	\$680,232
Video Gaming Tax	\$322,875	\$324,586
Excise (i.e., Telecom) Tax	\$169,200	\$176,274
Investment Earnings	\$350,000	\$545,072

Controlling costs

Pages 116-121 of paper copy (pages 123-128 of pdf copy) - General Fund
Page 123 (130 pdf) - Library / Pages 126-127 (133-134 pdf) - Parks & Rec
Page 152 (159 pdf) for Sewer / Page 153 (160 pdf) for Water

Department	Budgeted Expenses	Actual Expenses
Administration	\$996,863	\$967,080
Finance	\$741,086	\$670,765
Police	\$7,192,653	\$7,027,675
Community Development	\$1,323,325	\$1,252,511
PW - Streets & Sanitation	\$4,573,562	\$4,471,372
Admin Services	\$5,850,190	\$4,478,983
Library Operations	\$1,180,272	\$954,823
Parks	\$2,077,920	\$2,075,329
Recreation	\$1,776,483	\$1,764,548
Sewer Operations	\$4,856,236	\$1,720,112
Water Operations	\$38,120,074	\$11,215,499

General Fund Performance

	Budgeted	Actual	Variance
Revenues	24,269,791	25,329,900	1,060,109
Expenditures	(20,677,679)	(18,868,386)	(1,809,293)
Net Transfers	(4,292,112)	(5,400,689)	1,108,577
Surplus(Deficit)	(700,000)	1,060,825	1,760,825

Items of Note

- Fund balance categories and amounts
 - Paper pages 76-77 (pdf pages 83-84)

 - Pensions and OPEB(notes & add'l info)
 - Paper page 81-107 (pdf pages 88-114)
-

Illinois Municipal Retirement Fund (IMRF) –pages 97/100-101(pdf 104/107-108)

- ❑ Total Pension Liability
 - Increased by \$2.0M
 - From \$19.8M to \$21.8M
- ❑ Net Position
 - Increased by \$1.3M
 - From \$18.9M to \$20.1M

- ❑ Percent Funded
 - Dec 2020: 101.96%
 - Dec 2021: 111.05%
 - Dec 2022: 92.06%
 - Dec 2023: 95.32%
 - Dec 2024: 92.47%

Fiscal Year	Actuarial Determined Contribution	Actual Contribution	Excess (Deficit)	Covered Payroll	Contribution as % of Covered Payroll
2019	350,666	350,666	-	3,506,685	10.00%
2020	365,540	365,540	-	3,665,848	9.97%
2021	440,315	440,315	-	4,060,573	10.84%
2022	428,230	428,230	-	4,128,183	10.37%
2023	371,172	371,172	-	4,659,881	7.97%
2024	313,850	313,850	-	4,979,247	6.30%
2025	346,091	346,091	-	5,514,579	6.28%

Police Pension Fund

pages 98/102-103 (pdf 105/109-110)

- ❑ Total Pension Liability
 - Increased by \$1.5M
 - From \$29.4M to \$30.9M
- ❑ Net Position
 - Increased by \$1.8M
 - From \$16.9M to \$18.7M

- ❑ Percent Funded
 - Apr 2020: 46.17%
 - Apr 2021: 58.24%
 - Apr 2022: 53.56%
 - Apr 2023: 53.85%
 - Apr 2024: 57.49%
 - Apr 2025: 60.46%

Fiscal Year	Actuarial Determined Contribution	Actual Contribution	Excess (Deficit)	Covered Payroll	Contribution as % of Covered Payroll
2018	966,211	966,211	-	2,543,266	37.99%
2019	963,361	963,361	-	2,449,210	39.33%
2020	1,111,484	1,111,484	-	2,631,165	42.24%
2021	1,226,371	1,230,604	4,233	2,744,017	44.85%
2022	1,334,771	1,334,771	-	2,694,486	49.54%
2023	1,320,595	1,334,771	14,176	3,016,544	44.25%
2024	1,378,837	1,378,837	-	3,139,472	43.92%
2025	1,386,265	1,386,285	20	3,343,214	41.47%

Items of note

- Long term debt summary on paper pages 67-74 (pdf pages 74-81)
 - Debt service schedules on paper pages 155-165 (pdf pages 162-172)

 - Developer commitment narratives start on paper page 78 (pdf page 85)
-

Other items of note

Statistical Section

- Pages 176 -204 (pdf pages 173-211)

 - Historical Trends covering:
 - City financial trends
 - Revenue & debt capacity
 - Demographic & economic information
 - Operating information
-

Other items of note

Statistical Section

- Paper pages 198-199 (pdf pages 205-206)
employee counts
 - 102 full-time employees in 2025
 - 96 full-time employees in 2008

 - Paper pages 200-204 (pdf pages 207-211)
miscellaneous service data
 - Traffic violations
 - Permits issued
 - Streets resurfaced, in miles
 - Street inventory
 - New housing starts per year
-

Management Letter

Recommendations

- ❑ Funds with deficit equity (prior year)
 - Countryside & Downtown TIF
 - ❑ Over time development in the TIF Districts should yield sufficient surpluses to eliminate negative equity position.
 - ❑ Downtown TIF II finished FY 24 with a fund balance of +\$221,130

 - ❑ IT Security Awareness & Risks (new)
 - ❑ Informational
-

Management Letter

Recommendations (continued)

- ❑ Implementation of GASB 102 (new)
 - ❑ Concentration and Constraint Risks
 - Relying on one source of revenue, single employer
 - Other legal & policy restrictions
 - ❑ Effective April 30, 2026

 - ❑ Implementation of GASB 96 (new)
 - ❑ Financial Reporting Model Improvements
 - ❑ Effective April 30, 2027
-

Upcoming

- ❑ 2025 Tax Levy discussion
 - Tax levy estimate approval
 - ❑ October 28th City Council meeting
 - Public Hearing
 - ❑ November 10th City Council meeting
 - Discussion and potential vote
 - ❑ November 25th or December 9th
-

Upcoming

- FY 27 Budget rollout
 - Nov 25-Jan 26 staff planning discussions
 - Feb 26 budget finalized
 - Feb 26 City Council presentation
 - March 10th public hearing
 - Discussion and potential vote
 - March 24, 2026 City Council or
 - April 14, 2026 City Council or
 - April 28, 2026 City Council
-

Debra Baumgartner
JM Farm, LLC
Baseline Road Farm Owner

October 27, 2025

Re: Project Cardinal /Pioneer Development Data Center

Dear Mayor Purcell and City Council Members:

Farmland north of the proposed Project Cardinal/Pioneer Development PUD, has been in my family for over fifty-five years. Our 200 acre farm is bounded by Ashe Road to the west, Mighell Road to the east and Baseline Road to the south spanning approximately three quarters of a mile along the north side of Baseline Road in line with the Phase 1 building site.

The proposed rezoning to an M-2 General Manufacturing District for the Project Cardinal Data Center PUD is inconsistent with the long-term planning of Kendall County. The 2016 United City of Yorkville Comprehensive Plan identifies the area as primarily agricultural and rural in character with a few scattered residential properties. The Plan recommends the area be developed as low-density conservation or estate residential properties to preserve the rural character.

The Project Cardinal land use is not compatible with the surrounding properties and existing land uses and will take agricultural land out of production. The size and scale of this proposed project will destroy rather than preserve the rural character of the area. The PUD development will significantly diminish the residential quality of life and value of adjacent properties. The Planning & Zoning Commission acknowledged as much on July 9, but voted to recommend approving the zoning change for special use PUD anyway.

During the October 14 City Council meeting several comments were made that the north property owners had not provided feedback on the planned phasing. After reviewing the October 14 City Council meeting packet, I realized that some significant changes had been made to the site plan affecting Phase 1, Phase 3, and by extension the property owners on the north side of Baseline Road.

Here are five issues of concern arising from the recently proposed site plan modifications. Below each item is explained in greater detail and followed with related questions:

1. New utility switchyard location
2. Increased size of "future" utility corridor
3. Noise study performed before utility switchyard was moved
4. Elevation drawings not adequate for approval
5. Separate Utility & Development Agreements to be negotiated after PUD Agreement is approved

1. New utility switchyard location and other Phase 1 & 3 Changes:

- The utility switchyard location was moved to Phase 3 close to Baseline Road
- Since the beginning, the site map located the switchyard in Phase 1, closer to Galena Road near the proposed Project Steel site and the planned industrial corridor which seems a more appropriate location.
- At that Phase 1 location, Data Center 4 would have provided some visual buffer to the north.

- A stormwater management basin is located to the south of the prior Phase 1 switchyard location near Galena Road that would buffer the noise and provide a setback.
- Baseline Road Phase 3 has no stormwater basins to muffle all of the sound generated from the switchyard, substation, and 3 data centers now turned sideways and pushed them to Baseline Road.
- By contrast, the properties to the east and west of the Project Cardinal site seem to receive preferential treatment with no entrance sites along Route 47 or Ashe Road, wider setbacks, storm management basins, and wider berms.
- I don't recall any discussion about moving the switchyard during the public meetings.

Questions:

1. Why was the switchyard moved to the north side of the development from Phase 1 to Phase 3?

2. Will the developer and City Council consider returning the switchyard to the location in Phase 1 where it was previously more appropriately sited?

2. Increased size of "Future Utility Corridor"

- Adding insult to injury, the previous 300' wide utility corridor substation entrance at Baseline Road located between Phase 1 and Phase 3, has more or less doubled to an approximately 600' wide gated security entrance along the north perimeter which is devoid of any trees, berms, or water management as shown on Exhibit D (Landscape Plan)
- Exhibit A (Site Plan) and B (Phasing Plan) incorrectly depict trees planted along the north boundary fence at this location.

Questions:

3. What will be installed in the utility corridor?

4. Why does the corridor require such a large footprint?

3. Noise study performed prior to utility switchyard location change

PUD 3.4 Noise Studies and Noise Monitoring.

The Developer has submitted an initial noise study attached hereto as Exhibit G ("Initial Noise Study") that included: (i) baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits.

Questions:

5. Did Burns & McDonnell's study include the sound level that will be generated by the utility switchyard in their initial noise study calculations?

6. The sound study was completed before the proposed switchyard location moved close to Baseline Road. Will new testing be conducted in light of the proposed location change and potential increased sound levels from a switchyard and substation in close proximity to each other?

7. Utility switchyards and substations produce electromagnetic fields that emit radiation. Will the City of Yorkville or the data center developer commission a study to determine whether the levels of EMF radiation produced by the proposed switchyard, substations, power lines and data centers all clustered closely together near Baseline Road are safe or harmful and at what distances?

4. City Council to approve building elevations per the PUD and delegate the remainder of building design approval to City staff to approve without public feedback

PUD 2.13 Appearance Standards.

The Project is located adjacent to a main arterial thoroughfare at the City’s northern boundary. Therefore, the Project serves as the first development members of the public see as they enter the City when driving south down Bridge Street. Given the location of the Project, Developer shall follow the requirements of Section 10-5-8-c-4b.(2) of the UDO requiring recesses, projections, windows, and other ornamental/architectural features. **The Developer has submitted prototype building elevations for the Project, a copy of which is attached hereto as Exhibit E (the “Building Elevations”). The Building Elevations are representative of architectural design and building materials to be utilized for the Project but are not intended to be an exact depiction of any building that may be constructed as part of the Project.**

The City shall approve updated elevations which are consistent with the quality and character of the Building Elevations. **Any updated building elevations that are consistent in quality, character, and height with Exhibit E shall be approved administratively, with no further council or commission review required.**

The above highlighted language from the PUD delegates authority to administrative staff to approve changes to building elevations after the Council initially approves the PUD. With all due respect to the developer, the elevations in Exhibit E are inadequate.

- “Prototype” drawings do not depict the actual buildings being proposed for this site.
- Minimal, and in some cases, no detail or specifications are called out on the elevation drawings.
- Some of the elevations are impossible to interpret because 1”=300’ is not an appropriate scale at which to illustrate buildings. At that scale, it is impossible to discern any useful information about the appearance of the proposed buildings or site.
- On the developer submitted North Elevation from Baseline Road Drawing A-9 the building elevations don’t align with the associated dimension lines identifying the building locations.
- There is nothing indicating either the location or appearance of the utility switchyard, customer substation, or 600’ wide “future substation corridor” entrance.
- Security site entrances are missing and the two included are only indicated by an arrow – no depiction of the actual appearance.
- Presumably the developer didn’t update the elevations to match the proposed October 14 changes to the site plan.
- At minimum drawings should accurately represent the size, appearance, and location of buildings, entrance gates, utility switchyard and customer substations at a readable scale.
- Trees are a distraction on the elevations and some are misleadingly oversized, drawn at twice the height of the buildings. 150’ tall trees to be planted, wouldn’t that be nice?
- Elevation drawings showing only buildings and other permanent structures without trees would be more informative.

Questions:

8. Will the City Council require the developer to submit perimeter elevations drawn, scaled and dimensioned at a large enough size and scale (segmented over multiple pages if necessary) so the Council and public, including impacted adjacent property owners, have an opportunity to view accurate, realistic representations of the proposed exterior facing building facades and provide comment prior to City Council approval of the PUD Agreement?

9. Will the City Council require elevation drawings that accurately depict the quality, character, and design details of the exteriors of the 14 site specific buildings being proposed for this site and will those be made available for public view and comment?

5. Separate Utility & Development Agreements negotiated after PUD Agreement is approved

PUD Sections 2.9, 3.2 and 3.6 of the PUD Agreement establish roadway and infrastructure improvements, ROW easements and dedications will be addressed in separate Utility Agreement or Development Agreement.

Reports and memorandums in City Council packets reference certain road right-of-way easement designations, including:

- Engineering Enterprises *Preliminary Cost Estimate-Baseline Road Reconstruction & Intersection Improvements* dated May 8, 2025 notes a ROW acquisition of 50’ on the north side of Baseline Road
- Engineering Enterprises letter to Krysti Barksdale-Noble dated June 16, 2025, states “Baseline Road is not built to City standards and will be required to be reconstructed per City code. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.”
- Krysti J. Barksdale-Noble’s memo to City Council dated October 7, 2025 states “Revised site plan also contemplates all future roadway improvements required on Galena Road to occur within the Project Cardinal site and not require additional right-of-way acquisition from parcels located on the south side of the road.”

Questions:

10. Since dedications will be governed by separate Utility and Development Agreements, will those agreements be discussed and approved at City Council meetings open to the public for review and comment or will they be delegated to City staff to negotiate, prepare, and approve?

11. Engineering Enterprises notes a 50’ ROW acquisition needed from the north side of Baseline Road. I request the same consideration be extended to owners on the north side of Baseline Road that is being given to owners on the south side of Galena Road. Any ROW easement dedications necessary for road or infrastructure improvements necessitated for the Project Cardinal development should be granted by Project Cardinal and taken from within the footprint of its 1000+ acre site.

Lastly, on preference for phasing of the PUD, I am generally in agreement with prior suggestions from some owners on Ashe Road that construction begin in the southeast section closest to the center of the development (Buildings 8 & 9) thereby minimizing the initial impact to properties on all sides of the development since the project is highly speculative and may not come to fruition for many years if at all.

I’ve attended Yorkville meetings remotely since receiving notification of the Project Cardinal application for PUD in May. Activity and design changes to the proposed Project Cardinal site plan seemed fairly minimal until two weeks ago when significant changes appeared on the proposed site plan. While the City of Yorkville has signaled that it is prepared to vote to approve the Project Cardinal PUD on October 28, I am hopeful that Mayor Purcell, the City Council and Yorkville administrative staff will consider delaying the vote to allow time for more public comment on the site plan changes and phasing order, and for all parties to perform adequate due diligence.

Thank you in advance for your time, consideration and I look forward to receiving a reply.

Sincerely,

Debra Baumgartner
JM Farm, LLC



Monica Cisija

Subject: FW: WEITTEN COMMENT: 10/28 Project Cardinal

-----Original Message-----

From: Elizabeth Fotopoulos [REDACTED]
Sent: Monday, October 27, 2025 8:36 AM
To: Jori Contrino <jcontrino@yorkville.il.us>
Subject: WEITTEN COMMENT: 10/28 Project Cardinal

Hello,
Here are my public comments for the Project Cardinal.

I am a resident of Baseline and who lives directly across the street from this property I would like to express my gratitude for the project manager whom reached out to us recently to walk us through this project. While this did help to ease some stressors related to this project we do have a few additional comments we would like the project manager and city board to consider primarily since this is still an area where people are living and have investment money.

1. the current plan there is a switchyard building located directly in front of our home. I would like to request that that building be moved to a location where there is no current resident. I am concerned for the size of this building in relation to other (being more of an eye sore), I am still concerned for the sound that can be emitted from said building ca others. Could this building and a data building be swapped?

2. This was brought to my attention by my neighbor who noted that in the original plans there was a conversation regarding the widening of baseline to accommodate the construction of Project Cardinal. When they inquired about this they were told, "this will be discussed at a later date". The plans currently note that to widen baseline and accommodate the construction needs The city of Yorkville is going to request additional feet from the residences and property owners north of baseline Road. Being that that is a completely different county, I would like to know what the justification is for requesting this additional fee and the city of Yorkville being able to request such. I would also like justification as to why the widening isn't extending onto the property that is being constructed, I.e any additional footage that is needed to wide baseline should be taken from the property where said construction is occurring. I would like to formally note that I am currently not in favor of allotting the city of Yorkville any footage from my property to widen it. I also want to be explicit and state that if the city of Yorkville utilizes the current easement to widen baseline thais will severely reduce not only the easement that is currently there but it will seriously negatively impact the property value of my home which I am not in favor of.

Thank you,
Elizabeth

Sent from my iPhone

Monica Cisija

Subject: FW: WRITTEN COMMENT-Cardinal Development

From: Lawrence Wickter [REDACTED]
Sent: Tuesday, October 28, 2025 2:46 PM
To: Jori Contrino <jcontrino@yorkville.il.us>
Subject: WRITTEN COMMENT-Cardinal Development

To: City Council Meeting, October 28, 2025

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

Re: City Council Agenda: Planning and Zoning Commission Discussion Item #2

We would like to renew 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 developer has not met the most remote burden of proof in his response to the City Special Use requirement that the use not “substantially diminish and impair property values near the neighborhood in which it is to be located”. Only anecdotal evidence and conclusory comments have been offered. An evaluation on the impact on property values of the project by a professional appraisal firm should be performed.

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 frantic 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.

Considering the number of similar projects which have already been approved by the City, and the speculative nature of them, it seems prudent that a moratorium of at least 180 days on further approvals be adopted until additional market developments can be ascertained (similar to the action taken recently by the City of Aurora).

Thank you for your consideration.

--

Lawrence D. Wickter, Jr.
Deborah H. Wickter

[REDACTED]

C: [REDACTED]

E-mail: [REDACTED]

--