

**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  
MONDAY, NOVEMBER 10, 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 Contrino called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Soling	Absent
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Corneils	Present
	Hyett	Present

Staff in attendance at City Hall: City Administrator Olson, City Clerk Contrino, Chief Jensen, Attorney DiNolfo, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, EEI Engineer Sanderson, Deputy Clerk Cisiija, Intern Burner, Recreation Coordinator Redmon, and Deputy Chief Carlyle.

Staff in attendance electronically: Finance Director Fredrickson and 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/84993497209?pwd=DZoWGRJjbGWNkWelpJIOGWmBOJAS9w.1>.

The Zoom meeting ID was 849 9349 7209.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PUBLIC HEARINGS**

1. QuikTrip – Dormant SSA
2. Costco – Dormant SSA
3. 2025 Tax Levy Estimate - City Administrator Olson gave a presentation on the 2025 Tax Levy Estimate (*see attached presentation*).

Please see the attached transcript from the court reporter regarding the public hearing portion of the meeting.

**CITIZEN COMMENTS ON AGENDA ITEMS (EXCLUDING DATA CENTER MATTERS)**

None.

**CONSENT AGENDA**

1. Bill Payments for Approval
  - \$ 990,227.02 (vendors)
  - \$ 197,787.94 (wire payments)
  - \$ 454,623.75 (payroll period ending 10/18/25)
  - \$ 1,642,638.71 (total)

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

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

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**REPORTS**

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**MAYOR'S REPORT**

**Resolution 2025-125**

**Authorizing the Purchase of Three Ford Interceptor Sports Utility Vehicles from Marrow Brothers Ford, Inc. in an Amount Not to Exceed \$243,000**  
(CC 2025-83)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of Three Ford Interceptor Sports Utility Vehicles from Marrow Brothers Ford, Inc., in an Amount Not to Exceed \$243,000 and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Funkhouser.

Chief Jensen explained that this contract is for the pre-order of the vehicles, and the police department will not take possession of them until after May 1<sup>st</sup>. He also shared that these are part of their standard rotation.

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

**Resolution 2025-126**

**Declaring Certain Personal Property Surplus and Directing Disposition of Same**  
(CC 2025-84)

Mayor Purcell entertained a motion to approve a Resolution Declaring Certain Personal Property Surplus and Directing Disposition of Same and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Mayor Purcell stated that the vehicles are being donated to the Indian Valley Vocational Center and the Bristol Kendall Fire Protection District. Chief Jensen confirmed.

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

**Ordinance 2025-76**

**Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program (2026 Water Main Replacement)**  
(CC 2025-85)

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program (2026 Water Main Replacement) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Hyett.

City Administrator Olson explained that this is the first step for obtaining a low-interest loan for the 2026 Water Main Replacement project. He stated that in the past, the City has been successful in obtaining approximately \$18 million in low-interest loans from the Illinois Environmental Protection Agency (IEPA) at a 1.87% interest rate.

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

**Ordinance 2025-75**

**Approving the Extension of a Special Use Permit Approved in Ordinance 2023-34 (Bristol Ridge 105 – Solar Farm)**  
(CC 2025-86)

Mayor Purcell entertained a motion to approve an Ordinance Approving the Extension of a Special Use Permit Approved in Ordinance 2023-34 (Bristol Ridge 105 – Solar Farm) and authorize the Mayor and City Clerk to execute. So moved by Alderman Hyett; seconded by Alderman Marek.

Community Development Director Barksdale-Noble explained that the original special use for the solar farm is scheduled to be operational by October 2026. However, since it will not be completed by the deadline, the developer is asking for a one-year extension.

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

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**Flags of Valor**

Parks and Recreation Director Evans reported that there are over 150 flags at Town Square, and this is the most flags they've ever had.

**Yorkville Holiday Celebration**

Parks and Recreation Director Evans shared that the City's Holiday Celebration will take place on Friday, November 21<sup>st</sup>, and Saturday, November 22<sup>nd</sup>, in downtown Yorkville. Events include a parade and Christmas tree lighting on Friday, and Visits with Santa, the Rudolph 5K Run, and the Jingle Jog Run on Saturday. More information can be found on the City's website at: <https://www.yorkville.il.us/490/Holiday-Celebration-Weekend>.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

Alderman Funkhouser shared that KenCom has passed its annual budget, which includes minor increases. He also shared that the Aurora Area Convention & Visitors Bureau (AACVB) will approve a destination plan in its December meeting. The AACVB strategic plan will start in December, and the process will last several months. The AACVB is also moving to a new location.

**STAFF REPORT**

No report.

**MAYOR'S REPORT (cont'd)**

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

Public Works Director Dhuse shared that the storage shed is getting a roof, the base for the salt dome's foundation has been poured, and the floors have all been poured. They are estimated to be completed and moved in by September 2026.

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

Mayor Purcell shared that a bid opening was held on October 31, 2025, and two bids were under budget.

**ADDITIONAL BUSINESS**

No report.

**CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

Jenny Lunn thanked the Council and expressed her excitement that Costco will open on Wednesday, November 12<sup>th</sup>.

**PRESENTATIONS**

**Data Center Presentation**

City Administrator Olson gave a presentation on the data centers (*see presentation attached*).

Alderman Hyett asked if the berms would be built first. City Administrator stated that the berms and the trails are expected to be built first.

**RECESS**

Mayor Purcell stated that a brief recess would take place.

**CITIZEN COMMENTS ON DATA CENTER AGENDA ITEMS**

Donna Mitchell, a Yorkville resident, expressed her thoughts on the data centers. She stated that she has not heard of any studies conducted on health and sanity-related issues. She provided a handout *to the Council (see attached)*. Ms. Mitchell would like a study on health conducted so that residents can feel secure.

Rich Vinyard, a Yorkville resident, stated that he represents the silent majority of Yorkville residents who acknowledge that property and sales taxes will not solve the City's financial burden. He believes that industrial growth will help reduce these burdens. Mr. Vinyard further states that he is in favor of the proposed data centers but asks the Council to use the tax dollars to pay on bonds, make critical infrastructure repairs, and lower water rates.

Patti Bakala, owner of PB's Pup Palace, a dog daycare on Corneils Road, stated she strongly opposes the data centers. She is concerned that the noise will affect the dogs in her care. Ms. Bakala noted that, although the water consumption issue has been addressed, she remains concerned. She believes that noise, air, and light pollution will affect the community, property values, wildlife, and health. Ms. Bakala believes that the data centers will alter Yorkville forever.

Michael Sheinholtz, a Yorkville resident, spoke against the data centers. He stated he does not want Yorkville to be stuck with the data centers, as other communities have had issues with them. He likes Yorkville the way it is and does not want it to decline.

Mike Krempski stated that the government's responsibility and purpose is to protect inalienable rights. He read from his "Notice of Maladministration" handout (*see attached*).

Lance Beatch, owner of Fox Bluff and Fox Creek, shared that he is hopeful the City's vote on the data center will be favorable. He shared his past experiences in working with other communities, such as California, the U.K., and Canada, and he has witnessed what occurs when a city does not move with haste. Mr. Beatch believes that the data centers are significant generational opportunities for the City and will be greatly impact tax revenue and business growth. He asks that the process proceed forward, and the City moves as expeditiously as it can.

Eric Hines, a Yorkville resident, stated that the primary benefit of the Project Cardinal data center is the increased tax revenue, and that the revenue will be used to support schools, enhance residential life, and create job opportunities. He further stated that the revenue will help Yorkville continue its growth and prosperity.

Kyle Veeder, an IBEW member, stated that he had worked at data centers, power plants, and chemical plants, and that data centers are the least problematic. He feels that the data center is a once-in-a-lifetime opportunity.

Andres Hernandez, an IBEW member and U.S. Army veteran, stated he is in favor of the data center. He stated that veterans are losing jobs, and voting against the data center would be detrimental to many local veterans.

Albert Alfaro, the Vice President of the Fox Valley Building and Construction Trades Council, shared that his group represents a diverse group of over 8,000 skilled individuals. The group consists of plumbers, electricians, carpenters, laborers, operators, sheet metal workers, and painters, and these trades will be needed to build the Project Cardinal data center. He further stated that the jobs will provide careers for thousands of people.

Joel Orozco, a member of Smart Local 265, stated that he supports the development of the data center. He stated that he does believe the noise from the data centers will cause an issue, as he has stood in the parking lot of a data center and has had conversations with others without issue. Mr. Orozco also stated that the data center will have minimal impact on traffic, generate revenue for businesses, and support Yorkville's economy.

Shawn Craven, a business agent for Local 17 Heat and Frost Insulators, spoke in support of the data center. He stated that the development will create numerous jobs and generate income. Mr. Craven expressed that there is misinformation about the noise and water use from data centers. He stated he has worked in data center facilities, and he would not support a project that harms Yorkville.

Ryan Scheidt spoke in favor of the Project Cardinal data center. He believes it is an excellent opportunity for Yorkville, as it will create jobs across various fields and attract new businesses. Mr. Scheidt stated that while change is not easy, it is needed to move Yorkville forward.

Derek Watts stated he purchased and developed the Estates of Legacy Farm in 2007. He shared his experience in the development. Mr. Watts said he is not opposed to the data center, but he is opposed to its location. He believes that he wanted Legacy Farm to be long-lasting for his children and grandchildren; however, the data center will diminish the legacy. Mr. Watts would like the Council to deny approval of the data center.

Tammy Schleining, a property owner on Albany Road, stated that data centers will surround her property. She stated that when she and her husband purchased their property 10 years ago, they knew that it would eventually be zoned for manufacturing. Ms. Schleining also shared that City Administrator Olson and Community Development Director Barksdale-Noble have both answered all the questions she and her husband have had. She stated they approve the data centers.

Attorney Bernie Weiler, representing residents adjacent to the proposed data center site, thanked staff for their transparency but stated that his clients continue to oppose the project. He requested that, if the development is approved, the agreement clearly doesn't include: the previously discussed 1,200-foot setback; required architectural elevations facing nearby homes; the commitment to plant 4,900 trees; and that phasing begin on the east side as discussed. Attorney Weiler referenced concerns raised in other communities with recently built data centers, including noise, generator use, health impacts, and the relocation of adjacent residents during generator testing. He stated the scale of the proposal represents a significant departure from the Comprehensive Plan and asked the Council to consider potential long-term impacts, including increased regional power demand and costs. He also raised concerns about pending state "mega project" legislation that could create a tax assessment freeze and requested that the agreement prohibit the developer from seeking any such freezes or abatements. He concluded by thanking the City for its consideration of resident concerns while reiterating his clients' opposition to the project.

John Bryan, a resident of Legacy Farms, expressed opposition to the proposed data center development. He demonstrated noise levels using a handheld meter and stated that projected decibel levels would be noticeable at nearby homes. Mr. Bryan also addressed comments from a prior meeting regarding the history of his property and said that his home was not formerly a farm as characterized. Mr. Bryan stated he supports organized labor and data centers in general, but not adjacent to residential neighborhoods or on prime farmland. He expressed concern that the property is currently zoned residential and should not be converted to industrial. He referenced extensive personal research and concerns regarding noise, generator operations, building height, water use, truck traffic, power requirements, and long-term construction impacts. He also questioned statements made during prior presentations regarding noise, pollution, and infrastructure needs. Mr. Bryan expressed concern about potential future tax implications, property values, and overall scale of the project, stating that the development would change the character of the surrounding area. He asked the Council to consider placing data centers in non-residential locations and urged them not to approve this project.

Anna, a Yorkville resident, voiced concerns regarding the proposed data center projects. She raised concerns about potential impacts to electricity rates, energy demand, and grid reliability, citing national reports and examples from other states. She stated that data center-related energy use may increase costs for residential customers and noted concerns regarding special utility rate agreements negotiated in other jurisdictions. Anna also expressed concerns about water use, cooling systems, generator emissions, and the long-term environmental effects of large data centers. She stated that the scale of the proposed developments could contribute to increased water demand, a larger carbon footprint, and noise pollution. She questioned whether the City's projected tax benefits would outweigh potential increases in utility costs. She also referenced pending state legislation on tax incentives for data centers and questioned how those incentives could affect revenue and future development. Anna urged the Council to prioritize resident concerns over corporate interests, to encourage elected officials to engage more directly with the community, and to vote against the proposed projects.

Sydney, speaking on behalf of several Yorkville residents, voiced concern about the proposed data center development. She questioned statements made in the earlier presentation regarding job creation, water usage, and overall community benefit. She stated that the projected water consumption and the project's scale do not align with the employment numbers presented, and that comparisons to other commercial projects are not appropriate. Sydney raised concerns about property taxes, electricity demand, and the size of the development relative to existing data centers in DeKalb. She stated that the benefits described appear to be primarily fiscal to the City rather than providing direct or guaranteed relief to residents. She

also expressed skepticism about state-level tax incentive programs and questioned whether the City has sufficient ability to limit these effects. She voiced concerns about impacts to residents, including noise, water usage, rising utility costs, and infrastructure strain. Sydney urged the Council to consider the quality-of-life effects on surrounding neighborhoods and stated her belief that state policies have made it too easy for large companies to pursue rezoning in small communities. She asked the Mayor and Aldermen to clearly state the extent of the City's control over the approval process and encouraged the Council to reject the proposed development.

Dorothy Flisk stated that the noise from the data center will affect her horses. She shared that she has no issues with a data center in an industrial park. Ms. Flisk shared that she purchased lots across the street from the proposed data center location, and they will have no value. She stated that she will have to close her business. Ms. Flisk also shared that she was the creator of the petition against data centers that is being circulated. She stated that the data center will change the community forever, and she hopes the Council votes against it.

Jenny Lunn, a Yorkville resident, shared her thoughts on the data center. She stated that after hearing people express opposition, she no longer supports the data centers. She believes that the county will change.

David Silverman, an attorney for Pioneer Development, LLC, thanked City staff, consultants, and the Council for their work throughout the review process. He stated that the developer has made significant revisions in response to City and resident concerns, including technological changes to reduce water use, expanded berms and landscaping, and additional sound-study requirements. He noted that the project now proposes approximately 4,900 new trees, enhanced setbacks, and restricted access points to minimize impacts on nearby neighborhoods. Attorney Silverman stated that the developer believes the project can meet all noise regulations and will be required to verify equipment-specific sound levels before construction. He also addressed comments regarding pending state legislation, noting the developer has not requested local tax abatements and does not intend to pursue them. He emphasized that future utility and development agreements will further detail responsibilities and improvements. He asked the Council to consider the economic benefits, compatibility measures, and cooperative efforts made during the process. He stated that the project has the potential to benefit local taxing bodies, schools, and the community. He encouraged the Council to vote in favor of the development agreement and stated the developer will continue to work with the City on subsequent approvals.

Carolyn Anderson stated that the lives of individuals surrounding the City, businesses, energy bills, and taxes will be directly impacted by the data center. She believes that it is inappropriate.

#### **PLANNING AND ZONING COMMISSION**

##### **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)

No discussion took place.

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

**Ordinance 2025-77**

**a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC (Project Cardinal)**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC, subject to staff and legal review of the landscape plan, and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Koch.

City Administrator Olson shared that there were updates to the landscape plan that could not be finalized in time for the packet. The changes are handwritten and included in the packet, showing an increase in undulating berm height to up to 12 feet in locations where existing landscape buffer berm work is shown.

Alderman Plocher shared that he has been a Yorkville resident since the 1980s. He also shared that he has worked in data centers and has seen how they operate. He believes that data centers are the least impactful on the locations where they are requested, compared to other infrastructures.

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

**Ordinance 2025-78**

**b. Authorizing the Execution of an Annexation Agreement Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (Project Cardinal)**

Mayor Purcell entertained a motion to approve an Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street 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  
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye,  
Transier-aye, Marek-aye, Hyett-aye

- 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) – **Discussion Only**
- 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) – **Discussion Only**

City Administrator Olson explained that the zoning and annexing ordinances are going to be held until the development agreement is up for consideration and the project is ready to move forward.

**EXECUTIVE SESSION**

None.

**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 10:53 p.m.

Minutes submitted by:

  
Jori Contrino, City Clerk,  
City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARINGS

651 Prairie Pointe Drive  
Yorkville, Illinois

Tuesday, November 10, 2025

7:00 p.m.

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PRESENT: (In-person and via Zoom)  
Mr. John Purcell, Mayor;  
Mr. Ken Koch, Alderman;  
Mr. Dan Transier, Alderman;  
Mr. Arden Joe Plocher, Alderman;  
Mr. Chris Funkhouser, Alderman;  
Mr. Matt Marek, Alderman;  
Mr. Rusty Corneils, Alderman;  
Mr. Rusty Hyett, Alderman.

ALSO PRESENT:  
Mr. Bart Olson, City Administrator;  
Ms. Jori Contrino, City Clerk;  
Ms. Monica Cisija, Deputy Clerk;  
Ms. Erin Willrett, Assistant City  
Administrator;  
Mr. Rob Fredrickson, Finance Director;  
Mr. Eric Dhuse, Public Works Director;  
Mr. James Jensen, Chief of Police;  
Mr. Tim Evans, Parks and Recreation  
Director;  
Ms. Krysti Barksdale-Noble, Community  
Development Director;  
Ms. Lynn Dubajic Kellogg, Economic  
Development Director;  
Ms. Katelyn Gregory, Economic

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Development Coordinator;  
Mr. Brad Sanderson, City Engineer;  
Mr. Steve Redmon, Recreation  
Coordinator;  
Mr. Garrett Carlyle, Deputy Chief of  
Police.

APPEARANCES:

OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,  
LTD.  
BY: MR. MICHAEL CASTALDO, JR.  
and  
MS. KATHLEEN FIELD ORR,  
2441 Warrenville Road, Suite 301  
Lisle, Illinois 60532  
(630) 682-0085

appeared on behalf of the United City of  
Yorkville.

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REPORTED BY: Christine M. Vitosh  
Illinois C.S.R. License No. 084-002883

1 (WHEREUPON, the following  
2 proceedings were had in public  
3 hearing, commencing at 7:04 p.m.  
4 as follows:)

5 MAYOR PURCELL: We are going to have  
6 three public hearings. Anyone is welcome to  
7 speak if you want. First I open the public  
8 hearing for the QuikTrip dormant SSA. We are now  
9 in the QuikTrip dormant SSA public hearing. If  
10 anyone would like to speak, please step to the  
11 microphone.

12 (No response.)

13 MAYOR PURCELL: Anyone in Zoomland like  
14 to speak? Please raise your hand. I am not  
15 seeing anyone here. Oh, back there. Did you  
16 want to speak regarding the QuikTrip dormant SSA?

17 UNIDENTIFIED AUDIENCE MEMBER: No.

18 MAYOR PURCELL: No. Then if you --  
19 maybe you walked in late, ma'am. If you did not  
20 hear, if you want to talk about the data centers,  
21 that will be later on in the agenda. This is  
22 just for the QuikTrip dormant SSA.

23 Okay. Hearing or seeing no  
24 comments, I will close the QuikTrip dormant SSA.

1                   Ready for the next one? Next I will  
2 open the public hearing for the Costco dormant  
3 SSA. We are now in the Costco dormant SSA public  
4 hearing. If there is anyone who would like to  
5 speak, please step forward.

6                   (No response.)

7                   MAYOR PURCELL: Is there anyone out in  
8 Zoomland who would like to speak regarding the  
9 Costco dormant SSA public hearing?

10                   (No response.)

11                   MAYOR PURCELL: Hearing none, seeing  
12 none, I will now close the Costco dormant SSA.

13                   And, finally, we have the public  
14 hearing for the 2025 tax levy estimate, and this  
15 will be taxes assessed in 2026, correct?

16                   MR. OLSON: Correct.

17                   MAYOR PURCELL: I will now open the 2025  
18 tax levy estimate public hearing. We are now in  
19 the public hearing for the 2025 tax levy  
20 estimate.

21                   Mr. Olson, did you have something?

22                   MR. OLSON: I do, I have a very brief  
23 presentation. Keep moving here in a second.

24                   Okay. Thank you.

1                   Again, this is a public hearing  
2                   required by law on our property tax levy. We  
3                   have to approve a property tax levy by the end of  
4                   calendar year 2025.

5                   The levy ordinance and the public  
6                   notice that you saw in the newspaper does include  
7                   the City and the library, but functionally the  
8                   City Council controls the City property tax levy  
9                   and the library board controls their own library  
10                  levy.

11                  So just so everybody is aware, we  
12                  are operating under the property tax extension  
13                  limitation law, which is the property tax cap, as  
14                  a non-home rule municipality, so, in general, the  
15                  City Council can only ask for in property taxes  
16                  exactly what it received last year plus an  
17                  inflationary factor, which this year is  
18                  2.9 percent, plus new construction value, which  
19                  is about the same dollar amount effectively.

20                  So, as an example, if we asked for  
21                  \$10 last year, we would be able to get an  
22                  additional 2.90 in inflationary factor, and then  
23                  any property taxes associated with new  
24                  construction.

1                   Just pointing out before we get into  
2 tax rates and everything else, the City Council  
3 has a history, and there is a recommendation this  
4 year to only take new construction; that is, we  
5 would be foregoing the inflationary factor.

6                   The result of that is that it tends  
7 to moderate the City's property tax line item on  
8 your tax bill over time, so what we have here is  
9 the effect of that policy decision by previous  
10 city councils, going all the way back to about  
11 2013 is when we implemented that, so effectively  
12 the City Council has had a tax rate reduction of,  
13 you know, a few cents per \$100 EAV every year  
14 since 2013, and for this sample homeowner who has  
15 had some increases in their assessment over the  
16 years, you know, they are paying similar,  
17 two percent off what they were paying in 2011,  
18 where they were paying \$490 to the City and now  
19 they are currently paying \$497, and so that is  
20 the policy implementation the City Council has  
21 chosen.

22                   So here is our property tax notice.  
23 If you read the newspaper, you would have saw  
24 this. These figures and this percentage here of

1 11 percent, again, are the City and library put  
2 together.

3 The library has a different strategy  
4 for what they want to do with property taxes, and  
5 the effect of that is that this public notice  
6 ends up showing a higher percentage than what we  
7 actually think we are going to get, which I will  
8 explain here in a second.

9 So, and additionally, the City  
10 Council by policy has chosen to inflate the tax  
11 levy estimate when they approved it last month so  
12 that they can have a conversation up to and  
13 including those estimated numbers.

14 So if we were to hold a public  
15 hearing with a lower tax levy number, we would  
16 not be able to increase it at a later date, so we  
17 do that for policy reasons.

18 Also, a few years ago we had  
19 estimated new construction value at whatever  
20 dollar amount it was; the actual value ended up  
21 coming in much higher, which means we left new  
22 construction value on the table, which was good  
23 because it ended up reducing property taxes by  
24 more than we had communicated, but it left money

1 on the table that the City could have used for  
2 different projects going forward.

3 So here is the summary of what the  
4 City Council is proposing. We are proposing the  
5 same property taxes as last year, plus the new  
6 construction value, which is about \$30 million of  
7 new construction, mostly residential at this  
8 point, but we are giving up inflation, so they  
9 are not going to be collecting that additional  
10 2.8 or 2.9 percent, so last year we collected  
11 just over \$4,000,000 and this year we are  
12 proposing to collect 4.16, which effectively is a  
13 \$113,000 increase and represents a 2.8 percent  
14 increase, so that should reduce the property  
15 taxes, depending on everybody's assessment  
16 obviously, and should have the result in, you  
17 know, keeping your property taxes for the City's  
18 line item relatively similar to what it was last  
19 year.

20 The library has a different  
21 strategy, as I mentioned. They have a maximum  
22 tax rate of 15 cents per \$100 EAV under law, and  
23 they ask for that every year.

24 So the City comes in after the

1 library passes their levy and says we want 15  
2 cents per \$100 EAV and they apply the tax cap to  
3 the library.

4 So last year they collected  
5 1.06 million, which represented about 11.6 cents  
6 per \$100 EAV. This year they just said we want  
7 15 cents per \$100 EAV, which the result is 1.5  
8 million dollars, and the City intends to apply  
9 the property tax cap to them as well, and so they  
10 are asking for inflation plus new construction,  
11 which results in a 5.7 percent increase from one  
12 year to the next, and an 11 cent per \$100 EAV tax  
13 rate.

14 So that is what the public hearing  
15 is for, and happy to take any questions after the  
16 meeting if somebody has them; otherwise, this is  
17 for citizen comments. Thank you.

18 MAYOR PURCELL: Bart, one question I'll  
19 ask.

20 MR. OLSON: Yes.

21 MAYOR PURCELL: The library levy did not  
22 reflect the decrease they had the prior year.

23 MR. OLSON: Did not. Yes. Last year  
24 was the first year that the referendum approved

1 new construction bonds for the library that was  
2 built in about 2005, 2006, fell off the taxes.  
3 That ended up saving everybody I think it was  
4 \$100 or something, you know, per home on average,  
5 so --

6 MAYOR PURCELL: So the City library and  
7 City regular combined, actually the City's  
8 portion went down.

9 MR. OLSON: It did, yes.

10 MAYOR PURCELL: Thank you. Okay. Is  
11 there anyone who would like to speak regarding  
12 the 2025 tax levy estimate? If so, step to the  
13 microphone.

14 (No response.)

15 MAYOR PURCELL: Is there anyone in  
16 Zoomland who would like to speak to the 2025 tax  
17 levy estimate at this public hearing?

18 (No response.)

19 MAYOR PURCELL: Hearing or seeing none,  
20 we have now closed the 2025 tax levy estimate  
21 public hearing. Thank you.

22 (Which were all the proceedings had  
23 in the public hearings, concluding  
24 at 7:12 p.m.)

1 STATE OF ILLINOIS )  
 ) SS:  
2 COUNTY OF LASALLE )

3 I, CHRISTINE M. VITOSH, a Certified  
4 Shorthand Reporter of the State of Illinois, do  
5 hereby certify:

6 That the foregoing public hearing  
7 transcript, Pages 1 through 13, was reported  
8 stenographically by me by means of machine  
9 shorthand, was simultaneously reduced to  
10 typewriting via computer-aided transcription  
11 under my personal direction, and constitutes a  
12 true record of the testimony given and the  
13 proceedings had;

14 That the said public hearing was taken  
15 before me at the time and place specified;

16 That I am not a relative or employee or  
17 attorney or counsel, nor a relative or employee  
18 of such attorney or counsel for any of the  
19 parties hereto, nor interested directly or  
20 indirectly in the outcome of this action.

21 I further certify that my certificate  
22 attached hereto applies to the original  
23 transcript and copies thereof signed and  
24 certified under my hand only. I assume no

1 responsibility for the accuracy of any reproduced  
2 copies not made under my control or direction.

3 IN WITNESS WHEREOF, I do hereunto set my  
4 hand at Leland, Illinois, this 25th day of  
5 November, 2025.

6

7

8 /s/ Christine M. Vitosh

9

10

CHRISTINE M. VITOSH,  
Illinois C.S.R. Certificate  
No. 084-02883

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TAX LEVY  
PUBLIC HEARING  
CITY COUNCIL  
11-10-25

# United City of Yorkville

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# Tax Levy Public Hearing

- Public hearing is required by law
- City Council must approve a tax levy by the end of 2025
- Levy ordinance includes City and Library, but City Council controls City levy, Library Board controls Library levy

# Tax Levy Public Hearing

- Property Tax Extension Limitation Law (PTELL)
  - City Council can only ask for:
    - the property taxes it received last year PLUS
    - an inflationary factor PLUS
    - new construction value
  - If we asked for \$10 last year, we can only ask for
    - \$10 from last year PLUS
    - \$2.90 (2.9% inflationary factor) PLUS
    - any property taxes associated with new construction

Tax Year	United City of Yorkville Tax Rate per \$100 EAV	% Change	Yorkville Sample EAV	% Change	Taxes	\$ Change	% Change	Cumulative Change
2011	0.7046		\$69,534		\$490			
2012	0.7490	6%	\$61,886	-11%	\$464	-\$26	-5%	-5%
2013	0.7738	3%	\$57,559	-7%	\$445	-\$18	-4%	-9%
2014	0.7581	-2%	\$57,559	0%	\$436	-\$9	-2%	-11%
2015	0.7361	-3%	\$60,269	5%	\$444	\$7	2%	-10%
2016	0.6795	-8%	\$65,726	9%	\$447	\$3	1%	-9%
2017	0.6471	-5%	\$71,001	8%	\$459	\$13	3%	-6%
2018	0.6242	-4%	\$76,720	8%	\$479	\$19	4%	-2%
2019	0.6029	-3%	\$80,767	5%	\$487	\$8	2%	0%
2020	0.5880	-2%	\$83,370	3%	\$490	\$3	1%	0%
2021	0.5710	-3%	\$86,284	3%	\$493	\$2	1%	1%
2022	0.5377	-6%	\$92,811	8%	\$499	\$6	1%	2%
2023	0.4921	-8%	\$102,840	11%	\$506	\$7	1%	4%
2024	0.4415	-10%	\$112,526	9%	\$497	-\$9	-2%	2%

**PUBLIC NOTICE OF  
PROPOSED PROPERTY TAX LEVY  
FOR THE UNITED CITY OF YORKVILLE**

I. A public hearing to approve a proposed property tax levy increase by THE UNITED CITY OF YORKVILLE for 2025 will be held November 10, 2025 at 7:00 P.M. at the City Council Chambers, 651 Prairie Pointe Drive, Yorkville, Illinois.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Bart Olson, City Administrator, or Jori Contrino, City Clerk, 651 Prairie Pointe Drive, Yorkville, Illinois (630) 553-4350.

II. The corporate and special purpose property taxes extended for 2024 were \$5,119,047.

The proposed corporate and special purpose property taxes to be levied for 2025 are \$5,726,693. This represents a 11.87% increase over the previous year.

III. The property taxes extended for debt service and public building commission leases for 2024 were \$0.

The estimated property taxes to be levied for debt service and public building commission leases for 2025 are \$0. This represents a 0.00% increase over the previous year.

IV. The total property taxes extended or abated for 2024 were \$5,126,122.

The estimated total property taxes to be levied for 2025 are \$5,726,693. This represents a 11.72% increase over the previous year.

# Tax Levy Public Hearing

- For the public hearing, the City and Library always ask for more than they think they can receive
  - Gives elected officials flexibility to make policy decisions
  - Hedges against errors in new construction value estimates

# Tax Levy Public Hearing

- 2025 Levy, paid for by taxpayers in Summer 2026
- City expects to receive:
  - same property taxes as last year PLUS
  - new construction value
  - BUT FOREGOING inflation
- \$4,051,430 collected last year
- \$4,165,180 expected to be levied this year
  - Represents last year's levy total plus ~\$113,000 worth of new construction value, for a total increase of 2.8%
  - Should result in a decrease of the property tax rate from \$0.44096 per \$100 EAV to \$0.40620 per \$100 EAV

# Tax Levy Public Hearing

- 2025 Levy, paid for by taxpayers in Summer 2026
- Library is asking for a maximum property tax levy of \$0.15 per \$100 EAV
  - \$1,067,182 collected last year
    - \$0.11642 tax rate after City applied a tax cap
  - \$1,538,123 requested this year
    - \$0.15 tax rate equivalent
  - \$1,127,974 expected to be received after City applies a tax cap
    - 5.7% increase, reflecting ~2.9% in inflation and ~2.8% in new construction value
    - \$0.11 tax rate estimate

# Questions?

Bart Olson

City Administrator

630-553-8537

[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)

Rob Fredrickson

Finance Director

630-553-8534

[rfredrickson@yorkville.il.us](mailto:rfredrickson@yorkville.il.us)

# United City of Yorkville

Project Cardinal

Informational Presentation and Status Update

November 10, 2025

# My Background

- Bart Olson
- City Administrator for Yorkville since 2009
  - Top appointed official
  - Manages the day-to-day operations of all departments except Police
- Yorkville High School Graduate
- Northern Illinois University, Master of Public Administration Graduate
- Yorkville Area Chamber of Commerce Board member since 2009

# How can you participate?

- Project Cardinal –

<https://www.yorkville.il.us/906/Project-Cardinal-Data-Center-Campus-Anne>

# How can you participate?

- Contact staff with any questions
  - Bart Olson, City Administrator – [bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)
  - Krysti Barksdale-Noble, Community Development Director – [knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)
- Elected officials contact information - <https://www.yorkville.il.us/320/City-Council>
- Come to a meeting in person or remotely and speak under Citizen Comments
  - Citizen comments are not intended to be a question and answer session – it is for the residents to speak to the City Council, and for the City Council to listen
- Don't want to come to a meeting? You can provide written comment that the City Clerk will enter into the public record for each meeting by emailing Jori Contrino at [jcontrino@yorkville.il.us](mailto:jcontrino@yorkville.il.us)

# Overview

- Why are we having this meeting?
- Why are data centers needed?
- Why are data centers choosing to land in Yorkville?
- Potential benefits of data centers
- Project Cardinal Proposal Details
- How will Yorkville address expected resident concerns?

# Why are we having this meeting?

- The current landowners and a prospective data center developer have asked the City to annex property, to rezone property, and permit a data center campus to be constructed.
  - The City must review the petition and approve/deny the petition according to various City Code requirements, state laws, and case law precedence
- Any property owner in the City can petition the City Council for a change in land use
  - Examples
    - Fence variance
    - Rezoning for a new subdivision
    - Special use for a drive-through window at a restaurant
    - Sign variance to construct a tall sign

# Why are data centers needed?

- Major worldwide investment in artificial intelligence (AI) with the hopes of eventually creating artificial general intelligence (AGI)
- Everything is a computer, creating data which needs to be stored

# Why Yorkville?

- Data centers are running into power supply limitations in other states and Illinois is well positioned for future energy supply growth
- Yorkville has thousands of acres of undeveloped land around one of the larger ComEd substations in the region
  - Open land in and around the substation allows easy expansion
- Yorkville has a proposed HVDC converter facility called SooGreen, adjacent to the ComEd substation
  - SooGreen will provide more than 2 gigawatts of power, roughly the capacity of a nuclear power plant in the size of a modest utility building
- Illinois has a Data Center Investment Program, providing state level incentives that are competitive throughout the Country

# Potential Benefits of Data Centers

- They are high tax revenue generating developments that have minimal impact on municipal and school district services
  - No school kids generated from the development. All property taxes paid to the school district help reduce the burden for other property taxpayers.
  - Site requires 24/7/365 on-site security with restricted access to the public. Any police responses would be limited to intruders or events between employees.
  - Because site access is heavily restricted, Bristol Kendall Fire Protection District is requiring the developer to file emergency operations planning. The buildings will all be heavily fire-protected, in order to safeguard the assets within.
  - No new public roadways are added to the City's inventory. All roadways are privately owned and maintained.

# Potential Benefits of Data Centers

- Property Taxes
  - Data Centers pay normal property taxes, despite generating no school students
    - META Data Centers in DeKalb with 3 buildings of around 1m square feet per building and 3m square feet total is currently faced with a post-local-incentive tax bill of ~\$31,000,000
      - Pre-incentive
        - The META property tax bill would be ~\$68,000,000
        - As an illustration, the Yorkville School District is 71% of the property tax bill and would receive ~\$48,000,000 if the META project was in Yorkville
        - As a comparison, all Yorkville School District taxpayers pay \$80,000,000 in property taxes annually
    - META in DeKalb = 227 acres of data centers housing ~3,000,000 square feet

# Potential Benefits of Data Centers

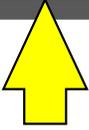
- Property Taxes

<u>Project Name</u>	<u>County</u>	<u>General Location</u>	<u>Acreage</u>	<u>Buildings</u>	<u>Total Building Square Feet</u>	<u>EAV</u>	<u>Annual Tax Bill</u>	<u>Property Taxes Per Sq. Ft</u>	<u>EAV Per Sq Ft</u>
Project Cardinal Yorkville	Kendall	47 and Galena, Yorkville IL	1048	14 buildings @ 1.2m sf each	17,000,000	\$500m to \$3B	\$50m to \$100m	\$2.94 to \$5.88	\$30 to \$177
Project Steel Yorkville	Kendall	Eldamain and Galena, Yorkville IL	557	18 buildings @ 379,000 sf each	6,822,000	TBD	TBD	TBD	TBD
Cyrus One Yorkville	Kendall	Eldamain and Corneils, Yorkville IL	230	9 buildings @ 333,000 sf each	3,000,000	TBD	TBD	TBD	TBD
META DeKalb*	DeKalb	Gurler Rd and Peace Rd, DeKalb, IL	227	3 Buildings @ 1m sf each	3,000,000	\$ 531,000,000	\$ 68,000,000	\$10 to \$22.67	\$177
Equinix Elk Grove Village	Cook	Lund and Busse, Elk Grove Village IL	8	150,000 sf	150,000	\$ 37,000,000	\$ 8,000,000	\$53.33	\$247
Cyrus One Aurora	DuPage	Eola and Diehl, Aurora IL	41	1 bldg @ 466k sf, 1 bldg @ 170k sf	636,000	\$ 19,000,000	\$ 1,400,000	\$2.20	\$30
CenterSquare Lisle	DuPage	Yeader and Western, Lisle IL	15	363,000 sf	363,000	\$ 10,100,000	\$ 734,000	\$2.02	\$28
Element Wood Dale	DuPage	Edgewood and Balm, Wood Dale IL	5	100,000 sf	100,000	\$ 3,000,000	\$ 216,000	\$2.16	\$30
Databridge Aurora	DuPage	Meridien Parkway, Aurora IL	5	80,000 sf	80,000	\$ 1,800,000	\$ 140,000	\$1.75	\$23

<u>Project Name</u>	<u>Acreage</u>	<u>Total Building Square Feet</u>	<u>EAV</u>	<u>Annual Tax Bill</u>	<u>Property Taxes Per Sq. Ft</u>	<u>EAV Per Sq Ft</u>
Project Cardinal Yorkville	1048	17,000,000	\$500m to \$3B	\$50m to \$100m	\$2.94 to \$5.88	\$30 to \$177
META DeKalb*	227	3,000,000	\$ 531,000,000	\$31m / \$68m	\$10 to \$22.67	\$177
Cyrus One Aurora	41	636,000	\$ 19,000,000	\$1,400,000	\$2.20	\$30

<u>Project Name</u>	<u>Acreage</u>	<u>Total Building Square Feet</u>	<u>EAV</u>	<u>Annual Tax Bill</u>	<u>Property Taxes Per Sq. Ft</u>	<u>EAV Per Sq Ft</u>
Project Cardinal Yorkville	1048	17,000,000	\$500m to \$3B	\$50m to \$100m	\$2.94 to \$5.88	\$30 to \$177
META DeKalb*	227	3,000,000	\$ 531,000,000	\$31m / \$68m	\$10 to \$22.67	\$177
Cyrus One Aurora	41	636,000	\$ 19,000,000	\$1,400,000	\$2.20	\$30

City of Yorkville



**Principal City Taxpayers(1)**

<u>Taxpayer Name</u>	<u>Business/Service</u>	<u>2024 EAV(2)</u>
Wrigley Manufacturing Co LLC	Gum	\$ 5,053,396
Yorkville Moda LLC	Real Property	4,217,504
Yorkville Marketplace LLC	Yorkville Shopping Center	4,124,905
Yorkville Apartments Holdings LLC	Apartments	3,770,123
Menard Inc	Retail	3,225,137
Fox River Essential Housing LLC	Affordable Housing Investments	2,784,071
Cedarhurst of Yorkville Real Estate LLC	Senior Housing Options	2,660,788
Target Corporation	Retail	2,050,529
Alliance Development Corp.	Real Property	2,017,346
Illinois Greenhouse LLC	Greenhouse	1,970,046
<b>Total</b>		<b>\$ 31,873,845</b>
<b>Ten Largest Taxpayers as Percent of City's 2024 EAV (\$918,873,447)</b>		<b>3.47%</b>

Notes: (1) Source: Kendall County Assessment Office.  
(2) Every effort has been made to seek out and report the largest taxpayers. However, many listed taxpayers contain multiple parcels and it is possible that some parcels and their valuations have been overlooked. The 2024 EAV is the most current available.

<u>Project Name</u>	<u>Acreage</u>	<u>Total Building Square Feet</u>	<u>EAV</u>	<u>Annual Tax Bill</u>	<u>Property Taxes Per Sq. Ft</u>	<u>EAV Per Sq Ft</u>
Project Cardinal Yorkville	1048	17,000,000	\$500m to \$3B	\$50m to \$100m	\$2.94 to \$5.88	\$30 to \$177
META DeKalb*	227	3,000,000	\$ 531,000,000	\$31m / \$68m	\$10 to \$22.67	\$177
Cyrus One Aurora	41	636,000	\$ 19,000,000	\$1,400,000	\$2.20	\$30

- Possible New Construction Value, One Project Cardinal Building
  - \$29,000,000 to \$176,000,000 EAV
  - \$118,000 to \$718,000 in new property tax revenue for the City, based on expected 2025 limiting rate
  - \$1,600,000 to \$10,000,000 in new property tax revenue for the School District, based on 2024 tax rate
- Any new construction value not levied ends up reducing the tax rate and possibly the property tax bill for taxpayers

# Potential Benefits of Data Centers

- Property Taxes and Cost of Services

- Bristol Bay example, Y115 School District

School District cost to educate each pupil, annual	\$13,706
<u>Bristol Bay pupil count, actual</u>	<u>x 352</u>
Annual Cost to educate Bristol Bay pupils	\$4,824,512

Estimate of property taxes received by Y115 for all of Bristol Bay \$3,321,908

Estimated annual property tax to Y115 of Project Cardinal at full build out

\$35,000,000 to \$70,000,000

# Potential Benefits of Data Centers

- Electrical Utility Taxes
  - Data centers use power, which is taxed by the community on a per kilowatt hour basis and the tax revenue benefits Yorkville property owners
    - City Code Section 3-2-4-B.c.
  - Each Project Cardinal building is expected to generate between \$1,400,000 and \$2,800,000 annually in utility taxes
    - \$20m to \$40m annually at full build out
  - The entire City currently generates \$750,000 annually in utility taxes
  - The City's general fund budget (core operations) is ~\$26,000,000 in FY 26

# Potential Benefits of Data Centers

- How would the revenue impact residents?
  - DeKalb has shown property tax reductions – in 2-3 years, ~3% to 18% of the entire property tax bill has been reduced
  - Reduce non-home rule sales taxes? Total annual revenue is \$4.3m
  - Free garbage service? Total annual cost is \$2m
  - Eliminate Road Infrastructure Fee? Total annual revenue is \$1m
  - Reduce water rates? Total annual water sales is currently \$8m, but will increase to \$16m annually in 2030 due to Lake Michigan water source project
  - Eliminate City sewer maintenance fees? Total annual revenue is \$2m
  - Downtown Riverwalk? ~\$10m one time cost
  - Bike paths to and from every subdivision in town? No cost estimate
  - New regional and neighborhood parks? No cost estimate

# Potential Benefits of Data Centers

- While job creation is often less in quantity than similar sized manufacturing developments, the jobs created are often higher paying than the median wage for full time employees in the same county

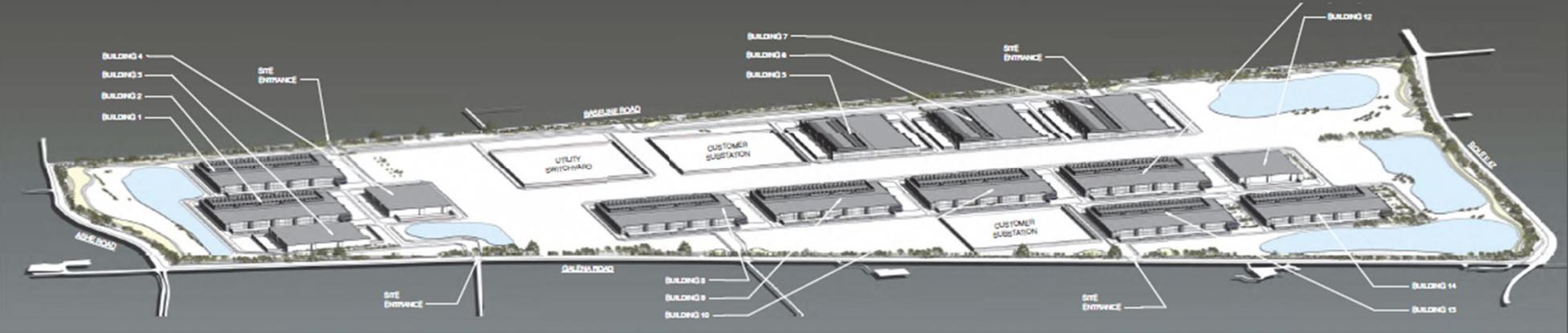
Wrigley	516 employees on ~45 acres or 11.5 employees per acre
Aurora Specialty Textiles	62 employees on ~15 acres or 4 employees per acre
Project Cardinal	750 employees on ~1000 acres or 0.75 employees per acre

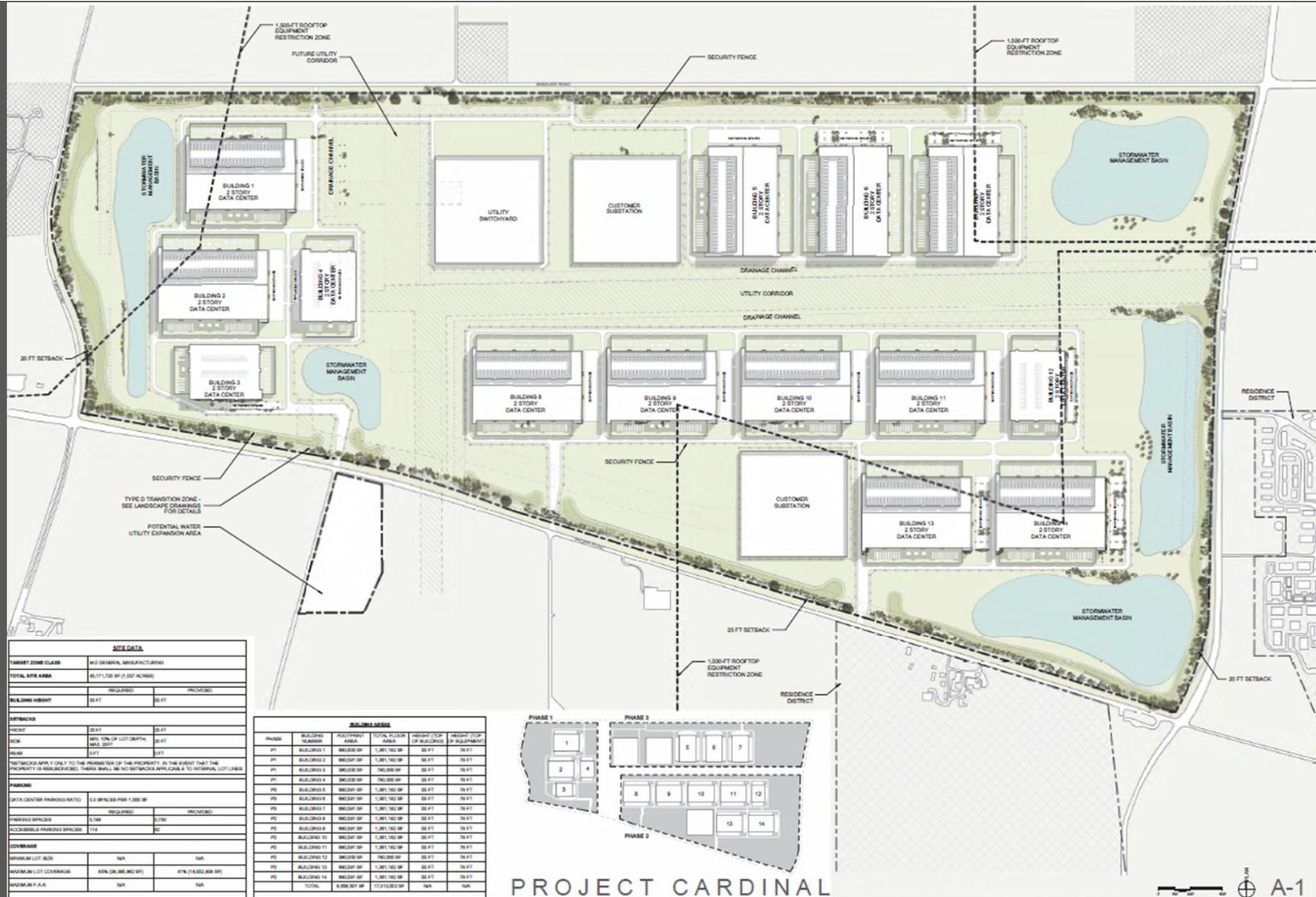
- Median Household Income in Kendall County      ~\$110,000
- Average Job Salary, Data Centers                      ~\$120,000

# Potential Benefits of Data Centers

- List of largest employers in Yorkville
  - Yorkville School District ~1,200 employees
  - Project Cardinal (proposed) ~750 to 1000 employees
  - Wrigley 516
  - Project Steel (proposed) ~500
  - Raging Waves (seasonal) 490
  - Super Target 273
  - Jewel / Osco 185
  - Home Depot 140
  - Menards 136
  - Newlywed Foods 125
  - Bright Farms 105
  - Wheatland Title 87

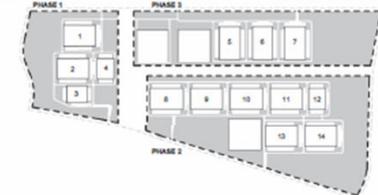
# Project Cardinal Site Illustration





SITE DATA	
DISTRICT ZONE CLASS	M-2 GENERAL MANUFACTURING
TOTAL SITE AREA	461,772 SF (1.047 ACRES)
BUILDING HEIGHT	MAX 35 FT
SETBACK	20 FT
MIN. 10% OF LOT DEPTH	20 FT
MIN. 5 FT	5 FT
MIN. 5 FT	5 FT
PHASING	
DATA CENTER PHASING RATIO	1:1 (PHASE 1) 1:100 (P)
PHASING	1:100 (P)
ACCESSIBLE PHASING RATIO	1:1 (P)
COVERAGE	
MINIMUM LOT COV	N/A
MAXIMUM LOT COVERAGE	85% (20,000 SQ FT)
MAXIMUM F.A.R.	N/A

BUILDING AREA					
PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA OF BUILDING OR EQUIPMENT	HEIGHT (TOP OF EQUIPMENT)	HEIGHT (TOP OF BUILDING)
P1	BUILDING 1	180,000 SF	3,381,742 SF	35 FT	78 FT
P1	BUILDING 2	180,000 SF	3,381,742 SF	35 FT	78 FT
P1	BUILDING 3	180,000 SF	3,381,742 SF	35 FT	78 FT
P1	BUILDING 4	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 5	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 6	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 7	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 8	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 9	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 10	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 11	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 12	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 13	180,000 SF	3,381,742 SF	35 FT	78 FT
P2	BUILDING 14	180,000 SF	3,381,742 SF	35 FT	78 FT
TOTAL		2,520,000 SF	37,375,000 SF	N/A	N/A



PROJECT CARDINAL

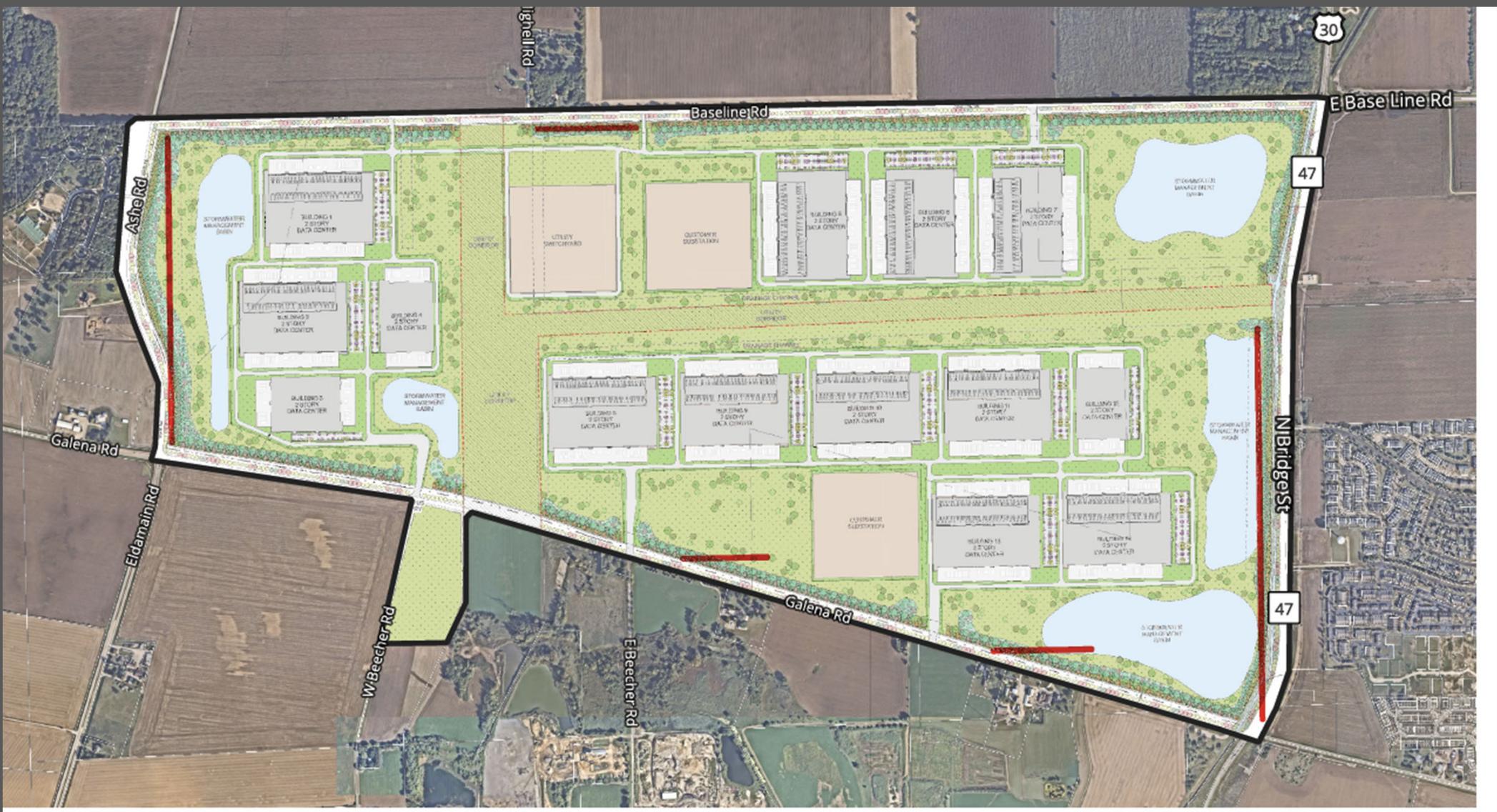
SITE PLAN



PRELIMINARY - NOT FOR CONSTRUCTION

09/23/2025

A-1



30

E Base Line Rd

47

N Bridge St

47

Asher Rd

Galena Rd

Eldamain Rd

W Beecher Rd

E Beecher Rd

Galena Rd

Ighell Rd

Baseline Rd

BUILDING 1  
2 STORY  
DATA CENTER

BUILDING 2  
3 STORY  
DATA CENTER

BUILDING 3  
2 STORY  
DATA CENTER

STORMWATER  
MANAGEMENT  
BASIN

UTILITY  
SWITCHING

CUSTOMER  
DATA CENTER

BUILDING 4  
3 STORY  
DATA CENTER

BUILDING 5  
3 STORY  
DATA CENTER

BUILDING 6  
3 STORY  
DATA CENTER

BUILDING 7  
3 STORY  
DATA CENTER

STORMWATER  
MANAGEMENT  
BASIN

BUILDING 8  
3 STORY  
DATA CENTER

BUILDING 9  
3 STORY  
DATA CENTER

BUILDING 10  
2 STORY  
DATA CENTER

BUILDING 11  
2 STORY  
DATA CENTER

BUILDING 12  
2 STORY  
DATA CENTER

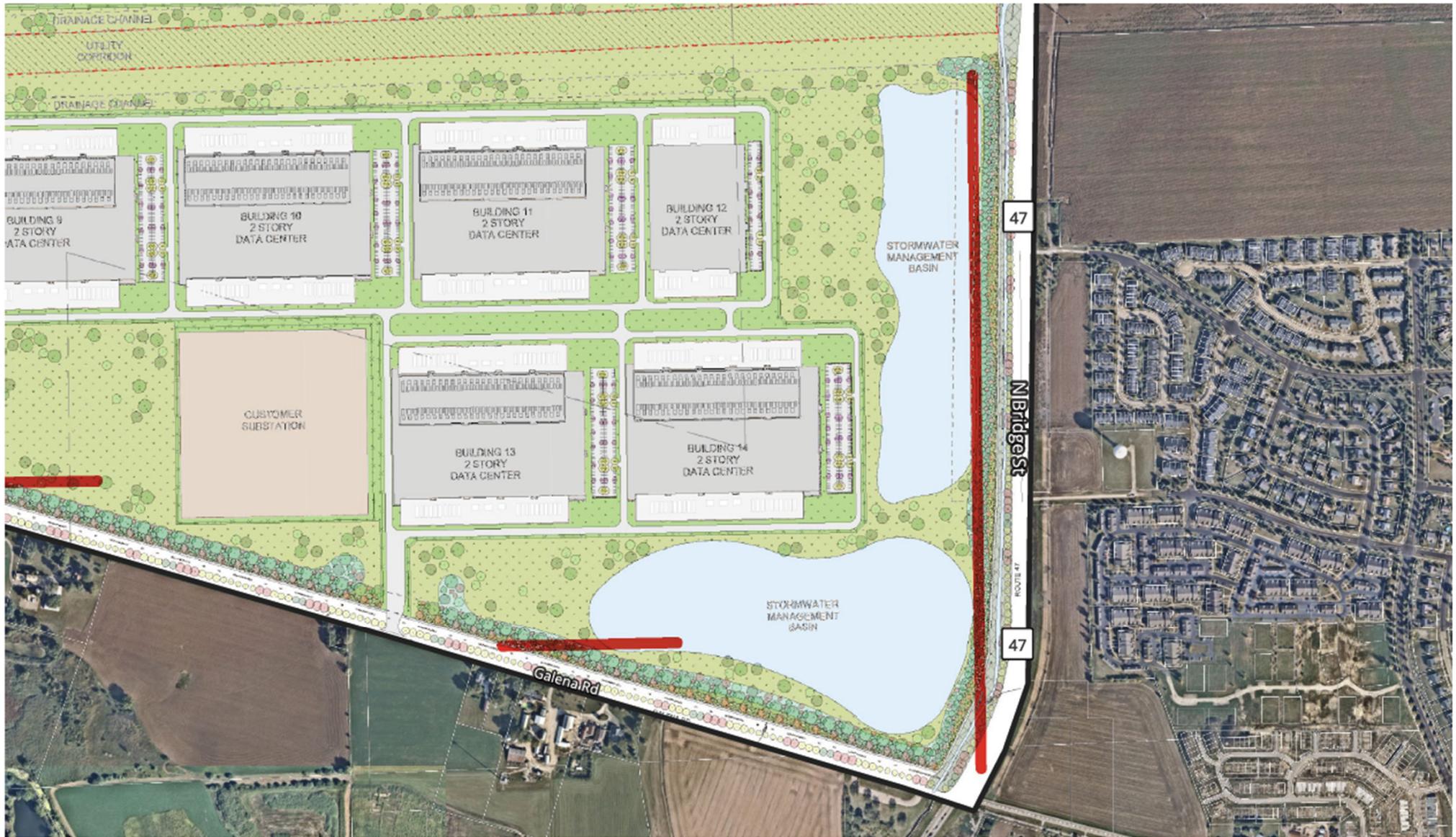
STORMWATER  
MANAGEMENT  
BASIN

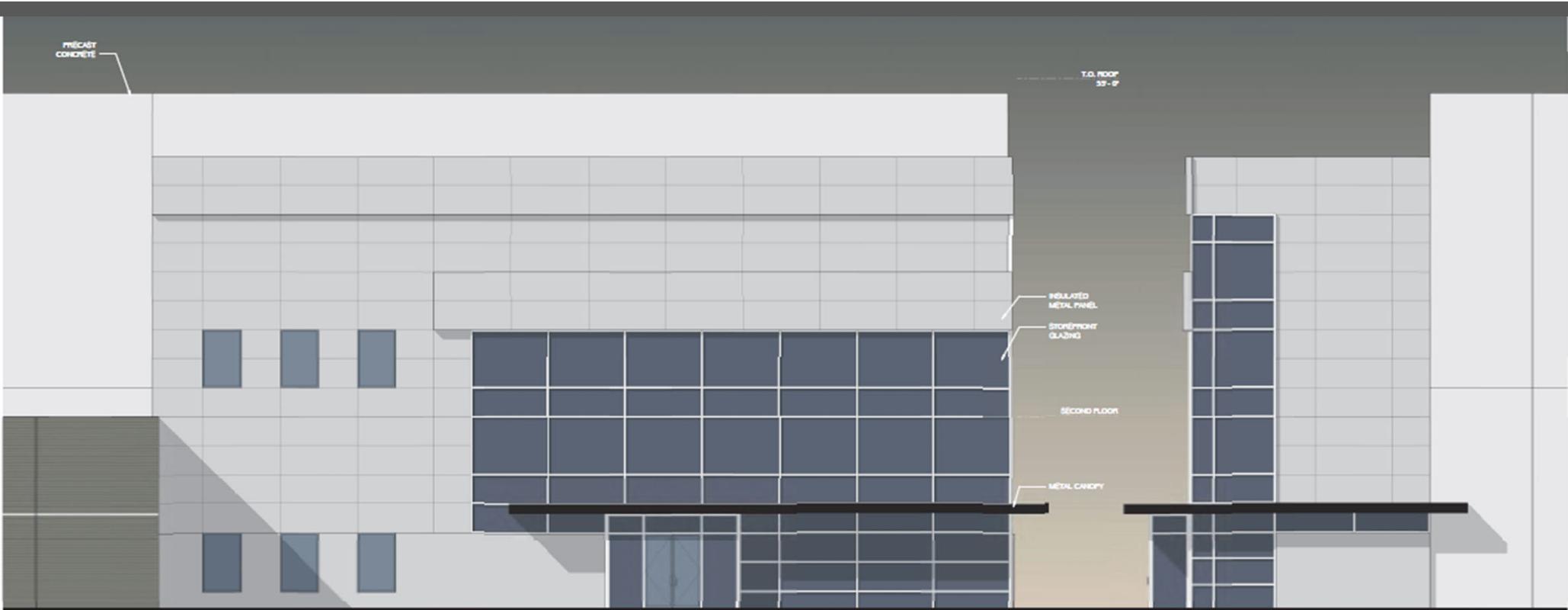
CUSTOMER  
GALLERY

BUILDING 13  
2 STORY  
DATA CENTER

BUILDING 14  
2 STORY  
DATA CENTER

STORMWATER  
MANAGEMENT  
BASIN





PROJECT CARDINAL

A-7



- ELEVATION LEGEND
- PRECAST CONCRETE PANEL OF 18x24'-0" (24x24'-0")
  - INSULATED METAL PANEL OF 18x24'-0" (24x24'-0")
  - GLAZING
  - PRECAST CONCRETE EQUIPMENT SCREEN WALL

# PROJECT CARDINAL

A-2



## SOUTH ELEVATION EXTERNAL FACING



- INSULATED METAL PANEL OF 18x24'-0" (24x24'-0")
- GLAZING
- PRECAST CONCRETE EQUIPMENT SCREEN WALL

# PROJECT CARDINAL

DEVELOPMENT

## EAST ELEVATION EXTERNAL FACING



# Project Cardinal Proposal

- ~1000 acres
- 14 buildings of more than 1,000,000 square feet each (~17,000,000 total square feet)
- Power supply capacity will be dictated by ComEd
- City review status
  - Has been reviewed by the Planning and Zoning Commission and recommended for approval unanimously
  - City Council has reviewed sound study
  - City Council has reviewed revised site plan
  - Traffic Study (and presentation on) required as part of future Utility and Infrastructure Agreement

# Project Cardinal Proposal

- Tonight's agenda
  - Annexation Agreement – up for a vote
  - Planned Unit Development (PUD) Agreement – up for a vote
  - Annexing Ordinance – discussion only, will be considered at a later date
  - Rezoning Ordinance – discussion only, will be considered at a later date
  
- Future City Council agendas
  - Annexing and Rezoning ordinances as mentioned above
  - Utility and Infrastructure Agreement
    - Water, sewer, road infrastructure commitments
  - Development Offsets Agreement
    - Impact fees / community donations

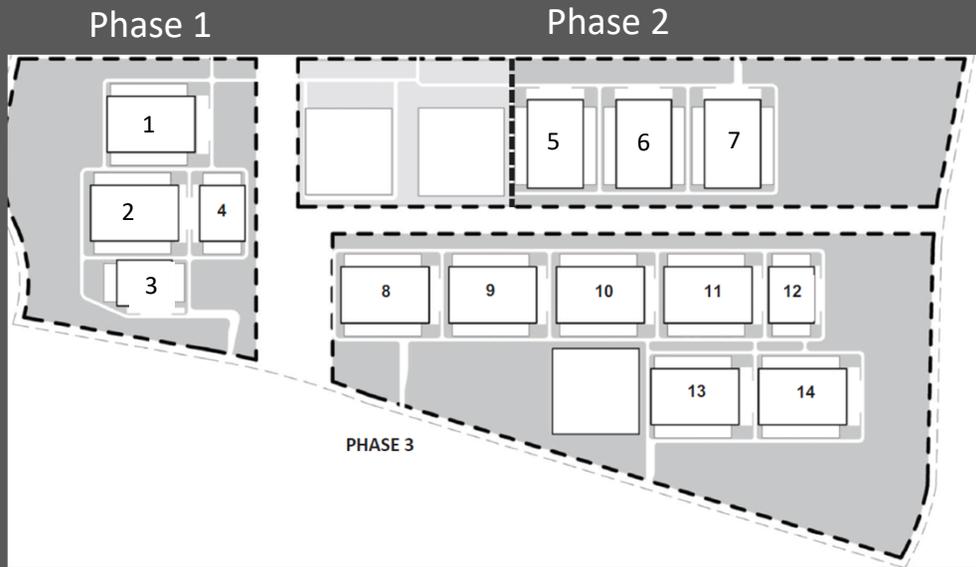
# Project Cardinal Proposal

- The annexation agreement and PUD agreement, as drafted
  - Allow the developer to build data centers, as proposed in the land-use plan/exhibit, and nothing else without City Council approval
- Dictate that the rights to build the development as proposed are not effective until the City Council and the developer have agreed to terms on the Utility and Infrastructure Agreement and the Development Offsets agreement, and until the developer has actually closed on the land with the current landowner. All must occur by July 1, 2026.
  - Tonight's vote, if approved, does not allow the development to move forward on its own (future City Council votes needed, as described above)

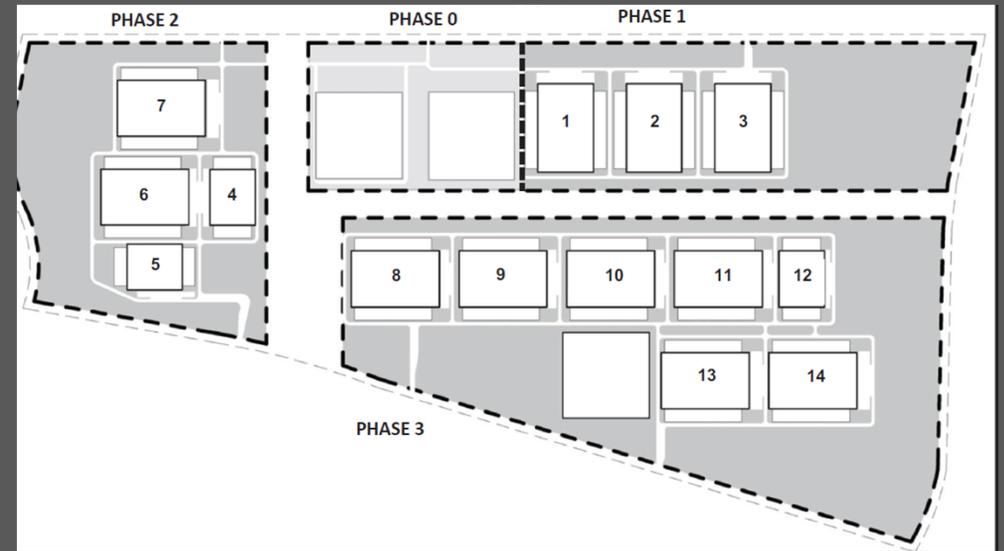
# Project Cardinal Proposal

- The annexation agreement and PUD agreement, as drafted:
  - Contemplates the annexation of 300 acres out of the 1000+ acres.
  - Gives the City some ability to rezone the property in year 19 of the development if no development occurs
  - Estimates construction of all 14 buildings within 10 years. Not mandated.
  - Prohibits nuclear energy generation on site. Concern about small modular nuclear reactors (SMRs).
- Dictates construction phasing
  - City Council makes the final decision
  - Developer has deferred to the City
  - ComEd has given some guidance but can be flexible
  - Residents on all sides of the development have given feedback
  - (continued on next slide)

# Original Phasing Plan



# Proposed Phasing Plan



# Project Cardinal Proposal

- The annexation agreement and PUD agreement, as drafted:
  - Shows main and secondary vehicular access points on Baseline Rd and Galena Road only (no access from Route 47 nor Ashe Road)
  - Requires the developer to submit a sound study to the City Council before a building permit is issued (with equipment specifics), continuously monitor sound during construction, and issue a sound report 3 years after each building is open.
  - Limits building height to 78', inclusive of rooftop equipment. If rooftop equipment is not used, the maximum height of the building is limited to 56.5'
    - Nearby high-power electrical lines are between 130' and 170' tall
    - Bristol Bay water tower is 160' tall
  - Limits generator testing to 11am to 5pm on non-holiday weekdays only
  - Requires each building to be connected to the electrical grid prior to a certificate of occupancy being issued
  - Includes the construction of more than 5 miles of new publicly accessible trail around the perimeter of the site

# Project Cardinal Project

- The annexation agreement and PUD agreement, as drafted:
  - Does not provide any local tax incentives or rebates to the developer
  - Does not exempt the developer from paying any taxes to the City
  - Does not provide any discount on a City water bill
  - Does not give the developer any priority water use
  - Is not covered by any non-disclosure agreement (NDA)
    - No City staff have signed NDAs for this project

## How will Yorkville address expected resident concerns?

- Resident concerns, according to Loudoun County, Virginia staff
  - Lack of power supply for new development (ComEd issue in Illinois)
  - Noise of data centers
    - Multiple generators per building, used when power goes out in the area and semi-regular testing
    - Chillers and other mechanical equipment outside of the building has tonal noise during normal operations, and can have non-tonal noise when a chiller or other piece of rooftop equipment goes bad
  - Aesthetic complaints of new power lines
    - Loudoun County is heavily developed, and has data center buildings squeezing into vacant land next to residential homes

## How will Yorkville address expected resident concerns?

- Power supply issues are entirely handled by ComEd – City has no say or oversight
- Aesthetic/power line issues are likely to be a non-factor – the City already has high tension and high-capacity power lines near Baseline and Route 47 heading west through the Project Cardinal site, and then south to the ComEd substation near Bright Farms and Cyrus One
  - ComEd staff have opined that any future power lines in the region would be in the existing ComEd easement footprint, or if not in the existing easements, would be a lower intensity / lower capacity line than what we currently see

# How will Yorkville address expected resident concerns?

- Noise
  - The City has a comprehensive noise ordinance that protects public health
    - Daytime noise must be kept under 60 dbA (normal conversational voice) and nighttime noise must be kept under 50 dbA (home refrigerator noise)
    - There are 10 dbA penalties to those limits for tonal noise (i.e. limit of 50 dbA daytime / 40 dbA nighttime)
  - City is requiring each data center development to adhere to those standards, and model it prior to a City Council final vote
  - Route 47 noise
    - IDOT conducted a noise study between 2011 and 2019 that studied impact of expanding Route 47 to four lanes
    - Study showed then-current sound levels were between 56 and 68 dbA for noise receptors stationed between 82 feet and 509 feet away from Route 47
    - Study projected that sound levels in 2040, post roadway expansion, would be between 50 dbA and 70 dbA

# How will Yorkville address expected resident concerns?

- Noise

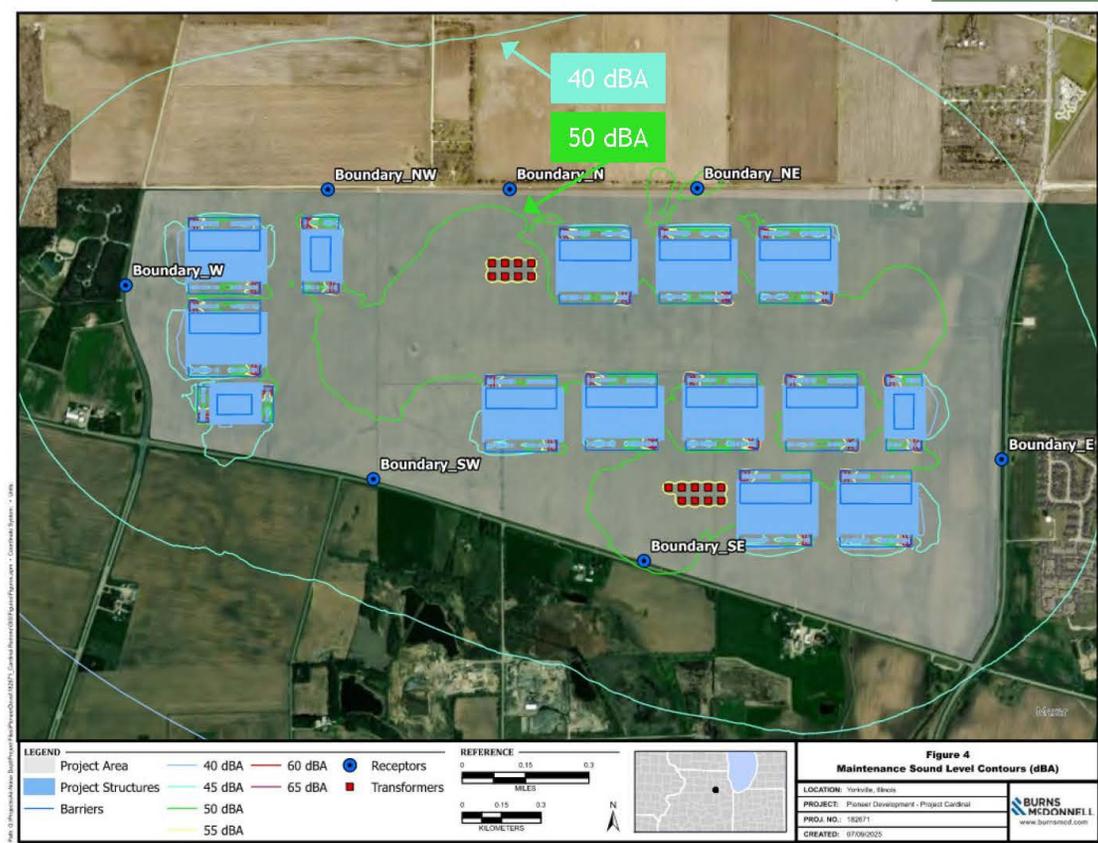
- The City has engaged a national engineering firm (Soundscape Engineering) that specializes in acoustics, noise, and vibration control, and has worked on data center projects
  - Soundscape Engineering has provided guidance on the project
    - Spacing between nearest data center building to houses:
      - East to Bristol Bay – 1400 feet of separation
      - West to Equestrian Estates – 1,200 feet of separation
      - South to farm houses – 925 feet of separation
      - North to farm house – 1,800 feet of separation
    - Site specific recommendations on how the project is oriented to minimize noise
    - Assistance with ongoing monitoring of a project during development
    - Post-development sound reports

# Results from Initial Study Produced by Petitioner's Acoustic Consultant (Burns McDonnell)

- ▶ Sources included representative non-tonal chillers, transformers, and generators
- ▶ Mitigations may include barriers, mufflers, silencers, acoustic stacks, louvers, and compressor wraps
- ▶ Initial model results are within Yorkville noise ordinance limits for residential noise:

	Non-tonal	Tonal
Daytime	60 dBA	50 dBA
Nighttime	50 dBA	40 dBA

See Title 4, Chapter 4 of the Yorkville Code of Ordinances



# How will Yorkville address expected resident concerns?

- Water use
  - No evaporative cooling data centers
    - National stories on single data center buildings using millions of gallons of water per day involve “evaporative cooling” systems
    - Yorkville’s entire daily water usage is currently between 2 – 2.5 million gallons per day (MGD)
      - Total current supply capacity is around 6.66 MGD, expected to get to 7.67 MGD before 2028
      - Total current storage capacity is around 4.55 MGD, expected to get to 7.55 MGD before 2028
      - IDNR Water Allocation is around 6.10 MGD
    - Yorkville is strictly limiting water allocation to Project Cardinal, resulting in daily water use that will be LESS THAN a normal subdivision on the same acreage
      - Project Cardinal is currently planning to use closed loop air chillers, which have a much lower sound profile than other chillers and can be installed fully indoors

# How will Yorkville address expected resident concerns?

- Water use, maximum daily estimates
  - Project Cardinal, expected around 350,000 gallons per day (333 gallons per acre)
    - Change.org site from residents incorrectly estimated the water use at 28 million gallons per day
    - Average day estimate is around ~100,000 to ~250,000 gallons per day (depends on employee count)
    - Developer has confirmed that all City water use will be limited to domestic only (sinks, toilets, etc.). All cooling systems / chillers will be run on distilled water that will be trucked in from off-site.
- Typical Residential Subdivision
  - Houses per acre – 2.8
  - People per household - 2.9
  - Gallons per person per day - 75
  - Gallons Per Acre Per Day - 609

# How will Yorkville address expected resident concerns?

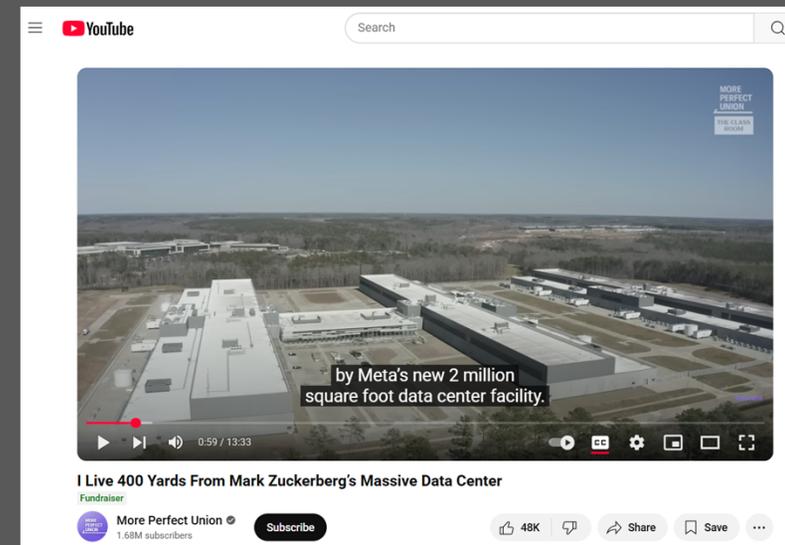
- Cost of infrastructure improvements
  - Water and sewer
    - Yorkville mandated the Cyrus One development to pay for all costs of water and sewer infrastructure extensions before the infrastructure projects were started
    - Estimated cost at the time of development approval was \$11m, exact costs came in around \$8m
    - Yorkville is requiring all other data centers to pay for the cost of water and sewer infrastructure extensions up front
      - Cost estimates TBD
  - Roadways
    - Yorkville is requiring a traffic study complete with construction traffic plan and permanent access plan
      - Plans will be reviewed by the City, Kendall County and the State (IDOT), as needed
    - Yorkville has development rules that require developments to improve all roadways adjacent to the development, according to the traffic generated from the development
      - Roadway work likely to be mandated before issuance of a building permit, or may be phased

# How will Yorkville address expected resident concerns?

- Cost of infrastructure improvements
  - Electrical system upgrades
    - ComEd segregates commercial/industrial rate payers from residential, so all system improvements should be borne by the developers themselves, or built into a commercial/industrial rate
    - Power generation concerns (not ComEd) are spread out among 13 states in the PJM Interconnection organization, so the Yorkville area power generation costs may be spread out among the country
      - Tax revenues will still be locally captured
  - ComEd summer energy supply rate increases were expected to hit residential bills by an average of a 10% increase, representing an additional ~\$10 per month per household
    - *One* stated reason for the price increase is increased forecasted demand, from data center users among other users
    - Tax revenues will still be locally captured and expected to exceed any electrical bill increase

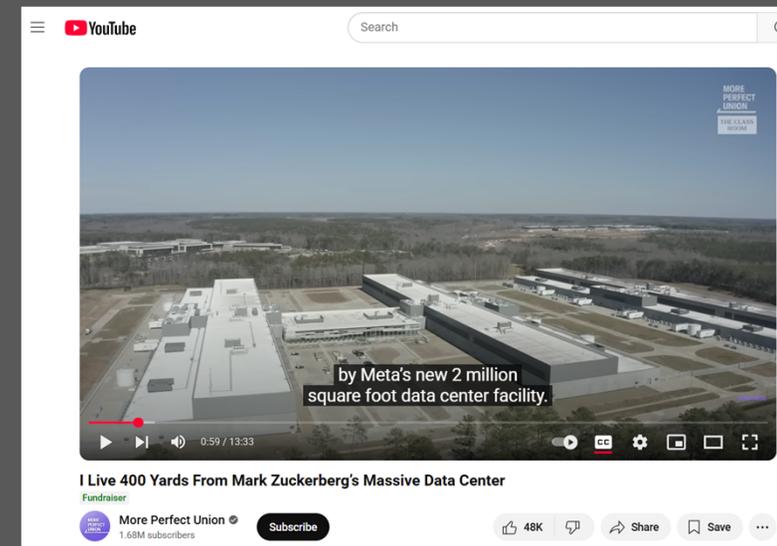
# How will Yorkville address expected resident concerns?

- <https://www.youtube.com/watch?app=desktop&v=DGjj7wDYail>
- Concern in video – data centers will harm private water wells
  - Yorkville is in the process of moving to a Lake Michigan water source in 2028 (away from current deep aquifer wells), so it is unlikely any data centers will be operational in Yorkville while we're still using our current deep aquifer sources.
- Concern in video – data center developer utilized blasting on site
  - Not allowed in Yorkville, and likely not needed due to soil conditions
- Concern in video – decimation of existing trees and tree cover
  - Site is currently farmland with almost no trees. Yorkville is requiring a 100' wide fully landscaped perimeter with an 8' to 12' tall berm. City's landscape code requires the developer to plant around 4,900 new trees on site.



# How will Yorkville address expected resident concerns?

- <https://www.youtube.com/watch?app=desktop&v=DGjj7wDYail>
- Concern in video – light pollution at night
  - City has a comprehensive ordinance restricting light spillover from developments. City will review a photometric (light) plan prior to construction.
- Concern in video – Georgia power bills are increasing due to data centers
  - Illinois and ComEd are requiring upfront studies to determine needed power infrastructure. Data centers will be expected to pay for the electrical system improvements upfront and most will have a 10-year transmission revenue guarantee that they'll offset the costs of the improvements through rate increases.
- Concern in video – nighttime construction
  - City prohibits construction between 7pm and 7am and all day on Sunday. We have not had any complaints from neighbors to our current residential and commercial (Costco) development projects in town.
- Concern in video – Fayetteville City Council's approval process
  - Yorkville City Council has asked the staff to address resident concerns and questions as they come up. We have a project page for each development on our website.



## Contact info

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Krysti Barksdale-Noble, Community Development Director

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[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)



MENU



## THE REAL SAFETY RISKS OF DATA CENTERS: WHAT LOCAL COMMUNITIES NEED TO KNOW.

Posted on September 12, 2025 by conimby

What are your thoughts on data centers?

Data centers might pose risks to their host communities. These digital hubs are growing fast, and this raises real concerns about their effect on the environment, health, and resources. Data centers used 4% of all U.S. electricity in 2023. This number could jump to 6-12% by 2030 . A single large data center needs about 5 million gallons of water each day – the same amount that a town of 50,000 people uses .

The problems go beyond just using too many resources. Almost a third of California's working and planned data centers sit in areas already dealing with serious diesel pollution . This shows why data centers can be bad news for many local residents. Scientists at UC Riverside and Caltech predict these facilities could trigger 600,000 asthma attacks by 2030. The health costs could reach \$20 billion .

Data centers do bring some good news. They create jobs and boost local tax income. Take Virginia as an example. The state gained over 26,000 jobs in operations and construction during 2023 . Local governments collected \$1 billion in taxes from these facilities in 2022 . The benefits look good, but people still ask if living near a data center is safe. Communities now face proposals that could add up to 80 million square feet of new facilities nationwide . They must weigh both sides carefully.

## Understanding the core safety risks of data centers

Data centers create several major safety risks that go beyond just using up resources. Their biggest threat lies in how they affect electrical grid stability. Power grids can experience cascading outages that affect whole regions at the time these facilities suddenly disconnect <sup>[1]</sup>. Grid operators have documented more than 30 “near-miss” incidents over the last several years since 2020 <sup>[1]</sup>.

The situation becomes more concerning with data centers creating “bad harmonics” – these erratic voltage spikes damage household appliances and raise fire risks. Research shows that 75% of highly distorted power readings show up within 50 miles of major data center operations <sup>[2]</sup>.

These facilities’ health effects are also worrying. People who keep taking in fine particulates from diesel backup generators often develop respiratory problems <sup>[3]</sup>. On top of that, the chemically treated cooling water becomes unsafe for drinking or farming <sup>[4]</sup>.

Research indicates that living close to data centers doesn’t pose electromagnetic field risks <sup>[5]</sup>. However, water availability has become a critical issue. Meta’s data center construction in Georgia led to nearby residents’ wells running dry <sup>[6]</sup>.

The cooling systems and backup generators create noise that disturbs local residents despite soundproofing efforts <sup>[5]</sup>. These facilities put pressure on local utilities and can drive up residential costs, while companies often get better utility rates <sup>[4]</sup>.

## How data centers affect communities differently

Data centers’ community effects largely depend on where they’re built. Communities in Western states like California and Texas that already face serious environmental challenges often become home to these facilities <sup>[7]</sup>. The situation looks different on the East Coast. Virginia’s data centers tend to pop up in areas

with fewer environmental problems. All the same, clusters with high or very high environmental justice burdens house more than 40% of data centers across the country <sup>[7]</sup>.

Communities where these centers appear often struggle with poverty and lower education levels. Research shows a strong relationship ( $r = 0.867$ ) between social vulnerability and data center locations <sup>[7]</sup>. This pattern makes us ask hard questions about how companies choose their sites.

The promised economic rewards don't quite add up. Virginia's data centers brought in \$1 billion in tax money <sup>[8]</sup>. Yet each facility creates nowhere near 100 direct jobs <sup>[8]</sup>. Local residents might see their electricity bills jump by 19% by 2028 as these centers' power needs grow <sup>[9]</sup>.

Different locations use vastly different amounts of resources. New data centers planned for Virginia would just need 40 gigawatts of extra power – almost three times what the state can currently produce <sup>[10]</sup>. Local communities trying to meet their climate goals might stay stuck with fossil fuels longer than planned <sup>[11]</sup>.

Living near these centers makes everything worse. One neighbor summed it up perfectly when they asked about the cooling systems: "How am I going to relax with something buzzing at me 24/7?" <sup>[10]</sup>

## What local communities can do to stay informed

Local communities now have powerful tools to stand up for their rights when data centers come knocking. Recent tracking shows grassroots groups fighting data centers have sprung up in 28 U.S. states <sup>[12]</sup>. These groups serve as the first defense line against questionable developments.

Community action that works usually starts with letter-writing campaigns and residents speaking up at government meetings <sup>[12]</sup>. These grassroots efforts pack a real punch. A developer in Virginia pulled its rezoning application after facing strong public feedback <sup>[13]</sup>.

Residents need reliable information to make their case. Tools like CalEnviroScreen offer interactive maps that show pollution levels in different areas <sup>[14]</sup>. These maps help identify neighborhoods that already bear too much environmental burden. Some places, like Washington state, make data centers complete health impact studies before they can build <sup>[15]</sup>.

What should communities just need:

- Regular reports on energy and water use, similar to California's proposed laws (AB 93 and AB 222) <sup>[16]</sup>
- New industrial zoning rules that look at the full picture of impacts <sup>[16]</sup>
- Health impact studies before construction that everyone can see <sup>[16]</sup>

Communities nationwide have won fights against old zoning rules. Lancaster, Pennsylvania's residents asked whether data centers could really count as "wholesale trade and storage." They ended up getting a public hearing to look at this classification again <sup>[17]</sup>.

## Conclusion

Data centers are without doubt a double-edged sword for local communities. They create jobs and generate tax revenue, but safety risks need our attention. Local residents face legitimate concerns about unstable electrical grids, diesel generators causing air pollution, water contamination, and resource depletion.

Local communities must carefully evaluate these trade-offs. Data centers' disproportionate concentration in vulnerable areas raises serious environmental justice questions. These digital fortresses strain local utilities heavily. Companies often get preferential rates that could push costs onto residential users.

Communities should organize and promote their interests when facing data center proposals. People have successfully used letter-writing campaigns and public comments at government meetings to voice their concerns. They have also asked for detailed health impact assessments. On top of that, they can push for mandatory resource usage reports and updated zoning rules that show the full picture of cumulative effects.

We need balanced solutions that recognize both economic benefits and environmental costs of these facilities. Future development requires transparency, accountability, and community participation at every stage. Communities can ensure these digital infrastructure hubs serve their long-term wellbeing through informed participation.

What do you think?

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Steve Gengler, Kendall Township Supervisor  
Corey Johnson, Bristol Township Supervisor

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I, Michael Krempski, one of the people as seen in the Illinois State Constitution, *Sui Juris*, do present you this notice, so that you may provide immediate due care;

**Please take notice**, you hold an office of public trust and are therefore a servant and trustee of the people, which are the beneficiaries. It is the public policy of the State and duty of each governmental person to provide and maintain a healthful environment. Further, the entire purpose of government is to secure and protect the rights of the people and their property. The people have reserved the right to a healthful environment and may use this right to hold government servants, in their public or private capacity, accountable. (see evidence below) [highlights added throughout for emphasis]

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**Please take final notice**, the people seek good and faithful servants to uphold the law of the land and the people’s will. It is widely reported that large data centers pose the danger of impacting the community’s environment, including but not limited to water, air, ground, and noise pollution, in addition to the people’s property value and potential stress on the public infrastructure. These companies seeking privilege to use land in our community, often enriching themselves at risk and detriment to health, safety, property values and welfare of the community, posing a danger to the happiness and safety of the community. The purpose of this notice is to warn you of these dangers and remind you of your constitutionally bound duty to protect the people and their property. Anything less than immediately ceasing to approve more data centers or stopping ones that have not broken ground may be considered a breach of trust and maladministration. Will you uphold your oath by performing official acts under the law to retain immunity? Or will you ignore the people through maladministration via “unofficial acts,” potentially forfeiting immunity? If you choose to listen to attorney’s counsel over the people’s counsel,

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\_\_\_\_\_  
Autograph

10/30/2025

\_\_\_\_\_  
Date

6790 MINKLER ROAD  
YORKVILLE IL

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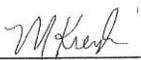
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Steve Gengler, Kendall Township Supervisor  
Corey Johnson, Bristol Township Supervisor

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**Vermont Constitution Chapter I Article 6<sup>th</sup>**

“That all power being originally inherent in and co[n]sequently derived from the people, therefore, all officers of government, whether legislative or executive, are their trustees and servants; and at all times, in a legal way, accountable to them.”

**Please take notice**, the people have grown weary of government ignoring fundamental rights, liberties, and mandatory constitutional provisions to protect their property and environment, partly by elevating commercial interest equal to, or even supersede the people’s rights and community welfare. We have rediscovered our inherent rights, as in Article I of the Illinois Constitution, and no longer rely on attorneys trained to conceal or subvert these rights by working in league with others using commerce to bypass our rights. Commercial entities and property used for commerce hold *privileges* only; the people are *not* equals with statutory “persons” (businesses). The people have learned the fundamental principles of law, our constitutions, and the proper frame and form of law to warn public servants of maladministration risks and hold them personally, and even privately, accountable for ignoring warnings or violating the law of the land, as intended by our founders. Some principles, though unstated in the Illinois Constitution, appear in other state constitutions and remain equally available to all people across states on equal footing.

**Illinois Constitution Article I Section 23**

“A frequent recurrence to the fundamental principles of civil government is necessary to preserve the blessings of liberty. These blessings cannot endure unless the people recognize their corresponding individual obligations and responsibilities.”

**Illinois Constitution Article I Section 24**

“The enumeration in this Constitution of certain rights shall not be construed to deny or disparage others retained by the individual citizens of the State.”

**Maxim:** No one ought to be enriched by another’s loss. *Dig. 6, 1, 48, 65; 2 Kent, Comm. 336; 1 Kames, Eq. 331; Jenk. Cent. 4; Taylor v. Baldwin, 10 Barb. (N.Y.) 626, 633.*

**Kentucky Constitution Bill of Rights Section 2**

“Absolute and arbitrary power over the lives, liberty and property of freemen exists nowhere in a republic, not even in the largest majority.”

**Virginia Constitution Article I Section 3**

“That government is, or ought to be, instituted for the common benefit, protection, and security of the people, nation, or community; of all the various modes and forms of government, that is best which is capable of producing the greatest degree of happiness and safety, and is most effectually secured against the danger of maladministration; and, whenever any government shall be found inadequate or contrary to these purposes, a majority of the community hath an indubitable, inalienable, and indefeasible right to reform, alter, or abolish it, in such manner as shall be judged most conducive to the public weal.”

**Please take final notice**, the people seek good and faithful servants to uphold the law of the land and the people’s will. It is widely reported that large data centers pose the danger of impacting the community’s environment, including but not limited to water, air, ground, and noise pollution, in addition to the people’s property value and potential stress on the public infrastructure. These companies seeking privilege to use land in our community, often enriching themselves at risk and detriment to health, safety, property values and welfare of the community, posing a danger to the happiness and safety of the community. The purpose of this notice is to warn you of these dangers and remind you of your constitutionally bound duty to protect the people and their property. Anything less than immediately ceasing to approve more data centers or stopping ones that have not broken ground may be considered a breach of trust and maladministration. Will you uphold your oath by performing official acts under the law to retain immunity? Or will you ignore the people through maladministration via “unofficial acts,” potentially forfeiting immunity? If you choose to listen to attorney’s counsel over the people’s counsel,

you should require them to provide written counsel, sworn by affidavit, affirming the people are wrong in their understanding of law that is constitutionally expressed. This may be the only safe way to shift potential liability from yourself to your counsel if you disregard the people, unless you believe you are not subject to the people's will and their guarantee of protection of property and the community's environment. Upon receiving this notice, you can no longer claim ignorance of the facts and danger that may lead to harm or injury of the people or their property.

**Maxim:** What is not read is not believed. *4 Coke, 304.*

**Maxim:** No one is believed in court but upon his oath. *3 Inst. 79; C.L.M.*

**Maxim:** The spoken word flies; the written letter remains. *Broom, Max. 666.*

**Maxim:** Ignorance of law excuses no one (for all are bound to know the law). *4 Bouv. Inst. no. 3828; 1 Story, Eq. Jur. s. 111; 2 Coke, 36; Rankin v. Mortimere, 7 Watts (Penn.) 374; 2 Kent, Comm. 491.*

**It is therefore my wish, order and demand,** that the Yorkville City Council notify applicants for Commercial Data Center Facilities that this commerce and property use is a danger to the community that the City of Yorkville is obligated to protect. If you believe any statements above are untrue or that the people err the law or purpose of government, provide clear, unquestionable constitutional provisions. All responses must be written, by affidavit sworn under penalty of perjury, and postmarked within 14 days of receiving this notice; otherwise, by acquiescence, you agree all statements are true facts, consent to arbitration before my chosen arbitrator, and are bound thereby. Further, you agree to act with full knowledge, intent, and malice by trespassing against the people, with no court able to rehear this matter, it shall stand as truth and evidence in all courts of record. No statute of limitations exists on the trespass of constitutionally secured rights, and this document may aid future remedies from your personal funds for any harm or injury to people or property related to commercial data facilities. Responses not under the penalty of perjury are non-responses. Suppressing this notice by any man or woman constitutes tortious interference with the contract between the people and their representatives.

This notice is sent to you in the peace and love of Christ, so you may faithfully protect the lives, liberty and property of the people and the community's environment, which is the entire purpose of government. Servants who wish to act in good faith may utilize this notice as a shield to protect themselves with constitutional immunity. Servants who refuse to act in good faith by choosing to rebel against the people's will, expressed in the constitutions, may view this notice as evidence that the people may utilize to prosecute maladministration and breach of public trust.

**Maxim:** He will not be considered as using force who exercises his rights and proceeds by forms of law. *Dig. 50, 17, 155, 1.*

**Maxim:** Consent (acquiescence) removes mistake or error. *Co. Litt. 126; 2 Inst. 123; Broom, Max. 3d Lond. ed. 129.*



Autograph

11/06/2025

Date

4527 Garritano St  
Yorkville IL



Debra Baumgartner  
JM Farm, LLC  
Baseline Road Farm Owner

November 10, 2025

Re: Project Cardinal /Pioneer Development Data Center

Dear Mayor Purcell and Yorkville City Council Members:

At the upcoming November 10, 2025 City Council meeting, The City reports that you are expected to vote on:

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE AND PIONEER DEVELOPMENT, LLC.

Please give careful consideration whether you can, in good conscience, agree to the veracity of all of the following statements contained within the ordinance:

Section 3. The Mayor and City Council find that the Planned Unit Development meets ALL standards required by Section 10-8-8 of the City Unified Development Ordinance.

1. Plan and Policy Alignment.

The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

4. Compatibility with Adjacent Land Uses.

The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

Section 4. The Mayor and City Council find that the Planned Unit Development meets ALL standards required by Section 10-8-5 (of) the City Unified Development Ordinance, including Section 10-8-8. More specifically, the Mayor and City Council have determined that Planned Unit Development meets ALL standards in the categories to be considered based upon the Unified Development Ordinance:

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located.

3. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in

the district.

6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

(The maps of the *Future Land Uses North of the Fox River* and the *Residential Typography* found in the 2016 Yorkville Comprehensive Plan are included with this letter for your review. All 1037 acres were designated for estate/conservation residential development (low density) which would not use anywhere close to the amount of water and electricity that the proposed hyperscale data center will require. The "infrastructure improvements" to roads and the supersizing of the ComEd and water capacities are necessary to power Project Cardinal and will not provide significant benefit to the local residents who will subsidize those improvements through increased utility rates.)

Section 5. In approving this Ordinance, the Mayor and City Council have also considered the following factors regarding Project Cardinal and the association Planned Unit Development and Special Uses:

4. The proposed land use does not significantly diminish the property values of the subject property or nearby properties, and to the extent the property values of any nearby properties are diminished, such diminishment would be offset or outweighed by an expected decrease in property taxes for nearby properties based on the increase in property taxes received by the City from the new development on the subject property.

6. The relative gain to the public from this proposed land use outweighs any hardship imposed upon any individual property owners.

Question: If this project was proposed adjacent to the mayor's or a councilman's home, would you impose this hardship upon yourselves and your families and vote to approve it?

Section 8. The Mayor and City Council find that the City's project page has informed citizens regarding how the **certain areas are adequately addressed** by the plan, including capacity of water and sewer system, sound concerns, the phasing plan, and traffic study.

Certain areas are conspicuously absent from the City's project page, specifically:

- Section 9.(c) "Approval by the Corporate Authorities of a **certain** Development Agreement covering the Development Site and execution thereof by Pioneer Development and the City;" and
- Section 9.(d) "Approval by the Corporate Authorities of a **certain** Utility and Infrastructure Agreement covering the Development Site and execution thereof by Pioneer and the City."

Earlier versions of the PUD Agreement included language and exhibits pertaining to roadway reconstruction, ROW easement designations, and water usage. In the most recent iteration of the PUD Agreement, those sections have been modified to state that the issues will be addressed and governed exclusively by a separate Utility and Infrastructure Agreement.

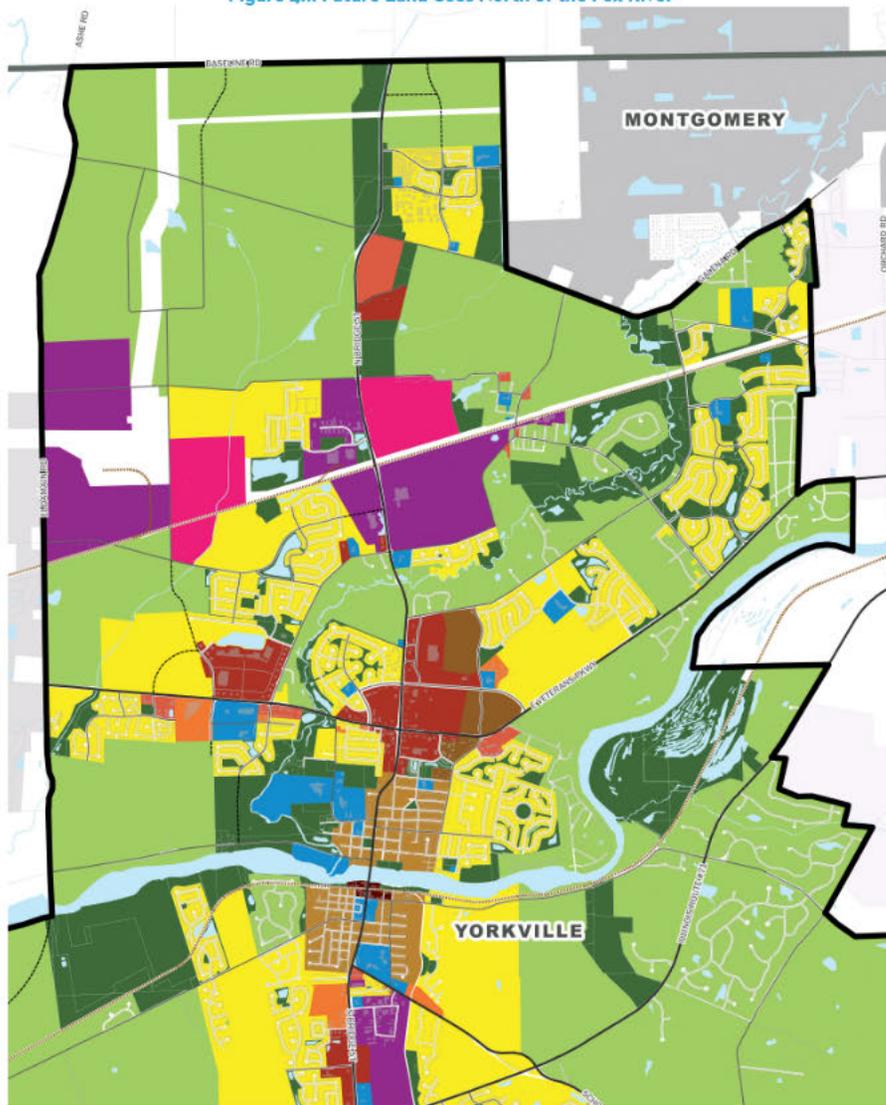
Since execution of the PUD is contingent upon the approval of both the Development Agreement and the Utility and Infrastructure Agreement, what is the justification for approving the PUD Agreement BEFORE informing the public of the terms/language of those subsequent, substantive agreements? Are the mayor and City Council even informed about proposed contents of these forthcoming agreements before they vote to approve the PUD Agreement?

Please post all proposed consequential agreements on the City's project page for full disclosure and transparency prior to approving any agreements related to the Project Cardinal/Pioneer Development. Your consideration of these concerns is appreciated.

Sincerely,

Debra Baumgartner

Figure 4.1: Future Land Uses North of the Fox River



## LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

### RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

### COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

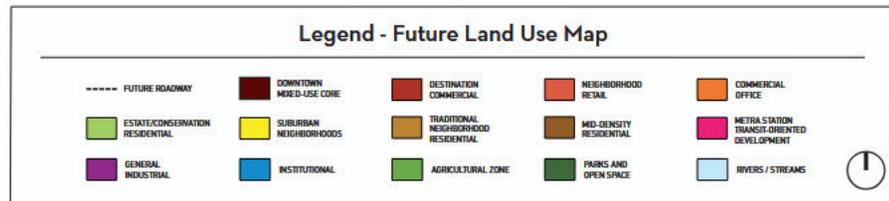
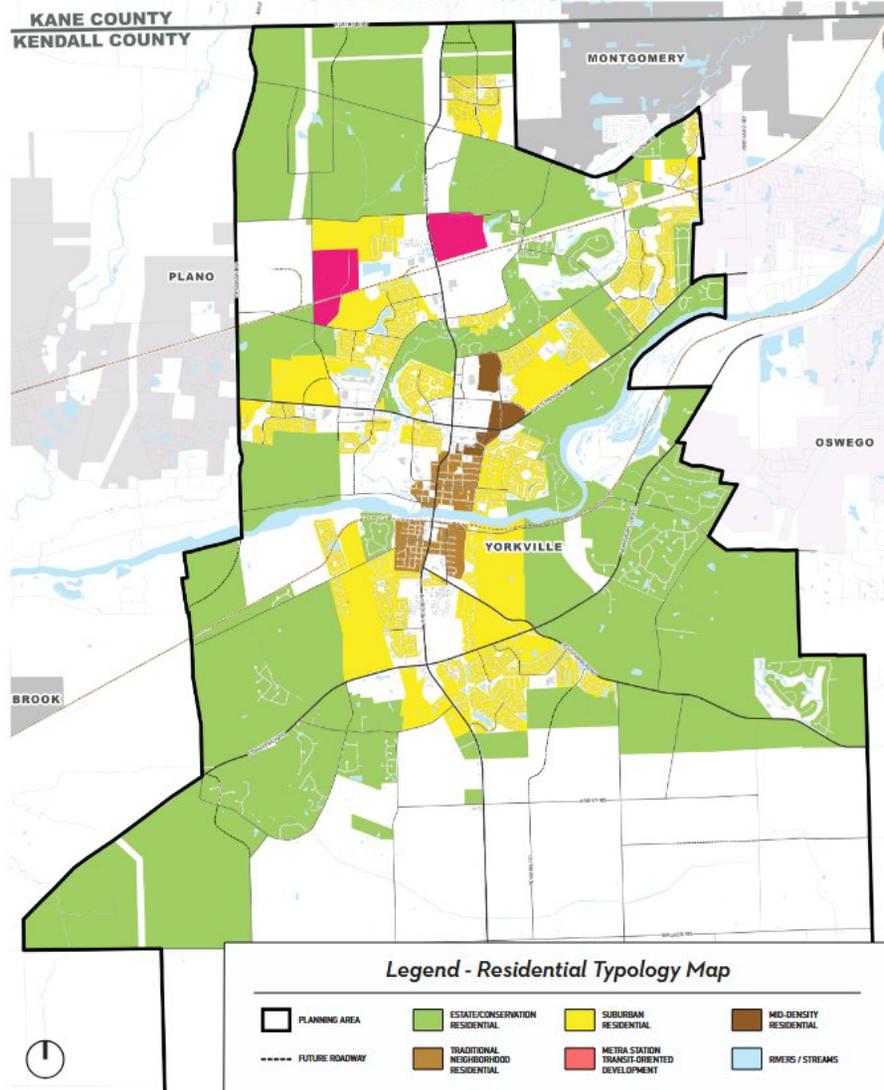


Figure 4.1 - Future Land Uses North of the Fox River

Figure 6.6: Residential Typology Map



### STRATEGY A: ADOPT CONSERVATION AND ESTATE RESIDENTIAL SUBDIVISION CODES.

#### CONSERVATION SUBDIVISION DESIGN

An alternative to conventional subdivision design are conservation subdivisions that conserve natural areas, open space, and historical and cultural resources while new development is clustered in a way that does not impact those resources. Conservation subdivisions would be more suitable in Tier 3 and 4 areas where topography and vista views, tree groves, creeks and poorly drained areas should be protected from development. Undeveloped green space within such developments could be linked together to form greenways and parks, which would help add to Yorkville's open space inventory and green infrastructure network. Generally 40 to 60 percent of a development site is set aside in conservation areas; therefore, homes are built on smaller lots than in a conventional subdivision and are situated to provide the greatest view of the preserved open space. Pedestrian and bicycling routes are encouraged to promote connections between neighborhoods. Conservation subdivisions can also be designed to make the best possible use of existing infrastructure.

Placing residential development within a natural resource context means that land-use planning decisions will be made in accordance with a cohesive plan for a community's greenway and open space system. In addition, new developments are designed to reduce construction in aquifer recharging areas. Like planned unit developments, conservation subdivisions could be instituted as a "floating" zone that may be selected as an alternative design approach by a developer or builder.

#### ESTATE RESIDENTIAL

Estate residential developments are typically defined by large lot single-family development that are often contained within developed estate subdivisions or along physical features such as ridges or creeks that take advantage of an area's environmental or scenic qualities. Estate residential lots generally accommodate one to two dwelling units per acre and, unlike conservation subdivisions, do not usually encourage the clustering of residential units. However, estate residential developments should consider open space and vista views in the siting of houses on



Conservation Subdivision Design in Grayslake, Illinois



Estate Residential Design in Round Lake, Illinois

## Monica Cisija

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**Subject:** FW: Written Comments; Re: Mayor's Report: 1. CC 2025-58 Ordinance Amending (Public Camping Ordinance)

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**From:** Anne Engelhardt [REDACTED]

**Sent:** Friday, November 7, 2025 8:15:02 PM

**To:** Jori Contrino <[jcontrino@yorkville.il.us](mailto:jcontrino@yorkville.il.us)>

**Subject:** Written Comments; Re: Mayor's Report: 1. CC 2025-58 Ordinance Amending (Public Camping Ordinance)

Written Comments for Mayor and Yorkville City Council Meeting October 14, 2025  
Re: Mayor's Report: 1. CC 2025-58 Ordinance Amending (Public Camping Ordinance)

Submitted by Anne Engelhardt, [REDACTED]

- Resident of Yorkville since 1978
- Retired teacher (English/ Language Arts)
- Former member of Yorkville District 115 Board of Education
- Served as Executive Director of Kendall County PADS (Public Action to Deliver Shelter) which provided overnight shelter, food and other services to more than 750 unhoused people from October 2010- March 2020

(Note: My Written Comments are different from, but related to, my public comments at meeting on October 14, 2025)

### QUESTIONS FOR YOU:

1. What is the underlying purpose of Ordinance 2025-57? (What is the overall goal?)
2. What is the percentage of increase of homelessness in the US in the past 10 years? What does that trend foretell?
3. Do you have an understanding of the mental, social, and physical conditions of the homeless person?
4. How much money does a homeless person have available at any time they are unhoused and living in public spaces?
5. What amounts are the fines as listed in the ordinance 2025-57? What is the total of the six potential fines?
6. What is the financial cost for one person incarcerated (jailed) for one day? a week? six months?
7. What kinds of services are available to homeless people while they are in Kendall County jail?
8. What is the dollar amount of minimum wage (before taxes and fees are taken out) in Illinois?
9. Working a 40-hour week for 52 weeks a year, how much money will a person earn?
10. What is the cost of rent of apartment in Yorkville? And how many units are available? How does this rent cost compare with the income of a worker being paid minimum wage?
11. After a homeless person agrees to get into a shelter and be put on a wait list for housing assistance, there is usually a gap of time before that can happen. What in Ordinance 2025-57 explains what happens to the homeless person during this gap?
12. When a homeless person's personal possessions are taken, will this confiscation include their cell phone? medications? personal hygiene products? clothes? books, including any religious books? personal photos, such as family? Why will these things be taken, and without a search warrant?
13. When a ticket is given to the homeless person, and if they do pay the fine,
  - A. Who collects the money?
  - B. Where does the money go?
  - C. Who oversees this fund or location?

D. What is the money used for?

14. What is the actual source of the homelessness in our city, county, state, and US?
15. What are the resources and agencies who reach out to the homeless? And what do they do?
16. How can the program of assistance be improved for efficiency and effectiveness for getting an unhoused person into shelter in a rapid response?
17. How can a street task force assist the agencies?
18. What City ordinances can address the related issues with a homeless person?
19. Would you say that the ordinance is a reaction to someone sleeping in public?
20. To what extent and in what ways does this ordinance address the underlying problems of homelessness in general?
21. What can the city of Yorkville do to really understand the sources of homelessness and explore ways to address these?

This ordinance clearly needs much research, thought, and discussion, before it gets a final vote!

## **INVITATION:**

Mayor, City Councilmen, and City Administrator:

For your research to increase your understanding of homelessness and for the purpose of writing an effective ordinance in regard to homelessness encampments, you are invited to attend a one-hour virtual presentation, Thursday October 16, at 1:00 pm.

**Encampments: Community-wide responses - RYAN with Iain De Jong**

**Date & Time: Oct 16, 2025 01:00 -2:00PM**

### **Description**

In this conversation, Ryan and Iain explore compassionate, housing-focused strategies for responding to homelessness encampments.

To register: (No cost to attend)

Zoom Registration Link: [https://us02web.zoom.us/webinar/register/6116770284526/WN\\_eqoYKnm9T8y7166UIETvOA](https://us02web.zoom.us/webinar/register/6116770284526/WN_eqoYKnm9T8y7166UIETvOA)

Free online training: Encampments: Community-Wide Responses with Iain De Jong on Thursday October 16 at 11am PST

This 60 minute training is designed for organizations or communities looking for a comprehensive process for reducing or ending encampments in their community and employees who do street outreach.

Learn

-How to build a community-wide strategy for addressing encampments

-Why direct engagement with people living in encampments leads to better solutions

-The most common mistakes communities make in encampment responses and practical steps to avoid them.

Zoom Registration Link: <https://us02web.zoom.us/j/6116770284526?pwd=eqoYKnm9T8y7166UIETvOA>

Recording: Available for 30 days following the live training (you must register using the link above before the training to access the recording on Zoom)

About the Guest:

Iain De Jong is the President & CEO of OrgCode with over 20 years of experience in the housing and homelessness industry having held positions in the public, non-profit, and private sectors. Iain is a renowned international expert in ending homelessness as a consultant, author, researcher, and keynote speaker. Iain also spent 10 years teaching Community Planning in the Graduate Planning Program at York University. When not traveling, Iain calls Oakville, ON home