

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, JANUARY 13, 2026**

Mayor Purcell called the meeting to order at 7:03 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	(electronic attendance)
	Soling	Present	
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 Tornatore, Public Works Director Dhuse, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, and EEI Engineer Sanderson.

Staff in attendance electronically: Community Development Director Barksdale-Noble

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/83342188718?pwd=evBuN0odhyjabv4znpj7LZWtTnud76s.1>.

The Zoom meeting ID was 833 4218 8718.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

1. Yorkville School District 115 – Annexation Agreement

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

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – December 9, 2025
2. Bill Payments for Approval
 - \$ 4,498,594.08 (vendors)
 - \$ 4,964,334.00 (wire payments)
 - \$ 484,221.40 (payroll period ending 12/05/25)
 - \$ 458,889.99 (payroll period ending 12/19/25)
 - \$ 469,173.42 (payroll period ending 01/02/26)
 - \$ 10,875,212.89 (total)

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

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

REPORTS

MAYOR'S REPORT

Resolution 2026-01

**Approving a Settlement Agreement (Whispering
Meadows Community Association, Inc.)
(CC 2026-01)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Settlement Agreement (Whispering Meadows Community Association, Inc.). So moved by Alderman Koch; seconded by Alderman Hyett.

Mayor Purcell shared that this is a reimbursement to the Whispering Meadows Community Association. The Association had previously paid to finish roads in their community. The City is reimbursing them \$40,000 from the settlement the City received. Alderman Marek thanked the Council and his predecessor, Alderman Joel Frieders, for all of the work since 2006 on this situation.

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

Ordinance 2026-01

**Authorizing the borrowing of an aggregate principal amount of not to exceed \$170,000,000 from the United States Environmental Protection Agency for the purpose of paying eligible costs of enhancing the City's water delivery system; authorizing and providing for the execution and delivery of a WIFIA Loan Agreement and WIFIA Term Sheet relating to such loan; authorizing and providing for the issuance of a general obligation alternate revenue bond in evidence of such borrowing; providing for the imposition of taxes to pay the same and for the collection, segregation and distribution of the net revenues derived by the City from its water delivery system for the payment of said bond; authorizing the issuance of the bond to the United States Environmental Protection Agency; authorizing the establishment of a bond fund and accounts therein for the payment of such bond; and authorizing certain related actions in connection with the issuance of such bond.
(CC 2026-02)**

Mayor Purcell entertained a motion to approve an Ordinance authorizing the borrowing of an aggregate principal amount of not to exceed \$170,000,000 from the United States Environmental Protection Agency for the purpose of paying eligible costs of enhancing the City's water delivery system; authorizing and providing for the execution and delivery of a WIFIA Loan Agreement and WIFIA Term Sheet relating to such loan; authorizing and providing for the issuance of a general obligation alternate revenue bond in evidence of such borrowing; providing for the imposition of taxes to pay the same and for the collection, segregation and distribution of the net revenues derived by the City from its water delivery system for the payment of said bond; authorizing the issuance of the bond to the United States Environmental Protection Agency; authorizing the establishment of a bond fund and accounts therein for the payment of such bond; and authorizing certain related actions in connection with the issuance of such bond and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Soling.

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

PUBLIC WORKS COMMITTEE REPORT

No report.

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

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

Alderman Marek reported that work has begun on Book Road in Naperville regarding the Lake Michigan Water Project.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Lydia Battaglia, a Yorkville resident, raised traffic and safety concerns regarding semi-truck traffic on Boombah Road near the lettuce farm. She noted that a tree is obstructing a posted “No Trucks” sign near the new Public Works facility and that there is no stop sign near Boombah Road and the gymnastics facility by the pond. She requested these issues be reviewed and added to a future Public Works agenda. Ms. Battaglia also spoke in opposition to data center development, citing personal experience, and raised concerns regarding public safety, environmental impacts, property values, and representation of residents.

Leese Poss, a Yorkville resident, stated she has not heard positive impacts associated with data centers and questioned how they benefit Yorkville residents. City Administrator Olson indicated he would provide additional information following the meeting.

Chuck Hasper, a Yorkville resident, asked about planned improvements to Galena Road.

Karen Brady asked whether an environmental impact study has been conducted and referenced studies in other communities showing negative impacts.

Cecilia Martinez, raised questions regarding water and electricity usage for data centers, including whether water would be transported from Lake Michigan and whether renewable energy or offset plans are being considered. She referenced proposed state legislation related to residents living near data centers and expressed concern regarding property values and environmental impacts.

Andy Egner, a Yorkville resident, echoed prior comments and urged the Council to consider long-term impacts.

Sydney Golowacz spoke on behalf of residents and expressed concerns regarding taxes and opposition to data center development, stating the project benefits the City financially but not residents.

Dylan Loos encouraged the Council to consider the residents they represent when making decisions.

Astrid Felix expressed concern regarding prior actions and encouraged residents to attend the upcoming Planning and Zoning Commission meeting regarding the Meyer rezoning.

Patty Mayo-Katslon expressed concern that residents feel their comments are not being adequately heard.

Prsicilla Tolemy, via Zoom, stated that the discussion impacts families and children and expressed opposition to the proposal.

Anna, via Zoom, requested that Council members independently research the issues raised during public comment and expressed concern regarding long-term community impacts.

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 8:52 p.m.

Minutes submitted by:

A handwritten signature in cursive script that reads "Jori Contrino".

Jori Contrino,
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Tuesday, January 13, 2026

7:00 p.m.

1 PRESENT: (In-person and via Zoom)

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Dan Transier, Alderman;

5 Mr. Craig Soling, Alderman;

6 Mr. Arden Joe Plocher, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Matt Marek, Alderman;

9 Mr. Rusty Corneils, Alderman;

10 Mr. Rusty Hyett, Alderman.

11 ALSO PRESENT:

12 Mr. Bart Olson, City Administrator;

13 Ms. Jori Contrino, City Clerk;

14 Ms. Erin Willrett, Assistant City
15 Administrator;

16 Mr. Rob Fredrickson, Finance Director;

17 Mr. Eric Dhuse, Public Works Director;

18 Mr. James Jensen, Chief of Police;

19 Mr. Tim Evans, Parks and Recreation
20 Director;

21 Ms. Krysti Barksdale-Noble, Community
22 Development Director;

23 Mr. Brad Sanderson, City Engineer.

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APPEARANCES:

OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,
LTD.

BY: MR. SAM TORNATORE
2441 Warrenville Road, Suite 301
Lisle, Illinois 60532
(630) 682-0085

appeared on behalf of the United City of
Yorkville.

- - - - -

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 have a public hearing
6 for the Yorkville School District 115 annexation
7 agreement. 7:05 p.m. I open the public hearing
8 for Yorkville School District 115 annexation
9 agreement.

10 If anyone here would like to speak
11 regarding the Yorkville School District 115
12 annexation agreement, please step to the
13 microphone, state your name.

14 (No response.)

15 MAYOR PURCELL: No one here would like
16 to speak to the matter? Is there anyone zooming
17 in?

18 ALDERMAN MAREK: Mayor, hold on one
19 second.

20 MR. BECK: I thought maybe you guys were
21 going to present what's going on first. This is
22 the first I heard about this meeting. This is
23 about the school?

24 MAYOR PURCELL: Yeah. This is just a

1 public hearing. We have no presentation tonight.

2 MR. BECK: Oh, no presentation?

3 MAYOR PURCELL: Yeah, no. All they are
4 looking for right now is annexation. They don't
5 have a -- they don't have a -- they have not
6 submitted a plan. Is Krysti not here or --

7 MS. CONTRINO: She is over Zoom.

8 MAYOR PURCELL: Krysti, I don't know if
9 you can hear me. Has the school district
10 submitted a plan yet or not?

11 MR. OLSON: She may not be unmuted
12 either. Let me see if I can fix that.

13 MS. DI VERDE: No, we haven't, Mayor.

14 MAYOR PURCELL: Oh, okay. Perfect.
15 Heather, can you just step to the -- just state
16 that for the record?

17 MS. NOBLE: I'm sorry. I was let in
18 now, Mayor. I am here.

19 MAYOR PURCELL: Okay. Krysti, the
20 school district has not submitted a plan yet; is
21 that correct?

22 MS. NOBLE: Correct. They are just
23 looking for annexation.

24 MAYOR PURCELL: Okay. So this is not

1 normal how we do it, but this is just an
2 annexation, public hearing on annexation. There
3 is no plan submitted.

4 MR. BECK: So what is this then?

5 MS. DURLAND: So protest to it or --

6 MAYOR PURCELL: I mean, if you have
7 comments regarding the annexation, feel free to
8 make comments, but there is no plan. They don't
9 have a layout or anything like that --

10 MS. DURLAND: Okay.

11 MAYOR PURCELL: -- to discuss.

12 MR. BECK: But then if you annex it,
13 then it's already set, correct?

14 MAYOR PURCELL: No, they would --
15 Krysti, correct me if I am wrong. If the
16 annexation -- and this is not a vote for
17 annexation tonight, this is just a public
18 hearing. The vote would take place at
19 potentially what date, the vote for annexation,
20 Krysti?

21 MS. NOBLE: It would be in February.
22 There is a public hearing tomorrow night for the
23 rezoning at the Planning and Zoning Commission.

24 MAYOR PURCELL: And that's in this same

1 room, correct?

2 MS. NOBLE: Correct.

3 MAYOR PURCELL: And that's at 6:00 p.m.?

4 MS. NOBLE: 7:00 p.m.

5 MAYOR PURCELL: 7:00. 7:00 p.m. Okay.

6 And will there be a plan there tomorrow or no
7 plan tomorrow either?

8 MS. NOBLE: The school district has not
9 provided a plan for the site, so there would not
10 be a plan, it would just be a rezoning from the
11 R-1 to the Public Institution zoning district.

12 MAYOR PURCELL: Okay. And a plan --
13 Heather, I am going to ask you, put you on the
14 spot, I'm sorry.

15 MS. DI VERDE: That's okay.

16 MAYOR PURCELL: I am assuming a plan
17 will not be submitted until the school finds out
18 about the referendum; is that correct?

19 MS. DI VERDE: Yes. Wait for the
20 referendum.

21 MAYOR PURCELL: So it could be sometime
22 March depending how the referendum goes, could be
23 later in the year?

24 MS. DI VERDE: Yes.

1 MAYOR PURCELL: Okay.

2 MS. DI VERDE: Yes. So -- Okay.

3 MAYOR PURCELL: Go ahead, yeah, step --
4 Yeah, again, this is not normally how we do this,
5 but there is obviously some confusion.

6 MS. DURLAND: I have a question.

7 MAYOR PURCELL: Sure.

8 MS. DURLAND: Has there been any impact
9 study or anything like that as far as -- River
10 Road is a very narrow road. Is access going to
11 come off of River Road? Where is this coming
12 from?

13 MAYOR PURCELL: So the -- and, again,
14 there is no plan submitted, but the discussions
15 we've had have been the main access would be off
16 of Route 34 because there is a light there.

17 There might be emergency access off
18 of River Road, but that would not -- at least
19 that's the discussion today, that would not be a
20 main access.

21 MS. DURLAND: So will there be a vote
22 then on the annexation I guess is my --

23 MAYOR PURCELL: Tonight there will not
24 be. There will be a vote, as Krysti said, in

1 February on the annexation.

2 MS. DURLAND: Is that a public vote
3 or --

4 MAYOR PURCELL: Absolutely, yeah.

5 MS. DURLAND: Okay.

6 MAYOR PURCELL: Yeah. But tonight is
7 just for people to make comments on the
8 annexation.

9 MS. DURLAND: Okay.

10 MR. BECK: Potentially access to
11 Schaefer or the Eldamain Road --

12 MS. CONTRINO: Yeah, can you ask them
13 for their name?

14 MAYOR PURCELL: I'm sorry. You are
15 supposed to state your name for the record. My
16 apologies.

17 MS. DURLAND: I'm sorry. Cheryl
18 Durland.

19 MAYOR PURCELL: No, I should have stated
20 that.

21 MS. DURLAND: I'm sorry.

22 MR. BECK: I got my name --

23 MS. DURLAND: You speak for yourself.

24 MR. BECK: You are doing such a nice

1 job.

2 MR. BECK: Hi, my name is Jim Beck.

3 MAYOR PURCELL: Jim, I haven't seen you
4 in ages.

5 MR. BECK: And I live on River Road,
6 too. Now, from what I understand is they -- if
7 they do put the school in, which if you annex it
8 and then rezone it, you're going to have a
9 school, period. This is the way it always works.

10 How is that going to impact me if
11 you guys put a road -- I mean, I know there is no
12 plan, but what happens if you put a road to
13 Schaefer Road from the back of the school?

14 You need more than one entrance to
15 the school, correct, for safety?

16 MAYOR PURCELL: I don't know the answer.

17 MR. BECK: I would think so.

18 MAYOR PURCELL: Yeah.

19 MR. BECK: I understand there is going
20 to be a road that goes from the back of the
21 school and going to meet with Eldamain and
22 probably Schaefer Road, okay? That will impact
23 me big time. It will cut right through my farm.

24 I would like to know this before all

1 this is being voted on and be passed because I
2 have got stepped on when they did Eldamain Road.

3 The needs of the many outweigh me.
4 15 acres, they cut off my property. Not very
5 happy. I had nothing to do. All they could say
6 is we're going to take your land if you don't
7 accept our payment, so I just want to make sure
8 that this is not going to happen again.

9 I would like to know if you -- you
10 know, if you annex it and then zone it, you're
11 going to have a school. You know you are.
12 Right? I mean, I would say yes.

13 MAYOR PURCELL: No, we're not disputing
14 that, I just -- I can't tell you what the plan is
15 because there is no plan.

16 MR. BECK: I understand, but once all
17 this extra stuff is done, there would be a
18 school.

19 MAYOR PURCELL: I would probably agree,
20 the school district didn't buy the property with
21 the intent of just leaving it vacant.

22 MR. BECK: Yes. Yes.

23 MAYOR PURCELL: Yeah.

24 MR. BECK: So we need to know for us how

1 it's going to impact us who have lived there and
2 had a farm there for over a hundred years.

3 It makes a lot of difference to me.
4 I know I am only one person, but it does.

5 MAYOR PURCELL: Okay.

6 MR. BECK: So I would like to know this
7 before all this is voted, but we will never know
8 until everything is voted.

9 MAYOR PURCELL: The vote on the
10 annexation will be separate than the vote on the
11 plan. The plan is the later vote. Is that
12 correct, Krysti? Make sure I'm correct.

13 MS. NOBLE: That's correct.

14 MAYOR PURCELL: Okay. Thank you.
15 Okay. Anyone else who wants to comment on the
16 annexation? Step to the microphone, please, and
17 state your name.

18 MR. MACEDO: My name is Gerardo Macedo.
19 I live on River Road. I just want to know how is
20 this going to take effect, when it's supposed to
21 take effect, as opposed to like the rezoning and
22 then annexation, when will this take effect, and
23 how much are you getting into River Road?

24 Because I have lived there for

1 four years, and when I got there, there wasn't
2 nothing but what's already there, and it's
3 changed so much in the last four years that I
4 lived here, and I like the seclusion of River
5 Road, and unfortunately as it is now, it is
6 already a high transited road since you guys
7 opened Eldamain bridge, and it affects it a lot.

8 And I really do not like the idea of
9 having to be annexed or rezoned or any of this,
10 and I don't -- I'm talking too much already, but
11 I just want to say that I am like thoroughly
12 against the idea of being annexed, and that's
13 what I want to say again. I said too much. But
14 thank you.

15 MAYOR PURCELL: Thank you. Is there
16 anyone else who would like to speak at the public
17 hearing for the Yorkville School District 115
18 annexation agreement?

19 MS. SMITH: My name is Amber Smith, I am
20 also a resident on River Road, so we are like the
21 houses where it all comes straight up to.

22 I think that, again, it's hard to
23 make decisions on how we all feel about it and
24 how it will affect us when there is no plan, we

1 don't know what happens next.

2 But also in the pictures of the map
3 where it comes across, like it looks like it
4 comes all the way across River Road into the
5 front of our properties, so I don't know how we
6 know --

7 Does that take our easements? Like
8 how much into that does it come, how far across
9 River Road? Like we all live straight across
10 there and my house is up at the top.

11 MAYOR PURCELL: Krysti?

12 MS. SMITH: I don't know how we find out
13 this information, you know.

14 MAYOR PURCELL: Sure.

15 MS. SMITH: Like we don't know how it's
16 going to affect us to vote on it.

17 MAYOR PURCELL: Krysti?

18 MS. NOBLE: So it does not affect your
19 properties; it's only the parcels that the school
20 district purchased, which are on the map.

21 The map can be a little deceiving
22 because of color bleeding, but it's all within
23 the two parcels that the school district
24 purchased.

1 MS. SMITH: Okay. Because on the
2 picture that we all got, you know, certified, had
3 to sign for at our houses, it comes all the way
4 across River Road, like the lines, into the front
5 of ours.

6 MR. MACEDO: That's not --

7 MS. SMITH: It's not just like -- it's
8 not just color bleeding, like it comes all the
9 way across.

10 MS. NOBLE: I don't know what pictures
11 were sent, maybe it was a map of the location
12 map, so I -- the parcels are listed on the actual
13 map, so it would show that it's two parcels,
14 one -- 0230040006 and 0231226-002, so those are
15 the only two parcels. It does not encroach on
16 anyone else's property.

17 MS. DURLAND: Does it come up to River
18 Road?

19 MS. SMITH: Yeah, it comes all the way
20 up to River Road on the other side. Like where
21 does that end then if the picture that we were
22 all sent are inaccurate?

23 MS. NOBLE: The pictures should not be
24 inaccurate, they should be the same pictures in

1 staff's memo. I would be happy to talk with you
2 later to show you the contours of what's being
3 annexed.

4 MS. SMITH: So we are saying where does
5 it actually end then, right?

6 ALDERMAN SOLING: I see what you're
7 saying.

8 MS. DURLAND: Yeah, because it looks
9 like it comes to River Road, and if it does and
10 it's on River Road --

11 MS. SMITH: I mean, I don't know how we
12 find out that information, but the picture he
13 just showed me also comes all the way across the
14 road.

15 ALDERMAN MAREK: So, Krysti, I think
16 kind of the confusion in the reference -- and
17 Craig did show, is the parcel that ends in 002,
18 if you look at it, it looks like the parcel ends
19 across River Road, but it should abut up to River
20 Road, correct?

21 MS. NOBLE: That is correct.

22 MS. SMITH: That was I think the answer
23 to my question. Thank you, Matt.

24 ALDERMAN MAREK: Thank you.

1 MS. SMITH: Yeah. I don't know what
2 else to say other than like I think that we all
3 have the same sentiment, it's really, really hard
4 to vote on something and how things happen next.

5 I mean, I know first is annexation
6 and then you do rezoning, so that's a completely
7 different thing, so that is the rezoning and then
8 you have the school right next to a jail, and
9 it's -- there is a lot, right? Like once it gets
10 annexed and nobody votes against that it goes --
11 I mean, rezoning is happening tomorrow. Like how
12 do we have -- I guess I don't understand
13 hearings, but how do we rezone or --

14 MAYOR PURCELL: Rezoning is not
15 tomorrow.

16 ALDERMAN KOCH: No, it's not.

17 MAYOR PURCELL: That is -- that is the
18 Plan Commission.

19 MS. SMITH: It's the same thing like
20 this?

21 MAYOR PURCELL: They will have more
22 information and they will talk -- Krysti, what
23 exactly are you going to talk about tomorrow or
24 in general?

1 MS. NOBLE: It's the rezoning of the
2 three parcels. When a property is annexed, it
3 goes automatically to the R-1 District, so they
4 are requesting a rezone -- where schools are
5 outright permitted, but they are requesting to go
6 to the Public Institutional District, which
7 specifically accommodates school entities.

8 MR. BECK: Can we have some picture on
9 the front?

10 MAYOR PURCELL: We are working on it,
11 yeah.

12 MR. BECK: Okay.

13 MAYOR PURCELL: Bear with us.

14 MS. SMITH: I guess I'm new to public
15 hearings. I just don't understand how we like
16 talk about rezoning when we're not even talking
17 about the annexing and then we go -- like it
18 feels like a lot with no information.

19 ALDERMAN SOLING: I understand your
20 question. So when it goes to the Planning and
21 Zoning Commission, it's separate from the City
22 Council.

23 They view -- they take all the
24 information in and they give a recommendation to

1 the City Council for us to vote on the
2 annexation, so the actual physical vote won't
3 come until February.

4 Does that make sense?

5 MS. SMITH: Okay.

6 MAYOR PURCELL: Okay. Bart?

7 MS. SMITH: Okay.

8 MR. OLSON: Sure. So this is a GIS
9 website put up by Kendall County, so I'm doing
10 this on the fly here, I don't have a pre --
11 pre-done map.

12 But Blackberry Woods is here, we've
13 got the Rush-Copley campus here, Route 34 is just
14 to the north. This is the main parcel. I'm
15 going to scroll down because it's a county
16 website, it's not allowing me to go that far.

17 That parcel ends just north of River
18 Road and it also includes this little easement
19 here, which I believe ends at River Road.

20 So the correct answer to how does
21 this impact my property would be you'd have to go
22 back and check your title, you'd have to ask the
23 school district to review their title -- I'm
24 sorry, right there -- and see how the

1 right-of-way of the road -- you know, is it
2 easement or right-of-way and how that impacts
3 your title individually, but the two parcels are
4 this one and then the one that's just to the
5 north of it.

6 MS. SMITH: Yeah. Okay.

7 MAYOR PURCELL: Other questions? Or let
8 me rephrase. Comments. Comments. Any comments?
9 We are trying to answer them, but --

10 MS. DURLAND: Okay. Here is I think the
11 thing -- Cheryl Durland again. I guess here is
12 my issue, even looking at that picture --

13 UNIDENTIFIED AUDIENCE MEMBER: Can we
14 have the map back up?

15 MS. DURLAND: -- if it's different,
16 again, the City comes out on River Road there.
17 There is a big issue already, they put the
18 sanitary district or whatever that plant is
19 there, okay, the road is already very, very
20 narrow.

21 If any part of that property is
22 going to be accessed from River Road, you're
23 going to have to tear down your new sanitary
24 district or to widen the road or condemn -- I

1 can't think of the names, Beckman's property,
2 which is a historical site, part of the
3 underground railroad.

4 I'm concerned -- it just looks bad
5 to me how this is going to work. Already River
6 Road is a problem site. I don't think -- unless
7 you live on it, you can't comprehend how
8 dangerous River Road is.

9 MR. BECK: I think River Road is a
10 scenic --

11 MAYOR PURCELL: Okay. Thank you.

12 MS. DURLAND: I don't know if that's --
13 I think that's something that --

14 MAYOR PURCELL: Look, I think we
15 understand your concern. We're not going to
16 resolve those issues tonight --

17 MS. DURLAND: No, no.

18 MAYOR PURCELL: -- because we don't have
19 a plan.

20 MS. DURLAND: I'm just saying I think
21 when it comes to this annexation and this vote
22 and stuff I think it should be made plainer where
23 that's going, okay?

24 MAYOR PURCELL: Okay.

1 MR. MACEDO: There is just one thing I
2 want to add.

3 MAYOR PURCELL: Sure. Just state your
4 name again, please.

5 MR. MACEDO: Gerardo Macedo. You guys
6 are affecting only about 15 properties, 16
7 properties, I don't know exactly, but the thing
8 is that whether the vote comes in, we could be 15
9 property owners and no matter what our 15
10 properties, even though we all agree on this not
11 being annexed, it will outweigh -- we won't
12 outweigh you guys.

13 MR. BECK: No.

14 MS. DURLAND: No.

15 MR. MACEDO: Not at all.

16 MR. BECK: Not at all.

17 MR. MACEDO: And nothing that we can say
18 is going to change that fact, but every single
19 one of my neighbors agree that they do not want
20 this, but no matter what happens, you guys are
21 still going to annex it no matter what.

22 And this is what's concerning, that
23 in the last four years there's been three
24 accidents outside my house, once with my

1 girlfriend, she got T-boned and she was in the
2 hospital, all right?

3 Once you guys start doing work on
4 River Road, you are going to widen that road and
5 it's going to affect us even more because no
6 matter what we say in here, people are jerks and
7 they are going to drive heavy on that road as
8 they already do.

9 UNIDENTIFIED AUDIENCE MEMBER: They do.

10 MR. MACEDO: There is -- no matter what
11 you say, every single time that I talked to a
12 sheriff, we are going to drive down this road to
13 make sure that people aren't speeding, that does
14 not change that fact.

15 Once there is a road being widened
16 right in front of me, that's going to change the
17 speed from maybe people driving 50 miles an hour
18 to driving 55, 60.

19 There's -- there's got to be a plan
20 to avoid having any other access to River Road,
21 only to emergency vehicles, and there is nothing
22 that you can do to change it unless there is
23 something in paper.

24 MAYOR PURCELL: So, again, this vote is

1 for the annexation. While I understand your
2 concerns and frustrations, this vote -- well,
3 this actually is not a vote, it's a public
4 hearing. The first step the City Council would
5 take would be a vote for annexation. That vote
6 for annexation will not -- it just won't address
7 what you're saying.

8 MR. MACEDO: It won't.

9 MAYOR PURCELL: The plan that they bring
10 forward will --

11 MR. MACEDO: So no matter what we do,
12 even if every single property owner that is being
13 affected does not agree with this annexation --

14 MR. BECK: It's going to happen.

15 MR. MACEDO: -- it's going to happen.

16 MR. BECK: Yep.

17 UNIDENTIFIED AUDIENCE MEMBER: So what
18 do we have to do to oppose the annexation?

19 MAYOR PURCELL: State here that you are
20 opposed to the annexation. That's -- I mean,
21 this is your opportunity.

22 MR. MACEDO: Then what you're going to
23 do is just say oh, 50 property owners, fuck them,
24 we'll still agree.

1 MAYOR PURCELL: Okay. Heather --

2 MR. MACEDO: Sorry, sorry, sorry, sorry,
3 sorry.

4 MAYOR PURCELL: No, Heather's turn.
5 Heather. We understand your opposition.

6 MR. MACEDO: Yes.

7 MAYOR PURCELL: Thank you.

8 MS. DI VERDE: I may be able to help you
9 here. Okay. I am Heather Di Verde, I work for
10 the Yorkville School District. I am executive
11 director of facility operations.

12 So in our application for rezoning
13 and annexation we have not requested for the road
14 to go through. They have been -- in their
15 paperwork it's not -- we are not putting a road
16 through from the north end to the south end, so
17 our road, the road that we will be putting
18 through, will be coming from 34 on Beecher.

19 And we have no plans yet, we are
20 waiting for the referendum and then our
21 architects will be putting something together and
22 then we will be bringing it back to the City, but
23 right now in our application we did put that we
24 are not putting a road through to River Road. We

1 are going to be stopping where our school stops.

2 MR. BECK: So you're going to have only
3 one road accessing the school?

4 MS. DI VERDE: No, we are working with
5 Rush-Copley Hospital --

6 MR. BECK: Okay. All right.

7 MS. DI VERDE: As far as we have had
8 meetings with them as far as using some of their
9 land to get a second egress out off of the
10 property. Does that help?

11 MAYOR PURCELL: That helps, yeah.

12 MS. DI VERDE: Okay.

13 MR. BECK: Just as long as it doesn't
14 run through my farm.

15 MS. DI VERDE: Okay.

16 MR. BECK: How it is.

17 MAYOR PURCELL: Dan?

18 MS. DI VERDE: Yeah, the school district
19 hasn't had plans for that, but again the plans
20 could be coming later.

21 MR. BECK: Could come later after --

22 MS. DI VERDE: We just need to annex and
23 rezone it so we could get a PI zoning.

24 MAYOR PURCELL: Dan?

1 MS. DI VERDE: Sorry.

2 MAYOR PURCELL: Thanks for your --

3 ALDERMAN TRANSIER: When the school
4 district --

5 MAYOR PURCELL: Make sure you speak in
6 the mic, please.

7 ALDERMAN TRANSIER: When the school
8 district is finally prepared to put together a
9 development plan, is it going to be open in a
10 public forum?

11 Are the people who are here today
12 expressing their concerns about how this is going
13 to affect the traffic and the roads in front of
14 their homes, are they going to be allowed to see
15 how the school is going to develop this property?

16 MS. DI VERDE: Yes. Absolutely. We are
17 working with our architects right now. Once --
18 If the referendum passes, then we move forward
19 and then we bring everything out and there will
20 be drawings, you will be able to see where the
21 entrance and exits are, so that will all be in
22 detail.

23 ALDERMAN TRANSIER: And then the final
24 approval for those plans would come to the City

1 Council?

2 MS. DI VERDE: To the City, yeah.

3 ALDERMAN TRANSIER: Right? And that's
4 also a public forum, so the people who --

5 MS. DI VERDE: We have to work with the
6 City as far as detention, water, yes, all of
7 that.

8 ALDERMAN TRANSIER: So these steps are
9 going to be open, these steps are going to be
10 public, and everyone is going to have an
11 opportunity to see how it's going to be --

12 MS. DI VERDE: Yes.

13 ALDERMAN TRANSIER: -- how it's going to
14 proceed.

15 MS. DI VERDE: Yes.

16 ALDERMAN TRANSIER: Thank you.

17 ALDERMAN KOCH: One more question.

18 MAYOR PURCELL: Mr. Koch. Sorry.

19 ALDERMAN KOCH: River Road, is that --

20 MAYOR PURCELL: Talk into your mic.

21 ALDERMAN KOCH: Is River Road a county
22 road, right?

23 MR. BECK: Township. Bristol Township.

24 ALDERMAN KOCH: Township? Okay.

1 MS. DURLAND: Part of it is -- starts
2 out as City and then goes to township.

3 MS. DI VERDE: Then it goes to the City.

4 MS. DURLAND: I think the City runs up
5 to the --

6 MR. DURLAND: PNA Camp.

7 MS. DURLAND: Right?

8 MR. DURLAND: Yeah.

9 MAYOR PURCELL: I don't know where the
10 line is.

11 MR. BECK: Well, to the hill.

12 MS. DURLAND: To the hill, yeah.

13 MR. DURLAND: You should know if you're
14 mayor.

15 (Laughter.)

16 MR. DURLAND: Yeah, you should know.
17 Sorry, John.

18 MAYOR PURCELL: It's going to be in
19 front of your house.

20 MR. DURLAND: We've been friends a long
21 time, John.

22 MAYOR PURCELL: Next week in front of
23 your house, Kenny. Okay. Other comments.

24 MR. DURLAND: I still have two

1 eight-inch dampers from my chimney I want to
2 return for credit.

3 (Laughter.)

4 MAYOR PURCELL: We closed at 7:00.

5 Any other comments or questions on
6 the Yorkville School District 115 annexation
7 agreement? Yep, just come back in, state your
8 name.

9 MR. ZUPANCIC: Hi. My name is Chris
10 Zupancic. I don't live on River Road, but I own
11 a property between those two nice folks over
12 there.

13 MR. BECK: There you go.

14 MR. ZUPANCIC: My main questions or
15 concerns were like where would the stormwater
16 run-off go. You know, like that parcel goes all
17 the way south to directly in line with me and
18 Amber and Gerardo over there, so like the way
19 they grade it would really affect me.

20 If all the stormwater ran off to the
21 south directly, you know, it would probably come
22 down my hill and flood my building out as well as
23 theirs.

24 And then I was curious where they're

1 going to bring the, you know, sewer main through,
2 if they would run it down River Road to the
3 treatment plant directly or if they were going to
4 meander through the neighborhood and tie in on
5 47, or where would that all come from.

6 And then I imagine they've got water
7 main infrastructure already ran out that way
8 because there is subdivisions and stuff, so that
9 would be easy, you know, the water mains are
10 probably sized for expansion, but, you know,
11 where they are going to put all that stuff. Will
12 they tie it on to something existing nearby or
13 will they have to run all new stuff to the
14 treatment plant down River Road or would they need
15 to buy up more property or run a storm sewer down
16 to the river. You know, that's all stuff that is
17 unknown I guess at this time, but those are my
18 concerns, you know, and that's pretty much all
19 I've got to say. Thanks.

20 MAYOR PURCELL: Thank you. Krysti and
21 Brad, those engineering questions would be
22 addressed at what phase?

23 MS. NOBLE: When a plan has been
24 submitted.

1 MAYOR PURCELL: Okay. Thank you.

2 Are there any other comments for the
3 Yorkville School District 115 annexation
4 agreement? Oh.

5 MR. MOUGOLIAS: My name is Thomas
6 Mougolias, I live on River Road as well. Right
7 behind my house is recreation. The DNR has -- I
8 have like a hunting blind. People hunt on the
9 river right behind my house.

10 If they annex it and rezone it, what
11 happens with hunting? We are too close to a
12 school.

13 POLICE CHIEF JENSEN: No.

14 MR. BECK: No, not at all. 400 yards.

15 MR. MOUGOLIAS: From your property line.

16 MR. DURLAND: 400 feet, that's all they
17 need.

18 MR. MOUGOLIAS: 400 feet or 400 yards?

19 MR. BECK: 400 feet.

20 MR. MOUGOLIAS: I thought it was 400
21 yards.

22 MR. BECK: No, 400 feet.

23 MR. MOUGOLIAS: So that would never
24 be --

1 MR. BECK: It won't affect it.

2 MR. MOUGOLIAS: Because from my -- from
3 River Road to the river where it -- it's less
4 than 400 yards, and that's why -- it's probably
5 150.

6 MR. BECK: 400 feet.

7 UNIDENTIFIED AUDIENCE MEMBER: From the
8 building or from the school itself?

9 MR. MOUGOLIAS: From the building or
10 from the property line?

11 MAYOR PURCELL: I guess the DNR will
12 have to decide that. That's not our call.

13 MR. MOUGOLIAS: Because they hunt all --

14 POLICE CHIEF JENSEN: I'll step back
15 here and you can --

16 MAYOR PURCELL: Are there any other
17 comments regarding the Yorkville School District
18 115 annexation agreement?

19 (No response.)

20 MAYOR PURCELL: Is there anyone on Zoom
21 who would like to comment on the Yorkville School
22 District 115 annexation agreement? If so, raise
23 your hand on Zoom, if you know how to do that
24 because I sure wouldn't.

1 MR. OLSON: Or you can type your name
2 into the chat and we will unmute you.

3 MAYOR PURCELL: Oh. You can type your
4 name into the chat and we will unmute you.

5 MR. OLSON: Yeah.

6 (No response.)

7 MAYOR PURCELL: I'm not seeing anyone.
8 Okay. At 7:30 we will close the public hearing
9 for the Yorkville School District 115 annexation
10 agreement.

11 Thank you.

12 (Which were all the proceedings had
13 in the public hearing, concluding
14 at 7:30 p.m.)

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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 36, 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 23rd day of
5 January, 2026.

6

7

8 /s/ Christine M. Vitosh

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

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01:36:52 A: 🙌🙌🙌

01:42:56 Angela Egner: 🙌🙌🙌 Lydia 🙌🙌🙌

01:51:12 A: 🙌🙌🙌🙌🙌🙌🙌🙌

01:54:49 David McCurdy: EVERY SINGLE PERSON I have mentioned the proposed data centers has said I better move, and move quick. There is npt ONE single upside to Yorkville getting data centers.

02:05:32 A: 🙌🙌🙌🙌🙌

02:05:34 hillary rice: Exactly! They don't deserve their spot

02:07:06 David McCurdy: I can think of a reason why the mayor and all the aldermen are for the data centers. Gee, I wonder if each of them got some sort of incentive???

02:07:58 Priscilla: We do not agree with this and we deserve to have our voices heard. It is our town, it is our family, it is our livelihood, we matter and this is not the answer.

02:08:41 Priscilla: Priscilla Tolemy

02:11:04 A: 🙌

02:11:14 A: I would like to speak

02:14:33 David McCurdy: They simply DO NOT CARE.