

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
HELD IN THE CITY COUNCIL CHAMBERS,  
800 GAME FARM ROAD ON  
APRIL 23, 2019**

Mayor Golinski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Peterson	Present

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Police Chief Hart, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Building Code Official Ratos, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Eagle Scout Presentations**

Mayor Golinski explained the significance of the Eagle Scout, and called the two Eagle Scouts forward. Mayor Golinski presented both young men with a Eagle Scout plaque and both young men told about their Eagle Scout projects.

**Certificate of Recognition – Carol LaChance**

Mayor Golinski read an email about Carol LaChance and presented her with a certificate of appreciation from the City Council. Carol LaChance thanked her board members and the retired director and her family. She also thanked Mayor Golinski.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

Amy Cesich, County Board member and resident, spoke in favor of adopting the partnership with CalAtlantic Group, Inc. in regards to the Raintree Village Subdivision.

**CONSENT AGENDA**

1. Water Department Reports for January, February, and March 2019 (PW 2019-23)
2. East Orange Street Water Main Improvements – Professional Services Agreement – Construction Engineering – *authorize the Mayor and City Clerk to execute* (PW 2019-26)
3. **Ordinance 2019-25** Amending the Code of Ordinances Regulating On-Street Parking – *authorize the Mayor and City Clerk to execute* (PW 2019-30)

Mayor Golinski entertained a motion to approve the consent agenda as presented. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Colosimo-aye, Milschewski-aye, Tarulis-aye, Frieders-aye,  
Funkhouser-aye, Koch-aye, Peterson-aye, Plocher -aye

**MINUTES FOR APPROVAL**

1. Minutes of the Regular City Council – March 26, 2019
2. Minutes of the Regular City Council – April 9, 2019

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of March 26, 2019 and April 9, 2019 as presented. So moved by Alderman Milschewski; seconded by Alderman Frieders.

Minutes approved unanimously by a viva voce vote

**BILLS FOR PAYMENT**

Mayor Golinski stated that the bills were \$1,044,697.71.

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**REPORTS**

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**MAYOR'S REPORT**

**Resolution 2019-14**

**Approving a Reciprocal Agreement for the Exchange of Information  
Obtained Pursuant to the Simplified Municipal Telecommunications  
Tax Act with the Illinois Department of Revenue  
(CC 2019-22 )**

Mayor Golinski entertained a motion to approve a resolution approving a reciprocal agreement for the exchange of information obtained pursuant to the simplified municipal telecommunications tax act with the Illinois Department of Revenue and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Funkhouser-aye, Milschewski-aye, Peterson-aye, Koch-aye,  
Plocher -aye, Frieders-aye, Tarulis-aye, Colosimo-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**

No report.

**PLANNING AND ZONING COMMISSION**

**8225 Galena Road – 1.5 Mile Review  
(PZC 2019-12 and EDC 2019-37)**

Mayor Golinski entertained a motion to authorize staff to notify Kendall County that the City Council does not have any objections to the rezoning petition of 8225 Galena Road. So moved by Alderman Colosimo; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Milschewski-aye, Peterson-aye, Koch-aye, Plocher -aye,  
Frieders-aye, Tarulis-aye, Colosimo-aye, Funkhouser-aye

**Ordinance 2019-26**

**Approving the Final Plat of Resubdivision of Lots 202, 232, 239, 251,  
287, 290, 3033, and 3034 of Grande Reserve – Unit 23  
(PZC 2019-13 and EDC 2019-34)**

Mayor Golinski entertained a motion to approve an ordinance approving the final plat of resubdivision of lots 202, 232, 239, 251, 287, 290, 3033, and 3034 of Grande Reserve - unit 23 and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Peterson-aye, Koch-aye, Plocher-aye, Frieders-aye,  
Tarulis-aye, Colosimo-aye, Funkhouser-aye, Milschewski-aye

**CITY COUNCIL REPORT**

**Sale of 111 W. Madison Street (Old Jail)  
(ADM 2018-88)**

Mayor Golinski said this is informational. City Administrator Olson provided information concerning both interested parties for the Old Jail purchase and the construction budgets for each party. Alderman Frieders is in favor of the private proposal because the property would stay on the City's tax roll and its construction estimates were closer to the estimates done by the City's engineering department. City Administrator Olson stated that the nonprofit party has some experience in this process and intends on renting space out to profit oriented ventures, which would add to the City's tax basis. Alderman Frieders questioned a nonprofit's ability to undertake the financial pitfalls involved with refurbishing an older

property. City Administrator Olson commented that the nonprofit proposal seemed vague at first but after conversation with the nonprofit representative City Administrator Olson felt comfortable with the nonprofit group handling the scope of this project. Alderman Funkhouser inquired about the timeline for the project options. City Administrator Olson answered. Alderman Milschewski would like to see the two entities work together. Audience member representing the for profit option spoke. Alderman Funkhouser recognized the value of the two entities working together. City Administrator Olson stated that the staff could facilitate a conversations for the two groups to work together. The audience member from the nonprofit entity spoke. Alderman Frieders and Alderman Milschewski asked the audience member about details for the renovations and she responded. Audience members from both the profit and nonprofit groups answered questions from the alderman. Mayor Golinski inquired what type of property taxes would the properties generate. City Administrator Olson answered Mayor Golinski. Alderman Funkhouser and City Administrator Olson discussed the impact of area TIF funds on the Old Jail project. City Administrator Olson stated the direction was to do a deeper financial study of the Old Jail projects.

**Ordinance 2019-27                      Approving an Economic Incentive Agreement Between the United City of Yorkville and CalAtlantic Group, Inc. (Raintree Village Subdivision)  
(PZC 2019-06 and EDC 2019-15)**

Mayor Golinski entertained a motion to approve an ordinance approving an economic incentive agreement between the United City of Yorkville and CalAtlantic Group, Inc. (Raintree Village Subdivision) and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Funkhouser.

Mayor Golinski addressed the Council. He does not believe that this deal is in the best interest of the City. Lennar Corporation is a multi-billion dollar company and should not need a two million dollar subsidy from Yorkville residents. A representative from Lennar Corporation addressed Mayor Golinski's statement. He said it takes a builder with significant resources to undertake a project with a delinquent SSA, as is the case for this property. He addressed numerous issues and stressed that this is the best option for the City of Yorkville. Alderman Funkhouser agreed that there is quite a bit of new home construction happening on the south end of town, but the Raintree Subdivision has seen zero activity. He believes it will take someone with vast resources to make the Raintree Subdivision viable. Alderman Funkhouser noted that the City invested in the build program and believes that this agreement would be somewhat larger in scope than that program; however it will add many new homes to the tax rolls. He recognized the impact on the school district but noted this subdivision was planned long ago and the City was aware of the impact on the schools. Alderman Frieders is concerned that if the City walks away from this deal it will bear the responsibility of maintaining the roads, and maintaining the SSA bonds. He noted that the two million dollars the City would be sacrificing to build 400 homes is around the same amount of money it took to repair the roads in the Whispering Meadow's subdivision, due to lack of completion of the subdivision. The City should move forward and let someone who has the expertise deal with the SSA bonds. Alderman Colosimo believes the City should move forward and agrees with Alderman Frieders that though there is a 2 million dollar loss connected to the SSA bonds the alternative would be to let the property sit vacant and potentially spend two million dollars in City dollars to repair roads for a vacant subdivision. Rick Murphy from CalAtlantic gave the history of CalAtlantic's interest in the property, and called into question the amount of money that the City is actually losing. Mr. Murphy wanted to share these details so that the deal was properly characterized.

Alderman Colosimo Called the question

Motion approved by a roll call vote. Ayes-7 Nays-1  
Plocher-aye, Frieders-aye, Tarulis-aye, Colosimo-aye,  
Funkhouser-aye, Milschewski-aye, Peterson-nay, Koch-aye

**CITY CLERK'S REPORT**

City Clerk Warren thanked the residents of Yorkville for allowing her to serve this great City for the last eight years. It has been a great honor being on the City Council and a privilege working with the Council members and City staff. It has also been a privilege and exciting to be the last elected City Clerk of Yorkville. City Clerk Warren looks forward to the future and spending more time with her family. She wished all the members of the City Council and City staff the best of luck.

**COMMUNITY & LIAISON REPORT**

**Lenny's Gas N Wash**

Alderman Funkhouser said the petitioner for Lenny's Gas N Wash is having an open house tomorrow from five to seven at the Library to talk about the development proposal for the gas station.

**National Suicide Prevention And Action Month Proclamation**

Alderman Frieders had a quick non update on the National Suicide Prevention And Action Month Proclamation project. He stated that on Thursday he will be joining Hope For The Day at the Village of Westmont City Council meeting to discuss suicide prevention, the proclamation, and other prevention activities that he has been involved in lately. Alderman Frieders wanted to say publically thank you to

Mayor Golinski for empowering him to get over his hurt. Alderman Frieders greatly appreciates the help that Mayor Golinski gave him. Mayor Golinski stated that he appreciates Alderman Frieder's efforts when it comes to suicide prevention.

**STAFF REPORT**

No report.

**ADDITIONAL BUSINESS**

**Mayor Golinski**

Mayor Golinski stated this will be his last meeting. He will be traveling May 14, 2019, so he won't get to hand over the gavel to John Purcell. He stated it has been an incredible honor to serve the City for fourteen consecutive years, the last eight years as Mayor. He stated that this Council has accomplished quite a bit. He stated the City is in good shape right now. He wished everyone the best of luck.

**City Map**

Alderman Milschewski asked about the City map. City Administrator Olson stated the staff is creating maps to place in the kiosk of the visitor center.

**EXECUTIVE SESSION**

None.

**CITIZEN COMMENTS**

None.

**ADJOURNMENT**

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:00 p.m.

Minutes submitted by:



Beth Warren,  
City Clerk, City of Yorkville, Illinois

**REGULAR CITY COUNCIL MEETING**

**April 23, 2019**

**PLEASE PRINT**

NAME:

SUBDIVISION OR BUSINESS:

Jim Jensen

Blackberry Creek North

Carol Sheeley

re: Old Tail

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