



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### AGENDA CITY COUNCIL MEETING

**Tuesday, October 28, 2025**

**7:00 p.m.**

City Hall Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

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#### Call to Order:

#### Pledge of Allegiance:

#### Roll Call by Clerk: WARD I

Ken Koch

Dan Transier

#### WARD II

Arden Joe Plocher

Craig Soling

#### WARD III

Chris Funkhouser

Matt Marek

#### WARD IV

Rusty Corneils

Rusty Hyett

#### Establishment of Quorum:

#### Amendments to Agenda:

#### Presentations:

1. Recognition of Sergeant Samuel Stroup – 25 Years of Service
2. Fiscal Year 2025 Audit Report

#### Public Hearings:

#### Citizen Comments on Agenda Items:

#### Consent Agenda:

1. Minutes of the Regular City Council – October 14, 2025
2. Bill Payments for Approval
  - \$ 4,647,051.03 (vendors)
  - \$ 457,286.31 (payroll period ending 10/04/25)
  - \$ 5,104,337.34 (total)
3. PW 2025-96 Water Reports for January 2025 – September 2025
4. PW 2025-99 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (South Receiving Station – Construction Engineering) – *authorize the Mayor and City Clerk to execute*
5. PW 2025-100 Resolution Approving an Agreement By and Between the United City of Yorkville and the State of Illinois Acting By and Through the Department of Transportation (IL Route 47/US Route 30 – Waterpark Way to Jericho Road) – *authorize the Mayor and City Clerk to execute*

**Consent Agenda (cont'd):**

6. PW 2025-101 Resolution Approving a Change Order Extending Completion Date (2025 Water Main Replacement) – *authorize the Mayor and City Clerk to execute*
7. PW 2025-103 Resolution Accepting the Dedication of Public Improvements Located Within the Caledonia Phase 3 Subdivision – *authorize the Mayor and City Clerk to execute*
8. PW 2025-104 Resolution Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 12 – *authorize the Mayor and City Clerk to execute*
9. PW 2025-105 Resolution Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 15 – *authorize the Mayor and City Clerk to execute*
10. PW 2025-106 Resolution Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 22 – *authorize the Mayor and City Clerk to execute*
11. PW 2025-107 Ordinance Authorizing the Acquisition of Easements for the Installation of Utilities at the Grande Reserve 28 Subdivision
12. PW 2025-108 Resolution Approving Change Orders (2024 Water Main Replacement – Contract A and Contract B – WIFIA)
13. PW 2025-111 Ordinance Amending the Traffic Schedule and Index (Windett Ridge Road and Fairfax Way)

**Mayor's Report:**

1. CC 2025-73 2025 Tax Levy Estimate
2. CC 2025-77 Treasurer's Reports for August and September 2025
3. CC 2025-78 Fiscal Year 2025 Annual Treasurer's Report
4. CC 2025-79 Resolution Approving an Agreement with Clariti Cloud USA, Inc.
5. CC 2025-80 Ordinance Authorizing the Third Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026 (Special Census)
6. CC 2025-81 Resolution Approving Community Solar Participation
7. CC 2025-82 Resolution Approving Professional Service Agreements Regarding the Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve)

**Public Works Committee Report:**

1. PW 2025-97 Resolution Approving a Preliminary Engineering Services Agreement with BNSF Railway Company for Quiet Zone Evaluation
2. PW 2025-98 Resolution Approving a Bid to Construct a New Water Receiving Station Building and Other Site Improvements (South Receiving Station)
3. PW 2025-102 Resolution Authorizing the Purchase of 3,928 Replacement Water Meters in an Amount Not to Exceed \$1,830,389.10
4. PW 2025-109 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Water Audit and Non-Revenue Water Reduction Consultation)

**Economic Development Committee Report:**

**Public Safety Committee Report:**

**Administration Committee Report:**

**Park Board:**

**Planning and Zoning Commission:**

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

**City Council Report:**

**City Clerk's Report:**

**Community and Liaison Report:**

**Staff Report:**

**Mayor's Report (cont'd):**

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

**Additional Business:**

**Citizen Comments:**

**Executive Session:**

**Adjournment:**

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COMMITTEES, MEMBERS AND RESPONSIBILITIES

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**ADMINISTRATION: November 19, 2025 – 6:00 p.m. – East Conference Room #337:**

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

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

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

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

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

**PUBLIC WORKS: November 18, 2025 – 6:00 p.m. – East Conference Room #337:**

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