



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA  
**CITY COUNCIL MEETING**  
**Tuesday, September 9, 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:**

**Public Hearings:**

**Citizen Comments on Agenda Items:**

**Consent Agenda:**

1. Minutes of the Regular City Council – August 12, 2025
2. Minutes of the Regular City Council – August 26, 2025
3. Bill Payments for Approval
  - \$ 833,620.83 (vendors)
  - \$ 187,869.61 (wire payments)
  - \$ 455,446.43 (payroll period ending 08/29/25)
  - \$ 1,476,936.87 (total)
4. EDC 2025-65 QuikTrip – Dormant SSA – *approve an Ordinance Proposing the Establishment of Yorkville Special Service Area 2025-02, and to set the date of November 10, 2025 as the date for a public hearing on the proposed Special Service Area*
  - a. Ordinance Proposing the Establishment of Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)
  - b. Ordinance Establishing the Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)

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

5. EDC 2025-66 Costco – Dormant SSA – *approve an Ordinance Proposing the Establishment of Yorkville Special Service Area 2025-01, and to set the date of November 10, 2025 as the date for a public hearing on the proposed Special Service Area*
  - a. Ordinance Proposing the Establishment of Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)
  - b. Ordinance Establishing the Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)
6. EDC 2025-68 Resolution Approving the Fourth Amendment to a License Agreement with AT&T Illinois – *authorize the Mayor and City Clerk to execute*

**Mayor's Report:**

1. CC 2025-64 Constitution Week Proclamation
2. CC 2025-65 Appointment to the Planning and Zoning Commission – Wally Werderich
3. CC 2025-66 Resolution Declaring Certain Personal Property Surplus and Directing Disposition of Same
4. CC 2025-67 Ordinance Authorizing the Acquisition of Easements for the Construction of Improvements to the City's Water System (CayCo Enterprises, LLC)
5. CC 2025-68 Ordinance Authorizing the Acquisition of Easements for the Construction of Improvements to the City's Water System (Bauer Templin Family Trust)
6. CC 2025-69 Ordinance Amending Title 3, Chapter 2 of the Yorkville City Code (Grocery Tax)

**Public Works Committee Report:**

**Economic Development Committee Report:**

1. EDC 2025-64 Ordinance Amending the Yorkville City Code (Permit Fee-Plan Review Fee Schedule)

**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

**Planning and Zoning Commission (cont'd):**

- 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) – Discussion
- 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):**

- 7. CC 2025-08 Public Works and Parks Department Facility Update
- 8. 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: September 17, 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	

COMMITTEES, MEMBERS AND RESPONSIBILITIES (cont'd):

**ECONOMIC DEVELOPMENT: October 7, 2025 – 6:00 p.m. – East Conference Room #337:**

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

**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	School District
Vice-Chairman: Alderman Transier		
Committee: Alderman Soling		
Committee: Alderman Hyett		

**PUBLIC WORKS: September 16, 2025 – 6:00 p.m. – East Conference Room #337:**

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