

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, September 6, 2022, 6:00pm  
City Council Chambers  
800 Game Farm Rd., Yorkville, IL**

**Note:** In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, remote attendance was allowed for this meeting to encourage social distancing due to the ongoing Covid-19 pandemic.

**In Attendance:**

**Committee Members**

Chairman Jason Peterson/in-person  
Alderman Ken Koch/in-person  
Alderman Chris Funkhouser/in-person  
Alderman Joe Plocher/electronic attendance

**Other City Officials**

City Administrator Bart Olson/in-person  
Assistant City Administrator Erin Willrett/in-person  
Community Development Director Krysti Barksdale-Noble/in-person  
Senior Planner Jason Engberg/in-person  
Code Official Pete Ratos/in-person

**Other Guests**

City Consultant Lynn Dubajic Kellogg/in-person  
Molly Krempski/in-person  
Mike Krempski/in-person  
Ed Williams, The Williams Group/in-person  
Mike Williams, The Williams Group/in-person  
Jordan Gash, Restore Church/in-person  
Fred DuSell, Rivers Edge/in-person

The meeting was called to order at 6:02pm by Chairman Jason Peterson.

**Citizen Comments**

Molly Krempski asked if the EDC committee would be assigned the adult entertainment issue that has arisen. She said the community has been put at risk. She said Plano's explanation of their interpretation of the law cited freedom of speech balanced with keeping the city safe. She feels there is bigotry and the people "in drag" are being treated as a special class. She said there needs to be discussions regarding this topic and she asked that it be assigned to a committee for further discussion.

Mike Krempsi also spoke on the same topic and he said the country is departing from morals and the rule of law. He also desired a civil conversation without name-calling and disrespect. He said the majority of people have concerns about this topic but will not speak out. He said the concern has nothing to do with transgender, but he does not want this type of adult entertainment to decrease property values or represent Yorkville poorly. He asked the City Council to uphold the ordinances in place.

**Minutes for Correction/Approval** August 2, 2022

The minutes were approved as presented.

**New Business**

***1. EDC 2022-53 Building Permit Report for July 2022***

Mr. Ratos said 147 building permits were issued in July which represents over \$3 million in construction value.

***2. EDC 2022-54 Building Inspection Report for July 2022***

There were 795 inspections in the month, 151 of those were outsourced and 644 were done in-house.

***3. EDC 2022-55 Property Maintenance Report for July 2022***

Mr. Ratos said 4 cases were heard in July with 2 weeds and grass cases being found liable. Staff is working with the owner of the Liberty Street property to become compliant.

***4. EDC 2022-56 Economic Development Report for August 2022***

Ms. Dubajic Kellogg said that Belle Tire has opened and Noodles is expected to open the third week of September. Other business openings include Caring Hands expects to be fully open the third week of October, Iconic Coffee has already opened, Chipotle hopes to open at the end of 2022, Craft'd will also open soon along with Fox's Den Meadery. Chairman Peterson thanked Ms. Dubajic Kellogg for her hard work.

***5. EDC 2022-57 Williams Group – Riverwalk and Art Easement***

Mr. Olson requested this item be brought back next month for discussion due to some recent changes. Alderman Funkhouser asked about the art easement and if it can be used for wayfinding or if it's just for art, saying that he would like flexibility. Ms. Noble said it is defined as art, but could be used as wayfinding and must be approved through the art plan.

***6. EDC 2022-58 TIF Agreement – Williams Group***

Mr. Olson said a memo in the packet outlines the parameters of the TIF. He detailed the terms of the TIF which is about 8 years. Mr. Ed Williams said they have hired a brewer with 20 years experience and will be able to accommodate about 90-100 people on the patio. Alderman Koch asked if this is the second amendment (agreement). Mr. Olson explained there are multiple lots in this property, but it is being considered as one development. The Williams Group will have to provide easements for use of the river. Parking will not be an issue as the current parking lot will serve the site. As the business

grows, alternative solutions may need to be found. Alderman Funkhouser asked about any protections on the TIF timing for the funds to be generated and repaid. The TIF runs through the end of 2023 when completion is expected. This item will move forward to the City Council consent agenda.

**7. EDC 2022-59 Ordinance Approving the Third Amendment to the Annexation and Planned Unit Development Agreement for a Portion of the Windmill Farms Development (Restore Church, Inc.)**

and

**8. EDC 2022-60 Restore Church Rezoning**

Ms. Noble said she would discuss both items together. She said several parcels in the Windmill Farms did not get sold and are saddled with entitlements and the parcels are vacant. A recent project, Bricolage, rezoned one parcel to B-3. This particular development counts as 3 parcels in Windmill Farms, one of which is a church. Mr. Jordan Gash was present on behalf of Restore Church. The church also wishes to rezone to B-3 and to amend the Annexation Agreement to remove them from the PUD. This matter will go for Public Hearing and rezoning at PZC in October and for a Public Hearing and amendment at City Council at the end of September.

**Old Business:**

**1. EDC 2020-32 Urban Chickens**

Ms. Noble said staff considered comments from the August 2<sup>nd</sup> meeting and adjusted the proposed regulations for chickens. These changes will allow more of the city lots to have chickens. A 4-foot tall privacy or solid fence would also be required along the lot. A permit would be required without a city inspection and HOA approval would not be needed prior to getting a city permit. However, it was noted that HOA rules would supersede City Council rulings and any challenge to that would be a civil matter, said Mr. Olson.

Alderman Funkhouser said that requiring a fence is burdensome and he wants to make the process easy for residents, to which Alderman Plocher agreed. Alderman Koch noted that if someone really wants chickens, they will install a fence. Chairman Peterson said one of his constituents commented that dogs will become agitated if there are chickens present and Mr. Peterson added that even one neighbor having chickens could adversely affect several others. He said a privacy fence would be one of the best options. The committee members were split 2-2 regarding the proposal for chickens and to require a fence or not. It was decided to move the proposal forward and discuss it at City Council on the September 27<sup>th</sup> regular agenda.

**Additional Business:**

There was no further business and the meeting adjourned at 6:41pm.

Minutes respectfully submitted by  
Marly Young, Minute Taker/in-person