

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 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

Vice-Chairman Ken Koch/in-person
Alderman Chris Funkhouser/in-person
Alderman Joe Plocher/in-person

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 Ratosh/in-person

Other Guests

Jake Victor, Northpointe Development/in-person
Molly Krempski/in-person
Mike Krempski/in-person
Dave Guss/in-person
Tom Bowman, Bowman Subdivision/electronic attendance

The meeting was called to order at 6:00pm by Vice-Chairman Ken Koch.

Citizen Comments None

Minutes for Correction/Approval October 4, 2022

The minutes were approved as presented.

New Business

1. EDC 2022-68 Building Permit Reports for September and October 2022

Mr. Ratosh reported 126 building permits issued in September and 142 in October. He gave a breakdown of the types of structures that will be built.

2. EDC 2022-69 Building Inspection Reports for September and October 2022

There were 767 inspections in September and 754 in October. Mr. Ratos said some of the inspections are still being outsourced.

3. EDC 2022-70 Property Maintenance Reports for September and October 2022

In September there were 26 cases and 3 of those were heard. In October there were 15 cases and all violations were remediated.

4. EDC 2022-71 Economic Development Reports for October and November 2022

Mr. Olson gave the report and said Station One Smokehouse is progressing in Kendall Crossing. It is the last developable lot in that area. Craft'd will open soon and there are many other projects as outlined in the report from Lynn Dubajic Kellogg. It was noted that the Morris Hospital facility is leaving the city.

5. EDC 2022-72 Bowman Subdivision – Final Plat

Mr. Engberg said this is the Final Plat for the subdivision located at the SW corner of Van Emmon and Timber Oak Lane (street formerly named Benjamin). The petitioner wishes to subdivide the land into 2 separate parcels and a right-of-way needs to be dedicated to the city. Committee members also briefly discussed the easements for stormwater and ComEd. This moves to PZC next week and to City Council in January.

6. EDC 2022-73 Northpointe Development – Rezoning and Variance

Mr. Jake Victor, Vice-President of Development with Northpointe Development, was present to explain their proposed senior living project at the SE corner of Sycamore Rd. and Rt. 34. It is a 3-story, 45 unit condo complex. It is currently zoned B-3 and the developer will ask for R-4. The maximum number of dwelling units for R-4 is 8 per acre and they wish to increase that 13 units. Mr. Engberg said that during a recent “lifecycle” meeting, city residents requested more senior living availability.

Mr. Victor said his company has been doing these projects in the Chicago area for 10 years. He said this is affordable housing and the site was chosen based on the many services available in the area. He explained the many details and amenities of the housing itself and he said current Yorkville residents would be prioritized for rental options. He said there will be a virtual neighborhood meeting with Fox Hill residents next week. Notices have been sent to the residents and another mailing will be done to including a greater area of Fox Hill. Alderman Koch asked for an update of feedback from that meeting.

Rentals will be for households earning between \$25,000 to \$80,000 and it will be age-restricted. Mr. Victor will be applying for tax credits from the state and if he does not receive them, the project cannot go forward. He will receive notice of the tax credits by June. Alderman Funkhouser requested a data sheet of all this information. Alderman Koch stated, and others agreed, they would not be in favor of any zoning change until the tax credits are determined.

Ms. Noble said a Plan Council meeting was held which included traffic information. Additional information will be placed on the city website and the project will come back in the summer for a Public Hearing.

Old Business:

1. EDC 2021-44 Lisa Pickering Loop – Proposed Virtual Bike Path & Monument

Mr. Engberg gave an update on the feasibility of a monument at Rt. 47 and Somonauk to honor former City Clerk Pickering. IDOT said it would need to be as far from the road as possible and be a breakaway type. Staff is asking for input on this, but a memorial will still be erected in Beecher Park. The committee asked staff to pursue the SW corner of Rt. 47 and Somonauk. A spring-time dedication is desired.

Additional Business:

There was no further business and the meeting adjourned at 6:48 pm.

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