

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 7, 2023, 6:00pm
City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Vice-Chairman Chris Funkhouser
Alderman Dan Transier
Alderman Seaver Tarulis

Absent: Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Alderman Ken Koch (via Zoom)
Economic Development Director Lynn Dubajic Kellogg

Other Guests

Matt Walsh-Nexamp
Dan Nagel
Angela Feria, Cultivate Power, via Zoom
Cindy ? Via Zoom
Mike Krempski

The meeting was called to order at 6:08pm by Vice-Chairman Chris Funkhouser.

Citizen Comments None

Minutes for Correction/Approval October 3, 2023

The minutes were approved as presented.

New Business

1. EDC 2023-46 Building Permit Report for September 2023

Ms. Noble reported 30 residential permits. The total for the calendar year is 292 and 167 for the FY. For information.

2. EDC 2023-47 Building Inspection Report for September 2023

In September, 950 inspections were done and the majority were for single family detached/attached homes. Most were done in-house and 220 were outsourced.

3. EDC 2023-48 Property Maintenance Report for September 2023

Eight cases were heard and 7 were found liable and 1 dismissed.

4. EDC 2023-49 Economic Development Report for October 2023

In addition to her report, Ms. Dubajic Kellogg said more vacant retail spaces are being negotiated. She also added that Vault and Little Loaf Bakehouse should open in November with Station One Smokehouse opening in December. For information.

5. EDC 2023-50 Kendall Marketplace Townhomes Lot 52 – Phase 4 – Final Plat

Ms. Noble said this is the final phase of the townhome portion of Kendall Marketplace which is situated on 9 acres and is comprised of 45 lots with 1 lot for open space/detention. There are 164 total townhomes in the entire site. A Plan Council meeting was held regarding Phase 4 and one issue was raised concerning the Phase 1 common area. Some residents asked for permits to install patios and fences, but found they needed approval from the development owner. In Phase 4, fences will not be allowed, but language will be added to individual plats to allow for patios. The petitioner updated the plans and this matter will go to Planning and Zoning on November 8 and then to City Council.

6. EDC 2023-51 Solar Farm Developments – Location Discussion

A solar farm petition was discussed at the previous Economic Development meeting. Aldermen had concern about the visible location along Rt. 47. Ms. Noble said before staff moves forward on other solar applications, they are requesting guidelines to be established regarding placement. She did research and found information guiding the location of solar farms. Recommendations were:

1. Do a maximum acreage or density study.
2. Allow them to be located outside growth areas, set boundaries, identify zoning districts.
3. Avoid or minimize impact of view shed from cultural or recreational resources (such as Raging Waves or Fox River).

Staff made a map showing possible approved locations within the city. She said there are pending solar applications at this time.

Committee members gave their feedback. Alderman Tarulis said he does not favor solar anywhere in the city. Alderman Transier said he has no objections to solar farms, but does not want them in arterial locations suitable for future commercial. He does not want them to impede any residential or commercial. Alderman Funkhouser wants to protect arterials and certain collector streets as well as residential corridors, cultural and natural features. Donations, incentives or improved roadwork were suggested by Alderman Koch.

Mr. Olson asked if the committee would be in favor of strict distances from corridors or to consider case-by-case. Alderman Funkhouser said an overlay of mapped roads would be helpful and Alderman Transier said if a strict distance prohibition is established, it would show if the ComEd hookups are possible. Criteria suggested for the map are: separations of 500'/1,000'/1,500' from major arterials, transmission line locations, 500' buffer of the rail and municipal/county arterials. Mr. Olson suggested the location could be dependent on density/proximity issues or size dependent.

Mr. Matt Walsh of Nexamp weighed in, saying ComEd's distribution infrastructure can only handle so many projects. He suggested that solar fields could be grouped if a suitable site is identified.

7. EDC 2023-52 City Building Updates

Code Official Pete Ratos recently inspected 2 city properties—the Van Emmon Activity Center and a former residence at 609 N. Bridge St. and provided information on the current uses and general condition of the buildings. There are no updates on the Activity Center and 609 N. Bridge is on hold until the Public Works building issue is decided. Alderman Funkhouser said he is concerned about the landscape maintenance of the home and he would like to increase maintenance. Facilities Manager Jesus Navarro drafted a deferred maintenance list. Also, past tenants were notified about some items left in the home. There also may be some valuable historical items in the home for which Mr. Navarro will determine the value.

8. EDC 2023-53 Meeting Schedule for 2024

It was noted that November 6th was adjusted for the election and the committee approved the schedule.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:35pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker