

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, April 2, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Chris Funkhouser
Alderman Seaver Tarulis

Absent: Alderman Dan Transier

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Planner I Sara Mendez

Other Guests

Lynn Dubajic Kellogg, City Consultant

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

Citizen Comments None

Minutes for Correction/Approval March 5, 2024

The minutes were approved as presented.

New Business

1. EDC 2024-20 Building Permit Report for February 2024

There were 19 permits issued for single-family detached homes and a total of 79 permits. Mr. Ratos said there was a lot of planning and dirtwork occurring.

2. EDC 2024-21 Building Inspection Report for February 2024

Mr. Ratos reported 614 inspections for the month and most were done in-house. He also noted weather was a factor in February as well as a slow-down in construction in one of the subdivisions.

3. EDC 2024-22 Property Maintenance Report for February 2024

There were 11 complaints with one being found liable for unsafe conditions since they were over capacity.

4. EDC 2024-23 Economic Development Report for March 2024

Ms. Kellogg reported on the Triple T Express Car Wash which will be built at Rt. 47 and 71. She also mentioned the new banquet hall, Opal Banquets, at Kendall Crossing with room for 450 guests as well as hotel rooms above it. She updated information on Gerber Collision and Glass who is getting their sanitary hookup through an adjacent private property owner. The city has worked with them on options.

5. EDC 2024-24 Kelaka, LLC – Annexation and Rezoning

Ms. Noble said there was an update as of today. Only the larger parcel will be annexed, so the Public Hearing notice and packet materials will be updated. The parcel to be annexed is 191 acres and the petitioner is Green Door Capital who is also the contract purchaser. They wish to annex and rezone this unincorporated farmland south of the BNSF rail line and southeast of Faxon Rd. They are seeking M-2 zoning, General Manufacturing, for an industrial/data center land use. Ms. Noble said the annexation agreement is still being reviewed by the city attorney. The Comp Plan will need to be amended if the annexation and rezoning is approved. The petition is scheduled to go before PZC on May 8th, to City Council on May 14th for a Public Hearing and end of June for a final vote.

6. EDC 2024-25 Hagemann Trust – Annexation and Rezoning

This is the second group of parcels, also owned by Green Door Capital. It is 3 parcels totaling 140 acres of farmland, all fronting on Eldamain Rd. The petitioner is also seeking M-2 zoning for this property. Ms. Noble said in 2011 an Inter-governmental Agreement was made with Kendall County and Plano for recapture on Eldamain Rd. The city's share of the improvement cost is \$3.8 million. She gave an estimated breakdown of the amount by parcel and Yorkville's recapture amount from the 3 parcels is \$990,000. The petitioner is also working on the annexation agreement language since the city engineer has informed staff that 2 acres will be needed for a water tower. The parcel is consistent with the Comprehensive Plan, so no changes will be needed.

Both the Kelaka and Hagemann properties are part of the Rob Roy Drainage District, said Ms. Noble. It was noted that the Kelaka parcel will be subdivided and there was also a brief discussion of the Cobblestone piece and related access and recapture. This item will also move to the May 8th PZC for rezoning and to City Council on May 14th for an annexation Public Hearing with a final vote at the end of June.

Old Business: None

Additional Business:

Alderman Funkhouser said it was brought to his attention about a small flooding issue on Van Emmon near the park. He also noted the doors were open in the silos downtown and Mr. Ratons will investigate.

There was no further business and the meeting adjourned at 6:16pm.

Minutes respectfully submitted by Marlys Young, Minute Taker