

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, May 7, 2024, 6:00pm  
East Conference Room, #337  
651 Prairie Pointe Drive, Yorkville, IL**

**In Attendance:**

**Committee Members**

Chairman Joe Plocher  
Alderman Seaver Tarulis

Alderman Dan Transier  
Alderman Chris Funkhouser

**Other City Officials**

City Administrator Bart Olson  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble

Planner I Sara Mendez  
Code Official Pete Ratos

**Other Guests**

Attorney Dan Kramer  
City Consultant Lynn Dubajic Kellogg  
David Petesch, *Kendall County Record* via Zoom

Dan Nagel  
Marilex Toro

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

**Citizen Comments** None

**Minutes for Correction/Approval: April 2, 2024**

The minutes were approved as presented.

Chairman Plocher asked to move items 5, 6, 7, 8, and 9 forward on the agenda.

**New Business**

*(out of sequence)*

**5. EDC 2024-30 East Village of Westbury**

- a. Ordinance Repealing a Planned Unit Development Agreement for the East Village of Westbury
- b. Ordinance Approving a Memorandum of Understanding Regarding the East Village of Westbury

Ms. Noble gave a brief history of this subdivision and said the city had annexed 260 acres of the property in 1997 and then later another parcel of 70 acres for a PUD called East Village of Westbury consisting of 9 pods for various uses. Pod 6 was approved for a final plat, but never recorded. In 2006 the city confirmed developer obligations and the city extended funds for sanitary sewer and the East Village of Westbury was responsible for \$1.78 million and \$1.26 remains outstanding. The property sat vacant for 20 years until 8 owners assumed ownership. The new property owners wish to repeal the entitlements of the PUD for Pod 6 and unburden themselves of the obligations of the site. The R-2 zoning would remain as well as the existing R-2 and R-4 zoning in Pod 6. The PUD will allow for a separate phase development agreement

for Pod 6. A school site dedication written release is contingent upon school district approval within 18 months. A sum of \$420,000 in development fees will also be paid to the city for outstanding financial obligations. Staff is supportive of these requirements.

The committee discussed other points including the original ownership, the rights to be retained by the new owners and the utilities. Ms. Noble said the entire annexation agreement has expired and the Final Plat will need to be re-done. Alderman Funkhouser asked if Waterpark Way will be aligned with the property and Ms. Noble replied that a new land plan has not been received yet. It was noted that the school/park site cash donation will still be required however, the land obligation will be released. Ms. Noble noted that the PUD will be repealed except for the density and land use for Pod 6. Mr. Funkhouser asked why the city would not create a new PUD instead of retaining the former one. Ms. Noble said the development agreement will spell out all the new requirements and the rezoning will not have to be re-done. Mr. Olson noted the developers will not be able to move forward until all approvals are made. A payment of \$418,000 will be needed which represents storm sewer outfall and other costs. All MOU's have been signed.

Attorney Dan Kramer said Dan Nagel is the property owner of 74 acres on the west side of the drainage ditch and is leasing his property for a solar field. Mr. Kramer also represents the Toro's who live in the former Undesser home. They are both OK with the repeal.

**6. EDC 2024-31 Blackberry Oaks – Kennedy Road Expansion and Golf Clubhouse Annexation**

Ms. Noble said Chicago Title Land and Trust is the annexation petitioner. Blackberry Oaks has 5 acres of unincorporated land used for their clubhouse and the city wishes to annex that portion of their property since the city is looking at construction along Kennedy Rd. When it is annexed, it will automatically be zoned R-1 with no need for rezoning. Thirteen large oak trees will be removed in the road improvements and the city will plant 60 other trees of varying heights. All property taxes will be rebated to the owner for 10 years. They would gain city water with installation provided by the city and no sewer service fees will be collected until the owner connects to a sewer line. This moves to Public Hearing at City Council on May 14<sup>th</sup>.

Alderman Transier asked if tax on liquor sold on the golf course would belong to the city or the county. Mr. Olson said the liquor license is issued to the physical space/clubhouse so tax revenue would come to the city. Alderman Funkhouser asked for details on the trees to be planted. They will be based on the preservation ordinance, however, caliper sizes are not indicated in the ordinance. Mr. Olson said staff will draft more descriptive language.

**7. EDC 2024-32 Kendall County Petition 24-04 – 1.5 Mile Review (1520 Cannonball Trail)**

This property is owned by the Fox Valley YMCA. For a period of time, this property was annexed into the city, however, it was later de-annexed. It is zoned B-4 and the YMCA wishes to build a new facility there. Ms. Noble described the plans and the property. The YMCA currently has a septic and well, though the well location has not been indicated. The Comp Plan designates this as estate conservation/agriculture and if approved by Kendall County, the Plan will need to be revised to destination/commercial land use. The facility would be built to county codes, which Mr. Ratos indicated are similar to the city's codes. This item moves to the PZC on May 8<sup>th</sup>.

**8. EDC 2024-33 Kendall County Petition 24-05 – 1.5 Mile Review (7709 and 7731 Bentgrass Circle - Lots 223 and 224 of Whitetail Ridge)**

Ms. Mendez reported on this petition. George and Heidi Oliver wish to vacate a 10 foot drainage and utility easement to construct a home on Bentgrass Circle. The property is

unimproved at this time. The county engineering firm and Whitetail Ridge do not oppose this request. This is consistent with the Comprehensive Plan and staff is OK with this petition. Attorney Kramer said he represents the petitioner.

**9. EDC 2024-34 Kendall County Petition 24-06 – 1.5 Mile Review (7789 Route 47)**

Ms. Mendez also reported on this petition from Jerry Styrzula on behalf of A & D Properties. He is requesting a map amendment from B-3 to M-1 to operate a trucking business with semi-trailers at 7789 Route 47, just southwest of the city limits. The petitioner is working on a site approval plan. It is 2 parcels totaling about 16 acres. She described the existing buildings and the property. In 1975 the property was rezoned to B-3 from A-1. She said it was important to note that a proposal was submitted in December by the owner Grainco and contract purchaser A.B. Schwartz. An amendment was made to the Kendall County Future Land Use Map from transportation corridor to mixed use business. This petition has staff support.

Attorney Kramer also represents this client and gave an in-depth history of the property. He said Mr. Styrzula will not run a trucking terminal from this location. He is a dealer for Fruehof trailers and the existing trailers there will be removed. Mr. Styrzula has agreed that he will only use 1 entrance out of the property. Mr. Kramer requested a positive recommendation and the committee was OK with this.

(return to regular order of agenda)

**1. EDC 2024-26 Building Permit Report for March 2024**

Mr. Ratos said there were a total of 133 permits, including 31 single family detached and 16 commercial. He said they are ready to issue additional ones as well.

**2. EDC 2024-27 Building Inspection Report for March 2024**

In March there were 586 inspections, mostly for single family detached homes. Mr. Ratos is waiting for multi-family homes to start and Bristol Bay is set for the end of the month.

**3. EDC 2024-28 Property Maintenance Report for March 2024**

The vast majority of the issues were resolved with compliance. One case was on Beaver St. and involved noise, occupancy issues, etc. Also, Popeyes had issues with improper cleaning of the vent. Mr. Ratos spoke with the corporate office who will assist in resolving the problem.

**4. EDC 2024-29 Economic Development Report for April 2024**

Ms. Kellogg will be meeting with Mr. Sonny Shah of the Holiday Inn Express and he will present plans for the new hotel. The brand name has yet to be revealed. She also noted the Hometown Takeover will begin in June.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 6:43pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker