

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 4, 2024, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Chris Funkhouser

Alderman Dan Transier
Alderman Seaver Tarulis

Other City Officials

Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Planner I Sara Mendez
Alderman Ken Koch via Zoom
Alderman Craig Soling

Other Guests

City Consultant Lynn Dubajic Kellogg
Steve Holland
Doug Shannon via Zoom
Russell Whitaker via Zoom
Steve Bauer D.R. Horton via Zoom
Bradd Hout

Mike Krempsi
Tina Achille
D. Riendeau/D.R. Horton via Zoom
Matt Gilbert via Zoom
Dominic Cappellett, Youniverse Collective
Matt Gilbert via Zoom

The meeting was called to order at 6:01pm by Chairman Joe Plocher.

Citizen Comments None

Minutes for Correction/Approval May 7, 2024

The minutes were approved as presented.

(Chairman Plocher asked to move agenda items 6, 5, 7, 8 (in this order) to the beginning of the meeting and there was no objection).

New Business:

(out of sequence)

6. EDC 2024-40 Grande Reserve – Units 10A & 11A – Final Plat

The petitioner, D.R. Horton, is seeking a Final Plat for Units 10A & 11a on a 22 acre site for 158 new residential lots. Full buildout will be 312 townhome units, an increase of 14 units. The petitioner is seeking approval on the architectural standards. Ms. Noble noted the cul de sacs will be required to provide their own snowplowing. She described the styles of models available and said the developer received credit for other features they are adding. Staff is supportive. The petitioner will provide updated Final Plats before the July 10 PZC meeting.

Alderman Funkhouser noted he would recuse himself from this matter since he does work for D.R.. Horton. The committee was OK with this and it will move forward.

5. EDC 2024-39 102 Worsley Street - Rezone

The petitioner and contract purchaser, Steve Holland, is seeking to rezone the property to construct a multi-generational home. It is currently zoned R-1 and he is seeking R-2. The property is 11,969 sq. ft. and the required minimum for R-2 zoning is 12,000 square feet for which he seeks a variance. The rezoning would also allow for smaller setbacks. Ms. Mendez described the surrounding zoning and she said the proposal is consistent with the Comprehensive Plan. Mr. Ratos added that the home is similar to a 2-story home and will be inter-connected within the home to accommodate the owner's parents. Staff was OK with this and the request will move to the July PZC meeting.

7. EDC 2024-41 Cyrus One – Preliminary PUD Plan

Representatives from Cyrus One gave a presentation for their proposed data center. Attorney Russ Whitaker said the developer is a leading global data center operator and they operate 32 data centers in the U.S. with 2 in Illinois. It will be on 228 acres and the zoning is M-2 General Manufacturing. They are seeking a Special Use development. The project will include nine 2-story buildings which will be phased in within 10-20 years depending on demand. He also described the type of building. Security was discussed and the property will also be fenced. Access will be a driveway across from Menards and the second access point is off Faxon for egress only. This project will generate very minimal traffic. Nearby wetlands will be preserved and there will be basins around the property. Setbacks and landscaping were also discussed. Overall Mr. Whitaker said the project would generate significant tax revenue.

Ms. Noble added comments and said the petitioner is seeking Special Use for the PUD and has asked for 10 deviations from the M-2 zoning. The city UDO requires at least one benefit to the city to qualify for the PUD, which in this case would be improvement to the regional utilities. Road improvements will also be made along Beecher and Faxon and it is unsure if the petitioner will undertake the road improvements or provide cash to the city. Alderman Funkhouser said he would prefer front-funding for the Beecher improvements. A clarification was made that instead of 4 access points, there will be only 2. The city also hired a sound engineer to address the hum emitted by the data centers. This item will move forward to PZC on June 12th.

8. EDC 2024-42 Ordinance Repealing and Replacing Title 3, Chapter 10 of the Yorkville City Code (Tattoo and Body Piercing Establishments)

Ms. Willrett said a request for a tattoo business was received, but no sites were available. Regulations are in place, but staff looked at current surrounding ordinances and realized that state law has changed. The main requirement does not allow them to be open on Sunday and there are updated hours for the week. The petitioner, Dominic Cappellett, provided a packet of information about his business. Staff also provided an updated draft of the ordinance.

Alderman Funkhouser asked about the setbacks. Ms. Noble said the licensing was part of the original city's ordinance and it was kept. She said since no sites were found in the city, the direction was to remove the buffering, but to enforce the state requirements. Alderman Funkhouser preferred the buffering and some setbacks in the licensing. Ms. Kellogg noted the petitioner has found a location in Fountain Valley where he would like to establish his business. Alderman Transier noted that any setback would prohibit the petitioner from locating there and he said the residences nearby would only see the back of the building. Alderman Tarulis asked if there is an age restriction which is 18 in Illinois or with parental consent. This request will be moved forward.

(order of agenda resumed)

1. EDC 2024-35 Building Permit Report for April 2024

Mr. Ratos said there were 177 permits issued which included 31 single-family detached, 4 commercial and many other miscellaneous.

2. EDC 2024-36 Building Inspection Report for April 2024

There were 940 inspections in April, many for single-family homes and other spring inspections.

3. EDC 2024-37 Property Maintenance Report for April 2024

Fourteen complaints were received, but all came into compliance before the deadline.

4. EDC 2024-38 Economic Development Report for May 2024

Ms. Kellogg reported that QuikTrip is planning on breaking ground at Rt. 71 & 47 in August. A.I.D. needs to have their site certified by the state and it has delayed their operation. It is likely they will make their move in the fall. Alderman Funkhouser asked about the ICSC in Las Vegas which Ms. Kellogg attended. She had numerous meetings with retailers and restaurants of interest to Yorkville.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:52 pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker