

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

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

In Attendance:

Committee Members

Vice Chairman Chris Funkhouser
Alderman Seaver Tarulis
Alderman Dan Transier

Absent: Alderman Joe Plocher

Other City Officials

Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratos

Other Guests

Meagan Briganti, Kendall County Attorney Gregg Ingemunson

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

Citizen Comments: None

Minutes for Correction/Approval: June 4, 2024

The minutes were approved as presented.

New Business:

1. EDC 2024-43 Building Permit Report for May 2024

Mr. Ratos reported 173 permits were issued in May and 23 of those were single family detached. Informational.

2. EDC 2024-44 Building Inspection Report for May 2024

In May, staff did 969 inspections with most of those being single family homes and the remainder were pools, decks and fences. There were 141 roof permits issued as of this date. Informational.

3. EDC 2024-45 Property Maintenance Report for May 2024

Mr. Ratos said one case regarding a fence issue went to Hearing and was continued. If the issue becomes compliant, it will be dismissed and if not, a fine will be assessed.

4. EDC 2024-46 Economic Development Report for June 2024

The report was included in the agenda packet and there was no discussion.

5. EDC 2024-47 2551 N. Bridge Street - Variance

Ms. Mendez provided background for this variance and said Mr. Ingemunson is the attorney for IDOT and the property owners, who are seeking a variance approval to decrease the parking lot setback from 20 to 8.78 feet in the B-3 district. The reason for the request is the acquisition by IDOT of property for Rt. 47 widening. The minimum number of parking stalls is still met. Staff supports this request and under UDO rules, the Planning and Zoning Commission is allowed to make the final decision. The request is scheduled for a Public Hearing on August 14th before the PZC, and staff will present the determination at the August 27th City Council meeting. The monument sign will remain in place. The variance will go with the land.

6. EDC 2024-48 Ordinance Approving an Intergovernmental Cooperative Agreement Between the United City of Yorkville and Kendall County, Illinois for Geographic Information System Services

Ms. Noble said the city has always tried to work with other governmental bodies to expedite processes. Also, since the former Senior Planner left the city, it has become difficult to stay current with mapping needs for the city. As a result, it was decided to work with Kendall County and have them perform the services that have been lacking. The cost would be \$60 per hour and the city would also not have to pay for their ESRI license. Meagan Briganti from the Kendall County GIS Department was present and her department has picked up the slack in the last year. Staff recommends a 2-year agreement with the county and with a positive EDC recommendation, would move to the City Council for their approval. Alderman Transier noted there is a cap of 1,950 hours annually, in the agreement. Ms. Briganti said she would recommend another employee in the first 2 quarters of their budget and the hours are negotiable. Alderman Funkhouser wants to insure availability of staff for the city and Ms. Noble said the county response time has been very quick. The committee gave a positive recommendation for this proposal.

Old Business: None

Additional Business:

Alderman Funkhouser said he had spoken with Bart Olson about reconsidering solar farm setbacks on Eldamain and also consideration for solar array setbacks by residential zoned lots. These items will be on next month's agenda.

There was no further business and the meeting adjourned at 6:14pm.

Minutes respectfully submitted by Marlys Young, Minute Taker