

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, August 6, 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 (via Zoom)

Other City Officials

Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratos
Alderman Ken Koch (via Zoom)
City Consultant Lynn Dubajic Kellogg

Other Guests

Attorney Dan Kramer
Matt Kwiatkowski, Nexamp
Engineer Michael Keith, Atwell

The meeting was called to order at 6:00pm by Chairman Joe Plocher. He asked to move items # 5 and 7 forward on the agenda.

Citizen Comments None

Minutes for Correction/Approval July 2, 2024

The minutes were approved as presented.

New Business

5. EDC 2024-53 Yorkville Renewables Solar (Nexamp) – Rezone, Special Use and Variance (out of sequence)

Ms. Mendez said the petitioner is requesting rezoning, a Special Use and a variance to construct the solar farm which will be situated on 23 acres of a 73.5 acre parcel of farmland. It is located on the former East Westbury PUD. The rezoning request is from R-2 to A-1 and the variance is to decrease the rear and interior setbacks from 100 feet to 8 feet. Ms. Mendez noted that the original petition was submitted prior to the adoption of the revised UDO and met the standards at the time. She reviewed signage, height of

arrays and dimensions of the emergency contact sign. She said the access road needs one paved spot. She also stated requirements for the decommissioning process and the need for a blanket easement for city access.

Attorney Dan Kramer said Nexamp is a veteran-formed company with an office in Chicago. He noted that the frontage road serves as a setback and it is 1,200 feet from Rt. 47, well within the city requirements. He also said that 11 separate property owners had to sign off to vacate the original PUD.

Mr. Kwiatkowski gave a brief presentation of the proposed solar facility. He summarized the details of the project and said it will be located on the SW corner of Galena Rd. and Rt. 47 with a project life expected to be 30-40 years. The property owners are Dan & Charene Nagel.

Civil Engineer Mike Keith addressed the setbacks and noted the plan had been submitted prior to the adoption of the UDO. He discussed the panels in relation to the stormwater management ponds and said the ponds may be going away. They are working with EEI and Kendall County on this aspect. He said they are using a pollinator mix with deep roots that help to pull the water in and reduce runoff. They are also taking the access off Galena Rd. and there is a short one off Rt. 47 near the inter-connection poles for use by ComEd. He said all lines are underground to the connection point and they will bore under Rob Roy Creek for access to the lines. Mr. Keith also discussed the landscaping plan including the parkway trees on Galena & Rt. 47 as well as the buffer near the arrays. He also described the fence they will install and the decommissioning process.

Alderman Transier asked what will happen to the parcel on the east. Mr. Kramer said the owners would like to see residential or commercial development, but the immediate plan is to keep farming it. He noted the challenges with Rob Roy Creek. He added that the property owner is trying to get a full access there, however IDOT may limit it to a right in/right out only. Alderman Funkhouser questioned why the side setback variance would be granted since the UDO revision process was ongoing at the time of variance request. Mr. Kramer said the variation request was in compliance at the time of filing. He said he felt there was no harm being done to residential with the prior setbacks. Ms. Noble clarified the request was filed prior, but the request was on hold until the PUD was repealed and they were asked to meet the current standards and the petitioner wished to keep their setbacks, thus it is considered a variation. Mr. Funkhouser also questioned the material for the access on Galena and Rt. 47.

It was noted that the neighbors next to the property do not have any objections to the project. The committee was OK with the proposal as submitted, except Alderman Tarulis. This request will move to the September 11th PZC and October 24th City Council meetings.

7. *EDC 2024-55 Eldamain and Solar Farm Setbacks* (out of sequence)

Alderman Funkhouser had requested a map proposing additional setbacks for solar farm developments off Eldamain Rd. The request was for 750 foot setbacks from residential parcels. The agreed upon amount was 1,000 feet for a major roadway. Ms. Noble asked for feedback. Alderman Plocher said 1,000 feet had already been discussed and decided

upon at City Council and he did not see a need to change. Alderman Funkhouser said it is a protection for other uses in that corridor. Alderman Transier noted any applicant would still have to go through the process. Attorney Kramer gave the example of the solar field near the county buildings and that 80% of the County's electrical needs are provided by that field.

1. EDC 2024-49 Building Permit Report for June 2024

Mr. Ratos said there were 27 single-family detached homes and 163 total permits issued in June.

2. EDC 2024-50 Building Inspection Report for June 2024

Inspections totaled 925 for the month and 222 were outsourced.

3. EDC 2024-51 Property Maintenance Report for June 2024

Mr. Ratos stated there were 2 hearings, one for fencing which became compliant. The other was a grass/weeds issue that was found liable and fined \$2,000. Since the city is mowing the property, a lien will be placed on the home to later collect fees.

4. EDC 2024-52 Economic Development Report for July 2024

Ms. Kellogg presented a drawing of the new hotel and banquet facility proposed to be added to the current hotel in Kendall Crossing. She also noted the former “Tuffy's” has re-opened as My Auto Dr. with the same owner.

6. EDC 2024-54 Kendall County Petition 24-07 – 1.5 Mile Review (7789 Route 47)

Ms. Mendez recapped this petition saying Jerry Styrzula/A&D Properties had previously requested site plan approval to operate a trucking business and sale/storage for small trailers. In April 2024, a map amendment was requested for B-3 to M-1. In May 2024 Yorkville approved the rezoning and the County later approved it as well. She said the proposed land use and M-1 zoning in Kendall County are inconsistent with the City Comp Plan and if approved, an amendment may be needed for Yorkville's Comp Plan. This goes to PZC on September 11th and City Council September 24th.

Alderman Funkhouser asked about the trailers on the premises. In an earlier meeting, it was noted they would only be temporary, so Ms. Noble will obtain clarification prior to the PZC meeting.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:56pm.

Minutes respectfully submitted by Marlys Young, Minute Taker