

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, September 3, 2024, 6:00pm

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

In Attendance:

Committee Members

Chairman Joe Plocher

Alderman Dan Transier

Alderman Seaver Tarulis

Alderman Chris Funkhouser (via Zoom)

Other City Officials

City Administrator Bart Olson (via Zoom)

Community Development Director Krysti Barksdale-Noble

Planner I Sara Mendez

Code Official Pete Ratos

City Consultant Lynn Dubajic Kellogg

Other Guests

Attorney Dan Kramer

Leo Phillipp

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

Citizen Comments None

New Business (out of sequence)

7. EDC 2024-62 Kendall County Petition 24-22 – 1.5 Mile Review (10835 Legion Road)

Ms. Mendez gave an overview of this petition and said Attorney Dan Kramer and Leo Phillipp were present to request a map amendment. It is for rezoning for 11.6 acres of the 15 acres at 10835 Legion Rd. The petitioner is requesting a zoning change from A-1 to R-1 to allow for construction of 3 single family homes and Ms. Mendez noted there is already one existing home there. She said there had been several zoning changes over the years. Ms. Mendez noted the bulk and R-1 zoning for the county and the city are very different. She said clustering the current home and new homes is consistent with the land use plan. Staff is looking for input and this petition will move forward to the PZC September 11th meeting and then City Council on September 24th. The committee approved.

Attorney Kramer said Mr. Phillipp has lived at the current home for 39 years and wants to rezone. The county minimum lot size is 2.999 acres for R-1. He would like for someone to buy the entire property, because if he splits it without a plat, he would have to

have 5-acre lots. He said the driveways would come off Legion and Highpoint, well away from the intersection since it is a “blind corner”. He said the county is asking for some roadway dedication there. He also noted Kendall County unanimously voted in favor of the petition.

Minutes for Correction/Approval August 6, 2024

The minutes were approved as presented.

1. EDC 2024-56 Building Permit Report for July 2024

There were 167 permits total in July with 9 of those single-family detached and 13 commercial. Mr. Ratos said building was a bit slower than the last 2 years, but better than nearby communities.

2. EDC 2024-57 Building Inspection Report for July 2024

Mr. Ratos said 896 inspections were done in July and the vast majority were for single-family detached homes. He added that Bristol Bay should be resuming their building in the next couple months.

3. EDC 2024-58 Property Maintenance Report for July 2024

In July, 3 cases went before the Hearing Officer. One was dismissed and 2 cases for working without a permit were found liable and assessed fines. Mr. Ratos said technically, citations could be issued for each day for working without a permit.

(item #5 out of sequence)

5. EDC 2024-60 Ordinance Approving the First Amendment to a Development Agreement Between the United City of Yorkville and Rally Homes, LLC

Ms. Noble recalled that Rally Homes took over the Kendallwood Estates. She said their 2022 development agreement allowed them to build 43 lots prior to the looping of the water main system. The city asked them to move the water main out of the right-of-way along Rt. 126 and enlarge it to 16” pipe (from the required 12” pipe). They could not meet their deadline of May 31st and asked for an extension to May 2025. The city will also reimburse the following: \$218,000 for the cost difference between 16” and 12” pipe, 50% of the easement acquisition from the nearby church, as well as give the church one free water hookup and reimburse the developer for the \$5,200 cost of re-design for the system to accommodate the larger water main. The city is asking for Rally Homes to repair the fence and retaining wall with a November 2024 deadline. This item moves to the September 10th PZC.

Alderman Transier asked why the deadline is being delayed. The developer had 2 years from approval of agreement, but had issues with the easement. Alderman Funkhouser asked if there is a separate agreement and time limit with the church for their free connection. A separate agreement will be memorialized in an ordinance that accepts the easement. He also questioned the reason for some of the reimbursement costs. This matter will go to Public Works and City Council.

(item #4 out of sequence)

4. EDC 2024-59 Economic Development Report for August 2024

Ms. Kellogg noted that A.I.D. and Children's Courtyard both are being delayed in the DCFS process. Also, both wish to join the Chamber of Commerce, but due to state requirements, cannot do so at this time.

6. EDC 2024-61 UDO – Chapter 8 UDO Review and Approval Procedures – Text Amendment

This is revision of language and clarification of Public Hearing notices which will make it easier for the public and staff to interpret the code. This will go to Public Hearing.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:17pm.

Minutes respectfully submitted by Marlys Young, Minute Taker