

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 1, 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 (via Zoom)
Community Development Director Krysti Barksdale-Noble
Planner 1 Sara Mendez
Alderman Craig Soling
Alderman Matt Marek (via Zoom)

Other Guests None

City Consultant Lynn Dubajic Kellogg
Mike Greco, PTS Corp./Consume
Dan Kramer, Attorney
Peter Karlis (via Zoom)

Mitchel Kay, Attorney, PTS Corp./Consume
Terry Peterson, CEO, PTS Corp./Consume
Antonio Senagore, Attorney (via Zoom)
Steve Weber, Bus. Development,
PTS Corp./Consume

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

Chairman Plocher asked to move items 6, 7 and 5 (in this order) to the beginning of the agenda.

Citizen Comments None

Minutes for Correction/Approval September 3, 2024

The minutes were approved as presented.

New Business

6. EDC 2024-68 Kendall County Petition 24-26 – 1.5 Mile Review (11327 and 11209 River Road)

Ms. Mendez presented the background for this petition. The property is 3.6 acres and the petitioner wishes to rezone from R-1 to R-3 to build 2 new single family homes. The property is just west of the city corporate boundaries. Since it is less than 10 acres, it is eligible for rezoning under the county's ordinance. The request is consistent with Yorkville's Comprehensive Plan. She said staff is seeking input and the petition will be brought forward to PZC on October 9th and to City Council on October 22nd.

Attorney Dan Kramer gave a brief description of the lots and said they are served by a private road. The committee was OK with this.

7. EDC 2024-69 Kendall County Petition 24-27 - 1.5 Mile Review (5862 and 5834 Championship Court)

Ms. Mendez said this is a request for a plat of vacation in Whitetail Ridge subdivision. It is now 2 separate lots with public easements in the middle of the lots and the petitioner wishes to construct a home. The engineer and Whitetail HOA have reviewed the request with no opposition. It is consistent with Yorkville's Comprehensive Plan and staff does not oppose the petition. It will move to PZC on October 9th and the City Council on October 22nd. The committee was OK with this.

5. EDC 2024-67 Consume Cannabis Dispensary – Special Use and Variances

Ms. Noble presented the background for this request. The Special Use is required by ordinance since this type of use is required to have a higher level of review. The dispensary use is allowed in B-3 zoning and the site is 1.3 acres at 1508 N. Bridge St.

The petitioner is also seeking 3 variances: 1) decrease minimum distance from a school from 500 feet to 450 feet (consistent with other communities), 2) increase the hours of operation and 3) relief from one wall-mounted sign.

Ms. Noble described the structure of the building and upgrades to the building and parking lot. She noted that only one cannabis dispensary is allowed in the city. All setback requirements are met. There is an existing drive-through on the property, however, that use is prohibited by ordinance for cannabis dispensaries. Regarding signs, one wall sign is allowed and they are seeking two. She also addressed monument signs and landscaping. The variance request for an open hours change was due to their nearest competitors' hours. Steve Weber addressed the sign variance request and said they are just trying to replace what was in the previous holes. He discussed the drive-through and said the state may allow it at some time, but they will not pursue until then.

Per staff's request, the petitioner held a community meeting on September 12. A letter of objection was received from Parkview Christian Academy Attorney Antonio Senagore. Appearing via Zoom, Attorney Senagore summarized the Academy's objection based on proximity and the school being of a Christian nature and opposition to cannabis. He asked the City Council to deny the application. The dispensary petitioners' attorney also responded to the objection.

Responding to a committee question, CEO Mr. Terry Peterson said his company operates 12 dispensaries in four states. Mr. Weber added that there will be armed security on the premises and when shipments arrive. There is also no sales to those under 21, no ads are distributed and it is heavily regulated.

Alderman Funkhouser had concern with the variance requests for signs and the 500 foot deviation. It was noted that the school is located in a B-3 zoning district.

Alderman Matt Marek said he hoped the business would be permanent and he likes the self-contained parking lot, allowing traffic to only go north. He said he not received any negative comments from citizens.

Alderman Transier noted that there are a few businesses between the school and the proposed site, plus a tree line by Aldi that further separates the school and dispensary.

A Public Hearing is scheduled for October 9th at PZC and it will then move to City Council.

(return to agenda sequence)

1. EDC 2024-63 Building Permit Report for August 2024

Ms. Noble reported 164 single-family detached home permits issued for the calendar year and 13 in August.

2. EDC 2024-64 Building Inspection Report for August 2024

There were 806 total inspections for the month and 630 were done by in-house staff. In addition, 120 were outsourced and a small number was done by Public Works.

3. EDC 2024-65 Property Maintenance Report for August 2024

Ms. Noble said 2 cases were heard in August and both were found liable. Alderman Funkhouser asked if staff was proactive about violations. Ms. Noble replied that staff is directed to only be responsive and there is also not enough staff.

4. EDC 2024-66 Economic Development Report for September 2024

Ms. Dubajic Kellogg reported a Tropical Smoothie Cafe will open in Yorkville by Walgreens. In addition, today was the ground-breaking for the Fox Hill Senior Apartments. Other updates were included on her report.

8. EDC 2024-70 Resolution Approving an Agreement for Economic Development Consulting Services with DLK, LLC

Mr. Olson noted that Ms. Dubajic Kellogg's contract expires at the end of the year and another 3-year contract was agreed upon. He said that the last contract was the first time since 2015 that her hourly rate changed. A 3% raise was agreed on, bringing her rate to \$150 per hour and \$160 by 2027. A 15 hours per week minimum is required, however, many more hours are worked. The money is budgeted and Mr. Olson recommends approval. This will be her last contract so Mr. Olson said discussions will be held to find a replacement or do in-house, since current employees are shadowing her work. Alderman Funkhouser suggested the position be full-time.

9. EDC 2024-71 Konica Minolta - Change Order Request

Ms. Noble said 90% of the 2-phase scanning project for Community Development is complete. They are seeking a \$34,000 budget amendment to finish and she said the money is in the budget. A unit price had been agreed upon, but the number of documents was much greater. The committee agreed to the amendment and this will move to the Council consent agenda.

10. EDC 2024-72 Meeting Schedule for 2025

The committee agreed to the schedule with one change. Since election day in April falls on a meeting night, the meeting will be changed to Wednesday, April 2.

Old Business: None

Additional Business:

Alderman Marek asked about Gerber Collision from the EDC report. Ms. Dubajic Kellogg said she removed it from the report since there has been no update. The committee briefly discussed the electrical hookup connection that is delaying their project. Ms. Noble will look into this.

There was no further business and the meeting adjourned at 6:45pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker