

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, November 6, 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 via Zoom

Absent: Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Planner I Sara Mendez
City Consultant Lynn Dubajic Kellogg

Other Guests

Attorney Dan Kramer
Dave Riendeau via Zoom
Clayton Marker/Marker Inc.
Drew Daniels via Zoom
Cesar Cruz via Zoom
Ivan Perez via Zoom

The meeting was called to order at 6:05pm by Vice-Chairman Chris Funkhouser.

Citizen Comments None

Minutes for Correction/Approval October 1, 2024

The minutes were approved as presented.

New Business

1. EDC 2024-73 Building Permit Report for September 2024

Mr. Ratos said there were 128 permits issued in September, 4 of which were single family detached and there was a 48-unit structure on Sycamore. Informational.

2. EDC 2024-74 Building Inspection Report for September 2024

There were 703 inspections for the month and most were single family homes with some multi-family, said Mr. Ratos. This is informational.

3. EDC 2024-75 Property Maintenance Report for September 2024

Mr. Ratos said 2 cases went before the Hearing Officer, both of which had become compliant and they were dismissed. Twelve other cases corrected violations prior to the Hearing. This is informational.

4. EDC 2024-76 Economic Development Report for October 2024

Ms. Dubajic Kellogg referred to the report in the agenda packet. She also noted the flag for the new hotel is Hyatt Studios which are being rolled out in 2025. Tropical Smoothie Cafe has also installed their new sign. This is informational.

5. EDC 2024-77 Heartland Meadows West – Rezone, PUD, Variance, Preliminary Plan and Final Plat

Ms. Noble clarified that this is not a rezone, but it is a PUD amendment and Preliminary Plan and Final Plat of approval. It is on a 8.38 acre site in Kendall Marketplace. The original plan for the land was for a civic purpose. The city and Marker Inc. entered into an agreement with a commercial and purchase agreement with a land plan attached. The request is to amend the PUD agreement to allow a mixed use project comprised of 20 single family homes for active adults and 4 commercial outlots. The existing R-2 and B-3 zoning would apply. She provided information about setbacks and other requirements and noted the age-restriction will be de-restricted. A sample fee sheet was attached with no requests for changes. Staff supports this request and it will come before the PZC on November 13th and City Council on December 10.

Attorney Dan Kramer said he is preparing a response to a staff memo and they hope to meet with the engineer about setbacks and utilities. He said they will incorporate cross parking and cross access into this project since the exact uses are not known.

Alderman Funkhouser had concerns about the setbacks and said the front yard setback requested is 25 feet, but the plan shows 20 feet. Ms. Noble said the petitioner will meet this setback. He also addressed the setbacks on the corner and sideyards as well as no parking, saying it was a safety issue. He wants to see consideration on lot 2 about setbacks and the parking situation. His other concern is the commercial setback request for a reduction from 50 feet to 18 feet, but is believed the petitioner will exceed. Mr. Olson suggested allowing parking on the west side and restricting it on the east side. The committee briefly discussed the 25 year term for the age restriction and it was noted that the restriction is in the agreement. Mr. Olson added that there is case law about age restrictions and he will research this.

Additional commercial property was also a concern for Mr. Funkhouser as he noted there is already a large number of vacant commercial properties and he is in not favor of the added property.

6. EDC 2024-78 Daniels, Malinski Yorkville Family LLLP – Annexation and Rezoning

Ms. Noble presented background for this project and said Drew Daniels is the petitioner. They are requesting annexation and rezoning from R-1 to M-2 General Manufacturing.

The parcel is 270 acres at Beecher and Rt. 34 and currently used for agriculture. The rezoning aligns with nearby property and the zoning change would be reflected in the annexation agreement and zoning ordinance. The petitioner sent 95 notices to nearby property owners in regards to the land use change. The Public Hearing for annexation will be on November 12th before City Council and the Public Hearing for rezoning will be at PZC on November 13th. December 10th is the tentative date for final approval.

Alderman Funkhouser asked about the setbacks and buffering for the nearby residential. He also asked about the aesthetics of a future building and if more requirements can be added. Ms. Noble said the appearance code will apply and more requirements can be added. A concept plan was also suggested by Alderman Funkhouser and he said the city should be able to have some idea what is being planned for the project.

7. EDC 2024-79 Grande Reserve – Units 18 & 25 Final Plat

Ms. Noble said this is for Final Plat approval for a development in Grande Reserve by petitioner Cesar Cruz. It consists of 22 acres, 162 townhome lots and open space. EEI has reviewed final plats and recommends approval. She described the exterior look of the buildings and said staff gave them feedback on architectural materials. The petitioner said the look they are planning is modern and sleek. The petitioner is required to have the HOA be responsible for cul-de-sac maintenance. Alderman Funkhouser commented on architectural elements and suggested window surrounds or lintels. Mr. Cruz said they have trim around the windows on the second floor. This is informational and moves to PZC on November 13th and City Council on November 26th.

8. EDC 2024-80 Grande Reserve – Unit 21 Final Plat

This project consists of 10 acres with 30 duplex units and will finalize this neighborhood. Ms. Noble listed the design specifications and said the homes will be 1-story ranches. Staff recommended adding further architectural elements to the front. EEI has reviewed and they have recommended approval. Alderman Funkhouser commented that he is not in favor of half vinyl and half brick. This also moves to the November 13th PZC and final approval will be late November.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:47pm.

Minutes respectfully submitted by Marlys Young, Minute Taker