

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, December 3, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Vice-Chairman Chris Funkhouser
Chairman Joe Plocher (via Zoom)
Alderman Dan Transier
Alderman Seaver Tarulis

Other City Officials

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

Other Guests None

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

Citizen Comments None

Minutes for Correction/Approval November 6, 2024

The minutes were approved as presented.

New Business

1. EDC 2024-81 Building Permit Report for October 2024

Mr. Ratos reported 115 permits were issued in October with 15 of those for single-family detached and others for multi-family housing and commercial. For information.

2. EDC 2024-82 Building Inspection Report for October 2024

There were 693 inspections in October and most were for single-family detached. Some were also done for multi-family in Grande Reserve. For information.

3. EDC 2024-83 Property Maintenance Report for October 2024

The Hearing Officer heard 2 cases in October and a fine of \$4,500 was levied for weeds and grass complaints. It has been ongoing for 4 years and the offender will be fined each time that property comes before the Hearing Officer in the future.

4. EDC 2024-84 Economic Development Report for November 2024

Ms. Kellogg said A.I.D. has made progress and some of their operation has now been established on Saravanos Dr. They have decided to keep both locations in Yorkville, the

other one being on Bridge Street. Children's Courtyard is still waiting for approvals from DCFS and they hope for an opening in the new year.

5. EDC 2024-85 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Fence Standards

Ms. Mendez presented the background for this amendment to the UDO, specifically for fence materials permitted in a residential area. The proposed amendment is to allow vinyl-coated chain link fences in side and rear yards only, which was allowed in 2015. Currently, it can only be used in non-residential areas. The UDO was updated in 2021 to prohibit this type of material, but existing vinyl coating was grandfathered in until a fence replacement was necessary. This proposed change was brought forward after receiving requests from residents. Staff supports this text amendment and it will be presented in a Public Hearing at the PZC meeting on December 11, 2024.

The number of citizen requests for vinyl-coated fences was discussed by staff and the committee. A permit was recently issued to allow a vinyl coated fence pending the Text Amendment change. Alderman Funkhouser objected and said that the UDO had undergone multiple layers of discussion and ultimate approval by the City Council. Alderman Tarulis concurred and said he did not think the small number of requests was enough to justify the amendment. Alderman Transier said vinyl coating was more appropriate in industrial areas and he asked if residents could apply for a special use or variance. Ms. Noble said the fence material would not qualify for either. It was noted this type of material was used in some older parts of town and he said repairs should be allowed. He suggested consideration on a case by case basis and that it could go before the Council for further consideration. Alderman Plocher said he was OK with the change. Mr. Ratos also noted that Cimarron Ridge requires vinyl coated fences and no other materials are allowed.

6. EDC 2024-86 Ordinance Approving An Amendment to an Intergovernmental Cooperative Agreement Between the United City of Yorkville, Kendall County, and the City of Plano Governing the Reconstruction of Eldamain Road

Ms. Willrett said this was brought to the city since the county received a grant for this work. The city had not paid for their portion yet and the amount has now decreased due to the grant and it needs to be memorialized. It is recapture and the developers along Eldamain will actually be paying when a Final Plat is filed. The committee was OK with placing this on the Council consent agenda.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:18pm.

Minutes respectfully submitted by Marlys Young, Minute Taker