

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, January 7, 2025, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Dan Transier
Alderman Chris Funkhouser

Absent: Alderman Seaver Tarulis

Other City Officials

City Administrator Bart Olson (via Zoom)
Assistant City Administrator Erin Willrett (via Zoom)
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratons
Alderman Ken Koch
Alderman Craig Soling (via Zoom)
City Intern Drea Sandoval
City Consultant Lynn Dubajic Kellogg
Community Engagement & Marketing Coordinator/City, Katelyn Gregory

Other Guests

Attorney Dan Kramer	Steve Cross, Costco
Larry Dziurdzik, Costco	Daniel Free, V3
John Phillipchuck, DBC&W Ltd.	Brent Schalhamer, 1115 S. Bridge St.
Dave Schultz, HR Green	Hanna Udiscus, Nexamp/Beecher Rd.
Matthew Kwiatkowski, Nexamp	Michael Keith, Atwell/Beecher Rd.
Patrick Winninger, Fox Haven	Bob & Jenny Lunn
Mike Straitis, Intrepid Properties	Peter Reinhofer, V3
Joe Hamman, Kelaka	Dave Hamman, Kelaka LLC

Via Zoom: Kyle Corneils, Jen Rakas, Amanda McAbee, Richard Williams, Peter W., Matt's Phone, Peter W., Risa Y.

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

Citizen Comments None

Minutes for Correction/Approval December 3, 2024

The minutes were approved as presented.

New Business

1. EDC 2025-01 Building Permit Report for November 2024

Mr. Ratos said 81 building permits were issued with 11 of those for single-family detached and 6 single-family attached, along with 13 commercial permits.

2. EDC 2025-02 Building Inspection Report for November 2024

Inspections totaled 433 and most were for single-family detached homes.

3. EDC 2025-03 Property Maintenance Report for November 2024

There were no cases before the Hearing Officer in November.

4. EDC 2025-04 Economic Development Report for December 2024

Ms. Kellogg referred to the report in the agenda packet and noted that Tropical Smoothie Cafe will open tomorrow morning.

5. EDC 2025-05 Beecher Solar Farm – Special Use and Variance

Ms. Mendez said this is a request for a Special Use and variance for a 30-acre solar farm near Corneils Rd. and Beecher Rd. The variance is to reduce the setback from the required 1,000 foot setback to 482 feet to the nearest solar array to Corneils Road. She said it is likely that Corneils will become a major arterial road in the future. The variance for this setback is not supported by staff. She said the petition will move to PZC on February 12th and will be presented to the City Council on March 11th with a vote on March 25th.

Attorney Kramer said this is the second unit by Nexamp on the Bennett farm. Ms. Hanna Udiscus gave a short presentation to the committee. She said the property is on 2 parcels which total 69.64 acres, however, the project is only on 23.6 acres. It is an area of potential high power users. She provided other details of the solar farm and noted that the city would benefit from \$29,000 in taxes for this property which wasn't in the city before.

Michael Atwell, Civil Engineer for the project, described the setbacks and said 50 feet is the required setback off the sides and rear. He said the same access road will be used for both solar projects. He also described the floodplain, landscaping plan and pollinator mix.

The committee discussed the petition. Chairman Plocher said he would prefer to maintain the 1,000 foot setbacks and would like to see all equipment on one pole, not two. Alderman Transier asked why there were 2 projects instead of consolidating both projects into one. Ms. Udiscus replied the owners decided they would like a second one, long after the first project had been started. Alderman Funkhouser also wants to keep the 1,000 foot setbacks. He noted the state allows solar panels in a flood plain, though the process is more difficult in a floodway. He asked if a new flood study would be done and Mr. Keith said a new one had been done. Mr. Funkhouser said the fence would be more of a concern in a floodway, however, Mr. Keith said IDNR has not expressed concern about the floodway. Mr. Funkhouser asked Ms. Noble to do a follow-up on fences in a floodway. He also discussed the Special Use being separate from the first one and also asked about the lease limits. Alderman Koch noted that the solar project would not be suitable for data centers, but it is only for community solar.

6. EDC 2025-06 1115, LLC – Rezone and PUD

Ms. Noble presented the background for this request. She said Patrick Winninger is the contract purchaser/petitioner and Brent Schalhamer is the owner. The project is a redevelopment of a 14-acre property located at 1115 S. Bridge St., formerly the Perfection site. The new project name would be Fox Haven, a multi-family residential consisting of 18 townhome buildings and

105 dwelling units and it would be re-zoned from R-1 to R-4. One acre of the 14 would be zoned B-3 for commercial. There would be one access point onto Rt. 47 and 2 internal roadways. Ms. Noble said the petitioner will also provide a right in/right out access onto Rt. 47 pending IDOT approval. Mr. Winninger presented a drawing of the project.

For the PUD request, Ms. Noble listed modifications being requested including landscape changes, building separation, masonry reduction and other changes in building materials and in signs.

The PZC Public Hearing is scheduled for February 12th and it will move to City Council on March 11th.

The property owner, Mr. Brent Schalhamer said the property was formerly a golf range and has been for sale several years. Alderman Transier asked if an age-restricted community would be feasible. Mr. Winninger said that use is not as easy and the proposed units will be owned rather than leased. Engineer David Schultz said they will set up a meeting with nearby residents to advise them of the project.

Alderman Funkhouser asked if the commercial property could be changed to additional housing if the commercial doesn't go forward. He inquired about the off-site sign which will be temporary and located on the commercial piece. He said he had issue with reduction in masonry. The committee discussed using shrubs instead of a fence, to serve as a transition zone along with the existing vegetation. A berm was discouraged due to possible drainage issues.

7. EDC 2025-07 Kendall County Petition 24-30 - 1.5 Mile Review (South of 9949 and 10021 Ament Road)

Ms. Mendez said this petition is for a Special Use and Variance for a solar farm. The property is near Windett Ridge, but the City Council will not be seeking an annexation agreement. The setbacks are consistent with Yorkville's. This petition will go before PZC on January 8th and to City Council on January 28th. The committee had no objection to this request.

8. PZC 2025-08 Dave Hamman – Kelaka – Annexation and Rezoning

Ms. Noble said an application was filed for annexation and rezoning for a future data center development. The annexation portion is comprised of 2 parcels totaling about 63 acres and the rezoning applies to all 3 parcels which total about 112 acres. The current R-1 zoning is proposed to be M-2. The existing parcel zoned B-3 and already in Yorkville boundaries, will go to M-2. She said some surrounding properties are already approved or are in the process for M-2 zoning. She said this will go to a Public Hearing for annexation at City Council on February 11th and to a Public Hearing for rezoning at PZC on February 12th. Staff also recommended that the petitioner reach out to nearby Kylyn's Ridge.

Attorney for Kelaka, John Phillipchuck, said they are in agreement with most of the requests, however, not the 100-foot setbacks along Rte. 34 and Eldamain Road since they wish to do a collaboration with Green Door and the DMYF development. They currently do not have a setback on Rt. 34 and the B-3 zoning on Eldamain does not have a setback requirement. He said the Comprehensive Plan is not up to date and the Eldamain bridge is not even mentioned. He said this area is more industrial now. Because of this, he asked for committee approval without the requested restrictions.

Alderman Transier said some citizens of Fox Hall had been concerned about the development. Alderman Funkhouser noted the setbacks of nearby properties and said the proposed setbacks are necessary to preserve the viewshed and integrity of the area since the buildings could be the size of a 2-story Target building. The Attorney asked to delay a decision about the setbacks until a plan and users are brought in. Mr. Olson noted there is a clause in the annexation agreement that the petitioner must come before City Council for approval in the future, so the Council will have discretion on the setbacks. Mr. Hamman said there would be a hardship for the homeowner by the car dealership if the 100 foot setback is imposed.

Mr. Funkhouser requested a 400 foot separation from the nearest building and the nearest property line of Kylyn's Ridge. He also wants a 20-year term on the "M" use and then revert back to an "R" use if not developed. Alderman Transier said he is curious as to what residents think of this request and he also asked for flexibility with setbacks.

9. EDC 2025-09 515 W. Washington Street - Variance

Ms. Mendez presented the details of this variance request. The petitioner, Kyle Corneils, wishes to construct a fence that extends beyond the plane of the primary building facade. Part of the front facade faces the side yard and the setbacks are also affected. Staff is looking for input from EDC and a Public Hearing is scheduled on February 12th. Chairman Plocher said the property is unique and he is OK with the variance and Alderman Transier noted the fence is already up. Staff was instructed to issue a permit and in view of the circumstances, the committee gave their OK and it will move forward.

10. EDC 2025-10 Costco – PUD Amendment, Special Use and Final Plat

Ms. Noble said Steve Cross is the petitioner for Costco and is requesting approval for a 160,000 square foot retail warehouse along with a fuel station and subdivision of 2 parcels into 3 lots for future outlots and stormwater management. There was an updated site plan and elevations provided to the committee. It now aligns with traffic impact studies and provides for a three-quarters access instead of a full access at Tuma Rd. and Rt. 34. Parking stalls will total 956 which includes a future additional 101 stalls. The building materials colors were shown as well.

The petitioner is asking to amend the PUD of the existing Yorkville Crossing development and for a special use for the fuel station. The petitioner is requesting 5 deviations which Ms. Noble listed and noted that staff supports all of them. She also listed other details of the building, signage, storm water management, access points, building materials and design standards.

The Comp Plan designates this property as mid-density residential for which the staff would initiate an amendment. The Final Plat has been reviewed by EEI. It is slated for a Public Hearing January 8th at PZC and a vote on January 28th at City Council.

Steve Cross introduced other team members present and Mr. Dziuzrdzik gave a short presentation. He said the architect (Risa Y.), landscape architect Amanda McAbee and Peter Reinhofer, the traffic consultant were present via Zoom. He said there would be 16 pumps at the fueling station with room to expand to 20 and it is one of the largest in the Midwest. He also explained the stacking and queueing of the pumps. He briefly discussed the architecture and color of the building and asked Risa Y. (via Zoom) to describe the building design and color changes. Steve Cross addressed the panels on the building, sustainability, the use of metals and parking.

Alderman Funkhouser said the 50% to 15% decrease is too great of a deviation for the architecture, however, he is glad for the contrast in the color palette. He also said the wainscoting could be increased, have more plantings and that he likes the change to the Tuma Rd. access. He asked if Costco is looking for an incentive agreement. Mr. Olson said that would be part of the City Council packet on January 28th.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 7:32pm.

Minutes respectfully submitted by Marlys Young, Minute Taker