

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 4, 2025, 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
Community Development Director Krysti Barksdale-Noble
Senior Planner David Hansen

Planner I Sara Mendez
Code Official Pete Ratons
City Consultant Lynn Dubajic Kellogg

Other Guests

Jen Rakas, via Zoom

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

Citizen Comments None

Minutes for Correction/Approval: January 7, 2025

The minutes were approved as presented.

New Business

1. EDC 2025-11 Building Permit Report for December 2024

Mr. Ratons said permits were issued for 8 single-family detached and 7 commercial with a total of 47 in December. He said they have been seeing an uptick.

2. EDC 2025-12 Building Inspection Report for December 2024

There were 360 inspections in December, said Mr. Ratons.

3. EDC 2025-13 Property Maintenance Report for December 2024

One case was heard in December and it was found liable for tampering with a city water supply and fined \$150.

4. EDC 2025-14 Economic Development Report for January 2025

Ms. Dubajic Kellogg referred the committee to her report and added that the banquet hall should be starting construction when the weather turns warmer.

5. EDC 2025-15 Foreclosure Report Update 2024

Ms. Noble said there was a slight increase in foreclosures from 31 in 2023 and 54 in 2024 and most were in Ward 1. The numbers included single family with a few townhomes and she also listed the numbers for four subdivisions. Kendall County has been deemed one of the most at-risk counties and one in every 3,400 homes in Illinois are in foreclosure.

6. EDC 2025-16 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

This is the 12th year for the reciprocal agreement, said Ms. Noble, and it has worked well. There are no changes to the agreement which will expire on February 13 and she recommended renewing it for another year. This moves to the City Council consent agenda.

7. EDC 2025-17 Daniels, Malinski Yorkville Family, LLLP (DMYF, LLLP) – Loftus - Rezoning

Ms. Noble said the request is for rezoning property consisting of 2 parcels and a total of 53 acres. The request initially included the 8-acre Loftus property, but that piece is being carved out to not include in the rezoning. This area was annexed and zoned as A-1 and is part of the New Leaf project. With rezoning from ag to manufacturing, they would be surrounding the Loftus property with manufacturing. They reached out to Mr. Loftus and there is some willingness to sell the 8 acres when the data center comes in. In the meantime, they want to stay ag and live on the property.

She said the bulk regulations are for the future data center and the petitioner would be required to provide a 100-foot landscape buffer for a transition setback on the eastern boundary. As a condition of the rezoning, the Petitioner must also come back to the City Council for review of any plan. In addition, the 8-acre Loftus property would require a Final Plat upon approval which the Zoning Administrator has authority to approve. The Comprehensive Plan will need to be updated if the land plan is approved. This project is very near to the Kylyn's Ridge subdivision, so it was recommended that the petitioner reach out to their HOA.

Alderman Funkhouser said the setback had been the primary concern for Kylyn's Ridge residents. The piece to the east is Whispering Meadows III and did have a Final Plat approved, however, it is expired. He said 100 feet is not sufficient and he found that a DeKalb data center had a 400-foot setback from the right-of-way to a building.

This petition moves to the March Planning and Zoning (PZC) meeting.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:13pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker