

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, March 4, 2025, 6:00pm

Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Chris Funkhouser

Alderman Dan Transier
Alderman Seaver Tarulis

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
Senior Planner David Hansen
Alderman Ken Koch
Alderman Craig Soling
Tim Evans, Director Parks & Rec
Scott Sleezer, Superintendent Parks
Lynn Dubajic Kellogg, City Consultant
Katelyn Gregory, Community Engagement and Marketing Coordinator

Other Guests

Carolyn Panozzo, Rivers Edge	Jeff Burgner
Joe Panozzo, Rivers Edge	Jen Rakas, via Zoom
Dan Kramer, Attorney	Eric Mancke, via Zoom
Kreg Wesley, School District #115	Anonymous, via Zoom
Joe Weslo, <i>Kendall County Record</i> , Zoom	Fred DuSell, Rivers Edge
Mike Mann, Christie Property	Jason Mick, Fox Developers
Corinna Jones, White Oak Estates	Tamara Smock, Rivers Edge
Michelle Nicholson, Rivers Edge	Kirk Anderson, Rivers Edge
Tim Houston, Rivers Edge	Stephen Dascher, Rivers Edge
Gretchen Dascher, Rivers Edge	Jason Metzler, via Zoom

The meeting was called to order at 6:00pm by Chairman Joe Plocher. He informed the audience that no vote would be taken on the proposed development of the Christie property.

Citizen Comments

Kreg Wesley: Mr. Wesley is with School District #115 and has concerns about overcrowding in the schools with the potential development of the Christie property. He said by using population calculations, this development could yield 162-200 students and that the schools are full now. School administrators have been conducting listening tours to determine the needs of the school district. He said the district has hired a demographer and the school is compiling a master plan. School enrollment has tripled since 2002. One year from now a referendum will be held, but for now the school district is building temporary facilities at 3 of the existing schools. He said they are out of room at some buildings and have to send students elsewhere. He asked for support to slow development and that the developer use the age restricted for all units.

Michelle Nicholson, Resident Rivers Edge: Ms. Nicholson has concerns with the traffic on Rt. 47 and Fox Rd. and said that Fox Rd. can't be widened and you can't turn right on red. Semis are also using Fox Road and cars cannot exit Rivers Edge during prime times. She worries about decreased property values and the burden on the schools. She said the age targeted is a gray area and this type of project is not consistent with this area. She has heard the project would take 5 years for buildout and it would be difficult to deal with the associated traffic. She asked the Council to deny the rezoning and to keep the existing zoning for 98 estate lots similar to Rivers Edge or White Oak Way.

Joe Panozzo, Rivers Edge HOA President: He has been hearing from many residents in River Edge and they are concerned with the factors that Ms. Nicholson just stated above. He discussed the turn lane on Fox Rd. and the fact there is no room for expansion of that. Only 5-6 cars can be stacked and then it backs up on Fox Rd. He is concerned with the density of the development and asked the Council to please consider this.

Tammy Smock, Rivers Edge: Ms. Smock said that when traveling west around 3 or 4pm on Fox Road, the sun blinds drivers. If a new development comes in and an exit or entrance is constructed at the top of Fox Rd. and further down, drivers cannot see. Many accidents have occurred by Hoover and she cited a severe accident that happened there.

Tim Houston, River Edge: He understands the city is growing, but he asked the Council to use common sense when making the decision about rezoning. He feels this is not the correct location for this type of development. He said it does not make sense to have duplexes and four-plexes across from more upscale homes in White Oak Way. He also said Fox Rd. is very unsafe.

Chairman Plocher asked to move item #5 forward on the agenda, with no objection.

New Business

5. EDC 2025-22 Christie Property – Rezoning and PUD

Ms. Noble gave a description of the project, saying Fox River Enterprise is proposing a 345 unit development on 136 acres and the requested zoning is from R-1 to R-2, R2D and R3D. It would be comprised of 185 single family homes, 48 duplexes and 112 townhomes. She said there is an emphasis on the age-restricted and age-targeted components. She said they made some site plan adjustments based on prior feedback. The current plan does not meet the parking requirements for the townhome area. She discussed the access points and the park and school land cash. Ms. Noble said the petitioner was requested to meet with nearby subdivisions prior to the Planning & Zoning Public Hearing on April 9th.

Dan Kramer, Attorney for the Christie Property, said it was discovered in 1982 that a portion of this property had already been annexed, final platted and recorded. It was zoned single family. He said the petitioner will be holding an informational meeting and invite residents of the 4 nearby subdivisions. Regarding traffic issues, he said when there is a county road inside a municipality, it remains a county road unless the property is annexed and there is an IGA to turn it over to the municipality. They are working with the county transportation department and will obtain a traffic study. His client did a market study and the buildout is expected to take longer than 5 years. He said the homes would be semi-custom. He discussed age-restricted and age-targeted. He said age restricted requires at least one occupant to be aged 55, with no one under 18 living there. He addressed potential students the development could generate and said that in Oswego, the developer did an agreement with the school district that stipulated the developer would pay an impact fee if an age-targeted home generated students, based on student address. Also in the agreement, the developer still paid land cash for schools and parks for the age-restricted homes.

Mr. Jason Mick, Fox Developers, commented on the buildout time. He said for 300 units, it will take 7-10 years to reach 85% buildout.

The committee member discussed the issues. Mr. Funkhouser prefers it to be less dense. He feels the age targeted can create student population especially with the townhomes. Traffic is a concern and this may push the county to deal with Fox Rd. He said the connections with other streets will bring traffic to Rt. 71 and he wants to avoid inter-connection of traffic. He favors increasing the age restricted and eliminate age targeted and townhomes.

Alderman Plocher and Transier do not favor four-plexes or townhomes. Alderman Soling added that with today's economy, people buy what they can afford and have the maximum number of people living there. Alderman Transier wants to see the traffic study. He also referred to duplexes in Green Briar and said some duplexes have 5-6 cars—2 in the driveway and 4 on the street and have packed garages. Alderman Soling said there are many duplexes on Conover and several cars are parked there and on yards.

Committee members were generally not in favor of townhomes. Aldermen Funkhouser and Plocher were OK with duplexes, but fewer of them.

Dan Kramer will meet with school district as they progress.

The next step is a Public Hearing on April 9th at PZC.

1. EDC 2025-18 Building Permit Report for January 2025

Mr. Ratos reported there were 11 commercial, 10 single-family attached and 7 single-family detached permits issued in January.

2. EDC 2025-19 Building Inspection Report for January 2025

There were 275 inspections, most of them single family homes, said Mr. Ratos.

3. EDC 2025-20 Property Maintenance Report for January 2025

No cases were heard in January, since 4 or 5 cases became compliant.

4. EDC 2025-21 Economic Development Report for February 2025

Ms. Dubajic Kellogg referred to the report in the packet. She also introduced Katelyn Gregory who will be the new Economic Development Coordinator for the city.

(out of order)

Minutes for Correction/Approval: February 4, 2025

The minutes were approved as presented.

Old Business: None

Additional Business:

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

Minutes respectfully submitted by Marlys Young, Minute Taker