

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE**

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

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Rusty Hyett  
Alderman Joe Plocher  
Alderman Matt Marek

**Other City Officials**

Assistant City Administrator Erin Willrett, via Zoom  
Community Development Director Krysti Barksdale-Noble  
Code Official Pete Ratos  
Senior Planner Sara Mendez  
Senior Planner David Hansen  
Economic Development Coordinator Katelyn Gregory  
City Consultant Lynn Dubajic Kellogg

**Other Guests** None

**Citizen Comments** None

**Minutes for Correction/Approval** September 2, 2025

The minutes were approved as presented.

**New Business**

***1. EDC 2025-69 Building Permit Report for August 2025***

Mr. Ratos reported 136 permits issued in August and of those, 10 were single family detached and 13 single family attached and other miscellaneous. He predicts that the number of single family attached will increase since Ryan Builders will be building them on the south side of town.

***2. EDC 2025-70 Building Inspection Report for August 2025***

Most of the August inspections were done by in-house staff. Mr. Ratos expects a slowdown with winter coming, but he noted residents are building fences and pools now.

***3. EDC 2025-71 Property Maintenance Report for August 2025***

Mr. Ratos said there were several inspections, but most came into compliance. He said staff is working with Ground Effects which will be monitored over the winter and a hearing date has been set. City staff is also working with the homeowner of the house on Bluestem which had several violations. That home is being sold and the city will be able to reclaim all the money for city maintenance.

***4. EDC 2025-72 Economic Development Report for September 2025.***

Ms. Gregory referred to the information in the report and also noted that Gerber Collision & Glass should be starting construction this month. She has also had many inquiries about the

Buffalo Wild Wings which will be opening soon. In addition, Costco plans to open mid-November and hiring is being done in a storefront by the Ulta store. It was also noted the Taco Bell has reopened and LaMichoacana is working on a new space.

**5. EDC 2025-73 South Receiving Station Water Tower - Rezoning**

David Hansen reported on the city rezoning process for the south receiving water tower site and DuPage Water Commission structure as part of the Lake Michigan water project. It is a 4-acre site being rezoned from B-3 to PI (Public Institutional District). It is located north of Rt. 126, east of Wing Road and south of Rt. 71. This property was recently acquired from the Restore Church and he shared the history of the property and annexation into the city. There will be a Public Hearing on November 12 and it will move forward to the City Council on December 9.

Alderman Koch asked when construction would begin--the piping is out to bid at this time and construction should start soon. Alderman Marek asked if the water is meant for a current use or just switched over when the Lake Michigan water begins. It will not become active until later.

There was no further business and the meeting adjourned at 6:15pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker