

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, January 6, 2026, 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

City Administrator Bart Olson (arr. 6:07pm)
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Senior Planner Sara Mendez
Senior Planner David Hansen
Code Official Pete Ratos
Katelyn Gregory, Economic Development Coordinator (arr. 6:03pm)
Community Development Intern Alexandria Sandoval

Other Guests

Vera Pleva, GLP R.E. LLC

The meeting was called to order at 6:00pm by Chairman Ken Koch

Citizen Comments: None

Minutes for Correction/Approval: December 2, 2025

The minutes were approved as presented.

New Business:

2. EDC 2026-02 Building Inspection Report for November 2025 (out of sequence)

Mr. Ratos reported 753 inspections in November and most were done in-house. About 450 were for new construction in Grande Reserve.

3. EDC 2026-03 Property Maintenance Report for November 2025

Four cases were heard in November, one for weeds and grass. One of the cases was for tampering with city water to water sod in Bristol Bay and the water was subsequently shut off by the city. Staff is monitoring that location once a day.

1. EDC 2026-01 Building Permit Report for November 2025 (out of sequence)

Mr. Ratos reported 73 permits issued with 9 of those single family attached and 4 single family detached. The remainder were for miscellaneous and many of those were for fences. He said no-dig fences have become very popular.

4. EDC 2026-04 Economic Development Report for December 2025

Ms. Gregory stated that Baba's had opened December 31. Also, Yorkville Flower Shop will have a grand re-opening tomorrow. Other information is provided in her report.

5. EDC 2026-05 202 Wolf Street - Variance

Information for this variance request was given by Ms. Noble. She said the petitioner, GLP Real Estate, LLC, operating as General Laboratory Products, is requesting a variance to reduce the front yard setback from 25 feet to 5 feet. This is to allow them to build an addition to accommodate a walk-in cooler. The company supplies various glass products for business and pharmaceutical uses. The parcel is irregularly shaped and surrounded by other M-1 parcels. Due to the tight constraints of the lot, they cannot do the addition without encroaching on the setbacks. They will be relocating an existing walk-in cooler from the interior of the building to the north side of the structure. The exterior will match the existing building. Bulk regulations will be complied with except for the requested variance. Ms. Noble said the lot is very small and is unique which produces a hardship. Staff does not feel it will negatively affect other nearby businesses. The petitioner representative, Vera Pleva, was present. The committee members had no objection and it will move forward to the Planning and Zoning on February 11.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:08 pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker