

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 2, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Carlo Colosimo
Alderman Seaver Tarulis

Other City Officials

Mayor Gary Golinski
City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble

Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Dan Kramer, Attorney
Lynn Dubajic, City Consultant
Eric Peterman, GRNE
Angela Berger, Blackberry Woods
Megan Fanthorpe, Blackberry Woods
Ben Kilgore, Blackberry Woods
Mary Snyder, Blackberry Woods
Mr. Chris Childers

Linda Girardi, Beacon News
Matt Asselmeier, Kendall County
Shawn Ajaz, Progressive Energy Group
Todd Milliron
Stefen Fanthorpe, Blackberry Woods
Mike Olszewski, Blackberry Woods
Marianne Tomse, Blackberry Woods

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

Citizen Comments: None

New Business:

(out of sequence)

5. EDC 2018-71 GRNE Solar – Kendall County Government Campus

Mr. Engberg presented a review of this request for a solar farm special use permit on a 7.4 acre site on the Kendall County Campus which is currently zoned 'O' office. He described the current site conditions and the surrounding properties. He explained that the solar panels rotate to follow the sun and that a glare study was provided by the petitioner. Fencing was also addressed and it was noted the Sheriff's office has requested the fence not be totally opaque for security purposes. No signage will be requested and a landscape plan is not yet complete. Abandonment of the system was also addressed. Mr. Engberg said staff has reviewed all components and he listed some conditions being requested of the Special Use. He said this petition will move forward to the Planning and Zoning Commission on November 14th.

Attorney Kramer commented on the glare issue and said the solar panels will only face east and west and will not produce glare to any nearby homes. He said the sheriff is OK with an opaque fence on the south to shield nearby homes and wishes to have a security camera inside the property and access to the property.

Concerned residents then presented questions and concerns they had as follows: possible noise from panel rotation, request to see layout which will be provided prior to PZC meeting, possible health hazards from panel breakage, how many panels and life expectancy, what type of ground cover, possible emission of radiation (manufacturer will be contacted), water basin maintenance and possible damage from water runoff, long-term effects, decrease of home value and request for tree buffer between homes and solar panels.

Mr. Peterman commented that even if the solar panel petition is not approved, there has been consideration for expanding the jail yard or there will be other type of development. He also said that tax credits will be received and in turn, the County will receive a lower electric rate.

Chairman Koch asked GRNE to contact all residents and the HOA and Mr. Peterman said he will try to set up a meeting with the HOA.

Alderman Frieders said he had done considerable internet research regarding solar panels and shared that information pertaining to some of the residents' questions.

Mr. Chris Childers discussed the cost per kilowatt hour and the ultimate savings to the county. He said the solar field would be a positive as opposed to some other possible future uses.

Minutes for Correction/Approval: September 4, 2018

The minutes were approved on a unanimous voice vote.

1. EDC 2018-67 Building Permit Reports for August 2018

Pete Ratos reported on single family and commercial permits issued and said there was a total of 121 permits in August. Most of the construction is occurring in Grande Reserve and Caledonia.

2. EDC 2018-68 Building Inspection Report for August 2018

Inspections for the month totaled 509 with the majority being single family homes. Mr. Ratos said miscellaneous permits are increasing.

3. EDC 2018-69 Property Maintenance Report for August 2018

In August, seven cases were heard, most of which were dismissed. He also briefly discussed the outcomes of two recent cases

4. EDC 2018-70 Economic Development Report for September 2018

Ms. Dubajic reported the following:

1. Fountain Village expects some businesses to locate there very soon.
2. The banquet hall opening is now extended to March.
3. More food-related businesses are looking at the city.
4. Planet Fitness has signed a lease and is remodeling the former Office Max space.

6. EDC 2018-72 Unified Development Ordinance (UDO) RFP

Staff wishes to have a comprehensive ordinance to encompass zoning, engineering, design standards, etc. She proposed an RFP to hire a firm to develop a single document including the Zoning Ordinance, Subdivision Control Ordinance, Landscape Ordinance and Appearance Code and to create a web-based version to utilize smart codes. A PIN would be input and information would be displayed that shows what standards are allowed/what can be built. This would streamline the process for staff. Ms. Noble hopes this procedure could begin in January and be complete in 16-18 months. The budgeted amount is \$50,000 and a budget amendment will be proposed if the project continues into the next budget year. The committee was OK with this proposal and the item moves forward to the consent agenda.

Old Business

1. EDC 2018-66 Sign Ordinance Text Amendment

This has been reviewed by counsel, revisions made and Mr. Engberg created additional graphics. There was a brief discussion on specific situations for signage. A Public Hearing will be held on October 10th.

Additional Business

There was no further business and the meeting adjourned at 7:25pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker