

UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, February 4, 2020, 6:00pm  
City Conference Room

**In Attendance:**

**Committee Members**

Chairman Jackie Milschewski                      Alderman Ken Koch  
Alderman Jason Peterson                          Alderman Joel Frieders

**Other City Officials**

Mayor John Purcell (arr. 6:03pm)  
City Administrator Bart Olson (arr. 6:05pm)  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Code Official Pete Ratos  
Alderman Chris Funkhouser

**Other Guests**

Dave Schultz, HR Green                          Katie Finlon, *Kendall County Record*  
Lynn Dubajic, City Consultant                  Ashley Shields/Abby Properties  
Ron Smrz    Cole Helfrich, Knoche/Menard's  
Tyler Bachman, WSPY                              Matthew Cain, Signature Fitness  
Lexi McDermid, Signature Fitness              Sheldon Botha, Signature Fitness  
Jim Bateman, BKFD

The meeting was called to order at 6:00pm by Chairman Jackie Milschewski.

**Citizen Comments** None

**Minutes for Correction/Approval** January 7, 2020

The minutes were approved by a unanimous voice vote.

**New Business**

***1. EDC 2020-07 Building Permit Report for December 2019***

Mr. Ratos reported 65 permits issued with 6 of those for single family homes, 6 commercial and 2 roofs. No further discussion.

***2. EDC 2020-08 Building Inspection Report for December 2019***

There were 391 total inspections for the month. No further discussion.

***3. EDC 2020-09 Property Maintenance Report for December 2019***

Mr. Ratos reported 8 cases were heard with varying outcomes. He said his department has a new procedure for violations whereby a door hanger is left for the violator.

There has been a good response to the new procedure initiated when the new Mayor took office. Many violators come into compliance before the case moves forward. Alderman Frieders questioned the fence standards on Allandale. Mr. Ratos said the violation occurred due to the use of zip ties to secure it.

#### **4. EDC 2020-10 Economic Development Report for January 2020**

Ms. Dubajic noted her report in the packet and also highlighted other items:

1. Starbucks is remodeling and will be closed a short time.
2. Introduced representatives of Signature Fitness which will move into the former Dick's Sporting Goods space. Approximately 50-70 new jobs will be created and they will be open 24 hours. They also have a location in Naperville.

#### **5. EDC 2020-11 Menard's – Final Plat of Resubdivision**

Ms. Noble said last year a final plat of resubdivision was approved for Menard's and they are now coming back to re-align a parcel they have for sale on the north. Mr. Cole Helfrich from Menard's was present to answer questions and he said the lot line was moved to accommodate the new gate they installed. This will move to PZC in March and then to City Council.

#### **6. EDC 2020-12 Kendall Marketplace – Final Plat and PUD Amendment**

Mr. Engberg said this request pertains to the multi-family attached homes located behind the former Dick's Sporting Goods. Abby Properties is seeking a final plat and to amend the architectural standards in the PUD agreement. He listed the facade and architectural changes being requested. David Schultz and Ashley Rhea Shields were present to address questions.

Alderman Frieders requested verification on what is actually being replatted. At this time, there is one lot, which the petitioner will divide into 2 lots. The committee also discussed why Gillespie Lane (private street) was not continued for better traffic flow. Staff felt it would encourage cars to cut through and would need to be wider for a city street. Ms. Noble said underground work has already occurred in this area and would be very costly to relocate. The committee also discussed buffering between the existing homes and the proposed development since the back view of the proposed housing will face the homes. The lack of parking for the nearby baseball field was also noted. Ms. Noble said a landscaping plan and/or buffer plan could be recommended by this committee.

Alderman Koch asked if the proposed townhomes can be rented and Ms. Shields said they will not encourage rentals at this time due to financing and HOA rules. However, Mr. Olson added the current zoning code would not prevent someone from purchasing all the units for rental purposes. Ms. Shields said the HOA will not be turned over to a management company until about 75% of the units are sold, allowing her company to have more control.

This amendment will proceed to the March PZC. There will be a Public Hearing for the PUD and the final plat is only for review. The Petitioner will also be requesting some fee reductions, however the specific reductions have not been decided, said Mr. Engberg.

**7. EDC 2020-13 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services**

Ms. Noble said this is the annual renewal of services which has been in place since May 2013. The County and City are both OK with the agreement and it will move to the February 10<sup>th</sup> County PZC meeting for approval and to the County Board for final approval on February 18<sup>th</sup>. The EDC committee recommended approval.

**8. EDC 2020-14 7821 Route 71 (Special Use) 1.5 Mile Review**

This project is located on Rt. 71 south of VanEmmon Rd./Reservation Rd. intersection where the petitioner is proposing a storage area for pull-behind trailers only. Mr. Engberg described the fencing, landscaping and other details. There were some resident concerns at a County meeting and changes were made. He said it is unlikely to be annexed into the City and staff has no objection.

Chairman Milschewski was contacted by a resident in a nearby subdivision who spoke on behalf of other residents there to express their displeasure, fearing the property would be annexed into the City. The project developer, Mr. Smrz, commented on annex misinformation that had been shared which caused some of the concern. Alderman Frieders stressed that buffers will be needed. Mr. Smrz said there are 1,700 feet and several trees between him and the neighbors. He also said the County requires lights which the neighbors do not favor. This will move to PZC next week and then to City Council.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 6:44pm.

Minutes respectfully submitted by Marlys Young, Minute Taker