

**APPROVED 12/1/20**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, October 6, 2020, 6:00pm  
City Hall Council Chambers**

Note: This meeting was held in accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act. Due to the current Covid-19 pandemic, remote attendance is allowed for this meeting to encourage social distancing.

(All meeting participants were in-person except where noted as 'remote'.)

**In Attendance:**

**Committee Members**

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

**Other City Officials**

City Administrator Bart Olson  
Assistant City Administrator Erin Willrett/remote  
Community Development Director Krysti Barksdale-Noble/remote  
Senior Planner Jason Engberg/remote  
Code Official Pete Ratos  
Alderman Chris Funkhouser

**Other Guests**

Lynn Dubajic, City Consultant/remote  
Todd Vandermyde

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

**Citizen Comments** None

**Minutes for Correction/Approval** September 1, 2020

The minutes were approved as presented.

**New Business**

***1. EDC 2020-43 Building Permit Report for August 2020***

Mr. Ratos said there were 194 new permits issued in August with 34 being single family detached and 16 single family attached. As of August, there are now a total of 165 single family home permits. No further discussion.

**2. EDC 2020-44 Building Inspection Report for August 2020**

In August, 462 inspections were completed with most being single family homes, said Mr. Ratos.

**3. EDC 2020-45 Property Maintenance Report for August 2020**

One case was heard regarding watering at the new gas station, however, it was dismissed as they were not in violation on the Hearing date.

**4. EDC 2020-46 Economic Development Report for September 2020**

In addition to her report, Ms. Dubajic said Verizon has opened their new store in Kendall Marketplace. Also, she and Ms. Willrett are working on obtaining additional information from businesses for State financial assistance programs.

**5. EDC 2020-47 Yorkville/Plainfield Boundary Agreement Extension**

Ms. Noble said the current agreement is set to expire in January 2021 and this proposal would extend it. The agreements allow for orderly development and clearly defined jurisdictions. Ms. Noble summarized the changes and explained the approximate boundaries. Staff will publish a Public Hearing notice on October 16th for the November 10<sup>th</sup> City Council meeting. This moves forward to City Council.

**6. EDC 2020-48 Meeting Schedule for 2021**

The committee approved the meeting schedule presented.

**Old Business:**

**1. EDC 2020-32 Urban Chickens**

Committee members had previously asked staff to look at HOA rules and to conduct a public survey. Fourteen of the 28 developments in the city prohibit chickens and the 550 survey responses were split. Staff is now seeking further direction.

Alderman Funkhouser would like to see this moved forward with restrictions, based on the survey results. Some of his constituents wish to raise chickens for eggs.

Alderman Koch said chicken owners should have larger lots and said that citizens will call the city when problems arise. He also noted that hobby chickens will fly to other yards. Mr. Koch said there is a difference between egg-layers and meat chickens and requested clarification on what would be allowed. Ms. Noble noted that 87% of respondents wanted chickens for eggs.

According to Alderman Frieders, the startup costs are relatively small, however, he does not want potential problems to become burdensome on the Code Official. He said no one he surveyed was passionate about chickens. Mr. Frieders said the matter should not move forward due to lack of consensus and that some respondents did not live in the city. If chickens are allowed, he said bigger lots should be necessary and education courses are needed on the care of chickens. He also asked if an inspector would have permission to enter the property. Mr. Ratos added that if there is no specific complaint, he could not investigate.

Alderman Peterson said most of his respondents lived out of state. He also said bigger lots would be needed, chickens generate odors and they could attract coyotes and other predators. Other committee members noted that family pets could harm them as well. He also asked if permission of adjacent neighbors would be needed.

Chairman Milschewski also said that when she spoke with residents, no one was passionate about chickens and most responses were negative.

In conclusion, the committee wished to have more information and feedback and this matter will be moved to the next committee meeting for further discussion.

## ***2. EDC 2020-42 Limited Manufacturing Uses in Residential Districts***

Ms. Noble said that following last month's EDC meeting, staff did extensive research. She said there are 3 options the city could choose:

1. Allow manufacturing of firearms as a permitted home occupation.
2. Amend the zoning ordinance to allow as a special use.
3. Keep the ordinance as is and keep operations in manufacturing district.

Staff asked for more information from Mr. Vandermyde who is requesting to manufacture in his home. Information was provided as to how someone obtains a license and the extensive rules and guidelines. Ms. Noble said staff also looked at home occupation and detailed the applicable rules which she said are difficult to regulate. Staff also did an analysis of the 3 options and determined that the city would have the most control by keeping the present ordinance. Staff is now looking for direction with the additional information provided.

The committee discussed their opinions of this request. Alderman Frieders said he wants to keep this operation in the manufacturing district in order to control it. He said he has no issue with this request, but is concerned with future requests.

Alderman Koch said he would be OK with it, but would want the city to keep tabs on it by registration and knowing the homeowner.

Alderman Peterson said the operator would already be registered with the State Police and ATF and background checks would have been done. He is OK with home occupation with conditions.

Alderman Milschewski and Frieders favor special use and feel the people living near the business should know about it.

Alderman Funkhouser objected to a special use and said it would kill the business when notifications are made to neighbors who will oppose. He encouraged the committee to be small-business friendly and said Mr. Vandermyde can no longer afford the rent in a manufacturing district.

In conclusion, the committee decided to move this forward to the City Council for discussion with all Aldermen.

**Additional Business:** None

There was no further business and the meeting adjourned at 7:20pm on a motion by Chairman Milschewski and second by Alderman Peterson. Voice vote approval.

Minutes respectfully submitted by  
Marlys Young, Minute Taker