

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, December 1, 2020, 6:00pm  
City Conference Room**

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 attended remotely except City Administrator Bart Olson who was present at City Hall.

**In Attendance:**

**Committee Members**

Chairman Jackie Milschewski  
Alderman Joel Frieders

Alderman Ken Koch  
Alderman Jason Peterson

**Other City Officials**

City Administrator Bart Olson, (in-person attendance)  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Alderman Chris Funkhouser  
Code Official Pete Ratos

**Other Guests**

City Consultant Lynn Dubajic  
Ashley Shields  
David Schultz, HR Green

Tim Johnson  
Bruce Mellen  
Lucas Robinson

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

**Citizen Comments & Old Business** (out of sequence)

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

Citizen Tim Johnson, 401 E. Main St., provided input for this topic. He had written a letter to City Council along with information from his daughters. His family is interested in raising chickens in the future and he said they have over 1.25 acres on which to pursue this interest. He said the Batavia ordinance provided some valuable guidance.

Ms. Noble said she had provided potential regulations at a prior meeting or a hybrid plan could also be implemented. After discussion, committee members recommended the following requirements: a complaint process needs to be included, the chickens need to be kept in an enclosure since they can fly, a limit of 6 chickens as in the “moderate” plan previously presented by Ms. Noble and a minimum 1-acre lot. This matter will come back to the January EDC committee meeting for further review.

**Minutes for Correction/Approval** October 6, 2020

The minutes were approved as presented.

**New Business**

***1. EDC 2020-49 Building Permit Report for September and October 2020***

Mr. Ratos reported 270 single family permits (includes attached and detached homes) as of the end of October. He anticipates exceeding 300 permits for those categories by the end of this year.

***2. EDC 2020-50 Building Inspection Report for September and October 2020***

There were 800 inspections in two months with about 100 outsourced. Mr. Ratos said he has outsourced more to allow time for a high volume of plan reviews.

***3. EDC 2020-51 Property Maintenance Report for September and October 2020***

Mr. Ratos said no cases were heard in October, however, many complaints were issued which were brought into compliance. Staff is addressing ongoing issues, but due to coronavirus, they are trying to avoid person-to-person contact. Door hangers have been left and have been a very effective tool.

***4. EDC 2020-52 Economic Development Report for October and November 2020***

Lynn Dubajic referred to her written report and added that Smoothie King has opened and is doing very well. The owner is also purchasing Blackstone Restaurant and will remodel and change the name. Alderman Koch inquired about the Martini banquet hall and Ms. Dubajic said they have had only one wedding so far.

***5. EDC 2020-53 RENEW Incentive Program Repeal***

Ms. Noble gave a background of this program which included the B.U.I.L.D. program with incentives for builders and developers to build spec or model homes. The program began in 2014. At that time there was no limit for the program duration and the number of permits and lot purchases were regulated to earn the incentives. She recently spoke with builders and some are not able to purchase the number of lots required while another builder said they would like to see the program continue. She requested committee feedback regarding the staff-recommended repeal of the ordinance.

Alderman Frieders said smaller builders may not be able to participate and wondered if the program rules could be changed to not require a 10-lot minimum purchase. Ms. Noble said it could be reduced to 5 lots. She added that homes are still being built without spec/model homes. Alderman Peterson asked if other towns are using this program and Mr. Olson said is not aware of any. The committee also discussed the amount of money waived over 6 years. They decided to recommend repeal of the program and this moves to City Council.

**6. EDC 2020-54 Kendall Marketplace Lot 52 – Phase 2 and 3 – Final Plat of Resubdivision**

Mr. Engberg said Abby Properties has filed for a Final Plat for Phases 2 and 3 in Kendall Marketplace which includes 72 more units. A Plan Council meeting was held in November and the developer was asked if they wished to proceed with Phase 4 at the same time, which the developer did not wish to do. Stormwater was also discussed and the developer noted that detention already exists there. This matter goes to Planning and Zoning on January 13<sup>th</sup> and then to City Council. Models should be ready in January, said Ms. Shields.

**7. EDC 2020-55 Grande Reserve – Neighborhood 5 – Units 15 and 22 (Townhomes) – Final Plat**

Ms. Noble summarized this project and said DR Horton is seeking a Final Plat amendment for the townhome area at Mill and Kennedy. They purchased 17 EBE lots which are exceptions to blanket easements. The developer platted the area according to the shape of the building rather than individual lots. They are creating fee-simple lots in units 15 and 22 to sell them easier. The developer is looking for an amendment to illustrate the townhomes will have their own lots. Ms. Noble said at the Plan Council meeting it was noted this new Final Plat is only referred to as Neighborhood #5. Staff asked the petitioner to revise the Final Plat to refer to a unit number rather than neighborhood number. This will move forward to the January PZC and if no other changes are needed, it will then proceed to City Council.

**Old Business:** None

**Additional Business:**

Alderman Frieders stated that when the Council members start discussion on front-funding the grant program in regards to the pandemic, the original idea was \$200,000 to match the State, but he said it makes more sense to understand \$200,000 would be the smallest amount. He said the dollar amount needs to be increased to help businesses financially.

The meeting adjourned at 6:43pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker (remote attendance)