

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 2, 2021, 6:00pm
City Council Chambers

Note: 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, remote attendance was allowed for this meeting to encourage social distancing due to the current Covid-19 pandemic.

In Attendance:

Committee Members

Chairman Jackie Milschewski/remote

Alderman Ken Koch/remote

Alderman Jason Peterson/remote

Absent: Alderman Joel Frieders

Other City Officials

City Administrator Bart Olson/in-person

Assistant City Administrator Erin Willrett/remote

Community Development Director Krysti Barksdale-Noble/remote

Senior Planner Jason Engberg/remote

Code Official Pete Ratos/remote

Alderman Chris Funkhouser/remote

Other Guests

Consultant Lynn Dubajic/remote

Abel Marin/remote

Attorney Dan Kramer/remote

Cesar Cruz/remote

Abby Property rep/remote

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

Citizen Comments None

Minutes for Correction/Approval January 5, 2021

The minutes were approved as presented.

New Business

1. EDC 2021-09 Building Permit Report for December 2020

Mr. Ratos reported 27 single-family detached, 4 single-family attached and 4 commercial permits for the month. There was a total of 1,827 permits issued for the year which translates to over \$2 million of permit fees.

2. EDC 2021-10 Building Inspection Report for December 2020

In December, 512 inspections were completed some of which were outsourced. More outsourcing is anticipated due to the increased number of permits, said Mr. Ratos.

3. EDC 2021-11 Property Maintenance Report for December 2020

Only 1 case was heard which was a building code violation for building a fence without a permit. The property is adjacent to county property that has been filled in and caused a flooding issue for the violator property. Elevation and wetlands issues are also in question. No further discussion.

4. EDC 2021-12 Economic Development Report for January 2021

Ms. Dubajic reported progress is being made at the former Blackstone, now known as Silver Fox restaurant, and they hope to open Valentine's Day weekend.

5. EDC 2021-13 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services

Ms. Noble said this agreement has been in place for 7 years and both parties are in support of extending it for another year. This moves to the February 9th City Council consent agenda for approval.

6. EDC 2021-14 Corneils Property Concept Plan

Ms. Noble gave the history on this property and the developer, Abel Marin, is now seeking feedback on his plan to build four, 6-story buildings with 300 rental units. No formal application has been submitted and feedback is desired before more investment. The density allowed there is 8 units per acre and the owner is asking for 300 units per acre. This property is located in a transitory oriented development (TOD) area and is consistent with the Comp Plan. Alderman Koch asked if the fire department could handle the tall buildings. It was confirmed they are capable of doing so and in addition, each unit is fully fire-suppressed.

Attorney Dan Kramer was present on behalf of the owner and said these rental units would be higher end. They would be age-targeted and he encouraged the owner to include some indoor parking. He also said the student yield would be low. Mr. Kramer also inquired about the possibility of a stoplight at Corneils and Rt. 47, however, Mr. Olson said it is not likely at this time based on state studies. Attorney Kramer said anything less than 280 units would not be cost-effective and his client would not move forward with the project. Alderman Peterson had concern for the number of families this project would generate and wondered if the schools have been notified, adding that some of the schools are already overcrowded.

Chairman Milschewski commented that she is not in favor of tall buildings such as the proposed and also said the surrounding tall trees would be taken down. Attorney Kramer said many of the trees are hollow and will come down anyway. Alderman Funkhouser said he had concerns for the density and also height of the buildings.

The committee asked the developers to re-evaluate the proposal and come back to EDC for further discussion, after which it will move to City Council.

7. EDC 2021-15 Parking Regulations – W. Van Emmon St.

Ms. Noble said the business owners at Rt. 47 and Van Emmon had asked for restricted parking near their business one year ago and 4 parking spots were approved for restrictions. The restaurant has changed their hours of operation and city staff is suggesting a repeal of the old ordinance. This will move to the February 9th City Council for approval.

Old Business:

Additional Business: None

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

Minutes respectfully submitted by
Marlys Young, Minute Taker/remote