

**APPROVED 5/4/21**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, March 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 Jason Peterson/remote

Alderman Ken Koch/remote  
Alderman Joel Frieders/remote

**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**

Attorney Dan Kramer/remote  
Consultant Lynn Dubajic/remote  
Matt Asselmeier, Kendall County/remote

The meeting was called to order at 6:02pm by Chairman Jackie Milschewski.

**Citizen Comments** None

**Minutes for Correction/Approval** February 2, 2021

The minutes were approved as presented.

**New Business**

***1. EDC 2021-16 Building Permit Report for January 2021***

Mr. Ratos reported a total of 62 permits issued for January. Of that total, 17 were single-family, 4 were single-family attached and 9 were for commercial.

***2. EDC 2021-17 Building Inspection Report for January 2021***

In January, 412 inspections were done and most were for permits issued in 2020. The harsh weather slowed work down a bit, said Mr. Ratos. More inspections are being outsourced due to the volume of work.

**3. EDC 2021-18 Property Maintenance Report for January 2021**

Several properties were in violation at the time of the report, however, many have now become compliant. Mr. Ratos said a property on Heustis which had construction debris has now obtained a permit.

**4. EDC 2021-19 Cox Landscaping (Rezoning and Special Use) 1.5 Mile Review**

Mr. Engberg presented the background for this 1.5 Mile Review. Cox Landscaping is located near Rt. 34 and Tuma Rd. and has been operating for 30 years. The question was raised about the business having the correct special use. He said there are 2 different parcels and 2 different types of zoning on one parcel, which is called split zoning. Part of the landscaping company is in B-3 zoning. They propose to rezone the front half of the property to B-3 along with a special use where Cox Landscaping is located and leave the back as agricultural. He said this is just a cleanup to avoid any future issues. Staff did not have objection and this moves to the Planning and Zoning Commission next week and then to City Council at the end of the month.

**5. EDC 2021-20 Cordero Real Estate (Rezoning) 1.5 mile Review**

The property up for the 1.5 Mile Review is located on the southwest corner of Beecher and Galena Rd. where a rezone is being requested. The zoning would change from A-1 Agriculture to M-1 Ltd. Manufacturing. The petitioner would like to start a tree service business on property next to the Westhaven development which has not had any growth since 2005. Mr. Engberg described the current uses and gave general information about the parcel. He said staff did not oppose the project, however, he said the owner would have the right to sell the entire property as M-1 if they sold in the future, noting that Westhaven is a state conservation area.

Alderman Frieders asked if the Manufacturing zoning is detrimental to the future development. Attorney Kramer added that 60% of the property is wetlands and is not usable. He also discussed blacktopping the entrance which is on the east side and about the operation itself. This moves to Planning and Zoning next week and then onto City Council at the end of the month.

**6. EDC 2021-21 TIF Inducement Resolution - Northwest Corner of Van Emmon St. and S. Main St.**

Imperial Investments currently owns the 4 houses which they are selling to the Fox River Development Group. There are no plans to develop the property at this time, but this is an effort to protect their ability to obtain TIF assistance in the future. Mr. Olson said a resolution was in the packet. This transfers the property from Imperial Investments to Fox River Group.

**Old Business:**

**Additional Business:** None

There was no further business and the meeting adjourned at 6:23pm

Minutes respectfully submitted by Marlys Young/remote