

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 5, 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 ongoing Covid-19 pandemic.

In Attendance:

Committee Members

Chairman Jason Peterson/in-person
Alderman Chris Funkhouser/remote

Alderman Ken Koch/in-person
Alderman Joe Plocher/remote

Other City Officials

City Administrator Bart Olson/in-person
Assistant City Administrator Erin Willrett/in-person
Community Development Director Krysti Barksdale-Noble/in-person
Senior Planner Jason Engberg/in-person
Code Official Pete Ratos/in-person

Other Guests None

The meeting was called to order at 6:00pm by Chairman Jason Peterson and he stated the meeting would also be held via Zoom in regards to pandemic allowances.

Citizen Comments None

Minutes for Correction/Approval May 4, 2021

The minutes were approved as presented.

New Business

1. EDC 2021-26 Building Permit Report for April - August 2021

Mr. Ratos presented a breakdown of the number of single-family detached and single-family attached homes as well as the total permits issued by month. He said there were strong sales of duplexes in Grande Reserve. By the end of August, 1,248 total permits had been issued for the year. He added that Phase 1 of the development behind Home Depot has sold out and Phase 2 starts next week.

2. EDC 2021-27 Building Inspection Report for April - August 2021

Code Official Ratos reported the total number of inspections by month trending in the 900's with 200-300 being outsourced each month. Alderman Koch asked about a dumpster issue where construction crews are throwing materials on the ground. Mr. Ratos said he has issued warning letters, but will continue to monitor the situation.

3. EDC 2021-28 Property Maintenance Report for April – August 2021

The owner of a dead tree not removed, was found liable and issued a fine. The tree was later removed. Weeds and grass violations occurred in the summer months along with roof, parking, fence and other violations. Mr. Ratos said violators rarely appear at the hearings and fines continue to be added when violations are not rectified. Mr. Ratos explained the process to challenge violations, however, they are rarely contested.

4. EDC 2021-29 Economic Development Report for June – September 2021

City Consultant Lynn Dubajic was unable to be present, however, her reports were included in the agenda packet for review.

5. EDC 2021-30 Selection of Committee Liaisons

There are two positions for non-voting liaisons, one on PZC for the City and one for the County. Alderman Koch volunteered to be the PZC liaison.

6. EDC 2021-31 Meeting Dates for 2022

The Committee was OK with the dates presented, but questioned the July 5th meeting, so this date will be revisited as it gets closer.

7. EDC 2021-32 Oswego/Yorkville Boundary Agreement

Mr. Engberg said one of the Comprehensive Plan short-term goals was to establish boundary agreements for growth in the area. The current agreement with Oswego expired in September and the proposed agreement extension would be in place until 2041. He gave the background of boundary agreements as well as advantages and disadvantages. State statute allows for municipalities with official plans to enter into these agreements for annexing land and for when development occurs. Currently there are no agreements with Newark, Millbrook, Joliet, Lisbon, Millington and Plattville. Staff is discussing whether or not to begin those. Staff believes the agreements are a positive tool and help to budget and plan.

Mr. Engberg summarized the minor changes as well as major amendments for the Oswego agreement. One major change is the new boundary line that would include a request by Oswego to have Hideaway Lakes included in their planning area. Staff was not opposed to that request, however, language was included that the Yorkville Police would be reimbursed for any calls handled there since they are closer to the property. Mr. Engberg also said the self-determination zones have been removed in the new agreement, however, Oswego would like to keep them. Staff recommends adoption of the new agreement extension dependent on EDC input.

Mr. Olson commented that the Oswego Mayor would like Hideaway Lakes as part of their town. Mayor Purcell reviewed it and asked that the language be included about the police response and costs. Generally both Mayors agree on the self-determination zones.

Alderman Funkhouser said he opposes having Hideaway Lakes included with Oswego, calling it a land grab. Mr. Olson said the staff did not see an economic benefit, considering the potential for issues and the Chief of Police recommended keeping it with the County or Oswego.

Mr. Olson also said there was minimal sales tax or revenue to be gained from the property. Alderman Plocher asked why Oswego would want the property. The property currently shares a boundary with Saw-wee-kee Park and Oswego may view it as an extended recreation area. Alderman Funkhouser asked if the owner can decide which side his property is on, with the self-determination removed. Alderman Peterson asked how likely it would be for one municipality to give up the property in the future. Staff said the decision could be reversed unless it has been annexed. Most committee members decided they either did not wish to relinquish the property or were not completely sold on letting it go due to future potential economic advantages while Alderman Plocher favors letting it go.

The input will be taken to the Oswego staff and Mayor Purcell. It will then be determined if the matter should be brought back to committee or taken to City Council. A Public Hearing would be scheduled for November with ratification in December.

Old Business: None

Additional Business:

There was discussion of a letter of revocation being sent to the owner of storage containers by Dunkin Donuts. The owner will cooperate and try to find a remedy for the problem. A response to the letter is required within 10 days and Mr. Ratos said he wants a meeting with the owner.

Chairman Peterson said he had inquiries about the new Prairie Point Building and the very tall grass. Mr. Olson said staff has looked at it and some areas will be naturalized and landscaping will be done in other areas. The drainage ditch will be maintained also.

There was no further business and the meeting adjourned at 6:49pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker/in-person