

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, December 7, 2021, 6:00pm  
City Council Chambers  
800 Game Farm Rd., Yorkville, IL**

**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 Ken Koch/in-person

Alderman Joe Plocher/in-person

Absent: Alderman Chris Funkhouser

**Other City Officials**

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**

YBSD Director Cyrus McMains/in-person

Brian Henrichs/electronic attendance

Paul Siegfried/electronic attendance

Corey Van Dyk, Baxter & Woodman/electronic attendance

Attorney Michael Adams, Hinshaw Law/electronic attendance

Attorney Richard Porter-Hinshaw Law/electronic attendance

The meeting was called to order at 6:00pm by Chairman Jason Peterson.

**Citizen Comments** None

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

The minutes were approved as presented.

**New Business**

***1. EDC 2021-39 Building Permit Report for October 2021***

Mr. Ratos reported 123 permits were issued, 27 of those were single family detached and 8 were single family attached plus miscellaneous. These statistics are up from last year.

**2. EDC 2021-40 Building Inspection Report for October 2021**

There were 771 inspections, most of which were done in-house. Outsourced inspections included 154 general and 132 plumbing. Mr. Ratos said he expects several inspections in December from the project near Home Depot and other builders will try to pour foundations prior to colder weather.

**3. EDC 2021-41 Property Maintenance Report for October 2021**

Six cases were heard during the month. They involved cars parked on the city right-of-way, trash removal, weeds and grass and an ongoing weed issue on Heustis St.

**4. EDC 2021-42 Economic Development Report for November 2021**

Since Ms. Dubajic was unable to attend this meeting, Ms. Willrett referred attendees to the information in the agenda packet. Chairman Peterson also noted a ribbon-cutting ceremony later this week.

**5. EDC 2021-43 Kendallwood Estates Development Agreement**

Ms. Noble provided the history of this 50-acre property and said it was annexed in the late 1970's, then re-subdivided in early 2000 with no action. It was later purchased by Rally Homes who is seeking a development agreement to build. They are requesting to reduce the land cash from \$101,000 to \$55,000 per acre and are also asking to build in an area where there is already water for 43 lots. The city is asking the developer to purchase additional watermain easement on land owned by Grace Church along the Rt. 126 right-of-way. This would be a 3-party agreement with the City, Rally and Grace Church and would also give the developer a free connection from the city. A 5-year fee lock is also being requested. Ms. Noble hopes this can move forward to City Council on January 11<sup>th</sup> for a Public Hearing. Alderman Koch asked if there will be an entrance on Rt. 126. There will only be an emergency entrance to connect to Rt. 126 which was approved in conversations between the city and fire department.

**6. EDC 2021-44 Lisa Loop**

Staff is seeking a way to memorialize Lisa Pickering, who was the City Clerk at the time of her sudden passing earlier this year. She had served the city for 16 years. Ms. Noble said Lisa was an avid bicyclist with a favorite bike route. Staff members would like to re-create a virtual bike path in her honor and connect it with information about Lisa in various locations along the path. The Parks Department is proposing a stone pillar with a plaque to be erected along the physical bike path. The committee was in favor of this honor.

**7. EDC 2021-45 55 Riverside Street – 1.5 Mile Review**

Jason Engberg said this is a rezoning request coming through Kendall County. The petitioner, Brian Henrichs, is asking to rezone 2.7 acres at the end of Tuma Road at Riverside St. from A-1 to R-3. He would like to divide the property in the future and build 2 single family homes. The county does not allow more than 1 home on a minimum of 40 acres.

Staff was seeking feedback from the committee and said the request would go before the city Planning and Zoning and then to the City Council in January. Mr. Engberg said many neighbors had filed petitions against the rezone due to nearby wetlands and other reasons. Ms. Willrett asked to read a public comment received earlier in the day. It was from Attorney Michael Adams/Hinshaw Law who represents clients opposed to the rezone for several reasons.

Petitioner Brian Henrichs presented information as to why he should be allowed to rezone. He also refuted claims of septic odors.

Attorney Richard Porter/Hinshaw Law said he represented 9 objectors and noted the county had voted against the request earlier in the day. He said there are several reasons why the rezone should not be approved including a plat from 1927 that allows only 1 home per platted property. Mr. Porter added that the property in question is in the flood plain and there are wetlands. There is a history of floods and septic odors occur at those times. He urged the committee to not approve the request. The committee said the county zoning would supersede the city zoning and a super majority vote would be needed from the county if the city objects. No formal recommendation was made.

#### ***8. EDC 2021-46 YBSD Expansion - Variance Request***

Ms. Noble gave background for this request. The YBSD is looking to expand their facility to be able to handle the increased capacity for future growth in the city. The expansion project will be on 20 acres of property west of the existing facility. They are requesting variances from city ordinances which are: full relief to discharge stormwater directly to the river, full relief from compensatory storage on site, full relief from tree preservation requiring replacement of 1500 trees and 10 foot setbacks on perimeter.

This will go to PZC in January and then to City Council. YBSD staff has worked with the city and has agreed to all terms.

#### ***9. EDC 2021-47 Oswego/Yorkville Boundary Agreement***

This was discussed at the October 5<sup>th</sup> EDC meeting and since then Mayor Purcell and the Oswego Village President have reviewed the agreement language and revisions have been made. Oswego was hoping to develop Hideaway Lakes and requested the property to be within the Oswego boundary. Language was added regarding possible reimbursement if excessive complaint calls were serviced by Yorkville. Mr. Engberg said there are several unincorporated subdivisions in the area and staff recommended adoption of a specific boundary line. This matter will move to a Public Hearing and to City Council in January. Some of the committee members said they still feel undecided about the property and noted Yorkville is in closer proximity.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 6:45pm.  
Minutes respectfully submitted by Marlys Young, Minute Taker/in-person