

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, April 5, 2022, 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 Chris Funkhouser/in-person
Alderman Joe Plocher/in-person

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/electronic attendance
Code Official Pete Ratos/in-person

Other Guests

City Consultant Lynn Dubajic Kellogg/in-person
Troy Mertz, MODA Homes/in-person
Engineer Dave Schultz, HR Green/in-person
Brad Winick/electronic attendance
Scott Shelton/electronic attendance
Kyle Smith/electronic attendance
Dawn Graves, Bricolage/electronic attendance
Dan Maurer, Bristol Bay/in-person
Ken Knapp, Bristol Bay/in-person
David Holtzman, Bristol Bay/in-person

The meeting was called to order at 6:01pm by Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval February 1, 2022

The minutes were approved as presented.

New Business

1. EDC 2022-14 Building Permit Reports for January and February 2022

Mr. Ratos reported 14 single-family detached home permits and 7 commercial permits for January. No further action.

2. EDC 2022-15 Building Inspection Reports for January and February 2022

There were 481 inspections in January and 427 in February. Mr. Ratos said the weather kept the numbers down. No further action.

3. EDC 2022-16 Property Maintenance Reports for January and February 2022

In January, 3 cases were heard including 2 cases on Honeysuckle which were found liable and fined. In February there was a roof case and the Honeysuckle address was also fined again.

4. EDC 2022-17 Economic Development Reports for February and March 2022

Ms. Dubajic Kellogg reported a number of businesses ready to go including 3 restaurants. The Williams Group is doing very well and includes a coffee shop. Other re-development is occurring downtown and the former Millhurst Ale House has a new owner and new concept and will be announced soon.

5. EDC 2022-18 Fiscal Year 2023 Budget Proposal

Alderman Funkhouser asked about new staffing and in particular, new inspectors. One additional inspector was added last year/mid-year and other employees were shifted to assist with Community Development. Outsourcing of reviews will continue and Mr. Ratos said a new inspector would cost about \$80,000. Mr. Olson discussed the Bright Farms permit fees and he said a survey of fees in other towns had been done to compare.

6. EDC 2022-19 Aging-in-Community Memorandum of Understanding

Ms. Noble said this proposal originated when she was part of CMAP. This proposal would analyze the aging population and determine what steps can be taken to improve this community. Staff has applied to be part of this pilot program and selections are now in the second round.

Representatives of this program were present via Zoom. Mr. Kyle Smith a Director in the Metropolitan Mayors Caucus, said communities such as Yorkville have been discussing strategies to help make the communities more livable for older adults. He said MMC and CMAP are attempting to obtain free resources for seniors. Mr. Brad Winick said if Yorkville becomes part of this process, there will be a small core team of 2-4 people along with elected officials and citizen reps. Goals will be identified, workshops will be held and a recommendations report will be compiled.

Ms. Noble said this would be the first project prior to a Comp Plan update with the focus on the senior community. Chairman Peterson asked if there are grant opportunities or results from other cities. Grants will not be known until after the goals are identified. She said the county, Senior Services and Parks & Rec would also be involved in this endeavor.

Work on this project will be minimal and can be done by current staff, along with a possible intern and high school students. This program was introduced in other communities with success and staff requested input from EDC regarding participation.

7. EDC 2022-20 Bricolage 8721 Route 126 Rezoning

Ms. Noble said petitioner Dawn Graves wants to open a third location for her business at this address. The existing house is part of the Windmill Farms, but the PUD never moved forward and Ms. Graves needs B-3 zoning. The property is part of 13 parcels in the PUD and each parcel needs to be removed and rezoned. If this is approved, the Comp Plan will need to be amended as a commercial zone. Staff did an analysis of the site for parking, setbacks and other items. They support rezoning and this will move forward to Planning and Zoning Commission next week. There was some further brief discussion about the setbacks and parking.

8. EDC 2022-21 Ordinance Approving the Second Amendment to the Annexation and Planned Unit Development Agreement for a Portion of the Windmill Farms Development (BW Properties Holdings, LLC/Bricolage Wellness, PLLC)

This is the amendment to carve out the parcel for the above rezoning. Ms. Noble said there were 13 parcels and staff was never able to get all property owners together at one time to repeal the Annexation Agreement. The City Attorney recommended that it be done individually to remove those parcels from the Annexation Agreement. Ms. Noble said there is a draft of the amendment and a Public Hearing will occur next week at City Council. Staff is also in talks with the church which owns 3 parcels, to complete this process and there are 3 remaining lots.

9. EDC 2022-22 Bristol Bay Unit 3 Final Plat Amendment

Ms. Noble explained that the remaining lots were purchased by Pulte. The new owner, Troy Mertz, MODA Homes, has a new product, but will need some variances and setbacks. They have an application in process to address some of the issues. Because of the adjustments needed, they must increase the number of units and shift some interior lines which will not increase the overall density. There are architectural standards in the original Annexation Agreement, and the owner has included some architectural features suggested by staff, for some design interest. Ms. Noble detailed the features to be included. The proposed Final Plat is included in the agenda packet. Alderman Funkhouser asked to have a setback verified that seems to be encroaching on a corner unit and Mr. Schultz noted that some of the setbacks overlap.

10. EDC 2022-23 Bristol Bay Unit 13 Final Plat

This unit had never been sub-divided. It had a Final Plat in 2006 which was not recorded and is therefore, null and void. It is a 25-acre parcel with 69 lots for single-family including a lot for a park, all under contract by NVR. As part of the approval, a \$50,000 payment must be made to the Parks and Recreation and must occur prior to recording of the Final Plat. When it was owned by Pulte, most of the underground work was completed, but some is also needed. This will move to Planning and Zoning Commission next week for Final Plat.

Kenneth Knapp, a Bristol Bay homeowner, said residents were not notified of the project and he said it is located in the middle of their community. He said they also were not notified of the SSA's which were re-financed and he had concerns about this. Mr. Knapp said that notifications were required to the surrounding residents. He said they were also worried about possible townhouse rentals in the middle of their community and the possible impact on the schools. Mr. Olson responded to these concerns and said Final Plats do not require notifications to nearby property owners as long as the project is generally the same product and unit count. The project owner invited dialog following the meeting.

Mr. Knapp also discussed SSA refinancing and said he wished to convey information to other residents. He also asked if the new lots and townhomes would be part of the SSA. Mr. Olson replied that they will, however, the new owner has the ability to pay off the SSA. Mr. Mertz also addressed the SSA and said he would be glad to meet with homeowners to discuss further.

Old Business: None

Additional Business:

Alderman Funkhouser asked to have a discussion about urban chickens at the next meeting.

There was no further business and the meeting adjourned at 6:56pm.

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