

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, May 3, 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

Absent: Alderman Joe Plocher

**Other City Officials**

City Administrator Bart Olson/in-person

Assistant City Administrator Erin Willrett/in-person

Community Development Director Krysti Barksdale-Noble/electronic attendance

Senior Planner Jason Engberg/electronic attendance

Code Official Pete Ratos/in-person

**Other Guests**

City Consultant Lynn Dubajic Kellogg/in-person

Mark Foster, *Kendall County Record*/in-person

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

**Citizen Comments** None

**Minutes for Correction/Approval** April 5, 2022

The minutes were approved as presented.

**New Business**

***1. EDC 2022-24 Building Permit Report for March 2022***

Mr. Ratos reported 151 permits issued including 28 single-family permits and 15 commercial. This represents \$9 million in construction value. He said many of the permits were issued for Raintree Village.

***2. EDC 2022-25 Building Inspection Report for March 2022***

There were 767 inspections in March with 201 outsourced and 566 done in-house. Mr. Ratos said he did several inspections for Kendall County.

### ***3. EDC 2022-26 Property Maintenance Report for March 2022***

There was one case heard in March which involved motor vehicles on property and it was dismissed since the cars were removed. Other cases were responded to, however, only one citation was necessary.

### ***4. EDC 2022-27 Economic Development Report for April 2022***

Ms. Dubajic Kellogg reported that Noodles, Gerber Collision and Glass, Chipotle, Belle Tire and Iconic Coffee will be coming to Yorkville and Pet Supplies Plus will be remodeled. The Williams Group has their space 100% leased. Second Chance Cardio has moved and the We Grow Kids has sold their building to the school district. Dakotas will be moving into the Butcher Block space.

### ***5. EDC 2022-28 Microbrewery/Brewpub/Microwinery Zoning Code Text Amendment***

Mr. Engberg said this is a staff text amendment. The liquor license code was earlier amended and placed several breweries in the same class for liquor code licenses. Staff proposed changes to better align with the zoning ordinance and the liquor license code. Mr. Engberg discussed the primary changes and said they include a limit of 50,000 gallons of wine per year which matches the state statute. The changes also remove any requirements that the facility must be ancillary to a restaurant. He said this matter will go to Public Hearing at the Planning and Zoning Commission next week.

Alderman Funkhouser asked if there is a definition for “hand-capped” and said he interpreted it as a manual sealing of bottles. It was decided that the word “sealed” should be used instead. Chairman Peterson asked what the state statute said and if this amendment will make it easier for businesses to start. There is no quantity limit for licenses for the 3 categories and the process will be monitored by the state. It was stated that mead is a type of wine, rather than beer.

### ***6. EDC 2022-29 Future Land Use Change – South Eldamain Corridor Properties***

Mr. Engberg said last year the city had discussions with the county about changing future land uses on Eldamain and Highpoint Rd. Much of the city uses were for residential while the county uses were mixed use business. The east side of Eldamain is within the city limits and Plano has the west side. In the Comp Plan, the city focused on the unfinished subdivisions and the county reached out to property owners of some of the farm land. One owner preferred mixed use business, while others preferred to wait to state a preference. Kendall County took this information to their Planning Board and ZBA. Mr. Engberg is seeking comments from the committee and staff will continue to look at the area trends. This item will proceed to PZC in June. Chairman Peterson asked for further landowner feedback from the county. Staff will also re-evaluate potential uses when the city updates the Comp Plan.

## **Old Business:**

### ***1. EDC 2020-32 Urban Chickens***

This was discussed last year and was placed on the agenda at Alderman Funkhouser's request since a handful of residents have continued interest. No action was taken when it was last discussed and he hopes it can move forward. Chairman Peterson said that most subdivision HOA's do not allow chickens. Alderman Funkhouser noted that a survey of 28 HOA's, showed a split on allowing vs. not allowing. Alderman Koch noted that he is

aware of 2 subdivisions that would put restrictions in place if chickens were allowed by ordinance. Possible problems include dogs chasing chickens, smell, noise, and others. Chairman Peterson shared some of the comments he has received from residents. The committee talked about some of the restrictions that would be put in place if chickens were to be allowed such as solid fencing, limit on number of chickens, lot size, setbacks, etc. Alderman Funkhouser said he wishes to re-address the lot size and setbacks and also does not want chickens on multi-tenant building lots.

Staff was asked to look at size lots – 8,000 to 10,000 sq. ft., maximum number of chickens, language about fencing/other enclosure and other restrictions. Alderman Funkhouser asked for a map of lot sizes which staff will compile for next month.

**Additional Business:** None

There was no further business and the meeting adjourned at 6:46pm.

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