

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, August 2, 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 attendance
Community Development Director Krysti Barksdale-Noble/in-person attendance
Senior Planner Jason Engberg/in-person attendance
Code Official Pete Ratos/in-person attendance

Other Guests

City Consultant Lynn Dubajic Kellogg/in-person attendance
John McFarland, CalAtlantic/electronic attendance

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

Citizen Comments None

Minutes for Correction/Approval July 5, 2022

The minutes were approved as presented.

New Business

1. EDC 2022-48 Building Permit Report for June 2022

Mr. Ratos reported 221 permits in June which included single-family, single-family attached and commercial permits. Alderman Koch asked if building will slow with rising interest rates. Mr. Olson said the builders predict a decrease and mortgage applications nationwide have also dropped. Mr. Ratos said Yorkville is seeing “urban flight” with people moving out of the city.

2. EDC 2022-49 Building Inspection Report for June 2022

In June there were 906 inspections, most of which were for single-family homes. Some outsourcing is still occurring.

3. EDC 2022-50 Property Maintenance Report for June 2022

Twelve cases were heard by the Hearing Officer in June with several cases on Honeysuckle. City staff members are working with the owner to become compliant. Mr. Ratos said the weeds and grass cases have decreased tremendously from past years.

4. EDC 2022-51 Economic Development Report for July 2022

Ms. Dubajic Kellogg reported a large amount of activity. She said Manpower is moving to Heartland, work is being done on the former Millhurst, construction for Chipotle is moving along, Taco Valley is opening and there is a new BBQ place in Kendall Crossing. Belle Tire is slated to open in September and Mr. Ratos added that Belle Tire can be converted to a full mechanic shop in the future if desired.

5. EDC 2022-52 Caledonia – Phase 3 Request for Final Plat Approval

John McFarland of CalAtlantic is seeking approval of Final Plat to subdivide two undeveloped parcels into 62 lots with 61 houses. In November 2004 a PUD was approved for Caledonia and Phase 3 now remains. In 2016 the city approved reduced permit fees which will sunset in November 2023. Parkway trees and sidewalk improvements will be the builder's responsibility and the sanitary sewer connections will be paid in full at \$2,000 per lot once this portion is finished. Staff supports the Final Plat and this will move to the PZC on August 10th. Mr. McFarland added that Lennar is the contract purchaser.

Old Business:

1. EDC 2020-32 Urban Chickens

Ms. Noble summarized previous discussions saying staff was given direction to move ahead using the Oswego ordinance. Based on feedback, she said staff is proposing to include the following: zoning districts E-1, R-1, and R-2 which would include approximately 4,400 parcels. Other criteria included 12,000 sq. ft. lots and a maximum of 6 hens in the rear yard only. Structures must be kept rodent-free, requires enclosure of 144 sq. ft. within a fenced yard, no electric cords to the enclosure, no slaughtering with the exception of humane or religious reasons and no roosters allowed. Also, staff is recommending regular inspections and one-time \$25 fee. HOA approval/letter must also be secured prior to getting a permit. Chairman Peterson said typically HOA's will require a permit before they will give permission.

The committee provided further feedback. Mr. Ratos added that sometimes no one manages HOA's or there may not be one. If someone had chickens and it was not allowed by the HOA, the HOA would have to enforce. It was noted that the Oswego ordinance requires an HOA letter.

Committee members also said the language should state roosters are “prohibited”. Chairman Peterson suggested a lot size of 11,000 sq. ft. and due to concern for dogs chasing chickens, it was suggested to make the fence a privacy fence, however, some HOA's do not allow those. It was decided to recommend an 11,000 sq. ft. lot size and a 4-foot opaque privacy fence around the lot. The committee did not oppose the slaughtering aspect of the ordinance. The committee will bring it back next month. Administrator Olson recapped the recommendations: the HOA requirement will be omitted, minimum lot size is 11,000 sq. ft. and a 4-foot privacy fence will be required around the lot that has chickens.

Additional Business: None

There was no further business and the meeting adjourned at 6:43pm.

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