

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, January 3, 2023, 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.

All attendees were in person unless noted otherwise.

**In Attendance:**

**Committee Members**

Vice-Chairman Ken Koch  
Alderman Chris Funkhouser  
Alderman Joe Plocher

**Other City Officials**

City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble

**Other Guests**

City Consultant Lynn Dubajic Kellogg  
Mike Krempsi  
David Guss  
Tom Ryan/via Zoom  
Dean Smith, New Energy/via Zoom  
Connor Glow/via Zoom  
Tony Puljic/via Zoom

The meeting was called to order at 6:00pm by Vice-Chairman Ken Koch.

**Citizen Comments** None

**Minutes for Correction/Approval** December 6, 2022

The minutes were approved as presented.

**New Business**

***1. EDC 2023-01 Building Permit Report for November 2022***

Ms. Noble reported 35 residential permits and 267 permits for the calendar year up to November 2022.

***2. EDC 2023-02 Building Inspection Report for November 2022***

There were 726 inspections with 602 done in-house and 124 were outsourced.

**3. EDC 2023-03 Property Maintenance Report for November 2022**

Ms. Noble reported only one case on the adjudication docket and it was dismissed.

**4. EDC 2023-04 Economic Development Report for December 2022**

Ms. Dubajic Kellogg gave a handout outlining the recent economic growth in the city. She highlighted the businesses that will be opening including Scooter's Coffee, Fox Valley Ortho, Viva La Funny Boutique, Station One Smokehouse and others.

**5. EDC 2023-05 New Leaf Solar Energy – Annexation , Rezoning and Special Use**

Ms. Noble said this project is proposed for the area of Eldamain and the railroad, next to Whispering Meadows subdivision. The solar project would occupy 18 of the 48 acre piece with the remainder continuing to be farmed. The property would be leased by the solar company for 20 years with the option of 20 additional years. When the property is annexed it will default to R-1 zoning, however, solar farms are not allowed under R-1. The petitioner would ask to rezone to A-1 (agricultural) and a special use process would also be required. The petitioner is proposing 9,700 arrays. Ms. Noble described the equipment to be used and said noise should not be an issue. Landscaping and a fence will be provided and a glare study was done as well. Staff recommended a Knox box and keys for the fence. An estimate of \$382,000 was given for de-commissioning, however, the engineer is requesting a larger number to include inflation.

The committee raised several discussion points. It was requested that the fence height be consistent with another solar field in the city which is 7.5 feet and the fencing type should be chain link with slats. A compacted surface rather than gravel was requested for the access road. The Committee also discussed stormwater, de-commissioning--if needed, connections to the nearby power poles and power station. There was communication with the railroad for any issues such as glare, however, New Leaf reps said it was not an issue. In response to an inquiry about the petitioner contributing to Beecher Road improvements, there has been no request from the city at this time.

This matter will move to City Council on January 24<sup>th</sup> for annexation and PZC in February.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 6:32pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker