

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 7, 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

In Attendance:

Committee Members

Vice-Chairman Ken Koch
Alderman Joe Plocher
Alderman Chris Funkhouser

Other City Officials

Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos

Other Guests

City Consultant Lynn Dubajic Kellogg
Mike Krempsi
Aaron Vanagaitis, Attorney

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

Citizen Comments None

Minutes for Correction/Approval January 3, 2023

The minutes were approved as presented.

New Business

1. EDC 2023-06 Building Permit Report for December 2022

Mr. Ratos said a total of 55 permits were issued for single-family attached, single-family detached and for fences. He commented that many of the single-family attached were in the Bristol Bay area and would become rentals.

2. EDC 2023-07 Building Inspection Report for December 2022

There were 698 inspections with most being residential. Outsourcing was minimal.

3. EDC 2023-08 Property Maintenance Report for December 2022

There were no cases heard in December since all issues were resolved, said Mr. Ratos.

4. EDC 2023-09 Economic Development Report for January 2023

Ms. Dubajic-Kellogg referred to her full report in the agenda packet and added that many prospects will be emerging in the next month. She also said that both of the businesses in the historic jail have moved, the building was sold and the new owner wants just one tenant to occupy the vacant space.

5. EDC 2023-10 105 E. Spring Street - Rezoning

Ms. Noble said the petitioner, Giovanna Schmieder, is seeking rezoning to B-2 on a half acre parcel now zoned R-2. The property is vacant and she wants to convert it to a real estate business. The surrounding zoning is R-2 and some of those properties are turning to business uses. Although she is requesting rezoning, it will still have a residential appearance. Staff is supportive of this request. Attorney Aaron Vanagaitis said his client would like to add paving for the parking area and the primary access is off Rt. 47. The committee is OK with this rezoning request and it moves forward to the Planning and Zoning Commission on February 8th.

6. EDC 2023-11 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

Ms. Noble said the city is in the 10th year with the county for reciprocal services. There was a high number of inspections at first, but it has slowed down in the last year with the city doing 70 and the county doing 7 inspections. Staff would like to continue this agreement for another year. Mr. Ratos added that by cooperating with the county, both entities are able to upgrade codes in lockstep. It also promotes a working relationship and good faith with the county. He said Oswego and Montgomery may also enter into this type of relationship. The committee was OK with this and it moves to the Council consent agenda.

7. EDC 2023-12 Annual Foreclosure and Population Projection Update

The foreclosures were reported on by Ms. Noble and she said there were 42 new filings in 2022 compared to 11 the year before. Grande Reserve was the subdivision with the highest number of filings. Single-family, multi-family and commercial were all represented in the report. She said population projections are 25,000 residents by the years 2024/2025. The committee had a brief discussion about the population projections compared to that from CMAP and she said the city numbers are more accurate.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:14pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker