

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 6, 2023, 6:00pm
City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Chris Funkhouser
Alderman Dan Transier

Absent: Seaver Tarulis

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos
City Consultant Lynn Dubajic Kellogg
Alderman Ken Koch (via Zoom)

Other Guests

Shannon Setchell/Little Loaf Bakehouse
Bailey Knapp/Little Loaf Bakehouse
Bob Boyd/Trinity Church
Mike Krempski
David Guss

The meeting was called to order at 6:08pm by Chairman Joe Plocher.

Citizen Comments None

Minutes for Correction/Approval May 2, 2023

The minutes were approved as presented.

New Business

1. EDC 2023-24 Building Permit Report for April 2023

Mr. Ratos reported a total of 138 permits issued including 10 single-family and 4 single-family attached. He said there were 20 permits issued just this week and developers are pushing to finish existing subdivisions. For information.

2. EDC 2023-25 Building Inspection Report for April 2023

There were 970 inspections this month. Some were outsourced, but staff members did the majority.

3. EDC 2023-26 Property Maintenance Report for April 2023

There were 2 cases on Berrywood Lane in Grand Reserve. The builder was found to be using water without a meter on 2 occasions and subsequently was issued a citation. It was dismissed at the adjudication hearing since it was corrected. Mr. Ratos said staff is seeking compliance.

4. EDC 2023-27 Economic Development Report for May 2023

Ms. Dubajic Kellogg said representatives of the future Little Loaf Bakehouse were present. She also said the shopping center at Cannonball and Rt. 34 has switched ownership and soon only one space will be vacant. The Meadery has opened and other breweries will open soon.

5. EDC 2023-28 Trinity Church Signs – Sign Variance

Mr. Engberg gave the background for this variance. The church is at the SE corner of Cannonball Trail and Rt. 47. They had 3 existing signs--monument sign for the church, post sign for the pre-school and banner signs for seasonal events. The church is in R-1 zoning district and at the time, religious establishments were permitted in R-1, now they are special uses.

IDOT has been taking land for the widening project on Rt. 47 and all 3 church signs were located in the land taken. IDOT told the church where to reposition them. An Aurora company was contacted and they re-routed the electric after pulling a permit. The permit was issued with the understanding the signs would be non-conforming and subject to amortization at the end of a 5-year period. The church would then need to request a variance or move the signs. This is a variance request ahead of the 5-years, so the church can keep the present signs and staff is seeking input from the committee.

Alderman Funkhouser asked how the church got 3 signs. Mr. Engberg said he could not find any sign permit information. Church representative Bob Boyd said the first one was installed in 2004, then the second one later and the monument sign was about 10 years ago. Staff discussed a possible commercial re-zone with the church, but they decided to just request a variance. This will go to PZC in July and then to City Council.

6. EDC 2023-29 Little Loaf Bakery – Special Use

The property is located at the NW corner of Rt. 47 and Center St. There is an existing structure that was originally a home, then later zoned commercial, then B-2. The special use is for an apartment upstairs and the owner plans to live there. Staff is OK with this request and it will move forward to PZC.

7. EDC 2023-30 Selection of Committee Liaisons

It was decided that staff would serve as liaisons for the 2 bodies-- PZC and Kendall County Plan Commission.

Old Business: None

Additional Business:

Alderman Funkhouser asked about the Old 2nd Bank building. He would like to explore some options such as the cost for demolition or marketing the property. Alderman Plocher inquired about the property at 609 N. Bridge. Mr. Olson said there was a proposal to tear it down and he will bring that forward again for consideration.

There was no further business and the meeting adjourned at 6:27pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker