

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, January 2, 2024, 6:00pm  
East Conference Room, #337  
651 Prairie Pointe Drive, Yorkville, IL**

**In Attendance:**

**Committee Members**

Chairman Joe Plocher  
Alderman Chris Funkhouser  
Alderman Dan Transier  
Alderman Seaver Tarulis

**Other City Officials**

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

**Other Guests**

Attorney Dan Kramer  
Matt Asselmeier, Kendall County (via Zoom)  
Mike Krempski & son  
Steven & Sandra Greenblatt  
Robert Schwartz  
Andrew Schwartz

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

**New Business**

(Chairman Plocher asked to move agenda items 5 and 6 to the beginning of the meeting and there was no objection).

***(out of sequence)***

***5. EDC 2024-05 703 S. Main Street - Variance***

Petitioner Steve Greenblatt was present and Ms. Noble provided background for his petition. Mr. Greenblatt originally filed for a shed building permit. The property consists of 2 adjoining parcels which have not been final platted together, but are under the same ownership. During the staff review, the staff noticed that the shed was located on the southern parcel and the location was too close to the property line as well as a building. The ordinance requires it to be 5 feet from the property line and 10 feet from the main structure. The petitioner is requesting relief from both, making it 4 feet from the building and adjacent to the northern property line in the rear. The uniqueness of the site has caused this issue. The shed itself is 160 square feet and located in the rear yard where there is also dense vegetation that blocks the view of the shed.

Staff supports this request which needs a variance. Alderman Transier asked if there was any place on the property where the shed could be placed without violating the code. The committee was OK with this and it will move forward to the PZC on January 10th for a Public Hearing.

**6. EDC 2024-06 Kendall County Petitioners 23-32 and 23-33 – 1.5 Mile Review  
(Grainco FS, Inc. & A.B. Schwartz)**

Ms. Noble said these properties are not within our corporate boundaries, but the county is required to notify the city as it could impact future development in Yorkville. Grainco is the owner and A.B. Schwartz is the contract purchaser. The property is zoned Ag since about 1974. The petitioner is requesting rezoning to M-1 Manufacturing and the land use map would be required to amend the land use for the county from Transportation to Mixed Use Business. The site is about 20 acres and the buildings on the site will be maintained and some leased. Attorney Dan Kramer said Grainco has moved most of their operation to Ottawa. They also sell propane from another property in Yorkville and will remain as a tenant to continue those sales. Most of the business is with farmers, but it is not a permitted special use in Ag and is only listed in M-1. Mr. Kramer is asking for approval and said no new buildings will be built.

Ms. Noble said this property is about .3 miles from Windett Ridge and the city's Comp Plan designates this area as estate/conservation/residential/ag. If this is to be approved, the city would have to amend the Comp Plan to reflect a manufacturing land use. She suggests the G.I. (General Industrial) since it's for a broad range of warehouses, etc. This request will go to the PZC on January 10<sup>th</sup> and to City Council on January 23<sup>rd</sup>. Mr. Kramer noted the various meetings it has gone through on a county level.

Mr. Funkhouser asked if this is a long term lease with FS and Mr. Kramer replied it is unknown at this time. Mr. Kramer said the county is going to use the legal non-conforming designation. The committee recommended this for approval and it moves forward to the City Council.

*(return to regular agenda)*

**Citizen Comments** None

**Minutes for Correction/Approval** November 7, 2023

The minutes were approved as presented.

**1. EDC 2024-01 Building Permit Reports for October and November 2023**

Mr. Ratos said there were 40 single-family homes in October and of those, 22 were detached and 18 attached. He noted that multi-families structures are becoming more prevalent.

**2. EDC 2024-02 Building Inspection Reports for October and November 2023 .**

(Note: the **November** building permits were reported under this item for building inspections)

Mr. Ratos said in November, 37 single-family home permits were added. Eighteen of those were detached and 19 were attached, with 6 commercial permits. There were many miscellaneous permits including for fences and decks.

**3. EDC 2024-03 Property Maintenance Reports for October and November 2023**

In October there were two cases and November had none. Many calls were received, but were resolved prior to staff follow-up.

**4. EDC 2024-04 Economic Development Reports for November and December 2023**

Mr. Olson spoke on behalf of Ms. Dubajic Kellogg and referred the committee to her reports. He noted the Little Loaf Bakery has now opened.

## ***7. EDC 2024-07 Annual Foreclosure Update***

Ms. Noble said there was a decrease of foreclosures in 2023 with 31 compared to 42 the year before. Nationally, she said Illinois has a rate of 1 in every 873 homes which is down from previous years.

### **Old Business:**

#### ***1. EDC 2023-51 Solar Farm Developments – Location Discussion***

Ms. Noble noted that after the last discussion, staff was asked to show in map form where the requested buffers would lie for the projects under consideration. The map versions show 500 feet, 1,000 feet and 1,500 feet from major roadways. Additionally, one map shows 500 feet from BNSF rail lines. Staff was also asked to show the ComEd transmission lines that would service these solar developments. She said none of the nine current potential projects meet the buffer requirements except the Corneils project which was an inquiry at the last discussion. As of January, they submitted for formal annexation, zoning and special use.

She said the discussion should consider the 3 factors: distance, location and maximum number of fields. For the distance requirement, all previously approved projects would not comply and would be considered legal non-conforming. Most sites appropriate for fields are in unincorporated areas. They meet the buffer distances and criteria and are more consistent with future land goals. A maximum number of solar fields should also be discussed. Three solar developments have been approved already.

In committee discussion, Chairman Plocher suggested a limit of 5 solar fields in the city. They also discussed the following: proximity to other projects was not a concern, possibly consider the actual location of an array vs. by parcel, availability of locations in NW or SE quadrants of city, petitioners might request increases in the allowed number of permits for solar fields.

Mr. Olson recapped the suggestions as follows: Committee reached consensus of 1,000 feet buffers, to not include RR tracks, density is not an issue, he will consult the City Attorney about number limitations, should a buffer restriction of 1,000 feet be added for the river.

Ms. Noble asked the committee if they would like this to be guidance or an ordinance for petitioners. If it is an ordinance, the UDO must be amended. Mr. Olson recommended making this a zoning requirement and staff will draft a code amendment. Any applicants that come before the city in the meantime will still be subject to the existing zoning codes, but they will be advised of possible changes.

**Additional Business:** None

There was no further business and the meeting adjourned at 6:31pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker  
(Absent from meeting, transcribed from audio)