

APPROVED 6/7/16

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, April 5, 2016 6:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

In Attendance:

Committee Members:

Chairman Ken Koch
Alderman Diane Teeling
Alderman Chris Funkhouser

Absent: Alderman Carlo Colosimo

Other City Officials:

City Administrator Bart Olson
Code Official Pete Ratos

Other Guests:

Mr. Terry Richards
Adam Richards
Kelly Helland, Attorney
Ms. Tairi Grace, Grace Holistic Center for Education
Lynn Dubajic, City Consultant
JoAnne Bowers, Pulte
Peter Tremulis, Pulte

The meeting was called to order by Chairman Ken Koch at 6:01pm.

Citizen Comments: None

Previous Meeting Minutes: March 1, 2016

The minutes were approved as read on a unanimous voice vote.

New Business:

1. EDC 2016-16 Building Permit Report for February 2016

Mr. Ratos reported 8 B.U.I.L.D. permits, 7 commercial and 17 miscellaneous. No further action.

2. EDC 2016-17 Building Inspection Report for February 2016

There were 103 inspections and the numbers are trending upwards. No further action.

3. EDC 2016-18 Property Maintenance Report for February 2016

There was one case in February for an illegal sign at the new liquor store on Rt. 47 and the entire sign was removed.

4. EDC 2016-19 Economic Development Report for March 2016

Ms. Dubajic presented the economic development highlights as follows:

1. Work is proceeding for the new restaurant replacing former Barley Fork, will open late April
2. Some interest in the downtown area for “other uses”
3. The Stagecoach Crossing structure will be completed and offices to move in.
4. West Suburban Bank building near Stagecoach Crossing has been purchased
5. Continuing to work on Kendall Marketplace
6. Preparing for ICSC conference in May--Lynn, Mr. Olson and Mayor Golinski will attend
7. Sherwin Williams will have groundbreaking at Rt. 34 & 47 soon
8. Continue to work on industrial development
9. Working with a grocer for south side
10. Working on Push for the Path and promoted on recent radio station. Currently there are commitments for \$11,250 in sponsorships.
11. Attended KEDAG (Kendall Economic Development Alliance Group) meeting. CMAP provided recommendations for KEDAG. Ms. Dubajic will provide most recent info for committee.
12. Job Fair at Waubensee College will be changing to mini job fairs and will emphasize manufacturing on June 10, healthcare on June 17 and IT on June 24, all from 9am to 1pm.
13. Brief discussion of possible project in Bristol Bay area
14. Ms. Dubajic's website links to City website

5. PC 2016-06 Commercial Trade School – Text Amendment

Mr. Olson said this is the first step to amend the zoning code for the Grace Holistic Center for Education special use request. They wish to establish a school in a building in the M1 district. It was determined the zoning code wasn't as modernized as much as needed. He briefly discussed the language in the amendment and the Special Use. Mr. Funkhouser questioned the intensity of the use of M2 and was not comfortable with a Special Use in M1. This item moves to Plan Commission on April 20 to consider the Special Use and zoning.

6. PC 2016-07 Lot 19 Commercial Drive – Proposed Special Use for a Self Storage Facility

This project was previously approved and the developer later decided to add another building and re-orient the development. The lot coverage has decreased by 1%. The revision has been reviewed by engineering and it was decided that an east/west orientation was best and will aid in drainage. A building on the west will block car lights. The Fire Department has also reviewed and the neighbor to the north is OK with the change. The committee was OK with this revision and it will move to Plan Commission and then to City Council.

7. PC 2016-08 319 E. Van Emmon Road – Proposed Special Use for a Commercial School

Parking spaces were discussed in relationship to the nearby truck docks and it was thought it would not be an issue. It was noted that part of the building is used as a storage facility and Mr. Funkhouser said it might be an incompatible use. He also suggested the use of the M1 designation might not be compatible with the Comp Plan. Alderman Koch also had concern for students crossing Van Emmon to use the park. Special signage might be needed for any special ed students being dropped off by parents.

8. EDC 2016-20 Autumn Creek – Proposed Amended Annexation Agreement for Fee/Ordinance Lock

Mr. Olson said this agreement reaffirms a previous agreement. Pulte would now like some of the fee locks, building codes and appearance codes to be extended 5 years as they build out the remaining lots in the development. This would also apply to 3 townhome buildings which would be built like the current ones. The fee locks were put in place in 2005-2006.

Mr. Tremulis also commented on the request. Five years ago he said townhomes sold for \$130,000 to \$150,000 with resales now from \$94,000 to \$150,000. Due to lack of townhome appreciation, they will not be building townhomes soon. He said prices on single family homes have not improved much either and he said they are only seeing a 3.9% profit. Alderman Funkhouser suggested a shorter term of 3-4 years and a slight increase in fees while Ms. Bowers noted there was a recent increase in the fees. Pre-payment of fees was also suggested. Committee members Koch and Teeling said they were OK with keeping the 5-year agreement. Ms. Teeling added that Pulte has remained in the City throughout the recession and she wants them to stay. Ms. Bowers said they would like a 5-year term so the builder can sell some townhomes FHA.

Old Business: None

Additional Business: None

There was no further business and the meeting was adjourned at 6:49pm.

Minutes respectfully submitted by
Marlys Young