

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, January 3, 2017, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Carlo Colosimo  
Alderman Chris Funkhouser

Absent: Alderman Teeling

**Other City Officials**

City Administrator Bart Olson  
Interim Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Code Official Pete Ratos

**Other Guests**

City Consultant Lynn Dubajic  
David Schultz, HR Green  
Julie Schlichting, Boombah/Imperial

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** December 6, 2016

The minutes were approved as presented on a voice vote.

**New Business**

***1. EDC 2017-01 Building Permit Report for November 2016***

Mr. Ratos reported 14 B.U.I.L.D., 8 commercial and 30 miscellaneous permits for the month. He said the milder conditions have been beneficial.

***2. EDC 2017- Building Inspection Report for November 2016***

There were 204 inspections in November mostly for single family homes.

***3. EDC 2017-03 Property Maintenance Report for November 2016***

Eight cases were heard in November according to Mr. Ratos. A maximum fine was requested for a chronic weeds and grass violator on Shadowwood Drive. Millhurst Ale House illegally added extra parking spaces on someone else's property which changed

parking space dimensions and decreased handicap spaces. A citation was issued, the offender did not appear at the hearing and a \$750 fine was levied. The problem has now been corrected. On busy nights, some illegal parking for Millhurst has occurred on Marketview Drive which is maintained by the Menards Corporation. Menards was notified of the parking situation.

#### ***4. EDC 2017-04 Economic Development Update***

Ms. Dubajic reported the following:

1. Met with possible user on Eldamain Rd. who will be moving forward with the UIRVDA project and will attend a meeting in Morris. Go Forth Sports and Cedarhurst assisted living/memory care facility will also attend.
2. Crossfit Exemplified facility moved into former Vat and Vine on Rt. 34
3. Will meet with representatives of Kendall Marketplace regarding a restaurant user and single family lots.
4. New building to be constructed at Kendall Crossing in spring

#### ***5. EDC 2017-05 Foreclosure Update***

Ms. Noble said there were 66 new foreclosures in 2016 with the most in Ward 3. Autumn Creek and Fox Hill had the most with nine each. Condo foreclosures were down by half. The annual report will be done again in January 2018.

#### ***6. EDC 2017-06 Noise Ordinance Amendment***

Mr. Engberg reported on this item and said the ordinance was last amended in December 2014. In 2015 there were noise complaints from the Pinheadz Bar and noise readings were taken. After some corrections by the owner, there were still complaints about vibrations. A consultant was hired to do a review and comprehensive report and new measuring equipment was recommended. Pinheadz is receptive to new measures and will split the cost of the sound study. This matter will be taken to the Planning and Zoning Commission and to Public Safety.

Concern was expressed for the subjectivity of the measurements. There was also concern about the time spent for officer training and that a trained officer might not be working at the time of an offense, though other City employees will be included in the training as well. The measuring machines are \$2,400 each with a need for 3-4. The business could be required to install a sound detector and report the findings to the City and the issue could also be tied to their liquor license. Ms. Willrett said the equipment is web-based and information is sent to City computers. Overall, concern was expressed for the high cost of these sound issues.

#### ***7. EDC 2017-07 Zoning Ordinance Text Amendments***

Mr. Engberg said revisions were needed for some ordinances. The changes will be for 1) semi truck repair. There was discussion of trailers (auto and truck) and definitions. It was decided to specify by weight to be consistent with the State. Changes will also be made for 2) commercial and trade schools, 3) manufacturing performance standards and 4) non-conforming land related to annexation agreements. Ms. Noble gave an explanation of these changes. This item moves to the Planning and Zoning Commission.

**8. EDC 2017-08 TIF Inducement Resolution – Imperial Investments**

Mr. Olson stated this resolution sets up Imperial property for future development, however, no funds are being committed at this time. The boundaries and legal descriptions were discussed. Mr. Olson said the TIF agreement will act the same if the land is residential or commercial. This resolution moves forward to the January 10<sup>th</sup> Council meeting.

**9. EDC 2017-09 Downtown Planning Update**

Ms. Noble said the Comp Plan is done and she proposed three projects on which to move forward to stay on track with completion dates. They are: landscape plan, wayfinding and downtown parking study.

Ms. Noble said the landscape plan would include greenery, landscaping and signage on the courthouse hill. HR Green was hired to generate ideas for a phased plan. Wayfinding would include a Yorkville sign, signage for parking and also a kiosk. In a report from HR Green, it was found that the downtown has surplus parking though it's poorly identified and Ms. Noble said ADA parking might be deficient.

David Schultz of HR Green was present to provide additional information. He showed illustrations of a concept plan. It was pointed out that the view of the river should not be restricted from courthouse hill. Costs solicited by staff were estimated at \$5,000 for the landscaping and \$20,000 for the parking study. In discussions on the wayfinding process it was noted TIF funds could be used for signage and the City could also apply for ITEP funds. In regards to the parking study, Mr. Schultz presented some ideas and identified where parking is located. Recommendations included a parking garage at the downtown bank location. Staff will review the interim ideas, however, no action will be taken until development begins.

**Old Business** None

**Additional Business** None

There was no further business and the meeting adjourned at 7:50pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker