

UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, November 6, 2018, 6:00pm  
City Conference Room

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Joel Frieders

Alderman Jason Peterson

Absent: Carlo Colosimo

**Other City Officials**

City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg

Code Official Pete Ratos  
Alderman Chris Funkhouser (arr. 6:15pm)

**Other Guests**

Dan Kramer, Attorney  
Lynn Dubajic, City Consultant

Greg Marker, Marker, Inc.

The meeting was called to order at 6:02pm by Chairman Ken Koch.

**Citizen Comments:** None

**Minutes for Correction/Approval:** October 2, 2018

The minutes were approved on a unanimous voice vote.

***1. EDC 2018-73 Building Permit Report for September 2018***

Mr. Ratos reported 14 single family home permits and 72 total permits for the month. Five of the total were commercial along with several fences and pools.

***2. EDC 2018-74 Building Inspection Report for September 2018***

A total of 324 single family and 183 commercial inspections were done. Many were completed by the outside service and some by EEI.

***3. EDC 2018-75 Property Maintenance Report for September 2018***

Mr. Ratos reported on the ongoing sawmill case saying there was one sight line case and one for weeds/grass. He said one case was continued to gain more information and one citation was dismissed. A separate case involved a resident who was operating a car repair business from a private garage.

#### **4. EDC 2018-76 Economic Development Report for October 2018**

Ms. Dubajic reported the following:

1. New owner of Fountain Village, will expand Roadhouse space for parties etc.
2. Popeye's and other national chain to open in former Subway, pizza place will also open.
3. D Construction will rent temporary space in Fountain Village while Rt. 71 is being improved.
4. Ground being broken in Kendall Crossing for Hacienda Real and later for the Flight Team. Grace Coffee preparing to open.
5. Planet Fitness signed lease and will open after first of year.
6. Arby's building will be purchased by local resident and opening expected Spring 2019.
7. Salerno's Red Hots may open next week in A-frame building.
8. Go For It Sports hosted international rugby teams, many other activities.
9. Kendall Marketplace working on new focal point for center and also working with local Broker Jason Pesola. Trying to develop outlots.

#### **5. EDC 2018-77 Heartland Subdivision – PUD Amendment for Side Yard Setback**

Mr. Engberg presented an overview of this request to change the side yard setback from 20 feet to 10 feet and also to increase fencing from a height of 6 feet to 8 feet. This is the third amendment to the Heartland agreement. A Plan Council meeting was previously held where the petitioner also asked to either remove or have a mountable median. City staff and EEI have rejected the median requests.

Mr. Engberg listed other items still being requested from the petitioner: dimensions, setbacks, total building height, scaled drawing, photometric plan, fencing detail, etc. Currently there is one access point (a right in/right out) shown in the petitioner's plans. Staff is requesting the petitioner connect to the Casey's parking lot on the west to address fire hazard concerns. Mr. Engberg then asked the committee for input.

Mr. Marker presented a revised site plan without elevations or design and not to scale. Mr. Marker said if the setbacks can not be changed, he might consider a 3-story building and an 8-foot fence to screen his building from Casey's. Ms. Noble addressed the possible height variance for the fence and listed items still needed from Mr. Marker.

Committee members then presented issues they had with the plan. Alderman Koch expressed concern about two right in/right outs so close together. Attorney Kramer said an emergency driveway could be installed if Casey's granted permission.

Alderman Peterson asked how many parking spots would be in the parking lot and expressed concern for possible high volume parking depending on the office renters. Fourteen spaces are suggested and two spots would be lost if an emergency driveway is approved. Alderman Frieders had concern for a building being far forward on the property in relationship to the right in/right out. He suggested building farther back to align with Casey's. Alderman Funkhouser said the access location is too close to Rt. 34 and he feels a 2-story building does not fit there. A suggestion from Alderman Koch was to share an entrance with Casey's.

Ms. Noble said this petition was scheduled to come before the PZC next week, however, she would like to table it to allow the petitioner time to gather all requested material. Mr. Kramer will consult with Casey's regarding a shared access.

**6. EDC 2018-78 Mobile Food Truck and Retail Vendor Units Ordinance**

Ms. Noble recapped some of the goals of the Comp Plan and recent approval for sidewalk parklet cafes. Regulations are needed for mobile food trucks so research was gathered from across the nation. The ordinance will address zoning and licensing for street vending, private property vending and truck rallies.

Ms. Noble presented some of the proposed fees, rules for public and private property and applicable conditions. She said the business license portion will be up for separate review at the December 12th PZC meeting and a future Public Safety meeting. She requested feedback from the committee.

Alderman Frieders requested narratives for various situations and asked if there is county health information. Various scenarios were discussed and Alderman Peterson asked for a definition of a rally. Ms. Noble said a rally consists of more than three food trucks and requires a permit. The required amount of space for trucks in public areas and private parking, sanitary facility requirements, length of trucks, fire department involvement, time limit in one location and a layout of the parked trucks were also discussed. More research will be done by staff.

**7. EDC 2018-79 Brewery Text Amendment**

This amendment creates a category just for breweries. To be consistent with the state, the city will also change their language to measure liquor in gallons rather than barrels. Ms. Noble said one barrel equals 31 gallons. This moves to the December 12<sup>th</sup> Planning and Zoning Commission meeting for a Public Hearing.

**8. EDC 2018-80 Economic Development Consultant Contract**

Mr. Olson said Ms. Dubajic will maintain the same price for her contract renewal. The current contract is three years and expires at the end of the year. He asked for a recommendation for City Council. A motion was made by Alderman Frieders and seconded by Alderman Peterson to recommend approval of the contract. This moves to the full Council.

**9. EDC 2018-81 Meeting Schedule for 2019**

The January meeting will be held on Wednesday rather than Tuesday due to the New Year's holiday. The committee was OK with the schedule as presented.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 7:13pm.

Minutes respectfully submitted by Marlys Young, Minute Taker