

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 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
Alderman Carlo Colosimo

Other City Officials:

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
City Planner Chris Heinen
Code Official Pete Ratos

Other Guests:

Rich Gaerard, Caledonia

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

Citizen Comments: None

Previous Meeting Minutes: December 1, 2015

The minutes were approved as read on a voice vote.

New Business:

1. EDC 2016-01 Building Permit Report for November 2015

Mr. Ratos reported 5 BUILD permits in November, no single family detached homes, 10 commercial remodels and 25 miscellaneous permits. He commented that 2015 was a good year.

2. EDC 2016-02 Building Inspection Report for November 2015

There were 153 inspections representing a slight decrease from the previous month, however, the mild weather has helped. Most inspections were for BUILD houses.

3. EDC 2016-03 Property Maintenance Report for November 2015

Multiple cases were heard and Mr. Ratos gave details on two of the ongoing cases. Many of the tickets will be re-issued due to the new State law.

4. PC 2016-04 Economic Development Update

Mr. Olson reported on behalf of Ms. Dubajic. He said the YEDC was closed out in the previous week and \$3,000 in remaining funds was forwarded to the City. Ms. Dubajic sent an invoice for her hours worked and Mr. Olson noted she had worked 40 hours more than expected in December. This will be offset by planned vacations so there was no billing for the extra hours.

Ms. Dubajic has contacted developers of Kendall Marketplace and Kendall Crossing to determine if they will attend a May conference in Las Vegas. If they attend, she said it would be beneficial for her and city representatives to also attend. She can get discounted rates and Mr. Olson will solicit volunteers.

She also met with Mr. Tollefson and Mr. Mann from Imperial Investments and Boombah, to review plans for downtown properties. They are trying to secure tenants for vacant properties. Mr. Olson also noted that Boombah will be shifting from a manufacturing facility to a warehouse facility.

Ms. Dubajic is also working with a new business who wishes to build a new facility on the south end of town, with a scheduled fall opening.

A new location for the proposed sports dome is being researched.

Chairman Koch asked about an update for the Countryside area. There are no new businesses coming in at this time, however, it was noted the theater is doing well. It was also noted that Kendall 10 will begin to serve liquor. Ms. Teeling asked about the Com Ed signage in Countryside. It refers to underground infrastructure being completed for smart grids.

5. EDC 2016-05 Caledonia – Proposed Development Agreement

A PUD agreement was approved in 2004 for 206 lots to be developed in 3 phases. The owners have changed and requested a clarification of the PUD including the parks contribution. A lump sum of \$158,000 was expected for parks from the original agreement. That was later changed to be paid on a permit basis, but was not codified and many fees were never paid. Other agreement components are: a backup SSA with a \$2,000 per unit fee for the Rob Roy interceptor, early acceptance of roadway, parkway trees and sidewalks will be done on a permit basis, request for signage and \$1,006 per unit for the Parks. Staff has prepared a fee schedule.

Mr. Rich Gaerard was present on behalf of the homeowners. He said a 5-acre land cash contribution has been made, all punchlists are complete and Com Ed still needs to run lines for the street lights. The agreement will solidify the various components in writing.

It was noted the Homeowners Association is already in place. Alderman Colosimo said residents could be affected if some are in the SSA while others are not. The entrance to the development was briefly discussed and there was some question about early acceptance if the roads are not done yet or if construction traffic is damaging them. Mr. Ratos added that heavy equipment is not allowed to be unloaded on the streets.

The committee recommended approval for the agreement and it moves to the January 12th consent agenda.

Old Business:

1. EDC 2015-37 Commercial/Industrial Incentive Plan

Ms. Noble said staff feels there are many incentives in place and it's not beneficial to do a blanket proposal. A case-by-case basis or site basis will determine the course of action. Alderman Funkhouser used the Corneils Road site as an example, saying that no natural gas is available there and wondered how developers would be notified in advance that the City is willing to work with them. He suggested a document that outlines items the City would consider and would like information placed on the City website as well. Mr. Olson added that Ms. Dubajic already verbalizes these considerations when meeting with clients and Ms. Teeling added that developers already know about incentive agreements. Mr. Ratos said available properties should be part of the website. Ms. Noble said EEI has just hired a GIS specialist who will create a "storyboard" of available properties with various links for info. There is a possibility that the City and County could work together, however, some of the County info is outdated.

2. EDC 2015-43 BUILD T.O.O. Program

This program is an extension of the BUILD program and the acronym signifies Townhome Owner Occupied. Ms. Noble said the trend is for townhomes and this program would provide incentives up to \$5,000. A tiered program was also discussed by staff, however, after review it was suggested the T.O.O. program be run in the same fashion as the original BUILD for one year. Ms. Teeling noted that the City incentivizes businesses, but not residents.

Alderman Funkhouser asked if there is a legal ramification with requiring the townhome to be owner-occupied for 1 year, rather than having it be a rental. Mr. Olson said the City Attorney did not have an issue with this and it was noted a BUILD home could have a similar situation. Water and sewer fees are only half of the normal cost under this program, however, Mr. Ratos noted that there are separate water fees for each townhome unit.

This item will move to the January 26th Council meeting for discussion.

3. EDC 2015-47 Noise Ordinance Discussion

Ms. Noble said the current issue with noise at the bowling alley may be a vibration problem rather than decibels. A sound engineering company, Soundscape, was contacted for solutions and it was suggested to visit the site and also examine the equipment used to measure the sound. Mr. Funkhouser asked to have the paid company airfare expense removed from the \$4,000 study proposal.

Mr. Olson said the ticket recently issued to the alleged offender was based on vibrations. He reviewed a similar problem and solution in East Dundee. When the decibel level is exceeded, a light begins to flash so that the music is turned down. This can also be applied to a vibration problem. Mr. Olson said the Yorkville bar owner has been responsive and has hired a sound engineer regarding the problem.

The committee approved of moving forward to hire the company for a study.

Additional Business:

For the record, Ms. Noble wished to clarify a misidentification from last month's meeting regarding lot coverage. It applied to the bank on the site discussed, not X-Pac.

The proposed senior housing project was briefly discussed and Mr. Koch said he had visited a similar project in Glendale Heights. He said there is a waiting list from 2014 for that facility, so occupancy is not an issue. Income restrictions were briefly discussed. Alderman Colosimo said he spoke with St. Patrick's parish representatives who took a neutral position on the project. It was noted the proposed project has passed the first round of approvals.

There was no further business and the meeting was adjourned at 7:19pm.

Minutes respectfully submitted by
Marlys Young