

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 2, 2016 6:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

In Attendance:

Committee Members:

Chairman Ken Koch
Alderman Carlo Colosimo
Alderman Chris Funkhouser

Absent: Alderman Diane Teeling

Other City Officials:

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

Other Guests:

Boyd Ingemunson-The Law Office Group
Tom Nelson-United Faith in Christ Church
Pastor Will Shore-United Faith in Christ Church

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

Citizen Comments: None

Previous Meeting Minutes: January 5, 2016

The minutes were approved as read on a voice vote.

New Business:

1. EDC 2016-06 Building Permit Report for December 2015

Mr. Ratos reported 5 BUILD permits, 6 commercial and 14 miscellaneous in December for a total of 84 residential permits in 2015. He also gave the residential permit statistics from the previous years: 72 in 2014, 83 in 2013, 69 in 2012. He also cited dollar figures for the past year noting that part of the increase was due to the Wrigley expansion. No further action.

2. EDC 2016-07 Building Inspection Report for December 2015

A total of 139 inspections were done in December. No further action

3. EDC 2016-08 Property Maintenance Report for December 2015

Only one case came before the Hearing Officer in December and it was dismissed due to compliance at the time. Letters were sent regarding other property maintenance issues and they were corrected. The Bridge Street sign violation was corrected, but now is back in violation so a second letter was sent. Chairman Koch will be sending photos to Mr. Ratos regarding a situation on Teri Lane. It was noted that a beehive permit on Dolph had not been renewed and it is believed the resident has moved.

4. PC 2016-09 Economic Development Update

Ms. Dubajic said there were several updates for January. She attended two meetings on behalf of the City: SCORE breakfast meeting held in Joliet for business mentors to insure local businesses are aware of free available programs. There are 10,000 members nationwide. She also attended an SBA meeting regarding loan programs. She gave details of the program that has been re-approved by Congress and will be reinstated in July.

She also went to Waubensee College and appeared on "Fox Valley Focus" which will be aired in February. She spoke about events in the City in a 15-minute segment.

A meeting will be held with Kendall Marketplace regarding interest from a mid-size retailer in the strip mall. Other smaller retailers could follow.

A lease is being negotiated in the downtown on the east side of Rt. 47.

A new business has a property on the south side with a possible closing later in the month and a fall opening.

Ms. Dubajic is working with Justine Brummel regarding locations for the sports dome.

A significant industrial user is looking at the City for a sizeable project.

Mr. Koch asked about the progress of the south side Dunkin Donuts. Ms. Noble said the final plat is not recorded yet due to issues with the bank. The nearby car repair shop was also merged into another company.

5. EDC 2016-10 Foreclosure Bi-Annual Report

Mr. Heinen said there was a substantial decrease in 2015 foreclosures. In August there was a bit of an increase in foreclosures and the Ward III Bristol Bay subdivision had the highest rate. There was also an uptick in Fox Hill and Grande Reserve. He gave statistics comparing Kendall County to other counties in the State. Staff will look further at the graphs/statistics in relation to interpretation.

6. PC 2016-02 The Law Office Corporation-Special Use Request

Ms. Noble gave background of this request for the former Ingemunson Law Office building. She said the main entrance will no longer be in the front. The reason for the Special Use is that food will not be prepared at the business unlike similar businesses in the downtown. Patrons will be allowed to bring in food from nearby establishments. Mr. Ingemunson said he hopes for a spring soft opening.

Alderman Koch asked if a deck would be built in the back, however, there are no plans at this time. Currently there is no renter in the upstairs apartment and the noise ordinance was discussed briefly in relation to any future renters.

This request will move forward to the Plan Commission on February 10 for a Public Hearing.

7. PC 2016-03 *United Faith in Christ Church – Special Use Request*

Mr. Heinen said this request is for an M-1 district at 210 Beaver St. He said the petitioner would be required to have at least 9 parking stalls and there are 5 at this time. Pastor Shore said they are leasing part of the building space which has been vacant for some time. Since the church meets on Sunday, the committee did not have issue with the Special Use request. This moves to the February 10th Plan Commission for a Public Hearing.

Old Business: None

Additional Business:

Regarding the earlier discussed foreclosure report, Mr. Heinen referred to a website link which clarified that Yorkville is ranked first in the State for foreclosures.

In another matter, Alderman Colosimo said in the future, if items from this committee did not have 3 positive votes, the item should die in committee and not move forward to City Council. He said he would object to anything moving on if it does not have 3 votes.

There was no further business and the meeting was adjourned at 6:34pm.

Minutes respectfully submitted by
Marlys Young