

APPROVED 4/5/16

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 1, 2016 6:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

In Attendance:

Committee Members:

Chairman Ken Koch
Alderman Diane Teeling
Alderman Carlo Colosimo

Absent: Alderman Chris Funkhouser

Other City Officials:

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

Other Guests:

Craig Borneman, BBB Farms LLC
Kent Batemann, BBB Farms LLC

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

Citizen Comments: None

Previous Meeting Minutes: February 2, 2016

The minutes were approved as read on a voice vote.

New Business:

1. EDC 2016-11 Building Permit Report for January 2016

Mr. Ratos reported 19 permits--10 commercial and 9 miscellaneous. January was slow due to weather, but there was a rebound in February.

2. EDC 2016-12 Building Inspection Report for January 2016

There were 99 inspections in January, some of them for Rosati's expansion.

3. EDC 2016-13 Property Maintenance Report for January 2016

No adjudications took place in January, however, some letters were issued and the issues were later compliant.

4. EDC 2016-14 Economic Development Update

Ms. Dubajic was unable to be present, but Ms. Noble said staff has met with several persons. There is interest in opening an alternative school, some interest in industrial property and in property along Rt. 47. There is no further update on Kendall Marketplace at this time. She also added that today was the deadline to begin moving dirt on the Fountainview development to be eligible for incentives. She reached out to the developer and there had been communication issues with obtaining signatures, but they have now been secured for the final plat. She is unsure if an amendment will be requested for the missed deadline or if they will just proceed. Ms. Noble will provide an update at the end of the week.

5. EDC 2016-15 Kendall County Intergovernmental Agreement for Building Inspections

A couple years ago, the City began sharing services for building inspections with the County. Plumbing inspections are now included and the County employs the same inspector as the City's backup, so an agreement must be drafted to include those times when he does inspections during work hours. The only change is the agreement covers a 1-year period rather than 3 years. Building and plumbing inspections are now covered in one document and it also covers insurance requirements which the City has already met. If approved by Council, it will be executed by the end of the month. The committee approved and it moves to consent.

6. PC 2016-05 Silver Fox Development Rezoning

Mr. Heinen said this property was annexed in 2006 and was slated for a 172-lot subdivision, but was not final platted. The previous owner came in last year with plans to build a sports dome, however, the property has since been sold. As part of that sale, there was an amendment in 2015 which eliminated entitlements and just retained the R-2 zoning. Also as part of the agreement, the current ag use will be allowed as a legal non-conforming use until 2026 with a renewal each two years. The petitioner is requesting to rezone from R-2 to A-1. Other properties in that area that are zoned R-2 are also being used for agriculture at this time. Ms. Noble said in 2026, letters will be sent to the nearby property owners asking if they wish to extend their ag use or rezone.

Rezoning approval was recommended by the committee and it moves forward to the Plan Commission for a Public Hearing in early April and to the full Council at the end of April.

Old Business: None

Additional Business: None

There was no further business and the meeting was adjourned at 6:12pm.

Minutes respectfully submitted by
Marlys Young