

UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, June 7, 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

Absent: Alderman Carlo Colosimo

**Other City Officials:**

City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble  
Alderman Joel Frieders  
Code Official Pete Ratos

**Other Guests:**

City Consultant Lynn Dubajic	Tairi Grace, Grace Holistic School
Rita Perrett, True Properties	Alissa Bnudrea, City Center Apts.
Agnes Vernoy, City Center Apts.	Jeff Goodin, City Center Apts.
Deston LaRue, City Center Apts.	Hilary Hawkinson, former City Center resident
Racheal LaRue, City Center Apts.	Eden LaRue, City Center Apts.
Christina Geraghty, City Center	Ann Edwards, parent of Apt. resident
Ken Geraghty, Parent apt. resident	Jeff Geraghty, City Center Apts.
Sharline Stork, City Center Apts.	Jim Markby, True Properties
Lee Toutant, Jr., City Center	Ryan Salsman, City Center
Regina Salsman, City Center	Michael Salsman, City Center
Patrick Good, City Center	Todd Milliron

The meeting was called to order by Chairman Ken Koch at 6:05pm.

**Citizen Comments:** None

**New Business:** (out of sequence)

***7. PC 2016-12 210 Beaver Street – Proposed Special Use for a Commercial School***

Ms. Noble presented background for this petition and said a recently approved text amendment allows for a school in this location. A church will also share this space on the weekends. Alderman

Funkhouser said the original business plan showed outdoor activities and he expressed safety concerns since the area is industrial. He said that while he supports the school, he does not think the location is appropriate. Ms. Grace said these activities will occur in fenced-in areas of the building. Mr. Frieders said he supports the school and said the truck traffic is very slow in this area. This item will move to the Plan Commission on June 8<sup>th</sup> and then City Council.

**4. EDC 2016-30 Mold** (out of sequence)

This issue had previously been discussed at a City Council meeting. Mr. Olson referred to a report detailing the mold discovered in the City Center Apartments. He said that while the report is valid, there is nothing in the report that warrants immediate property code violations. There were several tenants, the landlord and the Health Department present at the meeting to speak about the mold.

Many of the residents spoke of ongoing health issues which they said were attributable to the mold. Though not an apartment resident, Mr. Todd Milliron shared his experiences with the mold and also presented photos he had taken. He requested a credentialed person to conduct further mold testing.

Jim Markby, owner and manager of the apartments, stated there were some inaccuracies in some of the comments made. The property was in receivership when he purchased it 5 years ago. He detailed the many structural and interior improvements he made to the apartments.

To assist the residents, the property manager said verbal commitments had been made to release residents from their leases if they so desired. Mr. Markby said microbial paint is being used to help eliminate the problem. Maintenance forms have also been developed, processes have changed and inspections may begin. Mr. Frieders commented there seems to be a communication issue and that issues need to be discussed with respect.

Alderman Funkhouser commented that the City has limited authority and would set a precedent by getting involved. He noted the inspector outsourced the study. Mr. Ratos' report will be reviewed and the situation will continue to be monitored.

**Previous Meeting Minutes:** April 5, 2016 (out of sequence)

The minutes were approved as read on a voice vote.

**1. EDC 2016-27 Building Permit Report for March and April 2016**

Mr. Ratos reported the statistics for these 2 months. In housing starts, the City is 50% above last year as of the middle of May. It was reported that some builders are talking about adding houses in existing subdivisions. No further action.

**2. EDC 2016-28 Building Inspection Report for March and April 2016**

There were 179 inspections in March and 273 in April. No further action.

**3. EDC 2016-29 Property Maintenance Report for March and April 2016**

Code Official Ratos said one case was adjudicated in April and was dismissed upon compliance. In another case, a citation was issued, but the work is almost complete and now in compliance.

**5. EDC 2016-31 Economic Development Update**

Ms. Dubajic said interested parties have been looking at many properties. The Crusade Burger Bar is opening June 15<sup>th</sup> and the theater will open again soon. Properties on the east side of Rt. 47 in the

downtown have also been viewed. The Sherwin Williams store is progressing. The dance studio on Rt. 47 and Beaver St. is moving forward and Dunkin Donuts will open shortly. She recently attended the shopping center show in Las Vegas. There was a ribbon-cutting for the new slide at the water park. She also said \$30,000 had been raised at a recent 5K race for Push for the Path and Kendall County has awarded a \$50,000 grant. There will be a September 24<sup>th</sup> golf outing to raise additional funds.

**6. EDC 2016-32 Foreclosure Update**

Ms. Noble said the update includes January 2016 to May 2016 and shows 36 foreclosures as compared to 32 in the same time in 2015. This report will be given annually after this year.

**8. EDC 2016-33 Proposal to Combine Plan Commission and Zoning Board of Appeals**

Staff made a proposal to combine the Zoning Board of Appeals and the Plan Commission and form a Planning and Zoning Commission effective June 2016. Ms. Noble said other communities are moving in this direction. She said there were issues with not having a quorum and some projects were delayed as a result. Alderman Teeling said it was a great idea since businesses often need both bodies. Alderman Funkhouser concurred and recommended any current committee members be retained if they so desire. Ms. Noble added that all members have been notified to contact the Mayor if they wish to stay on the committee.

**9. EDC 2016-34 New Tenant Occupancy Letters**

There has been an issue with property owners leasing property to businesses that are inappropriate for that space. Ms. Noble proposed sending an annual notification letter to all property owners of commercial or factory spaces that have tenants, advising an occupancy permit is needed and to insure proper zoning. Mr. Olson said a database would be created from google searches, water bills, etc. Alderman Funkhouser added that information should be put on the website.

**10. EDC 2016-35 Commercial and Industrial Incentives**

Ms. Noble said incentives for new businesses would be addressed on a case-by-case basis. Staff would work with Ms. Dubajic to promote the properties and provide basic information along with the strengths and weaknesses of each. Under certain criteria, an “enterprise zone” could be formed. Ms. Dubajic said it is very competitive to have a designated enterprise zone and is based on scoring. In these zones, any construction materials or equipment used is exempt from sales tax. Input from the Aldermen was requested. Available sites will be placed on the website and this will be brought back for an update.

**Old Business:** None

**Additional Business:**

There was no further business and the meeting was adjourned at 7:49pm.

Minutes respectfully submitted by  
Marlys Young