

APPROVED 9/6/16

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, July 5, 2016, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo
Alderman Chris Funkhouser
Alderman Teeling (left 6:40pm)

Other City Officials

Mayor Gary Golinski (arr.8:00pm)
City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Planning Intern Vanessa Vucinic

Other Guests

City Consultant Lynn Dubajic
Nick Kalogeresis, Lakota Group
Jason Engberg

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

Citizen Comments: None

Minutes for Correction/Approval: June 7, 2016

The minutes were approved as presented.

New Business

1. EDC 2016-36 Building Permit Report for May 2016

Mr. Ratos reported 8 BUILD permits, 7 single family and 10 commercial for May. He said so far this year 52 single family home permits were issued compared to 35 last year at this time. No further action.

2. EDC 2016-37 Building Inspection Report for May 2016

There were 313 inspections in May and most were for residential starts. No further action.

3. EDC 2016-38 Property Maintenance Report for May 2016

There were 8 property maintenance violations and 4 were dismissed due to compliance on the hearing date. Mr. Ratos also reported a \$2,475 fine for a car in violation. He noted a trash dumping problem in the Westbury subdivision (across from the water park)

which the new owners are trying to rectify. Alderman Koch inquired about the Windett Ridge commercial area. Mr. Ratos replied that the area is posted and a violation letter was sent and a citation is forthcoming. It is believed the property has become bank-owned since last summer. The Heartland property was also discussed and it was noted there are overgrown dirt hills near Omaha St. The owner has agreed to take care of the problem. Alderman Colosimo asked about the triangle area at Rt. 126/Rt. 71/Wing Rd. where there is an old tractor trailer on the property. Mr. Ratos said a letter has been issued and the owners comply, then the issue recurs and the process starts over. He said they will be diligent about the situation.

4. EDC 2016-39 Comprehensive Plan

Ms. Noble said this is the final draft of the Plan and further input is sought from the EDC. Mr. Kalogeresis presented an overview of the report and said the Plan has a 10-year time frame. He said the two main items focused on were land use and revitalization of the downtown area. He said open houses were held and community input was received at 'speakout' events. He discussed future growth, desire for bike trails, connected transportation system, possible Metra service, enhancement of parks and rec facilities, city growth corridors, plans for the downtown, funding mechanisms, industrial growth and implementation of the Comp Plan. The Plan will be presented at Public Hearing in August at the Planning and Zoning Board. It will then move to the City Council and when the Plan is approved, it will be posted on a newly-created website.

5. EDC 2016-40 Downtown Planning

Mr. Olson said this discussion is a culmination of budgeting, the Comp Plan and City surveys. He said the funding mechanisms for the TIF district expires in 13 years and it would be difficult to incentivize any new developer to come into the downtown. Alderman Colosimo asked about the possibility of resetting the TIF time allowance. The City could extend the existing term according to Mr. Olson. The committee was in favor of Mr. Olson moving forward for an extension on the TIF.

Administrator Olson discussed the Brownfield study and the alternatives. He said the City could cap the site in concrete or pave it over for a parking lot. Alderman Funkhouser commented that he would like to see the City engage in discussion with the owner to turn the property into a 'greenfield'. Alderman Koch agreed saying there are many more people downtown now. Mr. Olson said the owner has met with the City Attorney.

Mr. Olson commented briefly on the parking study and facade program. Alderman Funkhouser said a definition for "historical" should be determined as it relates to some of the programs.

OSLAD has been reinstated, though the grant status is unknown. Streetscapes, public parking areas and east alley improvements were also discussed. Alderman Colosimo suggested the City Hall should be downtown also. Alderman Funkhouser said the City should ascertain their needs prior to any move. He also called for a downtown traffic study.

6. EDC 2016-41 Economic Development Update

Ms. Dubajic reported the following:

1. She will be able to easily contact the grain elevator owner when needed
2. Increased activity in the downtown
3. Crusade restaurant/bar working on some issues, will be including chicken
4. Moving close to a junior box store at Kendall Marketplace
5. Working with Justine Brummel on financing
6. In talks with a grocer, however, rooftops are an issue, client desires a big building south of the river to remodel, however, none are available. Now that Rt. 47 project is complete, it's easier to get across town to other grocers.
7. Much interest in Kendall Crossing

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 8:06pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker