

APPROVED 10/4/16

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

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Chris Funkhouser
Alderman Diane Teeling

Absent: Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Senior Planner Jason Engberg

Other Guests

City Consultant Lynn Dubajic
Kendall Marketplace Representative Gavin Smith

The meeting was called to order by Chairman Ken Koch at 6:18pm.

Citizen Comments: None

Minutes for Correction/Approval: July 5, 2016

The minutes were approved as presented.

New Business

1. EDC 2016-42 Building Permit Report for June and July 2016

In June, 15 new BUILD permits were added for a total of 67 for the year. There were also 13 commercial permits issued including the Dunkin Donuts on the south side. No further action.

2. EDC 2016-43 Building Inspection Report for June and July 2016

Inspections for June totaled 313, most of them being residential and also some commercial. No further action.

3. EDC 2016-44 Property Maintenance Report for June and July 2016

Mr. Ratos reported 32 property maintenance cases in June including a sweep of the downtown. The sawmill was found liable and was ticketed. Cases involving downtown Boombah-owned properties/structures were dismissed since they will be demolished after gas lines are removed. No further action.

4. EDC 2016-45 Economic Development Update

Lynn Dubajic reported the following information for August:

1. Crusade Burger Bar expanded their menu
2. Cobblestone to re-open next year under new name
3. Working with Imperial Investments
4. Had inquiries on downtown properties
5. Dunkin Donuts underway on south side
6. Met with developer regarding grocery store on south side, however, developer found it took only 4.5 minutes from south side to City Hall/north side
7. Triple 7 Motorsports signed lease in former D&H Ag building, will need rezoning
8. Working with Kendall Marketplace on national retailer. Also working with owner of center to host a golf outing at Blackberry Oaks for commercial brokerage firms and they will receive tour of shopping center, 100 people invited
9. Working with individual user on Eldamain
10. Assisting Justine Brummel with rec center, has closed on property, possible opening in spring
11. City is a member of Kendall Economic Development Alliance Group and will hold an economic forecast breakfast October 21, 7:30-9:30am, hosted by surrounding communities. Speaker is from Federal Reserve Bank.

5. EDC 2016-46 Ordinance Amending the City Code as it Relates to Littering

Ms. Noble said the current code states a police officer must issue a citation for littering, therefore, disallowing the code officials to do so. The language from the state statute was added to the city code for adoption to allow code officials to issue citations. Additional restrictions on littering were added as well. This will clarify the language and strengthens the city's ability to respond and enforce.

It was thought that video of an offense could not be used to cite someone, however, it could act as evidence. It was noted in the case of home construction, debris becomes trash after the permit expires. This item moves to the full Council.

6. EDC 2016-47 Sugar Grove Boundary Agreement

Staff is looking at communities that do or don't have agreements with the City as part of the Comprehensive Plan. The agreement with Sugar Grove expires in 2020. An update of the section regarding Baseline Road was done and some language was removed regarding obligations in the event of development, etc. Some new items were also added. Ms. Noble detailed some of the other points of the agreement. The Baseline bridge that needs to be replaced/repaired was also discussed. Alderman Funkhouser stated that the bridge is the City's responsibility at this point, however, if development was triggered, the costs would be split with Sugar Grove. The committee was OK with this agreement and it will move to an upcoming Public Hearing.

8. PZC 2016-03 Kendall Marketplace – Sign Variance (out of sequence)

Mr. Engberg said the right-of-way is expanding at Rt. 34 and Isabel Dr. The monument sign at this location for Kendall Marketplace, will be less than 5 feet away from any lot line and will be within a foot of the right of way. It will become a legal non-conforming sign. The code states that after 5 years of non-compliance, a sign must be taken down, so the shopping center owners are being proactive by requesting the variance at this time. The committee was OK with this and it will be approved by the PZC committee per City code.

7. EDC 2016-48 Extension of B.U.I.L.D. Program (out of sequence)

The program was begun in 2012 and an extension to December 2017 is being requested. Mr. Engberg said surveys consistently favor the program and it is influential to building in Yorkville. The building permits have also remained high in relationship to most area cities. Mr. Ratos said 64 permits for B.U.I.L.D. have been issued as of last month. Alderman Funkhouser said he still favors the program, though he suggested a scaleback or capping in 2018. Alderman Teeling also approves continuing the program. Alderman Koch also approves and is hoping for a south-side grocery store. He suggested a separate line item in the budget for this program. He has concern for shorting city services due to waiver of fees. Administrator Olson said the program should be reflected in the general fund and as a result of a healthy general fund, the City's bond rating has improved.

The committee was OK with continuation of the program and Alderman Funkhouser noted that additional houses provides more taxes, etc. in the future.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:02pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker