

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, October 4, 2016, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Diane Teeling  
Alderman Carlo Colosimo  
Alderman Chris Funkhouser

**Other City Officials**

Community Development Director Krysti Barksdale-Noble  
Code Official Pete Ratos

**Other Guests**

City Consultant Lynn Dubajic  
Anna Jaruszewski, Property Owner, 202-206 S. Bridge St.

The meeting was called to order by Chairman Ken Koch at 6:02pm.

**Citizen Comments:** None

**Minutes for Correction/Approval:** September 6, 2016

The minutes were approved as presented.

**New Business**

***1. EDC 2016-49 Building Permit Report for August 2016***

Mr. Ratos reported 14 single family homes and 8 of those were B.U.I.L.D. There were also 5 commercial permits issued. He said the total for the year so far is 133 home permits and 5 are pending. Alderman Teeling commented that the General Manager of Menards told her their business is up 30% over all other area Menards due to B.U.I.L.D. and he said residents also shop there for other materials. Alderman Colosimo received a similar comment. Menards also supplies all building materials for Prairie Meadows. Mr. Ratos added that 90% of decks are spec'd by Menards due to their excellent computer program. No further action.

***2. EDC 2016-50 Building Inspection Report for August 2016***

There were 404 inspections for new homes, decks and accessories in August, according to Mr. Ratos. No further action.

### **3. EDC 2016-51 Property Maintenance Report for August 2016**

Code Official Ratos said 29 cases were heard in the adjudication process and most were repeat offenders. Westbury Village has been cleaned up and 155 yards of garbage were removed. Ownership has also been transferred and the new owner has a contract to maintain the area. It was noted that some of the fines on the report were very high and those are chronic offenders.

### **4. EDC 2016-52 Economic Development Report**

Ms. Dubajic presented the following information:

1. Renovations are being done on the building owned by Ms. Jaruszewski and she is being encouraged to do an inducement letter for later advantages.
2. Minor Threat is preparing for a second restaurant
3. Working with Imperial Investments to determine use for bank site and FS site
4. Dunkin Donuts is underway, won't have electric service until December.  
Committee asked to have pressure put on Com Ed and also asked for update.  
Spoke with previous Shell station owner who is interested in gas station site at Dunkin Donuts
5. Working with grocery store owners for south side location
6. Triple 7 Motor Sports moved in and open, hope to sell motorized vehicles at a later time after approvals from Yamaha
7. Virtues in Motion (dance studio) in progress
8. A pediatric facility now located in former West Suburban Bank building
9. Have a repeat meeting with a potential user for Kendall Crossing (Rt. 34 & 47)
10. Nationally recognized junior box retailer will soon sign lease at Kendall Crossing
11. Golf outing planned for Kendall Marketplace was canceled
12. O'Reilly Auto Parts will open soon
13. Industrial user in discussions for Eldamain Road location
14. Go For It Sports (Justine Brummel project) to break ground in spring, open in September
15. Attended conferences, was on TV and radio to showcase Yorkville
16. Recent golf outing for Push for Path brought in \$40,000

Ms. Teeling noted there are 3 auto part stores in the area of the O'Reilly store. Mr. Funkhouser said O'Reilly has a heavy investment in this region and a warehouse was recently built in the area. He also noted there is a customer loyalty to the respective parts stores.

### **5. EDC 2016-53 Downtown TIF – Redevelopment of 202-206 S. Bridge St.**

Ms. Noble said this is an inducement resolution which preserves her right to do renovations in the future and allow for negotiations for a redevelopment agreement at that time. If any work is done prior to the agreement, it is subject to approval for TIF-eligible funds. The property owner, Ms. Jaruszewski, is planning on some renovations for her building, including re-orientation of the front door and other improvements. It was noted that the water main behind the building affects all the businesses in that block. This will move to the next Council consent agenda with committee approval.

**Old Business** None

### **Additional Business**

Chairman Koch said he had attended the IML conference and specifically the economic development seminars on branding and the future of retail. He said retailers are able to use cell phones and satellites to determine the viability of retail development. There is also a focus on smaller grocery stores. Ms. Dubajic said the seminar she attended said stores will have smaller inventories since customers will view products at stores and then order on-line.

Alderman Funkhouser inquired if there is a limit on the number of temporary wind feathers on a given property. There is no limit and he said there are several at a couple businesses. However, there is a time limit of six months before a regular sign is required. He said the grass in those areas is being killed to avoid mowing. On the positive side, Ms. Dubajic added that businesses use the signs to let people know they are there.

There was no further business and the meeting adjourned at 6:44pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker