

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 7, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

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

Other City Officials

Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Building Inspector Bob Creadeur

Other Guests

City Consultant Lynn Dubajic

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

Citizen Comments: None

Minutes for Correction/Approval: January 3, 2017 and February 7, 2017
The minutes were approved on a voice vote.

New Business

1. EDC 2017-16 Building Permit Reports for December 2016 and January 2017

Mr. Ratos said December permits included 6 single family in the B.U.I.L.D. program, 5 commercial and 31 total. January figures included 6 B.U.I.L.D. permits, 1 single family and 10 commercial. No further discussion.

2. EDC 2017-17 Building Inspection Reports for December 2016 and January 2017

There was a total of 171 inspections in December and most of those were B.U.I.L.D. In January 241 inspections were done, many of which were B.U.I.L.D. Many of the January inspections were for D.R. Horton, builder.

3. EDC 2017-18 Property Maintenance Reports for December 2016 & January 2017

Sawmill citations were heard in January. Dismissal was recommended for the outdoor display since the sign blew down and corner clearance was also dismissed. A case in Heartland was dismissed since the mulch piled in the driveway was moved just prior to

the hearing. A 'work without a permit' case on Hydraulic was heard as well as a situation with a house that had filled with ice after water was left running. No further comments.

4. EDC 2017-19 Economic Development Update (discussed later in meeting)

5. EDC 2017-20 Vacant Building Registration Program

Ms. Noble reported on this program first proposed in 2015. It would help identify and track vacant/problem properties and the owners. She said banks often notify the City of vacant properties and this would help protect nearby properties and neighbors. Many banks already participate in this program in other communities.

Building Inspector Bob Credeur was also present and said he had discovered a program called Pro Chance which tracks vacant properties. He said oftentimes the complaints come from neighbors. After inspection and finding many problems such as mold, running water, flooding, decaying food, etc., he must determine ownership. He said sometimes it requires ample research to determine the owner and as building increases, he and Mr. Ratos will have less time to do this tracking. He said Pro Chance is no cost to the City as they are paid out of the fees collected from the banks/owners. A fee of \$250 is being proposed.

Ms. Noble commented that if the City uses the service and has no ordinance, the City cannot enter the property. It was also discussed what determines a 'vacancy'. It must be unoccupied for a specified number of days and the decision then is made by Mr. Ratos after due diligence.

Alderman Koch was concerned that even more staff resources would be needed for this program. Initially it would cost staff time, but as the program progresses, it would assist them. Mr. Koch also asked what would happen if the banks fail to report foreclosure homes. They would then be cited and possibly fined.

Alderman Colosimo said he was not in favor of this ordinance since it was an overreach of government and that potential owners can have inspections done before purchase. Ms. Noble replied that the City has an interest in the properties since they provide tax revenue. The information would also be shared with the Police Department and Homeowner's Associations.

Input for revisions to the ordinance was requested by Ms. Noble. Aldermen also requested information be gathered from other communities about their experience with the program. Alderman Funkhouser asked for more info on the mechanics, fee justification and clarification. He also questioned the appeals process that rests solely on the administrator. Mr. Koch asked for more information on the manhours needed from the staff. The committee said they initially just favor registration to begin a list. This item will be brought back for review and to also discuss two separate ordinances.

6. EDC 2017-21 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services

Ms. Noble said this is the same agreement as the first three years and the County has already renewed it. The committee approved and it moves forward to the Council consent agenda.

4. EDC 2017-19 Economic Development Update (out of sequence)

Lynn Dubajic reported the following information:

1. Talks continue and show promise for a south side grocer
2. Kendall Crossing: working with significant user that is gaining final approvals, hope to announce name in April.
3. Kendall Marketplace is working with new broker, Edgemark, and a new business is starting processes with City. Existing big businesses must sign off on agreement.
4. Working with a large public company, but another town is in first place at this time. The company is looking at an existing location they own.
5. Go Forth Sports project going well
6. Calls are being received from residential builders.

Alderman Funkhouser questioned if the SSA scribner's error has been corrected. It is currently at the County awaiting action.

Old Business None

Additional Business

Alderman Funkhouser asked about the results of the regional Plan Commission meeting. Staff attended the meeting where the County and City summarized their current projects. Eldamain Road was discussed and it was questioned why some of the areas were not shown as industrial. Ms. Noble informed the County of the Comprehensive Plan and the City was asked to reconsider some of the industrial areas. The County has the ultimate authority. The big issue for the City is the lack of natural gas on the City side which would be an enormous cost to provide.

Ms. Colosimo said he had a query from an attorney regarding pending construction on the school at Penman Rd. and Rte. 126. It is believed they will have a building permit in the next few weeks. Road improvements must be completed prior to the construction start. It is hoped that residential building will also begin then.

There was no further business and the meeting adjourned at 7:35pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker