

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, April 5, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

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

Other City Officials

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

Other Guests

City Consultant Lynn Dubajic
Mr. Sonny Shah, Kendall Hospitality
Tony Scott, *Kendall County Record*

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

Citizen Comments: None

Minutes for Correction/Approval: March 7, 2017

The minutes were approved as presented on a voice vote.

New Business

1. EDC 2017-22 Building Permit Report for February 2017

Mr. Ratos reported five single family home permits (four were B.U.I.L.D.) in February and 10 commercial permits. He said the weather was good and construction was 30% higher than last year at the end of March. It was noted there is a lack of inventory now and that houses are selling rapidly. The senior housing subdivision extended their special use for three more years and are closing out other projects prior to starting in Yorkville.

Alderman Funkhouser requested a map (or address list) showing the location of B.U.I.L.D. homes and non-B.U.I.L.D. homes since the program began. Mr. Koch said the builders shy away from some areas for the B.U.I.L.D. program due to high costs. There was a brief discussion about possible revision of fees.

2. EDC 2017-23 Building Inspection Report for February 2017

There were 321 inspections in February with a large amount of residential activity.

3. EDC 2017-24 Property Maintenance Report for February 2017

Seven cases were heard and Mr. Ratos said there was a dismissal on the case where ice filled the house and the owner is working with the City. Mr. Olson reported the City won adjudication on two of the tickets issued last year, where work must be completed by property owners. He will be drafting a policy for these situations.

4. EDC 2017-25 Economic Development Update

Ms. Dubajic reported the following:

1. Continues to discuss development for downtown
2. Still working with potential grocer
3. Discussions with businesses to rent space in shops on Rt. 71 west of Rt. 47
4. Kendall Marketplace talks continue for outlots and in-line space
5. Industrial user still undecided about location
6. Go Forth Sports ready to break ground
7. Kendall County hosted Chicago Regional Growth Initiative
8. Many residential builders exploring Yorkville
9. Cedarhurst prepares to close on property and break ground

Alderman Funkhouser inquired about the progress of the Kendall Marketplace SSA correction. Mr. Olson said the County told him the error will be corrected before tax bills are sent. Mr. Funkhouser expressed his displeasure with the delay since a potential buyer for the property was likely driven elsewhere due to the delay.

5. EDC 2017-26 TIF Inducement Resolution – Kendall Crossing

This is the first step in the TIF agreement process prior to the developer committing to a project. It needs to be approved by simple majority at City Council.

Ms. Dubajic introduced Mr. Sonny Shah who will be constructing a 4-story hotel in Kendall Crossing. He said it will have 90+ rooms with a second adjoining building to serve as a conference center to accommodate 500 people. The project will bring 70 jobs. Mr. Shah went through UIRVDA for this project. It should be completed one year from the building permit issuance. With committee approval, it moves forward to the Council consent agenda.

Old Business

1. EDC 2017-20 Vacant Building Registration Program

Ms. Noble stated revisions were made to this proposed program including a fee reduction from \$250 to \$150. Committee members asked for clarifications of other situations including the criteria for deeming a house vacant.

The proposed program will move forward to Council without a recommendation, for further input and discussion. This will be discussed at the April 11th Council meeting.

Additional Business

Alderman Teeling commented on a recent *Beacon News* story which stated Yorkville spent a large sum of City money on the old jail. She wanted to clarify that the City received grants and State money.

There was no further business and the meeting adjourned at 7:00pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker