

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, May 2, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Chris Funkhouser
Alderman Carlo Colosimo
Alderman Diane Teeling (left 6:59pm)

Other City Officials

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

Other Guests

Lynn Dubajic, City Consultant
Mr. Sonny Shah, Kendall Hospitality
Alex Finke, IL Realtors

The meeting was called to order by Chairman Ken Koch at 6:01pm.

Citizen Comments: None

Minutes for Correction/Approval: April 5, 2017

The minutes were approved as presented by unanimous voice vote.

New Business

1. EDC 2017-27 Building Permit Report for March 2017

Mr. Ratos reported 21 single family permits (8 were B.U.I.L.D.) and some commercial. He said overall permits this month were 20% higher than last year in March.

2. EDC 2017-28 Building Inspection Report for March 2017

Mr. Ratos said that most inspections were for B.U.I.L.D. homes and some commercial. He said Ryan Homes opened their starter homes in Caledonia and all appliances are electric rather than gas. No further action.

3. EDC 2017-29 Property Maintenance Report for March 2017

Seven cases were heard in March and many were vehicle sticker violations. Most of them were dismissed since stickers had been purchased. Chairman Koch requested info

on the standing/dripping water (noted in the report) which was a clogged storm drain. The Wing Road property was briefly discussed and a citation is being drafted for the tenant and landlord.

4. EDC 2017-30 Economic Development Update

Ms. Dubajic reported the following:

1. A TIF inducement resolution request is anticipated for a downtown development
2. The prospective south side grocer is on hold pending State of Illinois actions
3. Continuing work with Kendall Marketplace, current tenants are reviewing proposed junior box store
4. Working with developer on Rt. 47 for multi-tenant buildings
5. Possible single use property development on Rt. 34
6. Industrial user has opted to locate in another town
7. Wrigley activity anticipated
8. Go Forth Sports facility groundbreaking on May 16
9. Groundbreaking expected for Cedarhurst in July and Anthony Place in June
10. Ms. Noble and Ms. Dubajic appeared on Fox Valley Headline Makers
11. Attended county EDC meeting to discuss revolving loan funds for businesses
12. Attended Earth Day Conservation Foundation dinner

Alderman Funkhouser inquired again if the change in the SSA language had been made for Kendall Marketplace. Mr. Olson said the County again missed the deadline for making the correction prior to property tax bills being mailed, but it is believed a certificate of error can be filed. He gave a further explanation of the taxes that have been paid. Alderman Funkhouser said it has been over 5 months since this issue was initially brought forward and he asked what leverage the City has to finally get the revision done. Aldermen Funkhouser and Colosimo will talk with Debbie Gillette at the County Clerk's office about the delay in this issue since it has cost the City potential development.

5. EDC 2017-31 Small Cell Antennas

Ms. Willrett explained these amendments to Chapter 8 and 18 resulted from increased cell tower applications. The increase is for greater access and data for wireless users. Some towers are on private property while others are on municipal property and the language will place certain limitations on the towers. Alderman Koch inquired about schools placing towers on their buildings. This ordinance and amendment does not address towers on school property. This matter will be moving forward to other committees prior to returning to EDC.

6. EDC 2017-2 Text Amendments to Zoning Ordinance

Mr. Engberg said this amendment is a cleanup of the ordinance. Staff has recommended a definition for health/fitness clubs and gymnasium which previously were not defined in the ordinance. He is seeking feedback on the definition.

Alderman Teeling asked about massage services within these facilities. Currently, those services require a separate license. There was some concern for allowing these facilities in manufacturing use areas even though some facilities are very industrial in appearance.

Ms. Noble pointed out that many communities are struggling to fill manufacturing space and Alderman Colosimo said this is a good way to fill the vacant space. Also noted was the substantial price difference between commercial and industrial. This item will move to the Planning and Zoning Commission.

7. EDC 2017-33 Hotel Incentive Agreement

The draft incentive agreement was presented and Mr. Olson diagrammed the taxes, EAV and TIF deal figures. He discussed the viability of the TIF fund and said the hotel would improve the TIF. Construction should begin January 2018 with a 2-year time frame. If there are delays, City Council can extend deadlines. Alderman Koch said many residents are requesting a restaurant such as Chili's for one of the remaining lots. Alderman Funkhouser asked if there are any controls for the remaining lots, but only the standard construction controls are in place. Ninety rooms and a banquet center are planned with a causeway connecting the banquet facility to the hotel.

Alderman Funkhouser expressed concern for the agreement being lax and asked that the Council be able to look at the plans etc. prior to building, however, Mr. Colosimo said the hotels will have to meet certain standards for the brand. Signage was also briefly discussed and the agreement will move to the May 9th Council consent agenda.

8. EDC 2017-34 Downtown TIF Extension

Jason Engberg said staff has been reviewing the downtown TIF and a possible extension. The downtown properties were evaluated for their EAV and many were found to have a negative EAV. Options were discussed and it was decided to split the existing TIF, establish new boundaries and create a new, second TIF district. Funds can still be shared if the TIF boundaries meet. Mr. Olson said the State legislature is usually amenable to such an action. He gave an in-depth explanation of how the process works. Properties on the north side of the river could be looked at, however, Mr. Olson said they are in much better condition which may hurt eligibility. A Joint Review Board would ultimately make the decision about this action. A timeline should be available at the next EDC meeting

Old Business

1. EDC 2017-20 Vacant Building Registration Program

Ms. Noble said commercial property is included in this program and there was an incident of vandalism at the former Office Max building. This caused a challenge in determining the owner and if the program were in place, it would have been easier to find the owner. She had a discussion with Alex Finke of Realtor Association of Fox Valley regarding this program. In an email, he offered several suggestions and revisions for the ordinance. He said it's valuable for a city to have records of property owners etc. Committee members also gave further input and expressed their opinions about the ordinance. A revised draft will be brought to committee next month.

Additional Business None

There was no further business and the meeting adjourned at 7:43pm.

Minutes respectfully submitted by Marlys Young, Minute Taker