

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

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo
Alderman Joel Frieders
Alderman Alex Hernandez

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

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

Citizen Comments: None

Minutes for Correction/Approval: May 2, 2017

The minutes were approved on a voice vote.

New Business

1. EDC 2017-35 Building Permit Report for April 2017

Mr. Ratos reported that in April there were 11 single family home permits and 12 commercial of the 85 total permits. No further action.

2. EDC 2017-36 Building Inspection Report for April 2017

There were 351 inspections done in April, most of them being residential. The month signaled the beginning of fence and deck building. No further action.

3. EDC 2017-37 Property Maintenance Report for April 2017

Mr. Ratos said 10 cases were heard in April. One case involving debris at Rt. 34 and Eldamain was dismissed as the site was cleaned. The sawmill property was in default due to a no-show and citations were re-issued. Mr. Olson provided an update on this property. Three proposals were received for cleanup of that property and after vetting, the matter will go before the full Council with recommendations. He said the owner is

aware of the pending action. Alderman Koch asked if any other such cases have been brought forward under the new law and asked for examples of those cases. There was also a brief discussion of the property boundaries and placement of a fence.

A property on Morgan St. with ongoing violations was also discussed and Mr. Ratos said a notice of eviction is being prepared. Several inspections have been done and a warning letter was issued for peeling paint. Mr. Ratos said the water is still turned off at this property.

4. EDC 2017-38 Economic Development Update

Ms. Dubajic reported the following:

1. Met with downtown business “1836 Drink Lab & Provisions” and a July opening is expected.
2. Stagecoach Crossing will be purchased and finished as offices, starting in September.
3. The hotel brand should be announced in June with groundbreaking in July.
4. Kendall Marketplace still working on details for new store.
5. Developer looking at property at Rt. 47 & 34.
6. Casey's General Store will be building at Rt. 34 & McHugh. Will be annexed.
7. There is interest in purchase of a vacant bank building.
8. Anthony Place groundbreaking happening soon with reception at Blackstone.
9. Industrial project proposed for Eldamain Rd. will go to Mendota instead.
10. Go For it Sports had groundbreaking. An easement agreement and reciprocal street use agreement will be coming for a deceleration lane on Galena Rd. The cost will be split between the City and Go For It Sports.
11. County working on a new strategy for revolving loan fund.

5. EDC 2017-37 Semper Fi Land Inc. - Special Use Request – 1.5 Mile Review

Ms. Noble gave an overview of this request and said she had met with the owner who wishes to expand his landscape business at 1996 Cannonball Trail. This location is unincorporated, but surrounded on all sides by Yorkville. The business would include landscaping, mulching and composting and the petitioner is seeking a special use from the County. There is a piece of land off Bristol Ridge Rd. that is zoned residential and the owner has expressed interest in restarting that development. He expressed concern for the proposed use. Staff noted a similar composting operation is in business near the Westbury development.

Staff concerns were shared with the committee. A recommended condition provides that when the development begins construction, the landscaping business must shut down within three years. There was discussion regarding the distance from potential houses to the compost and possible diminished values of properties for the developer.

The majority of the committee recommended approval with conditions. Mr. Olson said the City will draft a letter with their recommendation. This matter moves to Planning and Zoning on June 14 and back to City Council. The Kendall County Board votes June 20.

6. EDC 2017-40 Selection of Committee Liaisons

Alderman Colosimo will remain as liaison to the Planning and Zoning Commission while Aldermen Hernandez and Frieders will alternate as Kendall County Plan Commission liaison.

7. EDC 2017-41 Meeting Dates

The committee approved the meeting dates and time as set forth.

Old Business

1. EDC 2017-20 Vacant Building Registration Program

Ms. Noble presented the revised proposed program and said she was looking for a final vote on adopting the program. The committee again discussed the pros and cons of the program. After much discussion, there was not enough committee support and the matter died in committee.

Additional Business None

There was no further business and the meeting adjourned at 7:15pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker