

**APPROVED 9/5/17**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Wednesday, July 5, 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  
Senior Planner Jason Engberg  
Code Official Pete Ratos  
Alderman Joe Plocher

**Other Guests**

Lynn Dubajic, City Consultant  
Ryan Swanson, Arc Design Resources  
Julie Schlichting, Imperial Investments

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** June 6, 2017

The minutes were approved on a voice vote.

**New Business**

***1. EDC 2017-42 Building Permit Report for May 2017***

Mr. Ratos reported 17 new residential permits--8 were B.U.I.L.D. and 9 standard. There were also 19 commercial permits. No further discussion or action.

***2. EDC 2017-43 Building Inspection Report for May 2017***

There were 345 total inspections for the month, most of which were single family homes. Mr. Ratos commented Pulte is starting to build in Grande Reserve. No further action.

***3. EDC 2017-44 Property Maintenance Report for May 2017***

No cases were heard by the Hearing Officer in May. Many letters were sent for weeds, grass and property violations, but the violations were remediated prior to the Hearing.

Alderman Koch asked who mows the back lots of Raintree. Mr. Olson said the lots are privately owned and maintained. The City took control of the streets there and blocked them off to prevent deterioration. This occurred when the City took on the infrastructure obligations in exchange for access to the bond funds. No further action.

#### ***4. EDC 2017-45 Economic Development Update***

Ms. Dubajic reported the following:

1. Cedarhurst is closing on property this week, groundbreaking to be set
2. Moving forward with proposed hotel/banquet center, papers to be signed soon
3. Holding meetings with Kendall Marketplace, has offer on single family lots, townhomes moving forward, discussed SSA aspect
4. Casey's General Store is coming to Yorkville
5. 'Wings' committed to Yorkville
6. Working with Lincoln Prairie rep on Eldamain property

#### ***5. EDC 2017-46 B.U.I.L.D. T.O.O. Program***

Ms. Noble said this program was approved last year and expired December 31, 2016. It was designated for townhomes and attached units and was modeled after the original program. There were no permits issued, however, now there is some interest. She would like to see it extended to 2018. The committee was not in favor of extending it with Alderman Frieders saying it is financially unfair to those residents already living here. This died in committee.

#### ***6. EDC 2017-47 GC Housing Final Plat***

This plat has already been approved and GC Housing will consolidate the two lots. This moves to the Planning and Zoning Commission and City Council. No further action in this committee.

#### ***7. EDC 2017-48 Casey's General Store – Annexation, Rezoning, Special Use, Sign Variance, Plat***

Mr. Engberg provided a project overview. A Casey's General Store is proposed for the southwest corner of Rte. 34 and McHugh Road. Annexation, rezoning, special use, sign variance and final plat are being requested. He also provided other details about the building and property.

Ryan Swanson, Arc Design Resources, displayed the building plans and provided further information. He said they are working with Coffman Carpets regarding well and septic. Other aspects discussed were: gas deliveries, turns off McHugh Rd., the small lot next to the proposed site, lighting plan, underground detention, garbage area and nearby apartments (to be demolished). A larger sign is requested since the ethanol price must now be displayed.

This item will moved to Planning and Zoning on July 12 for Special Use, sign variance, and rezoning. Final annexation will be considered at the July 25<sup>th</sup> Council meeting.

**8. EDC 2017-49 1995 Meadowlark – Rear Yard Setback Variance**

Petitioner Dale Larson wishes to build a single family home in Country Hills on a unique lot. He is requesting a 30-foot setback instead of the required 40-foot setback. The committee was OK with this request and it moves to the Planning and Zoning Commission on July 12<sup>th</sup>.

**9. EDC 2017-50 Heustis Street RFP Results**

Ms. Willrett said this project went out for RFP in September and costs were more than allowed by the adjudicator so three more proposals were obtained. The amount was increased and issued in the amount of \$154,520. Union Fence was recommended for a contract for \$121,622.35. Mr. Olson said the property owner will be notified by certified letter prior to any work and a title search will also be done. Vehicles on the property were also discussed. It was noted that remedial work cannot adversely affect the owner's ability to run his business and Mr. Ratos will coordinate with the contractor while work is being done. Staff said any remedy by the owner would be welcomed. Mr. Olson said the cost of the work will be a budget ordinance amendment from the downtown TIF fund and will be deficit spending. Whether or not the workers would be union was also discussed. Ms. Schlichting also suggested the City needs the ability to not go forward with the contract if action is taken by the landowner. Mr. Olson will verify with the City Attorney.

**10. EDC 2017-51 Inducement Resolution for Imperial Investments**

Mr. Olson said this is a new inducement resolution for the purchase by Imperial Investments of the Kendall County Record building and grain silos at Mill and Hydraulic. They would like TIF incentives to help future development and this is the first step to become TIF-eligible. A plan must be in place for reimbursement. The committee was in favor and this moves to the consent agenda.

**11. EDC 2017-52 Downtown TIF - Proposed Timeline**

This is the first step to remove properties from the existing TIF to create a second TIF. Mr. Engberg drafted a timeline for all associated processes and outreach by the nine tax entities who would receive benefit from the TIF. The process should take about one year from start to finish and Attorney Orr has recommended doing the final TIF approval in January to begin in 2018. The committee was OK with this recommendation. Ms. Schlichting added that if the TIF is not in place, the properties will have to be sold. The committee also discussed ownership of property and participation in these discussions by Aldermen who reside in the TIF district. Aldermen owning residential property are allowed to discuss and vote.

**Old Business** None

**Additional Business** None

There was no further business and the meeting adjourned at 7:08pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker