

APPROVED 10/3/17

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

In Attendance:

Committee Members

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

Other City Officials

Mayor Gary Golinski (left 6:45pm)
City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Alderman Chris Funkhouser
Senior Planner Jason Engberg

Other Guests

Lynn Dubajic, City Consultant
Boyd Ingemunson, Law Office Music Hall

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

Citizen Comments: None

Minutes for Correction/Approval: July 5, 2017

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2017-53 Building Permit Report for June and July 2017

Ms. Noble reported the same number of permits were issued this June and last June, but the calendar increase was 9 more permits in 2017. July 2016 had more permits than 2017, but overall there were 7 more permits issued this year.

2. EDC 2017-54 Building Inspection Report for June and July 2017

In June there were 338 inspections and most were final inspections for homes. In July there were 274, averaging 6-7 per day, per inspector. Most of the inspectors' time is spent in the field, said Ms. Noble.

3. EDC 2017-55 Property Maintenance Report for June and July 2017

In June, there were 106 property maintenance inspections and 44 in July. Alderman Colosimo questioned property violations on Morgan St. which staff is still researching.

4. EDC 2017-56 Economic Development Update

Ms. Dubajic reported the following:

1. Working with entrepreneur (owner of Fisherman's Inn & Encap) on proposed restaurant along Fox River
2. Yorkville Dairy Queen is the only official training facility in Illinois and employees will come to Yorkville for training. They have partnered with Hampton Inn to create 750 stays there.
3. A builder is purchasing 28 lots in Kendall Marketplace and will close the end of month.
4. Go For It Sports will have trusses raised this week. Mr. Olson added that an agreement has been reached with the developer for an easement off Galena Rd. to access the park site. A left turn lane will be constructed and the City will pay for half the cost.
5. Many other sites on Rt. 47 & 34 are being considered

5. EDC 2017-57 Overlap District RFP

Ms. Noble said staff has been working on some of the goals established in the Comprehensive Plan, one of which is to create a streetscape for the downtown. The RFP will allow the City to bring in professionals to help with the design process. She hopes to have the RFP on the September 12 Council agenda and after interviews in early October, will bring this back to EDC on October 7 to award a contract. There is \$25,000 budgeted this FY for the project.

7. EDC 2017-59 Sidewalk/Parklet Café Ordinance (out of sequence)

Ms. Noble said a business has inquired about outside seating, however, the area would be in the public way. The City does have an ordinance allowing outside uses, however, they were on private property. An ordinance was drafted to allow this as a temporary use during business hours. There would be separate components relating to liquor licenses in this setting. Staff felt this was a good opportunity for a downtown outside cafe and parklet (built out into parking spaces). Not more than half of available parking spots can be used. Ms. Noble said this would be similar to Plainfield and would not be allowed on Rt. 34 or 47. Such requests will be reviewed on a case-by-case basis. Restrictions on smoking, loudspeakers and the hours of use were also discussed. Temporary items (tables/chairs) would need to be taken in after hours. This moves to the Public Safety Committee, Planning and Zoning Commission and City Council.

6. EDC 2017-58 Downtown TIF Districts

Mr. Olson said notifications to the taxing entities and other interested parties will be one of the first steps in the creation of a new district. He shared information about the boundaries and Attorney Orr's opinions about the process of forming a new TIF.

Mr. Engberg showed a map of the TIF boundaries and said 60 parcels from TIF #1 would be moved to TIF #2. He gave an overview of the following components:

Eligibility Report

He said there are several criterion for the eligibility report including age of the building, utilities, non-conforming structures and decline in EAV. He said a survey of the buildings had been done this summer and the eligibility report supported the creation of a new TIF.

Housing Study

This study was required and staff compiled a list of all units in the designated area. The demographics and housing availability of the area were also considered.

Redevelopment Plan

A plan was developed by Attorney Orr and shows why the TIF is being placed there, eligible activities, costs, what is trying to be accomplished, fiscal impacts, taxing bodies, effect if children are added and budgets for various projects.

TIF District Extension

Not discussed

The criterion for a historic structure and the TIF budget were also discussed. Alderman Funkhouser requested a breakdown of the \$14 million for the TIF project.

Mr. Olson presented a timeline of the key upcoming dates and said a vote would be taken at the October 10th Council meeting. The next steps will be to publish a notice for interested persons/landowners and a notice will be sent to the taxing entities. A Joint Review Board will be held in November and a required Public Hearing will be held in December. Mr. Olson outlined the formal process that will occur.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:07pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker