

**APPROVED 3/6/18**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, February 6, 2018, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Joel Frieders

Alderman Alex Hernandez  
Alderman Carlo Colosimo

**Other City Officials**

City Administrator Bart Olson  
Interim Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Code Official Pete Ratos  
Alderman Chris Funkhouser  
City Engineer Brad Sanderson/EEI

Senior Planner Jason Engberg  
City Consultant Lynn Dubajic

**Other Guests**

Dan LaTurno, President, Aurora Specialty Textiles

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** January 2, 2018

The minutes were approved on a unanimous voice vote.

**New Business**

***1. EDC 2018-09 Building Permit Reports for December 2017***

Mr. Ratos reported 9 single family permits, 1 B.U.I.L.D. and 12 single family attached. He also reported the number of permits for the year. No further comments.

***2. EDC 2018-10 Building Inspection Report for December 2017***

Inspections done in December totaled 218, most of which were for Ryan Homes in Grande Reserve. Mr. Ratos said some permits have already been issued for spring where roads do not yet exist in Grande Reserve. No further discussion.

***3. EDC 2018-11 Property Maintenance Report for December 2017***

Four cases were heard in December. Mr. Ratos said other violations that were ticketed were rectified in the 10-day period. No discussion.

#### **4. EDC 2018-12 Economic Development Update**

1. Ms. Dubajic said a Yorkville resident with a scrapbooking business will host retreat weekends for scrapbookers twice a month. This will generate 1,200 hotel stays per year. She will have permanent space in the city and hopes to be open in late spring.
2. Working with prospective tenants for downtown buildings
3. Received permit application for banquet hall in Stagecoach Crossing
4. Working on prospective tenants for Kendall Marketplace, 28 lots nearby have been sold
5. Environmental Services bought empty bank building at Rt. 47 & Cannonball
6. Two national chain restaurants looking at Yorkville
7. A-frame building by Rt. 34 & 47 will become Salerno's Red Hots

No further comments.

#### **5. EDC 2018-13 Annual Foreclosure Update**

Ms. Noble said there were 61 single family foreclosures in 2017, most in Ward 3. She compared the numbers to previous years and said overall there was a downward trend. Kendall County now ranks number 4 in foreclosures in the State. It was decided the yearly total minus detail was adequate for the committee in the future.

#### **6. EDC 2018-14 Manufacturing and Industrial City Council Goal Action Plans**

Mr. Olson expanded on three Council action plan items from the Goal Setting Meeting which had also been discussed the previous year.

1. BNSF Site Certification process for Eldamain and Wrigley corridors
2. Marketing Eldamain area
3. Meet with developers to discuss enterprise zones

The committee also discussed compiling packets for developers which would include zoning and other data. Alderman Frieders proposed the business directory discussed 2 years ago and said the city could provide a free link on the city website along with a featured business. Ms. Willrett said there is now a draft business directory and a questionnaire to use for joining the directory. Alderman Koch said that YEDC had a website a few years ago, however, it was a membership-based website.

Mr. Olson continued with new goals:

4. YBSD plant capacity: Mr. Dan LaTurno, President of Aurora Specialty Textiles in Yorkville, was present. His business uses 25,000 gallons of water a day and YBSD has informed them their water usage will be cut by 60% in July. This would mean the loss of 85 jobs if accommodations cannot be made. He will be meeting with the head of YBSD. Mr. Sanderson said he is also trying to secure a meeting with YBSD and said they recently expanded capacity. Alderman Koch noted that any Eldamain development would be connected to YBSD and the committee agreed this is an important issue to be addressed.

5. Metra Site: Location needs to be determined.
6. Utility Expansion Plans: The city did a cost estimate for extending water and sewer to Eldamain to help secure businesses.
7. Nicor and ComEd Status: Meet with these utilities to discuss capacity and possible expansion.

8. Boundary Agreement with Plano: Most of Eldamain is in Plano School District and Yorkville schools might not benefit. Will discuss alignment of boundaries. Alderman Colosimo noted most of Schaefer Woods has Plano address, but attend Yorkville schools.
9. Food Hub: promote historical background in agriculture, protect land for agricultural uses.
10. Marijuana Legalization: Significant discussion in upcoming governor's election, prepare for less regulated industry.
11. Industrial Development Feasibility Study: Engage consultant to make recommendations to attract businesses. Will also research grant applications.

Alderman Frieders asked Mr. Olson to prioritize the above items and the committee agreed that YBSD capacity is the most critical. Mr. Colosimo said the city needs to have a portfolio of all lots and utility stats available for prospective businesses. Mr. Engberg said he has already started compiling this information.

In conclusion, Mr. Olson said the action plan items will be forwarded to the regular Council agenda for adoption on February 13<sup>th</sup>.

#### ***7. EDC 2018-15 Developer Deposit Report/Ordinance***

Ms. Noble discussed a memo that addressed deposit/engineering review fees established in 2002. She said the fees are now falling short especially since outside consultants are being used. Staff researched what other communities are charging and it is being recommended to increase developer fees. Mr. Olson added that the city is still spending less on outsourcing engineering work.

Comments included to raise the fees and return unused funds, fees need to be more well-defined depending on the project details such as a pole building vs. an assisted living both on the same acreage, developers would balk at paying huge fees upfront, concentrate on better estimates of engineering fees, charge percentage-based fees determined by cost of project, escrow, etc., consider whether project is commercial or residential.

While the staff recommendation was a flat amount increase, the committee was leaning towards percentage-based fees. It was decided the deposit would be collected when the developer initially comes in. Ms. Noble will bring past projects as examples and this will be brought back to committee for further consideration.

#### ***8. EDC 2018-16 Renewal of Intergovernmental Agreement with Kendall County For Building Inspection Services***

The committee was OK with this agreement.

**Old Business** None

**Additional Business:** None

There was no further business and the meeting adjourned at 7:38pm.

Minutes respectfully submitted by Marlys Young, Minute Taker