

**APPROVED 4/3/18**

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

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Joel Frieders  
Alderman Carlo Colosimo

Absent: Alderman Alex Hernandez

**Other City Officials**

Interim Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Code Official Pete Ratos  
Senior Planner Jason Engberg  
Alderman Chris Funkhouser  
City Consultant Lynn Dubajic

**Other Guests**

Gary Neyer, Marker Inc.

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** February 6, 2018  
The minutes were approved on a unanimous voice vote.

**New Business**

***1. EDC 2018-17 Building Permit Reports for January 2018***

Mr. Ratos reported 43 total permits, 15 single family permits, (11 were B.U.I.L.D.) and also 10 commercial permits. No further discussion.

***2. EDC 2018-18 Building Inspection Report for January 2018***

There were 163 inspections, most of which were for Ryan Homes in Caledonia. No further discussion.

***3. EDC 2018-19 Property Maintenance Report for January 2018***

Mr. Ratos cited a case of an unsafe structure on S. State St. where the 98 year old owner does not reside in the house. Many offers have been made, however, the owner/bank will only accept a certain minimum amount. No further discussion.

***4. EDC 2018-20 Economic Development Report for February 2018***

Ms. Dubajic reported the following:

1. Owners of restaurant “1836” notified city of their immediate closure, plan to reopen with a new concept and new signage
2. Owner of banquet hall on Stagecoach has gotten building permit for exterior
3. Idea Marketing and Subway have left Fountain Village development Lower rents might encourage tenancy.
4. Owner of Kendall Marketplace has requested larger signs due to Rt. 34 expansion, working with potential junior box store that wishes to be on the signs. Another fashion store looking at this area. Residential building has also begun on the nearby lots.
5. Chicago Fire coming to Go For It Sports to hold free camps, dates to be announced.

**5. EDC 2018-21 Kendall Marketplace SSA Amendment**

Ms. Noble said this amendment revises the SSA since some lots had been erroneously included. Attorney Orr has drafted the ordinance and it is recommended to move this forward to the March 13<sup>th</sup> Council consent agenda.

**6. EDC 2018-22 Warpinski – Walker Road Rezoning – 1.5 Mile Review**

Mr. Engberg said the County had notified the city of a rezoning request on a 7-acre parcel on Walker Road from A-1 to R-1 and requires the 1.5 Mile Review. The ITEP Plan shows trails and the County and property owners were made aware. This matter moves to the Planning and Zoning Commission on March 14 and the committee was OK with this request.

**Old Business**

**1. EDC 2018-15 Developer Deposit Report/Ordinance**

Ms. Noble made some revisions after suggestions from the committee last month. Developer fees will increase from \$5,000 to \$25,000 with a minimum deposit of \$2,500. An upfront engineering fee estimate will be provided and the developer can pay in full or replenish as necessary. Ms. Noble also noted 2 charges that would be removed from the changes suggested. All changes will be codified.

Ms. Noble reached out to Gary Neyer of Marker Inc. since he had voiced concern about the high amounts. Mr. Neyer was present and said the plan review fees were much too high. He said they did a development in 2011 when plan reviews were done by the city in-house. He said just the earthwork is a very substantial cost.

Alderman Colosimo asked how the proposed rates compare to the nearby cities and Ms. Noble said it was comparable. He does not want to scare developers away, while making sure the city covers their costs. He would like to see a fixed fee. As the project moves along, Alderman Frieders requested performance indicators. Alderman Funkhouser compared the proposed rates to other towns he had researched. He said the proposal will affect developers and he would like the rates tightened, though he prefers a fixed fee.

This proposal will move forward for a Public Hearing and will return to EDC in May. Mr. Sanderson and Ms. Noble will work together on the fee structure and invoices can be adjusted.

**Additional Business** None

There was no further business and the meeting adjourned at 6:47pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker