

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
HELD IN THE CITY COUNCIL CHAMBERS,  
800 GAME FARM ROAD ON  
TUESDAY, MARCH 13, 2018**

Mayor Golinski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

City Clerk Warren called the roll.

|          |             |         |
|----------|-------------|---------|
| Ward I   | Koch        | Present |
|          | Colosimo    | Present |
| Ward II  | Milschewski | Present |
|          | Plocher     | Present |
| Ward III | Frieders    | Present |
|          | Funkhouser  | Present |
| Ward IV  | Tarulis     | Present |
|          | Hernandez   | Present |

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Police Chief Hart, Deputy Chief of Police Hilt, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Building Code Official Ratos, Director of Parks and Recreation Evans

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

None.

**PUBLIC HEARINGS**

1. Proposed TIF Redevelopment Plan
2. Proposed Fiscal Year 2018-2019 Budget

Please, see attached report of proceedings by the Court Reporter for the public hearing.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

1. **Ordinance 2018-15** Disconnecting Certain Property for Special Service Area 2006-113 –  
*authorize the Mayor and City Clerk to execute* (EDC 2018-21)

Mayor Golinski entertained a motion to approve the consent agenda as presented. So moved by Alderman Colosimo; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Colosimo-aye, Milschewski-aye, Tarulis-aye, Frieders-aye,  
Funkhouser-aye, Koch-aye, Hernandez -aye, Plocher -aye

**MINUTES FOR APPROVAL**

1. Minutes of the Regular City Council – February 27, 2018

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of February 27, 2018 as presented. So moved by Alderman Funkhouser; seconded by Alderman Hernandez.

Minutes approved unanimously by a viva voce vote.

**BILLS FOR PAYMENT**

Mayor Golinski stated that the bills were \$1,420,998.34.

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**REPORTS**

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**MAYOR'S REPORT**

No report.

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

**Ordinance 2018-16**

**Approving a Cable Television Franchise Agreement Between the  
United City of Yorkville and CMN-RUS, Inc. (Metronet)  
(ADM 2018-15)**

Alderman Milschewski made a motion to approve an ordinance approving a cable television franchise agreement between the United City of Yorkville and CMN-RUS, Inc. (Metronet) and authorize the Mayor and City Clerk to execute; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Tarulis-aye, Colosimo-aye, Funkhouser-aye, Milschewski-aye,  
Hernandez -aye, Koch-aye, Plocher -aye, Frieders-aye

**PARK BOARD**

No report.

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

No report.

**MAYOR'S REPORT (Cont'd)**

**Proposed Fiscal Year 2018-2019 Budget Discussion  
(CC 2018-08)**

Mayor Golinski stated that the budget is listed for discussion. He asked if anyone had any questions or comments on the budget. There was no response.

**ADDITIONAL BUSINESS**

**St. Patrick's Day Festival**

Alderman Frieders listed all the St. Patrick's day festivities that would be taking place in Yorkville on March 17, 2018. Alderman Frieders hopes everyone can come out for the festivities. Mayor Golinski mentioned that there will be a beautiful float for the City Council.

**Anthony Place**

Mayor Golinski toured Anthony Place. It surpassed all his expectations. There will be an open house next Tuesday.

**CAFR Award**

Mayor Golinski congratulated Finance Director Fredrickson on receiving the CAFR. This is the seventh year in a row that Yorkville has received this award..

**EXECUTIVE SESSION**

Mayor Golinski entertained a motion to go into Executive Session for the purpose of

1. Litigation

So moved by Alderman Colosimo; seconded by Alderman

Going into executive Session was approved unanimously by a viva voce vote.

The City Council entered Executive Session at 7:20 p.m.

The City Council returned to regular session at 8:12 p.m.

**CITIZEN COMMENTS**

None.

**ADJOURNMENT**

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:13 p.m.

Minutes submitted by:

*Beth Warren*

Beth Warren,  
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARINGS

800 Game Farm Road  
Yorkville, Illinois

Tuesday, March 13, 2018

7:00 p.m.

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PRESENT:

- Mr. Gary Golinski, Mayor;
- Mr. Carlo Colosimo, Alderman;
- Mr. Ken Koch, Alderman;
- Ms. Jackie Milschewski, Alderman;
- Mr. Chris Funkhouser, Alderman;
- Mr. Joel Frieders, Alderman;
- Mr. Joe Plocher, Alderman;
- Mr. Alex Hernandez, Alderman;
- Mr. Seaver Tarulis, Alderman.

ALSO PRESENT:

- Ms. Beth Warren, City Clerk,
- Ms. Kathleen Field-Orr, City Attorney,
- Mr. Bart Olson, City Administrator.

- - - - -

1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing:)

4 MAYOR GOLINSKI: We'll go into public  
5 hearing for the proposed TIF Redevelopment Plan.  
6 Take it away, Jason.

7 MS. ORR: No.

8 MAYOR GOLINSKI: No. Sit down, Jason.

9 MS. ORR: For purposes of the public  
10 hearing, what we wanted to explain and have for  
11 the record, all of the procedures that must be  
12 followed long before you get to a TIF, so many of  
13 you may have forgotten, I will remind you.

14 The first thing you did many, many  
15 months ago is you authorized a study, a  
16 feasibility study, to determine if the area  
17 qualified under the TIF Act, and as a part of  
18 this, we also had published what we called an  
19 Interested Parties Registry, so anyone anywhere  
20 in this city, and outside the city, who is  
21 interested, might be interested, in the fact that  
22 we were going to do a TIF could register with  
23 our city clerk and get copies of all the  
24 documents.

1                   After that we had a public meeting  
2 of all the residents in the proposed area and we  
3 met with them and told them that the City was  
4 considering going to focus on this area and its  
5 redevelopment.

6                   We also thereafter sent notices to  
7 anyone living within 750 feet of the boundaries  
8 to tell them the City was going to try to  
9 undertake some real development efforts within  
10 the given area.

11                   We sent certified copies to each and  
12 every property owner to let them know that we  
13 were going to do a program of tax increment  
14 financing.

15                   We met with the taxing districts, we  
16 told them about our program, and after they heard  
17 what we had to say, they actually recommended  
18 that this City Council proceed with the TIF.

19                   Before this meeting we had it  
20 published twice in our local newspaper about the  
21 public hearing to make sure that at any time  
22 anyone was interested in this, in the process,  
23 they would be welcome to come on down and we  
24 would share with them any information that they

1 might ask. That having been done, tonight is our  
2 public hearing.

3 After we have our public hearing,  
4 Jason Engberg is going to give you a synopsis of  
5 the area and why it qualifies, and after that  
6 this City Council may not consider the adoption  
7 of the actual TIF ordinances less than two weeks  
8 from this public hearing, the adjournment of the  
9 public hearing, no longer than 90 days.

10 So with that, I will turn it over to  
11 Jason.

12 MAYOR GOLINSKI: Jason.

13 MR. ENGBERG: All right. I'll very  
14 quickly go over the eligibility study and all  
15 that went into grading this TIF and we're here  
16 for the public hearing tonight.

17 So what are we trying to do is that  
18 there is an existing TIF downtown established in  
19 2006. TIFs are based off of a base EAV when you  
20 create a TIF, and you capture the difference in  
21 EAVs as it grows over time. If EAVs go up, that  
22 increment getting taxed goes into a fund and you  
23 use that for a TIF District.

24 We realized about a year ago that a



1 lot of these properties went down in value  
2 obviously in 2006 through 2012, so what we're  
3 trying to do is create a second TIF, we're trying  
4 to capture some of those lower base values and  
5 create a second TIF that will hopefully spur  
6 development in the downtown.

7 The downtown is a major focus of  
8 redevelopment for the City and we are hoping that  
9 this will drive forward some of our projects.

10 So there are three parts to the TIF:  
11 There is an eligibility report done, a housing  
12 study done, and a redevelopment plan. I'm very  
13 quickly going to go over each one.

14 An eligibility report, there are two  
15 different types of properties, we call them  
16 improved properties and vacant properties.  
17 Improved properties have structures on them in  
18 some sort of condition, vacant properties are  
19 typically vacant.

20 So for the -- You have to qualify  
21 each one in the eligibility study. It's a  
22 different criteria. For improved structures and  
23 improved properties, there are 14 criteria.

24 The first one is age of buildings;

1 if your buildings are 35 years or older, more  
2 than 50 percent have to be 35 years or older and  
3 then you need three others, three others of the  
4 13. Ours qualified. We had about 80 percent  
5 that were 35 years or older.

6 And then there are just -- We did a  
7 field survey back in the summer where we kind of  
8 went through each one of these criterias for all  
9 the properties being proposed in the TIF.

10 There are five that qualified for  
11 and we only needed three. These are  
12 obsolescence, which is properties or parcels that  
13 are falling or obsolete from their intended use;  
14 site and building deterioration, which is really  
15 just an inventory of the types of structures and  
16 how everything is holding up in that area;  
17 inadequate utilities, there's a lack of utilities  
18 after talking to Public Works and our engineer,  
19 it's an older part of town, and that definitely  
20 qualifies for the TIF, it needs some improvement;  
21 lack of community planning and decline in  
22 equalized assessed values, over the past -- three  
23 out of the past five years there was a decline.  
24 So those are just the ones that are in the

1 eligibility report for improved parcels.

2 For vacant parcels you need two out  
3 of the six and we hit three, including, again,  
4 decline in EAV; there are Illinois EPA sites,  
5 there's a large area downtown that was recently  
6 demolished is the Brownfield site; and then again  
7 deterioration, of adjacent structures which was  
8 covered in the first part.

9 So after the eligibility study we --  
10 it does qualify under the TIF Act for a  
11 conservation area, which is just saying that this  
12 area isn't blighted or destroyed, it's on its  
13 verge and it's going that way, so it needs some  
14 help.

15 The second part was the housing  
16 study, and the housing study is just a -- there  
17 are more than 75 inhabited units in this area, I  
18 believe there is 102, so it triggers that you  
19 must do a housing study.

20 A housing study is just an inventory  
21 of the demographics of the area for the people  
22 that live there. It ensures that you're not  
23 singling out a certain community and it just is  
24 an overall view of what -- you know, an economic

1 composition, the types of houses, so it just  
2 really gives a report and a background to the  
3 type of residential properties in this area.

4 And finally the redevelopment plan.  
5 The redevelopment plan is really your goals for  
6 the future and what you're actually trying to do:  
7 Why are we even redeveloping? What's the  
8 purpose?

9 So it defines the area, it gives  
10 objectives, projects we want to work on, eligible  
11 costs, and possibly how much increment we can  
12 generate to redevelop this area and spur  
13 investment.

14 This is a very broad list that's in  
15 the redevelopment plan. It's all the eligible  
16 costs. It can go to marketing, job training,  
17 land acquisition, things like that, utilities.  
18 Things that need the help that will spur  
19 development.

20 So that's a real quick gist of the  
21 eligibility study, housing portion and  
22 redevelopment plan. We are hoping the plan comes  
23 out to an estimated 15 to \$18 million increase in  
24 the EAV's in the project area by the end of the

1 20-year life span of the TIF, and that is it.

2 MAYOR GOLINSKI: Thank you, Jason.

3 Anyone have any questions or input, anything to  
4 add?

5 (No response.)

6 MAYOR GOLINSKI: All right. Thank you.  
7 So we close the public hearing for the proposed  
8 TIF Redevelopment Plan.

9 We will go into public hearing for  
10 proposed fiscal year 2018-2019 budget.

11 Bart, do you have anything on this?

12 MR. OLSON: No.

13 MAYOR GOLINSKI: Any questions from the  
14 public on the 2018-2019 budget?

15 (No response.)

16 MAYOR GOLINSKI: Okay. We will close  
17 the public hearing.

18 (Which were all the  
19 proceedings had at the  
20 public hearing portion  
21 of the meeting.)

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24

1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 11, inclusive, is  
8 a true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 30th day of March, A.D., 2018.

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Christine M. Vitosh, CSR  
Illinois CSR No. 084-002883

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## City Council - March 13, 2018 - Public Hearings

|                               |   |   |   |  |
|-------------------------------|---|---|---|--|
| <b>\$</b>                     | <b>accuracy</b> [1] - 11:14<br><b>acquisition</b> [1] - 9:17<br><b>Act</b> [2] - 3:17, 8:10<br><b>actual</b> [1] - 5:7<br><b>add</b> [1] - 10:4<br><b>adjacent</b> [1] - 8:7<br><b>adjournment</b> [1] - 5:8<br><b>Administrator</b> [1] - 2:15<br><b>adoption</b> [1] - 5:6<br><b>aforsaid</b> [1] - 11:9<br><b>age</b> [1] - 6:24<br><b>ago</b> [2] - 3:15, 5:24<br><b>Alderman</b> [8] - 2:3, 2:4, 2:5, 2:6, 2:7, 2:8, 2:9, 2:10<br><b>Alex</b> [1] - 2:9<br><b>ALSO</b> [1] - 2:12<br><b>annexed</b> [1] - 11:10<br><b>apples</b> [1] - 11:11<br><b>area</b> [15] - 3:16, 4:2, 4:4, 4:10, 5:5, 7:16, 8:5, 8:11, 8:12, 8:17, 8:21, 9:3, 9:9, 9:12, 9:24<br><b>assessed</b> [1] - 7:22<br><b>assume</b> [1] - 11:13<br><b>Attorney</b> [1] - 2:14<br><b>authorized</b> [1] - 3:15 | <b>certify</b> [2] - 11:4, 11:10<br><b>Chris</b> [1] - 2:6<br><b>Christine</b> [2] - 11:3, 11:20<br><b>city</b> [3] - 3:20, 3:23<br><b>CITY</b> [2] - 1:6, 1:9<br><b>City</b> [8] - 2:13, 2:14, 2:15, 4:3, 4:8, 4:18, 5:6, 6:8<br><b>clerk</b> [1] - 3:23<br><b>Clerk</b> [1] - 2:13<br><b>close</b> [2] - 10:7, 10:16<br><b>Colosimo</b> [1] - 2:3<br><b>community</b> [2] - 7:21, 8:23<br><b>complete</b> [1] - 11:7<br><b>composition</b> [1] - 9:1<br><b>computer</b> [1] - 11:7<br><b>computer-generated</b> [1] - 11:7<br><b>condition</b> [1] - 6:18<br><b>conservation</b> [1] - 8:11<br><b>consider</b> [1] - 5:6<br><b>considering</b> [1] - 4:4<br><b>control</b> [1] - 11:15<br><b>copies</b> [4] - 3:23, 4:11, 11:12, 11:14<br><b>correct</b> [1] - 11:7<br><b>costs</b> [2] - 9:11, 9:16<br><b>Council</b> [2] - 4:18, 5:6<br><b>COUNCIL</b> [1] - 1:9<br><b>COUNTY</b> [2] - 1:7, 11:2<br><b>covered</b> [1] - 8:8<br><b>create</b> [3] - 5:20, 6:3, 6:5<br><b>criteria</b> [2] - 6:22, 6:23<br><b>critierias</b> [1] - 7:8<br><b>CSR</b> [2] - 11:20, 11:20 | <b>different</b> [2] - 6:15, 6:22<br><b>direction</b> [1] - 11:15<br><b>District</b> [1] - 5:23<br><b>districts</b> [1] - 4:15<br><b>documents</b> [1] - 3:24<br><b>done</b> [3] - 5:1, 6:11, 6:12<br><b>down</b> [3] - 3:8, 4:23, 6:1<br><b>downtown</b> [4] - 5:18, 6:6, 6:7, 8:5<br><b>drive</b> [1] - 6:9   | <b>forward</b> [1] - 6:9<br><b>Frieders</b> [1] - 2:7<br><b>fund</b> [1] - 5:22<br><b>Funkhouser</b> [1] - 2:6<br><b>future</b> [1] - 9:6  |
| <b>0</b>                      |   |   | <b>G</b>  |  |
| <b>084-002883</b> [1] - 11:20 |   |   | <b>Game</b> [1] - 1:14<br><b>Gary</b> [1] - 2:2<br><b>generate</b> [1] - 9:12<br><b>generated</b> [1] - 11:7<br><b>gist</b> [1] - 9:20<br><b>given</b> [1] - 4:10<br><b>goals</b> [1] - 9:5<br><b>Golinski</b> [1] - 2:2<br><b>GOLINSKI</b> [7] - 3:4, 3:8, 5:12, 10:2, 10:6, 10:13, 10:16<br><b>grading</b> [1] - 5:15<br><b>grows</b> [1] - 5:21  |  |
| <b>1</b>                      | <b>1</b> [1] - 11:6<br><b>102</b> [1] - 8:18<br><b>11</b> [1] - 11:6<br><b>13</b> [2] - 1:18, 7:4<br><b>14</b> [1] - 6:23<br><b>15</b> [1] - 9:23   |   | <b>H</b>  |  |
| <b>2</b>                      | <b>20-year</b> [1] - 10:1<br><b>2006</b> [2] - 5:19, 6:2<br><b>2012</b> [1] - 6:2<br><b>2018</b> [2] - 1:18, 11:17<br><b>2018-2019</b> [2] - 10:10, 10:14   |   | <b>hand</b> [2] - 11:13, 11:17<br><b>heard</b> [1] - 4:16<br><b>hearing</b> [14] - 3:3, 3:5, 3:10, 4:21, 5:2, 5:3, 5:8, 5:9, 5:16, 10:7, 10:9, 10:17, 10:20, 11:5<br><b>HEARINGS</b> [1] - 1:10<br><b>help</b> [2] - 8:14, 9:18<br><b>heroby</b> [1] - 11:4<br><b>hereto</b> [1] - 11:11<br><b>hereunto</b> [1] - 11:16<br><b>Hernandez</b> [1] - 2:9<br><b>hit</b> [1] - 8:3<br><b>holding</b> [1] - 7:16<br><b>hopefully</b> [1] - 6:5<br><b>hoping</b> [2] - 6:8, 9:22<br><b>houses</b> [1] - 9:1<br><b>housing</b> [6] - 6:11, 8:15, 8:16, 8:19, 8:20, 9:21                             |  |
| <b>3</b>                      | <b>30th</b> [1] - 11:17<br><b>35</b> [3] - 7:1, 7:2, 7:5  |   | <b>I</b>  |  |
| <b>5</b>                      | <b>50</b> [1] - 7:2   |   | <b>ILLINOIS</b> [2] - 1:7, 11:1<br><b>Illinois</b> [3] - 1:15, 8:4, 11:20<br><b>improved</b> [5] - 6:16, 6:17, 6:22, 6:23, 8:1<br><b>improvement</b> [1] - 7:20<br><b>inadequate</b> [1] - 7:17   |  |
| <b>7</b>                      | <b>75</b> [1] - 8:17<br><b>750</b> [1] - 4:7<br><b>7:00</b> [1] - 1:19  |   |   |  |
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