

UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, April 3, 2018, 6:00pm  
City Conference Room

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Joel Frieders

Alderman Carlo Colosimo  
Alderman Alex Hernandez

**Other City Officials**

Mayor Gary Golinski  
City Administrator Bart Olson  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble

Code Official Pete Ratos  
Alderman Chris Funkhouser  
City Consultant Lynn Dubajic

**Other Guests**

Michelle Stewart, Ashley Pointe  
Patti Bernhard, Dommermuth Law Firm  
Tony Scott, *Kendall County Record*  
Marc Altenbernt, YCHS  
Dave Schultz, HR Green

William Woodward, KLOA  
Alex Berman, Kendall Marketplace  
William McCue, McCue Builders  
Margaret Riehle-Moeller, YCHS  
Aaron Sovern, YCHS

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

**Citizen Comments:** None

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

**New Business**

***1. EDC 2018-23 Building Permit Reports for February 2018***

Mr. Ratos reported eight single family homes including two B.U.I.L.D. and two regular detached. There were also 12 single family attached which is a recent trend.

***2. EDC 2018-24 Building Inspection Report for February 2018***

There were 148 inspections, mostly single family with some multi-family, said Mr. Ratos.

***3. EDC 2018-25 Property Maintenance Report for February 2018***

Eight cases were heard with one fine and the rest were dismissed since they were compliant by the hearing date. Numerous letters were sent for code violations, but corrections were made prior to a hearing.

#### **4. EDC 2018-26 Economic Development Update**

Ms. Dubajic reported the following:

1. Kendall Gardens is moving ahead.
2. Reminder that Culvers is closing for a few days for remodeling.
3. Scrapbooking business construction is completed, will be open end of April.
4. Esthetician coming to “1836” building.
5. Construction of deli nearly done.

#### **5. EDC 2018-27 Kendall Marketplace – PUD Amendment for Signage**

Ms. Noble said the petitioner is requesting an increase in the sign height relating to a potential in-line retailer. The existing sign will be cut off at the top and additional signage added for a total height of 35 feet.

Alderman Funkhouser had several concerns and offered possible solutions for the base or number of panels to reduce the height. Alderman Koch commented that he hopes a number of small panels will not be used making the sign difficult to read as one drives by. Alderman Colosimo said he is OK with this and commented that the backs of county buildings are across from Kendall Marketplace and not affected by this request. The committee approved and this moves to the Planning and Zoning Commission on April 11<sup>th</sup> and then to City Council.

#### **6. EDC 2018-28 Kendall Marketplace - PUD Amendment for Residential Lots**

McCue Builders has petitioned to change the aesthetic elements on homes. The applicant says that it is very costly to provide affordable homes having to use the required standard of 75% masonry on the fronts of homes, etc. The petitioner would like to offer other design elements to enhance the homes. Ms. Noble listed some of the alternative elements and reviewed standards now in place.

Mr. William McCue of McCue Builders was present and said many subdivisions are not using very much brick and what he is requesting is more stringent than other subdivisions in the city. He said buyers are asking for other styles of homes instead. By using different features and elements, he can build the homes to prevent monotony. Committee members were OK with this request. Ms. Noble added that there is a provision in the code that not all the homes have to meet all standards which allows Mr. McCue to make these changes even though he has begun building.

This matter moves to the Planning and Zoning Commission for a Public Hearing on April 11<sup>th</sup>.

#### **7. EDC 2018-29 Ashley Pointe Subdivision – Third Amendment to the Annexation Agreement and Amended Final Plat**

Ms. Noble said this project was presented to the city in 2013 and the Stewarts now want to revise the Phase 2 final plat for the school on which construction has begun. They have a contract with a builder to make a series of purchases of the 104 building lots nearby in Unit 1. The funds from the lot sales will provide some of the money for the

improvements of Ashley Rd and Rt. 126. Originally they wished to have an entrance off Ashley Rd., but are now requesting to amend their annexation agreement to delay those improvements and the school entrance until the builder has purchased about 75% of the lots. They provided an updated traffic analysis regarding school traffic at capacity and the full buildout, to determine if that traffic could be handled with improvements at Rt. 126 and Penman.

Staff has requested some conditions including concurrence from IDOT, input from existing homeowners and 3 years to complete improvements at Rt. 126 and Ashley after the 75<sup>th</sup> building permit is issued. Staff has requested security for that intersection as well.

Attorney Bernhard said there was a change of land plans and it was thought there would be more homes built there at this time. They want to delay Ashley Rd. improvements in order to focus on the school entrance off Penman. When asphalt plants open, they are to be first on the list.

Dave Schultz from HR Green shared information on plan changes including Ashley Rd., Penman Rd. and the addition of a gymnasium. He said 84 lots were taken out and returned to ag. Alderman Colosimo said he was open to the idea of a temporary entrance. He said he had concerns about the potential number of students before road improvements are made. He said drivers will find alternative routes through the subdivision and more than one access point is needed. Alderman Frieders voiced similar concerns. There will be 2 emergency access points according to Mr. Schultz.

Bill Woodward of KLOA discussed traffic issues in this project and said his company updated the traffic volume from the original 2013 study. He added the bulk of the traffic is from drop-off and pick-up of students.

Ms. Noble said IDOT will not recommend occupancy permits until improvements are done at Rt. 126 & Penman. For the record, Mr. Olson stated that IDOT had previously objected to the Penman permit and issuance of occupancy permits because improvements had not been fully completed. He said sight distance and topography were issues in the past as well. He thinks both issues have been resolved for IDOT and it is in writing. Mr. Schultz said there were no sight distance issues for Penman.

The committee also considered the idea that even though building might not develop, the student population could boom. It was finally decided that the committee was OK with 75 permits or 7 years as a trigger. Mr. Olson recommended a security bond in the Annexation Agreement.

There will be a Public Hearing at the next Council meeting for the Annexation Agreement Amendment and the matter will be up for a vote at the following Council meeting. This will also be heard at the Planning and Zoning Commission for final plat approval.

**8. EDC 2018-30 Sales Tax Incentive Update**

Mr. Olson said this update will be done at the end of every sales tax closeout. For information.

**9. EDC 2018-31 Downtown Redevelopment Project Area #2**

This is the final ordinance for creation of TIF #2 and contains 3 different ordinances. The committee was OK with it and it moves to the next Council meeting for a vote.

**10. EDC 2018-32 Goal 1 – Manufacturing and Industrial Action Plan – BNSF Site Certification Update**

Ms. Willrett said this is an update of the original presentation. Through conversations with BNSF, the city learned it will be unable to apply for the program since the city is not the owner of the property. The owners will need to be the applicants for the sites on Eldamain and at Wrigley and if they do not agree, a site will not be certified for an industrial user. Metra is doing environmental assessments.

**11. EDC 2018-33 Goal 1 – Manufacturing and Industrial Action Plan – YBSD**

City staff would like to meet with YBSD for a better understanding of goals and expansion plans after some industrial users had reached out to Council members. At this time, the city can do nothing regarding issues with the YBSD. The ability to handle various types of solids has been a big issue for YBSD. Some recent industrial users have intense solid discharges and have brought YBSD to almost near capacity. Ms. Olson said YBSD also is not required to accept individual users. He used a graph to further illustrate a discussion of a recent YBSD pilot program. Ms. Noble noted that Wrigley cannot use YBSD due to the high sugar content of their discharges and many industrial users truck their discharges to other locations. No further action at this time.

**Old Business** None

**Additional Business** None

There was no further business and the meeting adjourned at 7:56pm.

Minutes respectfully submitted by Marlys Young, Minute Taker