

**APPROVED 9/4/18**

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

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Carlo Colosimo

Alderman Alex Hernandez  
Alderman Joel Frieders

**Other City Officials**

City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble  
Alderman Chris Funkhouser

Senior Planner Jason Engberg  
Code Official Pete Ratos

**Other Guests**

Lynn Dubajic, City Consultant

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** June 5, 2018

Alderman Colosimo asked to have more detail included in the forced annexation discussion, reflecting that it is the resident's option to connect to well/city services. The minutes were approved with that revision on a unanimous voice vote.

**New Business**

***1. EDC 2018-49 Building Permit Report for May 2018***

Mr. Ratos said there were 18 single family homes, 83 miscellaneous (fences/decks) and 12 commercial permits issued. Mr. Olson noted single family homes were 40% higher in a year-over-year comparison.

***2. EDC 2018-50 Building Inspection Report for May 2018***

Inspections for May totaled 196, many of which were single-family. Mr. Ratos said inspections will skyrocket due to building by Horton.

***3. EDC 2018-51 Property Maintenance Report for May 2018***

One violation for rubbish resulted in a hearing, however, the trash was eventually moved and the case dismissed. Chairman Koch inquired about the tall grass issue on south Rt. 47. The owner requested a variance to allow the grass to grow taller than 8 inches and any further correspondence will be referred to the city attorney. A property across the street under different ownership was also in violation for tall grass. Alderman Colosimo

reported gravel being dumped and skids of grass left on the road in Windett Ridge. Mr. Ratos asked to be notified in these cases and said he has cited one builder. There was a brief discussion of how this property has changed ownership several times.

#### **4. EDC 2018-52 Economic Development Report for June 2018**

Ms. Dubajic reported the following:

1. Burger King will build next to Jiffy Lube.
2. Previous Hardee's building will be re-purposed to another national restaurant. Alderman Frieders asked if access can be given there and to the Dunkin' Donuts. An agreement would be needed among the property owners.
3. New tenant will be located in the Cobblestone space, will open a sandwich/coffee/tea restaurant and a retail component, open in September.
4. Opening for banquet hall on south side, pushed back to December.
5. Aldi's has begun their remodel, will close end of August through September. Number of parking spaces has diminished temporarily.

#### **5. EDC 2018-53 B&F Inspection Agreement Amendment**

The number of inspections has increased greatly and the previous agreement with B&F included commercial inspections. B&F has started to do home inspections as well and there was no fee included in the original agreement. Their standard fee is \$40 for a single family inspection and \$80 minimum per day, per inspector. Ms. Noble requested an addendum to the original agreement. Alderman Colosimo asked if an analysis has been done to determine if it is more efficient to hire a full or part-time employee for the city. Staff is still reviewing that option and Mr. Ratos added his department did 4,800 inspections last year. This items moves to the consent agenda.

#### **6. EDC 2018-54 Downtown Overlay District**

The committee discussed the feedback from the June 22<sup>nd</sup> open house which 10 people attended and Ms. Noble also asked for feedback from the committee. Alderman Colosimo said the visuals such as graphs and photos were very helpful. Alderman Hernandez commented that turning onto Rt. 47 from Hydraulic is very dangerous and that traffic needs to be slowed. Suggestions were a mirror for more visibility, barricading Hydraulic at Rt. 47 on the east side for pedestrian use and pavement treatments to slow traffic. If Hydraulic is shut down, it was noted there are still some businesses that operate on E. Hydraulic. Staff will investigate ingress/egress for these businesses if Hydraulic is closed. Alderman Colosimo said he liked the idea of decorative lights across Rt. 47 and that it slows traffic and is distinctive. He said a pedestrian bridge across 47 would be helpful also. The lighting could be done in the near future and costs are being reviewed. Alderman Koch suggested painting the grain tower to eliminate the rust. Other suggestions were to have street artists do the painting and possibly have them paint murals.

Alderman Frieders cited Plainfield as a good example of their downtown and it was noted that semi trucks are directed away from the downtown. Alderman Koch noted that the Eldamain bridge will help route traffic off Rt. 47.

Mr. Olson said the island in the river is eroding and the state has set aside money to stabilize it.

The Yak Shack is now closed and there is a proposal to demolish the building. Alderman Frieders said visibility would be improved if it was torn down and suggested it be used for parking, to allow for increased festival attendance.

**Old Business**

***1. CC 2018-25 Downtown Branding & Wayfinding Signage Program***

Wording for wayfinding signage was discussed along with a kiosk to display more specific business information. Lighting for the kiosk and possible touch interactive signs were also considered. Updating signs regularly was requested. The committee decided the wording for the wayfinding signs will be “restaurants” and “eateries” as well as “music and drinks” near the Law Office. Alderman Funkhouser asked about advertising on the kiosks to help pay for them.

**Additional Business** None

There was no further business and the meeting adjourned at 7:11pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker