

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, September 4, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Code Official Pete Ratos
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg

Other Guests

Lynn Dubajic, City Consultant
Kelly Kramer, Attorney
Melissa Phillips, Flight Team
Tony Weeks, Flight Team

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

Citizen Comments: None

Minutes for Correction/Approval: July 3, 2018

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-61 Building Permit Reports for June and July 2018

Mr. Ratos reported the following permits for the two months: 49 residential, 21 commercial and 156 miscellaneous. He also noted Burger King is being constructed and Aldi's is undergoing a major remodel.

2. EDC 2018-62 Building Inspection Report for June and July 2018

There were a total of 873 inspections done for the two months and most of those were outsourced to the third party company. Chairman Koch asked for feedback on this company when it's used. Bills go to Ms. Noble and Mr. Olson and staff keeps a running total. This information will be included next month.

3. EDC 2018-63 Property Maintenance Report for June and July 2018

Two cases were heard in June and several were heard in July. Mr. Ratos discussed the sawmill case and said there is a fencing issue that obstructs vision for which the owner was found liable. Green Organics was also discussed and Mr. Ratos said he had received 20-30 complaints which were referred to the County. Ms. Noble sent certified mail to

nearby property owners stating the city Special Use ends in January. The attorney representing Green Organics agreed to meet, however, the County has not yet responded.

4. EDC 2018-64 Economic Development Report for July and August 2018

Ms. Dubajic reported the following:

1. Salsa Verde's new restaurant in Kendall Crossing will be called Hacienda Real.
2. Bella Donna will open next week on main floor of old Cobblestone building.
3. Yoga studio is moving as of October 1 to Mason's building.
4. Former Hardee's restaurant will become Arby's.
5. Raging Waves is working on their expansion.
6. Major new tenant coming for former Office Max building, to be open by year end.
7. Banquet hall on south side of town moved opening date to 2019.
8. Another fast-food restaurant is finalizing a deal.
9. A prospective tenant is looking at the former southside Subway.

5. EDC 2018-65 Flight Team – Request for Special Use

Ms. Noble reported that Flight Team is the petitioner for the Special Use for a tavern. It is a Special Use since there is no food preparation associated with the business. This is part of a Kendall Crossing multi-tenant construction and Flight Team would lease 3,000 sq. ft. for a tasting room, bottle shop and package liquor. This is just south of the Lighthouse Daycare facility, however, would face away from the daycare. There are criteria for the Special Use which the Planning and Zoning Commission will consider at a Public Hearing on September 12 and then on to City Council on September 25. Attorney Kelly Kramer and the petitioners offered brief comments on the project. Alderman Frieders said this business would be good for the location next to the hotel and that the city wants all lots filled. The committee was OK with this request and it moves on to PZC. It was noted that the liquor code amendment is already approved and they would have a full tavern license.

6. EDC 2018-66 Sign Ordinance Text Amendment

Staff brought this amendment forward resulting from an interpretation of a sign issue with Heritage Cabinetry in March. After an appeal, the city decided to allow Heritage to place their sign. Ordinance language will be crafted to make it more specific for building-mounted signage and changes to the zoning ordinance will be applicable going forward. Mr. Engberg reviewed how the city would measure linear feet and gave some specific guidelines. He requested input for the October PZC meeting. Heritage will be allowed to keep their sign while the OMG Liquors sign will be allowed for 5 years and then they must become compliant. The revised language will be brought back to the October EDC meeting for approval.

Old Business None

Additional Business

There was no further business and the meeting adjourned at 6:31pm.
Minutes respectfully submitted by Marlys Young, Minute Taker