

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

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Jason Peterson
Alderman Carlo Colosimo

Other City Officials

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

Other Guests

Lynn Dubajic, City Consultant
Dean Edmeier, Grande Reserve
Shelley Carlson, Sine Wholistic Wellness
Rick Murphy, Lennar Homes
Andrew Moun, Ryan Homes-Grande Reserve

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

Citizen Comments: None

Minutes for Correction/Approval: November 6, 2018

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-82 Building Permit Report for October 2018

Mr. Ratos reported 71 total permits in October which included 11 single family and 10 commercial. He said the total is up from last year. No further discussion.

2. EDC 2018-83 Building Inspection Report for October 2018

There were 536 inspections in October. In mid-October the city lost an employee and EEI began doing some engineering inspections including final inspections for Cedarhurst. No further comment.

3. EDC 2018-84 Property Maintenance Report for October 2018

In October there were 14 cases, most being for water service at multi-family structures. Due to an ordinance change earlier this year, access must be available to read water meters for each unit or remote readers must be purchased. Many cases were dismissed and most violators are now in compliance.

4. EDC 2018-85 Economic Development Report for November 2018

Ms. Dubajic reported the following:

1. Hoof and Horn now open Friday and Saturday.
2. Crusade has opened new waiting area.
3. Architect has been hired for Arby's remodeling.
4. Attempting to get info about memberships for Planet Fitness.
5. Functional Integrated Training to open in 2019 in River North.

Bart Olson commented on the amount of sales taxes expected to be generated from each new business. He said when they open he can no longer report their individual taxes.

Ms. Dubajic will report annually on the number of jobs the new businesses create.

5. EDC 2018-86 Windett Ridge – Annexation Agreement Amendment

Ms. Noble said staff has been working with the developer Cal Atlantic. They are looking forward to final platting of Unit 2. However, a lift station and stormwater basin are needed for Unit 2 and there is no room to accommodate these without causing the loss of 3 lots. The developer does not own the adjacent land for these 2 items and is seeking a 3-year extended PUD agreement or to redesign unit 2. This item moves to the PZC for a Public Hearing and then to City Council.

6. EDC 2018-87 Grande Reserve – Annexation Agreement Amendment

Ms. Noble said the developer is seeking relief from the current agreement. Several builders are working there including NBR Builders who are working on villa-type housing geared for empty nesters in this age-targeted area. Many of their potential buyers are seeking 3 bedroom homes instead of 2 bedroom. The current agreement calls for a split 50-50 between 3 or more bedrooms or 2 or less. Of the permits issued so far, 84% are for 3 bedroom homes. The developer is not asking for any other changes besides the number of bedrooms. A park contribution was also discussed and staff has recommended that the developer contribute \$50,000 for a park.

Dean Edmeier presented additional information about the development. He is sales manager for Avanti and said they are trying to move sales again in this age-targeted community. He said the client demand is for 3 bedrooms. Andrew Moun of NBR Ryan Homes, shared stats on the current sales trend for 3 bedrooms and discussed prices, square footage, etc.

Committee members agreed with the change requested. Alderman Peterson added that 2 bedroom homes are difficult to sell and ranches are selling very well. Mr. Peterson asked if there are regulations on rentals and Mr. Moun replied they will not sell to investors. Alderman Koch said this development has sat empty for 15 years and asked how the Council will feel about the density issue.

Land cash was discussed and the current value is \$101,000. Alderman Funkhouser asked about the compromise on the amount the developers will pay and Ms. Noble said the original agreement is being honored.

Mr. Olson said a comprehensive annexation agreement is being drafted and the Parks & Rec Department is involved. Committee members agreed they would like the money to stay in Grande Reserve. This item moves to the January 8th City Council meeting.

7. *EDC 2018-88 Inducement Resolution for Imperial Investments*

Mr. Olson said this is a new resolution with Imperial Investments for TIF #2. They have a contract with the FS property, but no specific plan at this time other than preserving the building for retail use. The committee recommended approval and it moves to the Council consent agenda.

8. *EDC 2018-89 Massage Establishment Regulations*

Shelley Carlson, owner of a massage establishment, was present to discuss some of the regulations for her type of business. She spoke at a Council meeting 2 weeks ago. Ms. Carlson said she came to this meeting to find out the next steps in addition to the inspection. She also had concerns regarding the license fees, how the fee is determined and said the fee is the same for a sole proprietor and larger business. Mr. Olson said the code possibly could be amended or the city could work with her on some of the regulations. Mr. Olson said the fees were determined by external and internal research and Mr. Frieders said the intent is to insure public safety. Some specific regulations were briefly discussed. Mr. Ratos and the Police Chief will both inspect the property and offer some assistance.

Old Business None

Additional Business

Mr. Engberg presented information about the recent petition for the solar field to be situated near the County building. Fencing, security cameras, landscaping and other aspects were discussed. The PZC recommended approval and it moves to City Council for a vote.

There was no further business and the meeting adjourned at 7:27pm

Minutes respectfully submitted by
Marlys Young, Minute Taker