

UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Wednesday, January 2, 2019, 6:00pm  
City Conference Room

**In Attendance:**

**Committee Members**

Chairman Ken Koch

Alderman Jason Peterson

Alderman Joel Frieders

Absent: Alderman Carlo Colosimo

**Other City Officials**

City Administrator Bart Olson

Assistant City Administrator Erin Willrett

Alderman Chris Funkhouser

Community Development Director Krysti Barksdale-Noble

Senior Planner Jason Engberg

**Other Guests**

Lynn Dubajic, City Consultant

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** December 4, 2018

The minutes were approved on a unanimous voice vote.

**New Business**

***1. EDC 2019-01 Building Permit Report for November 2018***

Ms. Noble reported the statistics and said there were 251 new single family home permits as of November and 260 as of December. No further discussion.

***2. EDC 2019-02 Building Inspection Report for November 2018***

Almost 400 inspections have been done so far and Mr. Ratos will be doing more plumbing inspections. No further discussion.

***3. EDC 2019-03 Property Maintenance Report for November 2018***

There were 4 cases heard with all being dismissed and Ms. Noble will verify the reasons for the dismissals.

#### **4. EDC 2019-04 Economic Development Report for December 2018**

Ms. Dubajic reported the following activity:

1. The D & H Ag building on south Rt. 47 is being sold and will re-open as Bridge Street Lumber which will sell specialty reclaimed wood, windows, doors, etc. This will create about 8 jobs.
2. A produce business will open in February selling to restaurants and open to public on Saturday.
3. Hacienda Real and Flight Building to start construction.
4. Grace to open soon.
5. Planet Fitness sales office open.
6. Arby's progressing.

#### **5. EDC 2019-05 Kane County – 9 S. 661 Jeter Road (Rezone) 1.5 Mile Review**

Mr. Engberg said Kane County Development had a rezoning request within 1.5 miles of Yorkville's boundary and outside of the city's Comprehensive Plan boundary. Five acres of an 82-acre parcel on Jeter Rd., between Galena Rd. and Jericho Rd. will be rezoned from F (farming) to F-1 (rural residential/farming district). The property was purchased by the petitioner Kane County Forest Preserve and the purpose is to preserve historical farmhouses. This moves to PZC on February 13<sup>th</sup> with the committee's approval.

#### **6. EDC 2019-06 Massage Establishment Text Amendment**

Changes are being made from licensing and zoning perspectives. Businesses operated by one person must have a license and a commercial occupancy permit. An existing business submitted a permit showing an "O" office district and at this time, massage businesses are only allowed in Business districts B-1 through B-4. Office districts allows medical clinics, chiropractors so staff is proposing to allow a massage businesses in O. This will go to Public Hearing at PZC on February 13<sup>th</sup>. The committee was OK with this and Mr. Olson said Public Safety will review the content changes. He said 2-3 of the current sole proprietors have no room for lobbies or they rent a single unit in a larger building. He also said some of these proprietors have other concerns regarding fees and background checks, but the city is not addressing those at this time. The fees were clarified to be \$500 for the annual fee and \$50 per chair per year.

#### **7. EDC 2019-07 Neighborhood Design Manual**

This project resulted from the 2016 Comprehensive Plan and focused on the historical areas of Yorkville and guidance for preservation. The project was done by a Master's Degree candidate, Tony Heath, who is also an engineer and has architecture experience. He took photos, did research and went door to door. The manual includes the boundaries of the area, maintenance issues for these homes and renovation suggestions. The manual will not be codified but can serve as a guidebook for preservation. The committee approved the work that was done and it moves to the January 9<sup>th</sup> PZC meeting to be reviewed. The public will have access to this and a webpage will be created.

Other recommendations were made by the Aldermen. Alderman Peterson suggested it would be beneficial to give the manual to potential buyers of these homes and to distribute it to real estate brokers. Other items that need clarification or revision are:

address septic systems, define “old” as it pertains to the homes, draft a historic neighborhood definition, eliminate dollar figures since there is no disclaimer or add a disclaimer, fix links that do not work, change stats on steel roofs and include language to check dryer/lint traps for fire hazards. Other changes can be emailed to Mr. Engberg.

An app was created for each home and project. As of now, there are no incentives for these projects and the information pertains only to exterior changes.

**Old Business** None

**Additional Business** None

There was no further business and the meeting adjourned at 6:34pm

Minutes respectfully submitted by  
Marlys Young, Minute Taker