

APPROVED 3/5/19

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 5, 2019, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo

Alderman Jason Peterson
Alderman Joel Frieders

Other City Officials

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

Code Official Pete Ratos
Alderman Chris Funkhouser

Other Guests

Lynn Dubajic, City Consultant
Theresa Dollinger, Castle Law
Jorge Montano, Boy Scouts
Rick Murphy, CalAtlantic Homes
Carly Peterson, Houseal Lavigne
Julie Schlichting, Boombah/Imperial Investments
Mr. Adrian Frost, Belladonna Tea & Coffee
Jason Wiesbrook, Spaceco/Fox Landscaping, Hively

Matt Hively, Fox Landscaping, Hively
Mr. Chris Mazzoni, Hively
Eric Montano, Boy Scouts
John Houseal, Houseal Lavigne

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

Citizen Comments: None

Minutes for Correction/Approval: January 2, 2019
The minutes were approved on a unanimous voice vote.

New Business

Due to weather conditions on this night, Chairman Koch said Items 1, 2, 3 and 5 would be approved without discussion and they will also be placed on next month's agenda.

- 1. EDC 2019-08 Building Permit Report for December 2018**
- 2. EDC 2019-09 Building Inspection Report for December 2018**
- 3. EDC 2019-10 Property Maintenance Report for December 2018**
- 5. EDC 2019-12 Annual Foreclosure Update**

4. EDC 2019-11 Economic Development Report for January 2019

Ms. Dubajic highlighted the following from her report:

1. A Director of Sales was hired for the Holiday Inn Express and the Director will meet with Ms. Dubajic and the Water Park.

2. The hotel is also now taking reservations for July.
3. Arby's submitted plans for their remodel.
4. Two other significant parcels almost sold.

(out of sequence)

9. EDC 2019-16 Unified Development Ordinance RFP – Recommendation of Contract Award

Ms. Noble said staff has recommended the UDO contract be awarded to the firm Houseal Lavigne Associates. John Houseal and Carly Peterson with Houseal Lavigne were in attendance to present their plans. Mr. Houseal presented information about his company and said they have done work all over the United States. He said it would take approximately 24 months to complete this project for Yorkville and would include input from citizens and city departments. Mr. Houseal summarized the 8-point process for the UDO and said there will be an open house at the conclusion. All information will be interactive on-line and available to the public. It will use smart codes/enCode Plus, allow for project calculations by the users and developers will be able to do their own 3-D modeling. One important feature is that code amendments and changes will reference each other in the history.

Costs were discussed with maintenance at \$5,500 a year and a one-time calculator fee of \$2,500. Alderman Funkhouser questioned the cost of the contract and Ms. Noble replied that only one other interview occurred and that company did not address on-line aspects or had prior UDO experience. Though other firms expressed initial interest, no other applications were submitted. It was recommended to move the contract to the February 26th City Council meeting and to request a second presentation by Houseal Lavigne.

6. EDC 2019-13 204 Boombah Blvd. - Final Plat Request

Ms. Noble said the petitioner has a 21-acre site on which two buildings are situated and they wish to subdivide the site into four lots. The committee discussed the easement access for the lots. The city engineer had submitted a revised plat for review and recommendation at the next Planning and Zoning Commission meeting.

7. EDC 2019-14 Hively Landscaping – Rezoning Request

This 3-acre parcel is under contract to Hively Landscaping. A retail development is proposed for parcel 2 and parcel 1 is for ag use. Attorney Theresa Dollinger said B-3 zoning is being requested for parcel 3, but there are no immediate plans for this portion. She presented a concept plan that showed the tentative access approved by IDOT and Mr. Wiesbrook explained the IDOT process and tentative approvals they have given for Rt. 126 and Rt. 71. He also showed the proposed layout and uses of the property.

Alderman Funkhouser questioned the PUD agreement and Ms. Noble said the city attorney believes the Annexation Agreement has expired. She said there was a PUD district no longer in the ordinance and it was never final-platted. She said the language for the ordinance is being revised and each lot will likely be rezoned. The parcels in question are not connected to city water or sewer as they are too far from connections. Any changes to the Comprehensive Plan will be addressed in one amendment this year. This moves to the March PZC and then to City Council for approval.

8. EDC 2019-15 Raintree Village – Proposed Developer Incentive Agreement

Ms. Noble said staff has been working with the developer on the agreement and the developer has agreed to front-fund \$384,000 in impact fees, requested a fee lock for 5 years, will prepay a \$135,000 SSA and front-fund \$93,000 of park construction. Rick Murphy from CalAtlantic was present with further information. He said they also must work with the county on accrued penalties and interest and financing is the biggest concern at this time. A buildout time of 5-7 years is anticipated, said Mr. Murphy. Noting the loss of property tax on undeveloped lots, the committee gave a positive recommendation for this agreement and it moves to the February 26th regular agenda for the full Council.

(out of sequence)

11. EDC 2019-18 Parking Regulations – W. Van Emmon St.

Ms. Noble said staff was contacted by businesses on W. Van Emmon regarding time-limited parking spaces. The proposal is for 2 parking spots with a limit of 15 minutes and one business requested a 30-minute limit. Mr. Adrian Frost of Belladonna Tea and Coffee said they have no drive-through and while their general business has increased, their to-go orders have suffered a 20% decrease due to no parking. He said 15-minute parking from 8am to 2pm would help with their morning and lunch rush. He suggested moving those limited spaces a little further away from the intersection due to recent accidents. Parking in general was discussed and Alderman Peterson suggested more parking signage for the area behind the former bank.

Alderman Funkhouser asked if discussions were held with the property owner about private spaces since the requested spots are public parking. He also questioned how the regulations would be enforced. Most agreed that drivers would not want a ticket and will move on. The committee recommended 4 parking spots with 15-minute parking from 8am-2pm. Imperial Investments has agreed to pay for 2 of the 4 signs at \$155 per sign.

(out of sequence)

10. EDC 2019-17 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services

Ms. Noble said the county submitted increased insurance rates and the city is ascertaining if they have the same amount of insurance. It was noted the city did not use the county for any inspections last year. This item will come back to EDC in March.

Old Business None

Additional Business

Alderman Frieders said he was contacted by the owner of Arch Microblade who said permanent lipliner and eyeliner services were not included in the ordinance and asked to have them added. Research will be done on the manner in which those services are performed and this will be brought back to committee.

There was no further business and the meeting adjourned at 7:45pm.

Minutes respectfully submitted by Marlys Young, Minute Taker