

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, May 7, 2019, 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 (arr. 6:10pm)
Assistant City Administrator Erin Willrett
Alderman Chris Funkhouser
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos

Other Guests

Rachel Engelhardt, Fox Hill
Chad Lockman, Fox Hill
Brian Hertz, Civil Engineer/MG2A
Lyman Tilman, Attorney
Greg Galgan, Gas N Wash
Vicki Berg, Fox Hill

Jacklyn Morganegg, Fox Hill
Amber Lockman, Fox Hill
Scott Pritchett, ARSA
Kevin McEnery, Gas N Wash
Tim Berg, Fox Hill

The meeting was called to order at 6:01pm by Chairman Ken Koch.

Citizen Comments: None

Minutes for Correction/Approval: April 2, 2019

The minutes were approved on a unanimous voice vote.

New Business

5. EDC 2019-44 Gas N Wash – Special Use Permit (out of sequence)

Ms. Noble gave a summary of the petition for a Special Use Permit and described the particulars and amenities of the proposed project. She said a Plan Council meeting had been held to address some of the project aspects and additionally, the petitioner held a meeting with residents to address their concerns. Additional information has been requested by the city prior to the Public Hearing at the PZC meeting on June 12.

Architect Scott Pritchett provided general information about the project including building materials, right in/right out, and use of Sycamore Rd. for entrance/exit. He also addressed the photo metric plan and signage.

Residents addressed increased truck traffic, light pollution and Gas N Wash representatives said the facility will not be open 24 hours. Other concerns included possible overnight truck parking, adequate width for trucks to turn onto Sycamore, contingency plans if the business ceases to operate (tanks would be removed if station closes), whether or not IDOT will approve the right in/right out, concern for diesel fumes wafting to nearby baseball fields, general location of the station and gambling at the facility. Another resident noted what she perceived as a lack of police presence in that part of town.

Alderman Frieders said that a gas station is needed on the outskirts of town since most current stations are concentrated in the middle of the city. He also commented that many citizens have protested gas prices, however, he said the city does not have control over the prices. In response to resident concerns, Alderman Colosimo pointed out that Casey's gas station is 3 times closer to residences than this project.

Citizen Rachel Engelhardt praised the city and residents for working on a Comp Plan together, however, she opposed the project for several reasons, including the project being contrary to the Comp Plan, not meeting the Special Use requirements and being close to residential areas. She said the project does not maintain the small town image that residents love. She presented a fact sheet comparing this with other gas stations and posed several questions for committee consideration. Alderman Frieders complimented Ms. Engelhardt's presentation.

Alderman Frieders presented this proposed project to his neighborhood and residents questioned if there was a long term plan for electric cars. There is none at this time, however, it could be considered in the future. The gas tanks were discussed and Gas N Wash reps said the tanks are double-walled with alarms. Berms were suggested due to the proximity to the ballfields and reps said a berm and plantings were used at another site and could be negotiated. Car wash waste water procedures were also discussed along with grease traps and storm sewers. Alderman Koch addressed the outdoor drain capacity which engineering will study. Storm detention and setbacks were also discussed.

1. EDC 2019-40 Building Permit Report for March 2019

Mr. Ratos reported 64 total permits for the month which included single family homes, fences, pools and miscellaneous.

2. EDC 2019-41 Building Inspection Report for March 2019

There was a total of 336 inspections in March, lighter than usual due to the weather.

3. EDC 2019-42 Property Maintenance Report for March 2019

Most of the 11 cases heard in March were for motor vehicle violations. Some cases result from complaints while others are discovered by the inspectors on their weekly rounds. Mr. Ratos said the police are called for any vehicles in the street that are in violation.

4. EDC 2019-43 Economic Development Report for April 2019

Mr. Olson presented the report and said he would discuss the BNSF site certification. He said the city has been invited to participate in the process and materials are being prepared for BNSF for the 400-acre site on Eldamain Road. One inquiry has already been made by a potential business. In other report updates, the Arby's site is waiting for a clear title, tenants are being recruited for Kendall Marketplace, Pinheadz is closed and the bowling alley is not serving liquor, both due to state liquor issues and other undisclosed issues.

In another matter, the committee talked about the 15-minute parking signs by Belladonna and how high the signs are set. Alderman Peterson said the signs are facing the car's passenger side and are not easily visible. He showed some photos he took of the sign positions. Alderman Funkhouser added that the Harmony owner asked for a 30-60 minute sign for their business. Ms. Noble said EEI is addressing the issue. The committee also spoke about the danger of pulling out on Rt. 47 and the inability to see the train tracks near Rowdy's. Live wires that were hit were also discussed and Mr. Ratos will email a summary to Mr. Frieders and Mr. Funkhouser.

Old Business

1. EDC 2019-38 Building Code Update

Mr. Ratos gave an update on the fire suppression requirements in the code. He said the changes may affect the bigger builders rather than the smaller ones. He will hold a roundtable discussion with builders and will recommend to exempt fire suppression which BKFD approves. Mr. Ratos said the revised code will increase safety.

Additional Business None

There was no further business and the meeting adjourned at 7:48pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker