

APPROVED 7/2/19

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 4, 2019, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Jackie Milschewski
Alderman Jason Peterson
Alderman Ken Koch

Absent: Alderman Joel Frieders

Other City Officials

Mayor John Purcell
City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Lynn Dubajic, City Consultant
Katie Finlon, *Kendall County Record*
Mr. Ivaylo Gramatikov

The meeting was called to order at 6:03pm by Chairman Jackie Milschewski.

Citizen Comments: None

Minutes for Correction/Approval: May 7, 2019

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2019-45 Building Permit Report for April 2019

Mr. Ratos reported 131 permits total with 7 of those single family and 5 single-family attached in Autumn Creek. For information.

2. EDC 2019-46 Building Inspection Report for April 2019

There were 400 inspections, mostly single family. Mr. Ratos said the number is lower due to weather. Chairman Milschewski made note of the recent storm that damaged trees, etc. and Mr. Ratos added there were 125-135 mph winds.

3. EDC 2019-47 Property Maintenance Report for April 2019

Fifteen cases were heard in April, including one on E. Main St. where a \$2,550 fine was assessed due to no deck permit. No further action.

4. EDC 2019-48 Economic Development Report for May 2019

Ms. Dubajic highlighted the following activity:

1. Gas N Wash hopes to open a gas station by the waterpark and is considering a possible second location.
2. The multi-tenant building in Kendall Crossing is 100% rented, remaining lot slated to be under contract soon.
3. Recapped recent conference in Las Vegas—had 3 meetings for possible other businesses since the conference.

5. EDC 2019-49 Store Front Occupancy Report

Ms. Dubajic compiled a report of buildings on Rt. 47 and the current tenants. She said 87% of the buildings are occupied and 13% vacant. The national vacancy average is 13.9%. Alderman Koch asked about the status of the proposed Popeye's. Ms. Dubajic said they are still looking at Yorkville and likely to do a free-standing building with a location to be announced hopefully next month.

6. EDC 2019-50 Selection of Committee Liaisons

Ken Koch will be the Kendall County Plan Commission liaison and the PZC liaison will be determined at a later date.

7. EDC 2019-51 Meeting Dates

This committee will continue to meet on the second Tuesday at 6:00pm.

8. EDC 2019-52 E. Van Emmon and Benjamin - Rezoning

Mr. Engberg said this concerns 2 lots at the Kendallwood Estates entrance and the owner wishes to have them rezoned from B-2 to R-1. There was a 5-year development agreement which has expired and the owner wants R-1 zoning to sell as single family lots. The request is in line with the Comp Plan. The committee was OK with this and it moves to the July 10th PZC.

9. EDC 2019-53 701 N. Bridge Street – Rezoning and Variance

The petitioner wants to rezone this property from B-1 to R-2 which would then be non-conforming. Mr. Engberg shared the background and said it was a home converted to a business and the owner now wishes to convert back to residential. They wish to vary the lot size and setbacks. Since the neighboring lot is city-owned and city trucks may access this lot, the Mayor asked staff to have a conversation with the owner. This moves to the July 10th PZC.

Old Business

1. EDC 2019-23 Downtown Form-Based Code and Streetscape Master Plan

Ms. Noble said staff was asked to address some issues concerning these two items. One was a question regarding the use of gravel along the side of streets in some residential

areas. Staff was asked to research alternatives which included rolled concrete and

concrete curb ribbon which provide a transition area between ROW and landscaped areas of yards. The affected area is less than ½ mile mostly on the west side, but with small pockets on Heustis and Mill. Excess runoff in hilly areas was noted as a concern. Alderman Peterson asked about the price difference between concrete and stone and how often stone would be replaced. The cost is not known at this time. Ms. Noble said new treatments would only be used in areas where there is no curb and gutter and there is also an option to take no action. Alderman Koch said gravel could be dangerous if kicked out by lawn mowers. Chairman Milschewski noted that Alderman Funkhouser had also emailed comments regarding this matter. After discussion, the committee said they preferred consistency and the ribbon concrete option.

Discussion turned to proposed decorative lights over Van Emmon and Mayor Purcell said they could cause maintenance issues and are too costly (\$230,000). All proposed ideas are still subject to Council approval and the plan has a shelf life of 5-10 years. Mr. Olson said staff will bring back ideas for downtown lighting, the streetscape code will come back at a later date and the form-based code will come back next month to committee or to City Council.

Additional Business None

There was no further business and the meeting adjourned at 7:04pm.

Minutes respectfully submitted by Marlys Young, Minute Taker