

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

In Attendance:

Committee Members

Chairman Jackie Milschewski
Alderman Joel Frieders
Alderman Ken Koch

Absent: Alderman Jason Peterson

Other City Officials

Mayor John Purcell (arr. 6:03pm)
City Administrator Bart Olson
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*

The meeting was called to order at 6:00pm by Chairman Jackie Milschewski

Citizen Comments: None

Minutes for Correction/Approval: June 4, 2019

The minutes were approved as presented.

New Business

1. EDC 2019-54 Building Permit Report for May 2019

Mr. Ratos said there were 17 single family detached and 5 single family attached for a total of 128 permits for the month.

2. EDC 2019-55 Building Inspection Report for May 2019

There were 389 inspections for the month and most were residential, said Mr. Ratos.

3. EDC 2019-56 Property Maintenance Report for May 2019

Eight cases were heard in May. Mr. Ratos said the hotel under construction was found liable for no silt fence, open manholes and other violations. Mayor Purcell said he received complaints about dumping in a vacant lot preventing the owner from mowing. Mr. Ratos advised the actions that could be taken by the owner.

4. EDC 2019-57 Economic Development Report for June 2019

Ms. Dubajic reported the following:

1. The Roadhouse in Fountain Village is expected to be re-opened by a new group of people who will take over the lease and possibly keep the name.
2. The Pinheadz building is bank-owned and the business is in receivership. The bank also owns a similar property in Richton Park and both properties would both have to be purchased. If it goes into foreclosure the properties can be split.
3. Popeye's is still planning on a freestanding building.

5. EDC 2019-58 Accessory Structures and Uses – Text Amendment

Ms. Noble explained the reason for this amendment and said a resident asked to build a basketball court on their adjoining lot. Their home is one lot and the other lot is for extra space. She said the code was not clear on accessory structures when there was no home on the second lot. Staff decided to revise the code and also researched policies from other communities before suggesting a change in language to be incorporated. The owner will only be allowed one accessory structure and will be required to put in sidewalk and trees prior to the permanent accessory structure. This matter will go to Public Hearing at PZC on July 10th and then to City Council for final approval. Alderman Koch noted in Ward I there are 3 properties like this and one does not have a sidewalk. Mr. Ratos noted that when developers sell adjoining lots, they stipulate the sidewalk must be completed for both.

Old Business

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

Ms. Noble said staff had addressed several comments received at last month's meeting and there was brief discussion regarding those comments including overhead lighting. Ms. Noble said 400 people also responded with suggestions for the downtown. Mr. Olson said the purpose of the plan was to pre-load the properties so a permit could easily be pulled and approved in the future. This matter will be brought back in August (or September) to discuss potential downtown uses based on sample buildings on certain properties.

Additional Business

There was no further business and the meeting adjourned at 6:26pm

Minutes respectfully submitted
by Marlys Young, Minute Taker