

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

**In Attendance:**

**Committee Members**

Chairman Jackie Milschewski  
Alderman Joel Frieders  
Alderman Jason Peterson  
Alderman Ken Koch

**Other City Officials**

City Administrator Bart Olson  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Code Official Pete Ratos  
Alderman Chris Funkhouser

**Other Guests**

Lynn Dubajic, City Consultant	Valerie Burd
Katie Finlon, <i>Kendall County Record</i>	Todd Milliron
Charles & Gayle Ashley	Lyman Tieman, Attorney, Gas N Wash
Scott Pritchett, ARSA	Kevin McEnery, Gas N Wash
Brian Hartz, MG2A	Greg Galgan, Gas N Wash
Carole Sheeley	Kathryn Bloch, WSPY
Lisa Wolancevich, Yorkville Historical Preservation	

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** July 2, 2019

The minutes were approved as presented.

**New Business**

***1. EDC 2019-59 Building Permit Report for June 2019***

Mr. Ratos reported 9 single family, 11 commercial and 220 miscellaneous permits for the month. He said the roof damage repair from the recent storms is beginning and he noted a significant jump in permits as a result.

***2. EDC 2019-60 Building Inspection Report for June 2019***

There were 461 inspections for the month, mostly fences, decks and now inspections for roof repairs.

### **3. EDC 2019-61 Property Maintenance Report for June 2019**

Twelve cases were heard in June, including an unpermitted accessory building on East Main St. that incurred a fine of \$2,625. This was the second time this property has been at the adjudication hearings. Other cases found liable included weed violations.

### **4. EDC 2019-62 Economic Development Report for July 2019**

Ms. Dubajic referred to the report she submitted and in addition, she said a lease has been signed for a cabinetry and countertop business located in the Casa Santiago building.

### **5. EDC 2019-63 Lenny's Gas N Wash – Special Use, Sign Variance and Final Plat**

Mr. Engberg described this project that will be located at the northeast corner of Rt. 47 and Waterpark Way. He said the site is part of the O'Keefe property. It will include a gas station, convenience store and car wash. He reviewed the steps and requirements that have already been completed. The petitioner will apply for a sign variance to allow a larger monument sign due to additional setback when Rt. 47 is widened. There was discussion of the landscaping being placed inside the property line to avoid being removed during the Rt. 47 widening. The petitioner would be eligible for compensation if it is removed. It was decided to make this change a comment on the landscape plan. A backup SSA will be required for stormwater detention. Mr. Engberg said overall this project is in line with the Comprehensive Plan. He asked for comments and committee members said they were in favor of this project.

Attorney Lyman Tieman said that when the project is approved they hope to begin construction quickly for a spring opening. There will be a Dunkin Donuts and another restaurant to be determined inside the business. The proposed sign location was discussed and it was stated that gaming will be available in the facility. Pedestrian connectivity from the waterpark and sidewalk to the gas station was discussed and it was noted there were no designated walkways. This item will be reviewed with engineers.

This will go to Public Hearing on August 14<sup>th</sup> at the PZC meeting and will move to City Council on September 10<sup>th</sup> if all items are addressed.

### **6. EDC 2019-64 208 E. Main Street – Front Yard Setback Variance**

Residents Charles and Gayle Ashley wish to re-install a porch that was removed at some point from their 1890's Victorian home. The house is set at the maximum setback in the R-2 district and they are requesting a variance of 20 feet instead of the required 30 feet. Staff and the committee were supportive of this request. This will go before the PZC on September 11<sup>th</sup> and to City Council in September or October.

### **7. EDC 2019-65 Tactical Urbanism**

Mr. Engberg reviewed the memo regarding tactical urbanism and discussed the definition of the concept. Staff has discussed short-term solutions to beautify or ways to use areas in the downtown including beach sandboxes, life size chess and concrete cornholes. He elaborated on each item, the suggested location and possible concerns such as vandalism, ADA compliance, flooding and wind damage. Staff and volunteer groups might collaborate on installing and possible partnerships with local businesses to oversee the equipment were also suggested. Committee members expressed concerns and comments

and Mr. Ratos suggested bag sets could perhaps be rented through nearby businesses. Other ideas or activity suggestions were murals, volleyball nets, life-size twister, monopoly, horseshoes and a water fountain spray. Staff will move forward with the three proposed projects. Mr. Engberg said there is a \$2,500 budget for this project.

**8. EDC 2019-66 Downtown Landscape Hill Project – Invitation to Bid**

In 2016 HR Green was engaged for landscaping ideas for the courthouse hill on Rt. 47. This project has \$50,000 budgeted. Due to the cost estimate of \$500,000, staff is trying to approach the project incrementally for immediate impact. A limestone-finish retaining wall and sign is proposed to be the first phase. Staff is asking to go out to bid for design and build and would come back to the EDC committee with 2-3 sign concepts. The bid is slated for late August with a September 23<sup>rd</sup> deadline. Based on previous experience, Alderman Milschewski expressed concern for a possible echo from the wall and Mr. Ratos suggested using a synthetic stone to help alleviate. This will move to City Council for authorization to bid. If approved, construction could start in spring.

**9. EDC 2019-67 Kane/Kendall Council of Mayors Bike Sharing - Memorandum of Understanding**

Assistant Administrator Willrett said this project would pair with the other discussed improvements for the downtown. Since Yorkville is part of the Council of Mayors, the city would have access to prices the Council finds for a bike-sharing system. Oswego is also exploring this program. Alderman Koch noted that Fermi Lab has this program and one issue is balancing the number of bikes at a certain location and the redistribution. Alderman Frieders said it's a great program and also discussed a zip bike program in Aurora. Ms. Willrett said there are no grants at this time, so the city will seek sponsorships. This moves to the City Council for the memorandum of understanding.

**10. EDC 2019-68 Unified Development Ordinance (UDO) – Change Order**

After reviewing the sub-contractor contract, Ms. Noble said staff discovered the quote for the smart code only provided for one on-line calculator when seven are actually needed. She said the company was apologetic and agreed to discount each one 15% along with a setup fee discount. The main contractor, Houseal Lavigne, agreed to reduce their billable hours by \$3,400. Each calculator is \$2,500 and with all costs and discounts, the total Change Order increase is \$7,125. Ms. Noble detailed the capabilities and importance of the calculators which staff and developers will both use. The current method is to do the calculations by hand and requires 40% of Mr. Engberg's time. Staff currently spends 2-3 hours per plan. Alderman Funkhouser said the city will receive fewer services from Houseal Lavigne and appreciates the Encode Plus discounts, however, he would vote no on the Change Order. Ms. Noble said she will take this comment back to Houseal Lavigne and this matter will be brought back to EDC in September.

**11. EDC 2019-69 Old Jail Term Sheet**

Mr. Olson referred to his memo and also developed a term sheet for the proposed sale of the old jail. He said all parties came to terms regarding the TIF and the remaining issues pertain to the parking in the immediate area. He listed the various aspects of the agreement including possible abandonment of the building, closing date, the use or sale of the northside parking lot, public comments, deed restriction, zoning issues, incentives,

etc. He said the jail portion is in TIF #2 which has a \$20,000 positive Fund Balance. He provided a detailed explanation of the payouts at the different phases of occupancy and discussed the various city fees that would be waived. A possible deed restriction to disallow demolition was also discussed. Alderman Koch asked about the right of first refusal and if the TIF is still tied to the building if the developer abandons the project. Questions about a conservation easement, historical status and tax exemption were also raised. Mr. Olson will explain the term sheet to the Aldermen not present at this meeting. An agreement will be drafted and it is hoped to bring this matter to the August 13<sup>th</sup> City Council meeting.

**Old Business**

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

At the last meeting, Ms. Noble was asked to bring alternatives for the proposed lighting on Van Emmon. She explained the four alternatives she found and asked for comments and direction. She said the original catenary lighting can be made less expensive with some changes of materials and it has low upkeep. A suggestion was made by Alderman Frieders for bolting the lights to buildings instead of on poles. It was noted by Ms. Noble that the lighting is not budgeted at this time. Mr. Olson said that in every city survey, 40% of respondents respond positively to lighting. There was also a brief discussion about the lack of proposed projects coming to fruition in a timely fashion. The committee decided they wanted to move forward with the lighting in the original plan and explore hanging them on buildings.

**Additional Business**

There was no further business and the meeting adjourned at 8:30pm.

Minutes respectfully submitted  
by Marlys Young, Minute Taker