

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, September 3, 2019, 6:00pm
City Conference Room

In Attendance:

Committee Members

Chairman Jackie Milschewski
Alderman Joel Frieders
Alderman Jason Peterson

Absent: Alderman Ken Koch

Other City Officials

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

Other Guests

Lynn Dubajic, City Consultant
Katie Finlon, *Kendall County Record*
Theresa Dollinger, Castle Law/SEAL
Karen Larson, SEAL
Dean Edmeier, Grande Reserve

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

Citizen Comments: None

Minutes for Correction/Approval: August 6, 2019

The minutes were approved as presented.

New Business

1. EDC 2019-70 Building Permit Report for July 2019

Mr. Ratos reported 380 permits, 18 of which were single family homes. He said permits increased dramatically, mostly due to storm damage. At the end of July there were 1,030 permits for the year compared to 739 last year at this time. This is for information.

2. EDC 2019-71 Building Inspection Report for July 2019

There were 587 inspections this month and 162 of those were for roofing. Mr. Ratos said many communities do not conduct roof inspections and Mr. Peterson commented it was a positive move to avoid unscrupulous contractors after the recent storms.

3. EDC 2019-72 Property Maintenance Report for July 2019

In July, 23 cases were heard for weed, vehicle and trash complaints. Alderman Milschewski inquired about a vacant house on Heustis. Due to recent volume, Mr. Ratos said they have only been handling complaint-based cases.

4. EDC 2019-73 Economic Development Report for August 2019

Ms. Dubajic referred to her report in the agenda packet and said she had two additions. Two new businesses will be opening in Fountain Village: Breathe Salt Cave and Yorkville Salon Suites, both opening later this fall.

5. EDC 2019-74 Menards – Plat Of Resubdivision

Menards submitted plans to add an on-line purchase pick-up area, but the building did not meet the required 60-foot setback due to an existing property line. They have two existing lots, one being the building and the other is a vacant lot. The lot line will be adjusted 20 feet between the two lots to meet the code. This is a final plat amendment. This item will be going to PZC on September 11th and then to City Council in October.

6. EDC 2019-75 Grande Reserve Unit 26 and 27 – Final Plat

Dean Edmeier was present on behalf of the developer Avanti. They previously had a preliminary plat which City Council approved in 2006, but preliminary plats expire after a year. These lots are part of the Colonies which will have villa-style homes for age-targeted groups. Last year the Council approved an Annexation Agreement Amendment to allow additional three bedroom villas in the 171 units that will be built. The development will be built in four phases and the developer asked to bond on a phase by phase basis, which staff opposed. Staff asked for unit-by-unit bonding to which the developer agreed. This will go to PZC on October 9th and then to City Council.

7. EDC 2019-76 School of Expressive Arts and Learning (SEAL) – Special Use

Mr. Engberg reviewed this request by Karen Larson. It is a special needs curriculum school at 109 Beaver St. He discussed the parking, easement, signage, ingress/egress for cars and buses and said that a 2016 text amendment allows these uses in the M-1 district. This item moves to PZC on October 9th and to City Council tentatively on October 22nd.

8. EDC 2019-77 B-1 Zoning District Text Amendment for Special Use

Ms. Noble said she was asked to look at the zoning compliance for the two proposals received for the sale of the old jail. The developer had a plan for apartments on both levels of the building which currently is not allowed. To allow the developer to move ahead, a text amendment was drafted and 25% of the space must be dedicated to commercial land use. This will move forward to the October 9th PZC.

Old Business

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

Ms. Noble showed a PowerPoint presentation to give an understanding of a ground level look of the streetscape. She said Form-Based Code is the new trend in zoning. Traditional zoning looks at the land and uses, whereas Form Based Code puts the emphasis on buildings and characteristics and how that interacts with the surrounding land.

She said 56% of the downtown is zoned commercial and only 27% is actually used for commercial. Residential is also about 27%, showing that the two land uses can co-exist in a downtown. She showed a chart and slides of the current look of the downtown area with apartments, single family houses and businesses . She also compared Form-Based Code to traditional zoning standards. In Form Based Code, building styles would be approved in the Code and minor deviations could be made by staff.

Mr. Engberg gave examples of current buildings at Rt. 47/Hydraulic/VanEmmon and how it might look in the future with the Form-Based Code. Alderman Frieders commented that this process will eliminate much of the guesswork for developers and shows what is not allowed. Chairman Milschewski commented that some of the proposed heights of buildings are not appropriate for certain areas, especially where there are historic homes. She asked if some of the heights can be lowered and said the historic center of town should be preserved. There was discussion of multi-story buildings in the downtown area and how orientation could affect them. Staff will draft a couple options showing shorter buildings and this discussion will move to City Council.

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

Ms. Noble said Houseal Lavigne proposed to reduce their scope by reducing meeting schedules. Staff expressed committee disappointment to them and Houseal Lavigne relented and reduced their fee \$5,500 without changing their scope. In addition, the city will receive 4 additional calculators, only 2 short of the original agreement. Ms. Noble said if the committee agrees, there would be an additional \$5,000 for the Change Order. The committee agreed to this, however, Alderman Funkhouser does not feel this should be amended since Houseal Lavigne said in the first meeting, that everything was included.

Additional Business

There was no further business and the meeting adjourned at 7:14pm

Minutes respectfully submitted
by Marlys Young, Minute Taker