

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 7, 2020, 6:00pm
City Conference Room

In Attendance:

Committee Members

Vice-Chairman Jason Peterson

Alderman Ken Koch

Alderman Joel Frieders

Absent: Alderman Jackie Milschewski

Other City Officials

City Administrator Bart Olson

Community Development Director Krysti Barksdale-Noble

Senior Planner Jason Engberg

Code Official Pete Ratos

Alderman Chris Funkhouser

Other Guests

Lynn Dubajic, City Consultant

Katie Finlon, *Kendall County Record*

The meeting was called to order at 6:00pm by Vice-Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval December 3, 2019

The minutes were approved by a unanimous voice vote.

New Business

1. EDC 2020-01 Building Permit Report for November 2019

Mr. Ratos reported 15 single-family detached homes and 16 single-family attached permits. He added that building has begun in Raintree.

2. EDC 2020-02 Building Inspection Report for November 2019

There were 315 inspections done in November mainly for single family homes. There is a slowdown in roof inspections now, but overall there are 836 roofs that have been/will be inspected.

3. EDC 2020-03 Property Maintenance Report for November 2019

Mr. Ratos said four cases were heard in November with one being for a vehicle without plates and with flat tires sitting in a driveway for 1.5 years. The owner was found liable and fined. The committee discussed possible legal options.

4. EDC 2020-04 Economic Development Report for December 2019

Ms. Dubajic noted her report in the packet and also highlighted other items:

1. Popeye's Chicken will come to Yorkville and will be located in front of Menards/next to Rosati's. It will be a free-standing store and open in about four months.
2. SEAL school has closed on their property.
3. Yorkville Professional Center (former Hatcher building) has new ownership. Castle Orthopedics has moved to main Rush campus.
4. Pho Shack Noodles opening.
5. Casa Santiago closed and will re-open as Butcher Block 360 in 3 weeks and cabinet business has opened here as well.
6. Bowling alley will re-open and be leased by owners of Roadhouse.
7. Perfection Park is under contract and assisted living facility to be built.
8. Raging Waves is adding a new slide.

5. EDC 2020-05 Annual Foreclosure Update

Ms. Noble stated foreclosures have decreased in the last two years and that Ward 4 had the highest number. Kendall County is no longer in the top five for foreclosures. Ms. Dubajic also noted a Channel 5 news item saying that Kendall County had the highest income level in Illinois.

6. EDC 2020-06 Comprehensive Plan Amendment Discussion

a. City Council Approved Changes

Mr. Engberg said five different projects had been approved since 2017 that contradict the future land use plan. That involved zoning and special uses and the amendment would be a cleanup for those items. Those projects were Cedarhurst, Casey's, Coffman Carpets, Heartland Business Center and Hively Windmill Farms.

Alderman Koch questioned if it would be a good move to change the zoning at Schoolhouse Road now. Ms. Noble replied staff is waiting to see who shows interest to avoid pre-empting any future development. This item will move forward to Public Hearing in February.

b. Eldamain Road Corridor

Ms. Noble said this is a Comp Plan amendment request for the Eldamain Corridor north of the train tracks. The County requested the City to look at this area for a possible change from estate/conservation zoning to industrial uses. She gave a history of this area and said the focus became 400 acres of industrial parcels along Eldamain south of Galena. She noted that most industrial users are heavy water users and need utilities. At that time, the city did not change the Comprehensive Plan.

The County has now sent another request for the City to reconsider this area's zoning since the State has approved \$45 million for Eldamain river crossing improvements. Ms. Noble asked the committee to look at this request and the changes that have occurred. She noted two parcels rezoned by the County in this area. She said the two options are to keep the current zoning or amend to general industrial or agriculture. She will forward this matter to the PZC depending on the recommendation.

Mr. Olson noted that this area has been considered a number of times for large State-initiated projects that were seeking sites. Alderman Frieders noted that if the City changes the zoning, it puts the City in line with the County vision. If the zoning does not change and the City is trying to attract industrial, it may not encourage the development of adjacent properties and could be a deterrent to development of the sites, said Mr. Olson. Ms. Noble noted that the parcels in questions are not actually in the City, but they would need water from the City. It was noted that Menards on Eldamain has their own well and they also pay for it.

The committee recommended that staff do a formal revision of the map.

Old Business:

1. EDC 2019-91 Art Program

This topic was discussed at a previous meeting and staff had requested feedback. Ms. Noble contacted various educational institutions requesting their input and coordination. The Parks and Rec Department contributed many ideas for projects and collaboration. Staff also came up with several possible projects and other communities were researched. She said staff is requesting to move forward with this plan and a draft ordinance was also provided for consideration.

Alderman Frieders say the buy-in from the schools is very important and projects become a “badge of honor” and will last many years. He said there could be a public art grants available as well and Ms. Noble added the costs could be varying. Mr. Frieders complimented the staff for a great job. Alderman Koch suggested taking the concept even beyond the school district and said projects like this afford exposure for art students beyond the projects. This will move forward to City Council for consideration.

Additional Business:

There was no further business and the meeting adjourned at 6:55pm.

Minutes respectfully submitted by Marlys Young, Minute Taker