

**APPROVED 7/7/20**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, March 3, 2020, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Jackie Milschewski  
Alderman Joel Frieders

Alderman Ken Koch  
Alderman Jason Peterson (arr. 6:01pm)

**Other City Officials**

City Administrator Bart Olson (arr. 6:09pm)  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Code Official Pete Ratos

**Other Guests** None

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** February 4, 2020

The minutes were approved as presented.

**New Business**

***1. EDC 2020-15 Building Permit Report for January 2020***

Mr. Ratos reported 58 permits issued in January including five single-family detached and five single-family attached homes.

***2. EDC 2020-16 Building Inspection Report for January 2020***

A total of 276 inspections were done in January and Mr. Ratos said the roof inspections have increased now due to improving weather.

***3. EDC 2020-17 Property Maintenance Report for January 2020***

Four cases were heard which were all dismissed due to becoming compliant. A torn-down vehicle parked on Heustis will continue to be monitored for violations.

***4. EDC 2020-18 Economic Development Report for February 2020***

City Consultant Lynn Dubajic was unable to attend the meeting and there was no further discussion on the report she had submitted.

### ***5. EDC 2020-19 Text Amendment for Wind Energy Systems***

Ms. Noble said that since Wrigley had recently been approved for their signage graphics, this amendment will insure all businesses have the opportunity for similar requests. This is a special use that will go through the PZC process. She provided examples of what might be allowed and said final recommendations will be considered by the City Council on a case-by-case basis. She said Yorkville is the first community in the area to allow this kind of signage. This amendment will go to PZC on March 11<sup>th</sup> for a Public Hearing and then to the Council. It was noted the current Wrigley sign is now down for repair.

### ***6. EDC 2020-20 AARP Grant Proposal***

Mr. Engberg said downtown improvements have been discussed recently and funding is needed before proceeding. Currently, AARP has grant opportunities for such projects to increase community vibrancy and civic engagement. He said the average grant is about \$10,000 with no matching grant needed. The application deadline is April 1 and the award notifications will be made by the end of May. Projects need to be completed by the end of November. This will move to City Council next week for authorization to move forward.

### **Old Business** None

### **Additional Business**

Alderman Frieders opened a discussion regarding the townhomes being built on Blackberry Shore behind the former Dick's Sporting Goods. Alderman Funkhouser had given Mr. Frieders illustrations showing the backs of the apartments facing single family homes across the street. Mr. Frieders asked if this orientation had been an issue when the project first began. Ms. Noble said the project had been approved without issue some time ago and that orientation had already been determined. Mr. Olson added that the City would not dictate building orientation when the project was underway. Mr. Frieders wondered if the City has a responsibility to inform the single family homeowners of the proposed orientation. The townhomes and single-family homes are part of the same PUD, said Ms. Noble. She added that if the orientation is changed, there would be other houses looking at the back of some of the townhomes. Circulation would also have to be looked at and underground utilities would have to be altered. With the extra costs a builder could abandon the project. Mr. Ratos mentioned a comparable example near Cottonwood Trail and John St.

The exterior colors were also discussed and Ms. Noble said two colors are used on each building. Mr. Engberg also said that the plans show extra landscaping and screening.

A land cash reduction is being requested and an appraisal is being provided by the builder. Mr. Engberg added that only Phase 1 will have the backs facing the homes and Phase 2 will have the side yards partially facing the single family homes. Alderman Frieders also mentioned the difficult parking in this area. Alderman Koch asked if there is a specific land cash reduction number and wondered if it might differ in another situation. Another situation could be different, according to Mr. Olson.

There was no further business and the meeting adjourned at 6:34pm

Minutes respectfully submitted by Marlys Young, Minute Taker