

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 2, 2021, 6:00pm
City Council Chambers**

Note: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, remote attendance was allowed for this meeting to encourage social distancing due to the current Covid-19 pandemic.

All attendees were in person.

In Attendance:

Committee Members

Chairman Jason Peterson
Alderman Joe Plocher

Alderman Ken Koch
Alderman Chris Funkhouser

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Lynn Dubajic, City Consultant

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

Citizen Comments None

Minutes for Correction/Approval October 5, 2021

The minutes were approved as presented.

New Business

1. EDC 2021-33 Building Permit Report for September 2021

Mr. Ratos reported 27 single-family detached, 4 single-family attached and 17 commercial permits issued. He said the construction costs for the calendar year so far are about \$64 million. He noted the rising cost of materials as well.

2. EDC 2021-34 Building Inspection Report for September 2021

In September, 920 inspections were done for mostly single-family homes, townhomes and duplexes. Most of them were in Prestwick where the development is almost fully built.

3. EDC 2021-35 Property Maintenance Report for September 2021

Six cases were heard and two were found liable. Both cases involved grass not being mowed for years. Public Works has been unable to mow due to lack of time.

4. EDC 2021-36 Economic Development Report for October 2021

Ms. Dubajic said she is working on some projects and expects an announcement before the end of the year. She noted that Kendallwood Estates has closed and Rally Homes has purchased it. Alderman Koch asked if all the grant activity has been completed. All of last year's grants are now done, but the county is working on their program and she is working with them. They are working on allowing more non-profit businesses.

Chairman Peterson asked about staying informed about ribbon-cuttings. Assistant City Administrator Willrett's weekly report includes this information or it can also be found on the Chamber of Commerce website. Administrator Olson will also ask the Chamber to update their mailing listing with Aldermen addresses.

Alderman Funkhouser asked about the free-standing building at Kendall Marketplace. One tenant is interested, but two-thirds of the building needs to have a commitment and there are still other spaces available. He also asked about the amount of time spent on non-profit vs. for-profit businesses regarding the grants. Ms. Dubajic said it is about equal. It was noted that Kendall County received about \$25 million in funds, half this year and half the next.

5. EDC 2021-37 DCEO ReBuild Illinois Grant Application for Downtown Redevelopment

Mr. Olson referred to a memo and brochure in the agenda stating there is \$50 million total available from the state and up to \$3 million for downtown initiatives. Staff compiled a list of desired projects to decide how to use the money which does not require a match. Staff has been talking with downtown landowners to determine what is desired and he asked for committee input. January 10th is the deadline to apply. Mr. Olson said many towns will likely apply for this Covid relief, which will be awarded to towns with high impact projects.

Ms. Noble said the downtown project has been branded "Dynamic Project" which encompasses these 4 major components: building acquisition/new structure, upgraded and new utilities, site improvements and roadway improvements. She presented possible projects for each of these categories. The grant also addresses minority inclusion and empowerment programs. The types of projects sought are commercial rather than for amenities. Ideas were requested from the committee.

Committee & Staff Discussion/Feedback:

1. Mr. Olson said the Mayor had some concern about exceeding the available \$3 million in funds.
2. Aldermen asked about a pedestrian bridge across the river, however, it would be too costly for this grant. Alderman Plocher noted that Aurora installed pedestrian bridge.
3. Alderman Koch asked about a trail extension to the Parks and Rec building. The downtown silo was also discussed. Painting of silo would be about \$40,000 and too costly, owner's plan are not known. Suggestion to contact owner.
4. Mr. Peterson suggested creating a destination downtown.

5. This is state-administered grant of federal and state money. Focus on project impact.
6. Alderman Funkhouser said he had concerns with putting additional buildings along the river, asked how it would help existing businesses. Ms. Noble said it would help bring activity to existing businesses.
7. Alderman Koch asked about the order of the steps to be taken. If the money was awarded, the state would ask for specifics, dates, etc. and status updates would be required. The grant also asks how the plan will create jobs. This is first substantial grant the state has offered in decades, said Mr. Olson.
8. Some work could be done in-house, downtown overlay study already done and a preliminary plan is in place.
9. A possible paver street on Hydraulic--would it stop at the tracks? Railroad is open to a "slip lane" and may need to relocate spur.
10. Submit 'courthouse hill' as possible project? Adjacent Mueller property also discussed.

Mr. Olson will summarize this discussion and compile a final list of possible projects along with cost estimates for the next City Council meeting on November 23rd.

6. EDC 2021-38 Unified Development Ordinance (UDO) Status Update

Mr. Engberg provided an update of this project that began in 2019. The project will streamline the ordinance encompassing development and all information will be in one place and on-line. Mr. Funkhouser is the Chair of the committee. In 2020 work was done on Chapter 3, meetings were later paused due to Covid-19 and the project resumed in 2021. The number of committee members was reduced to 5. Chapter 4 is now being reviewed and the consultant, Hauseal Lavigne, will make the revisions, return to staff for comments and then take the recommended version to the advisory committee. A meeting will be held in November to review chapter 5 and 6. Mr. Engberg reviewed the recommended Chapters 3 and 4 revisions for the committee. The process is expected to be completed by mid-2022. There will be workshops and open houses, a Public Hearing and City Council review.

Old Business: None

Additional Business:

Alderman Koch asked for an update on the storage units by Dunkin' Donuts. The property owner was informed that the placement of the storage units did not conform to the original plan and he has verbally committed he will remove all non-conforming units. A new code-compliant plan will be submitted and reviewed by the city. Mr. Ratos noted that the permit can be re-instated and that some units will be lost. Ms. Noble said the units are temporary.

There was no further business and the meeting adjourned at 7:10pm.
Minutes respectfully submitted by Marlys Young