

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 1, 2022, 6:00pm
City Council Chambers
800 Game Farm Rd., Yorkville, IL**

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 ongoing Covid-19 pandemic.

In Attendance:

Committee Members

Chairman Jason Peterson/in-person
Alderman Joe Plocher/in-person

Alderman Ken Koch/in-person
Alderman Chris Funkhouser/in-person

Other City Officials

City Administrator Bart Olson/in-person
Assistant City Administrator Erin Willrett/electronic attendance
Community Development Director Krysti Barksdale-Noble/electronic attendance
Senior Planner Jason Engberg/electronic attendance
Alderman Craig Soling/in-person
Code Official Pete Ratos/electronic attendance

Other Guests

Lynn Dubajic Kellogg, City Consultant/in-person
Mike Williams, The Williams Group/in-person
Ed Williams, The Williams Group/in-person

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

Citizen Comments None

Minutes for Correction/Approval January 4, 2022

The minutes were approved as presented.

New Business

1. EDC 2022-08 Building Permit Report for December 2021

Mr. Ratos reported 8 single-family attached homes with a total of 49 permits issued. This represents \$1.4 million in construction value which was down from last December. Alderman Funkhouser asked if there was a difference in the increase between single-family homes month over month or year over year. Mr. Ratos said it was difficult to tell, but Lennar had obtained several permits earlier than usual so that foundations could be done.

2. EDC 2022-09 Building Inspection Report for December 2021

There were 695 inspections in December, mostly single family homes. Some are being outsourced, but a new inspector is being trained. No other new staff is anticipated for now. Mr. Ratos said B & F inspectors are handling some of the larger inspections such as Lennar.

3. EDC 2022-10 Property Maintenance Report for December 2021

In December there were 11 cases, primarily weeds and grass with some of those in Blackberry Woods Subdivision.

4. EDC 2022-11 Economic Development Report for January 2022

Ms. Dubajic Kellogg reported the following. She said The Williams Group was present tonight regarding a redevelopment agreement (see item #6 on agenda). She is also working on details for the Bright Farm. She said in July until mid-August, a group of 23 people from the CDC will be staying in Yorkville while they conduct a study of health and nutrition for kids and adults. It is one of 15 locations selected each year in the U.S. and this is the first time for Kendall County. Trailers will be set up by the county buildings for the study. She also reported Kendall Meat Market had a ribbon-cutting last week and will open in the coming week.

5. EDC 2022-12 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

Ms. Noble said this is the annual agreement update for the inspection services shared with Kendall County and begun in 2014. There are no changes to this agreement. She said the city did 10 inspections for the county in 2021. Committee members commented that it was beneficial to have backup if needed. Responding to a query by Chairman Peterson, the county has 1.5 inspectors on staff compared to 5 inspectors for the city. It is thought the county handles about 5-11 inspections a week.

6. EDC 2022-13 Ordinance Approving a Redevelopment Agreement by and between the United City of Yorkville and the Williams Group, LLC

A proposal was received from the Williams Group for redevelopment of the building on the southwest corner of the riverbank and Rt. 47. They are asking for TIF increment as it is generated on the building. Mr. Olson discussed the agreement and said the city is waiving half the permit fee in exchange for river frontage from the old post office to Rt. 47. He explained the TIF details and associated costs for this currently vacant property.

Along with a PowerPoint presentation, Mr. Mike Williams detailed their project and said there would be 3 retail units on the ground floor with one space already pre-leased for a tasting room. There will be 2 apartments on the second floor and a mead production facility in the basement. He discussed their budget with a breakdown of costs and Mr. Olson discussed a fee chart and discounts.

Committee members then shared comments and questions. Alderman Koch commented that the bike path near the building is in need of repair. Alderman Funkhouser said he

thinks the cost of rehab is somewhat light and Mr. Olson said the developers must turn in invoices and evidence of work completed prior to any disbursement.

Mr. Funkhouser asked if there are any plans to redevelop the other parts of the building. Mr. Williams stated there is a dog training facility there with a 3.5 year lease and it will remain. Mr. Peterson asked if there would be outdoor space with the meadory. Since there will be outdoor activity, possible noise was discussed, however, Mr. Olson said this type of business is not usually a noise-generator. A liquor license permit will also be needed.

The width of the easement along the river was discussed and it will run closer to the water's edge. Possible erosion control there was also questioned—this will be part of the permit process said Mr. Olson. Improvements of the trail would be done by the city. Dedicated parking for the apartments was also briefly mentioned. This item will move to the next City Council meeting on the regular agenda.

Old Business: None

Additional Business:

Alderman Funkhouser noted a law was recently passed expanding lobbying rules. City Attorney Orr is attempting to clarify the part regarding developers trying to solicit with the state to get approvals and if they could be considered lobbyists. Mr. Olson said municipal lobbying is currently not regulated.

There was no further business and the meeting adjourned at 6:35pm.

Minutes respectfully submitted by Marlys Young, Minute Taker/in-person