

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 7, 2023, 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.

All attendees were in person

In Attendance:

Committee Members

Vice-Chairman Ken Koch
Alderman Chris Funkhouser
Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos

Other Guests

City Consultant Lynn Dubajic Kellogg
Mike Krempski
Dave Guss

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

Citizen Comments None

Minutes for Correction/Approval February 7, 2023

The minutes were approved as presented.

New Business

1. EDC 2023-13 Building Permit Report for January 2023

Mr. Ratos reported 57 total permits and of those 22 were single-family detached homes and 5 commercial. One of the commercial permits is a buildout for a meat company in the downtown.

2. EDC 2023-14 Building Inspection Report for January 2023

There were 524 inspections done in January and most were single-family or single-family attached. Mr. Ratos said they are outsourcing when needed, but they try to keep most in-house.

3. EDC 2023-15 Property Maintenance Report for January 2023

There were 4 cases heard in January. Mr. Ratos referred to one particular case where work was being done without a permit. The violator was given instructions for the repairs they were doing to a porch. The repairs were made, then the violator undid them. A fine was paid and ultimately the porch passed inspection.

4. EDC 2023-16 Economic Development Report for February 2023

Ms. Dubajic Kellogg referred to the report in the packet, saying there were many updates and many pending items.

5. EDC 2023-17 Ordinance Approving an Economic Incentive Agreement Between the United City of Yorkville and Marker, Inc., McCue Development, Inc., Scott and Lisa Sleezer, and John Rohlfing

Ms. Noble said the Heartland Subdivision is about 95% complete and 13 lots remain, 12 of which are owned by those listed above. The 12 owners are looking to extend the fee lock for 5 years to complete the subdivision. The original development was approved in 2002 with a fee lock of 20 years. The other lot is not participating in this request so their fees will remain the same. The bulk of the increases due to the fee lock expiration are for the water connection fees and development fees. Staff is proposing a building permit fee of \$13,000+, nearly the same as the original fee in 2002, compared to the actual fees of \$18,000+ if unchanged. Ms. Noble said the recommendation is to reduce water connection fees from the current \$5,554 to \$3,700 per unit.

Alderman Plocher said he was OK with this request, but he did not think water connection fees should be lowered unless it's a small amount. He said he would be OK with a year extension with the option to pre-pay at the end of the year. Alderman Koch asked what precedent this might set for other developers since water rates will soon increase and there is no plan in place at this time for the increases. He asked if the city had offered to allow them to pre-pay their fees even though the expiration date has passed, however, the parties had declined. Alderman Funkhouser said there are other larger developments that don't have fee locks. He said he wants to help builders and developers, but others might request larger fee reductions.

Aldermen Koch and Plocher were willing to extend the fee lock expiration for one year from December 31st and then pre-pay while Alderman Funkhouser is opposed. Mr. Koch added that the reason he is willing to extend the expiration is because water fees have not been decided. With a negative recommendation, the Committee is moving this forward to the full Council so all Aldermen can consider this request. Ms. Noble will discuss this with the petitioner.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:25pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker