

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 7, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Chris Funkhouser

Absent: Alderman Diane Teeling, Alderman Carlo Colosimo

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
David Schultz, HR Green

With no quorum, the meeting was called to order by Chairman Ken Koch at 6:10pm.

Citizen Comments: None

Minutes for Correction/Approval: January 3, 2017

Since there was no quorum, the minutes will be reviewed at the March meeting.

New Business

- 1. EDC 2017-10 Building Permit Report for December 2016**
- 2. EDC 2017-11 Building Inspection Report for December 2016**
- 3. EDC 2017-12 Property Maintenance Report for December 2016**

Due to a lack of quorum at this meeting, the three items above will be reviewed at the March EDC meeting.

4. EDC 2017-13 Economic Development Report for January 2017

Ms. Dubajic reported the following:

1. Working with private individuals on downtown development
2. Identified another grocer interested in south side of town, meeting scheduled
3. '1836' to open in spring 2017
4. Kendall Crossing being considered by significant user to be made public soon
5. Kendall Marketplace has new company to represent them, working with additional users. SSA resolution being revised to remove error made on land that should not have been included in SSA.
6. Cedarhurst has begun approval process

7. The enterprise zones have been approved, Go Forth Sports and Cedarhurst have been approved for enterprise zone.
8. Special census has been delayed.

5. EDC 2017-14 Cedarhurst Living – Assisted Living and Memory Care Facility

Ms. Barksdale-Noble said a petitioner wishes to construct this type of facility and they have built similar ones in other locations. The proposed building is a 2-story, 73 unit. A future medical building is proposed for a site on the northern part of the property and a full access may be requested in the future. There will be a Public Hearing to amend the Annexation Agreement at a full Council meeting. Final consideration will be on February 28. Ms. Noble said the Comprehensive Plan calls for additional housing of this type.

A couple variances are requested. The petitioner is requesting three signs, however, staff feels two are adequate now and a third sign could be installed when the second building is built. Requested variances also address size, location and zoning on which there was brief discussion. It was also noted that the property is two lots now, but it will be consolidated into one when the second building is built. The petitioner will go before the Planning and Zoning Commission February 8.

A driveway connection with Kendall Marketplace was suggested by Alderman Funkhouser. Sidewalk and trail connections were also considered. Alderman Koch questioned the recapture agreement. The original agreement expired in 2005 and the City is no longer collecting from it.

6. EDC 2017-15 Vacant Building Registration Program

This item will be tabled until the next EDC meeting.

Old Business

1. EDC 2017-09 Downtown Planning Update

Chairman Koch asked if a full Council workshop is needed to assess the progress. Mr. Olson replied that project is not far enough along yet, but a meeting will be needed when the project advances, when some properties are deleted and a second TIF is brought forward. After deletions, it will be very important to make sure the remaining properties are contiguous. Alderman Funkhouser said an article he saw showed that TIF's did not function as well without a TIF study. Chairman Koch suggested a document for the taxing bodies to explain the City's actions. Mr. Olson said there are two steps the City will follow: 1) the extension which is an informal process and 2) the creation of a new TIF which is a formal process. He said the cost of a new TIF would be about \$40,000 to \$50,000.

There was no further business and the meeting adjourned at 6:54pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker