



United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350

Meeting Summary

Comprehensive Plan Citizen Advisory Committee

Natural Resource Meeting

Thursday December 20, 2007

Yorkville Public Library

902 Game Farm Road

ATTENDEES:

Citizen Advisory Committee Members (*Italicized Members were NOT in attendance*)

Ron Kalina, Ward 1 Constituency Group; George Gilson, Ward 1 Constituency Group; Fred DuSell, Ward 2 Constituency Group; Tom Gilmour, Ward 2 Constituency Group; Art Prochaska, Ward 3 Constituency Group; Mary Unterbrunner, Ward 3 Constituency Group; Peter Newton, Ward 4 Constituency Group; *Jim Ratos, Ward 4 Constituency Group*; Jake Cooper, Agriculture Constituency Group; Brent Ekwinski, Banking/Financial Constituency Group; Richard Scheffrahn, Engineering Constituency Group; Nancy Wilson, Healthcare Constituency Group; Rich Guerard, Home Builder Constituency Group; *Clayton Marker, Land Developer Constituency Group*; Kathy Jones, Manufacturing Constituency Group; Megan Andrews, Natural Resource Constituency Group; Paula Wilkinson, Realtor Constituency Group; *Susan Kritzberg, Retail/Business Constituency Group*; Bette Schoenholtz, Seniors Constituency Group; Dave Mogle, United City of Yorkville Parks and Recreation; Victoria Coveny, Yorkville Park Board; *Deborah Horaz, Yorkville Park Board; Yorkville Public Library Board Nominee (vacant); Donald Schwartzkopf, United City of Yorkville Police Department; Jason Pettit, Kendall County Forest Preserve; Jerry Dudgeon, Kendall County Planning, Building and Zoning; Angela Zubko, Kendall County Planning, Building and Zoning; Fran Klaas, Kendall County Highway Engineer; Dave Dockstader, School Board #115 (Education Constituency Group); Ralph Pfister, Yorkville-Bristol Sanitary District; Thomas Muth, Fox Metro Sanitary District; Tom Lindblom, Bristol Kendall Fire Department; Lynn Dubajic, Yorkville Economic Development Corporation; Don Duffy, Yorkville Chamber of Commerce*

United City of Yorkville Plan Commission Members

Anne Lucietto, Chair

United City of Yorkville City Council Members

Wally Werderich, Ward 1 Alderman

United City of Yorkville Staff

Brendan McLaughlin; Travis Miller; Stephanie Boettcher; Anna Kurtzman

Guests

Matt Schury, Kendall County Record

Meeting called to order at 5:30 pm.

Anne Lucietto welcomed the group to the second meeting of the Citizen Advisory Committee. Lucietto explained that on each member's agenda packet, which they picked up as they came in, has a number which corresponds to the discussion group each individual would take part in for the evening. Members are to sit at the table which corresponds to this discussion group number.

Stephanie Boettcher, Senior Planner, gave an overview of how to navigate to the Comprehensive Plan webpage and the Reference Materials webpage from the United City of Yorkville Website.

Members then split among four discussion groups to complete the meeting tasks: a SWOT analysis and

formulating goals and objectives. Those participating in each group were:

Group 1: Angela Zubko, Ron Kalina, George Gilson, Fred DuSell, Wally Werderich (City Council), Anne Lucietto, and Brendan McLaughlin (facilitator) **Group 2:** Don Duffy, Brent Ekwinski, Kathy Jones, Art Prochaska, Paula Wilkinson, Peter Newton, and Travis Miller (facilitator) **Group 3:** Rich Guerard, Jake Cooper, Fran Klaas, Nancy Wilson, Dave Mogle, Victoria Coveny, Bette Schoenholtz, and Anna Kurtzman (facilitator) **Group 4:** Ralph Pfister, Tom Lindblom, Richard Scheffrahn, Tom Gilmour, Many Unterbrunner, Megan Andrews, and Stephanie Boettcher (facilitator).

The following is a summary of the meeting tasks (SWOT analysis and goal formulation) from all four discussion groups.

Natural Resources

Strengths: Fox River and its tributaries, amount of undeveloped acreage and open space, topography and its provision of scenic views, existing natural features (includes forest preserves), and prime agricultural soil.

Weaknesses: lack of contiguity among green/open space, use of prime agricultural land for non agricultural uses, and lack of buffering for existing natural features.

Opportunities: Build upon existing legislature/programs (i.e. Protect Kendall Now plan, Ad Hoc Committee for the Environment, Rural Legacy Program, and trail planning), still early in planning process so still able to publicly obtain/retain open space, potential implementation of innovative programs (conservation design, transfer of development rights, cluster development, and conservation easements).

Threats: Aquifer degradation and depleting water supply, roadway expansion/improvements to handle increased traffic, and nonconforming growth and potential development plans.

Goals: 1) protect Fox River and its tributaries, 2) protect scenic views, 3) require open space standards in new developments (conservation design, cluster development, transfer of development rights, rural legacy program, and celebrating the uniqueness of each property), 4) improve communication between surrounding municipalities and county to maximize green infrastructure, open space, and proper drainage, 5) promote best management practices, and 6) preserve and enhance existing natural areas.

Following the meeting tasks, Anne Lucietto announced a change in dates for the upcoming meetings, in which the committee will alternate from the 4th Wednesday of the month to the 3rd Thursday of the month, in order to accommodate all those involved.

Meeting Adjourned at 7:30 pm.

Attachments:

Updated Citizen Advisory Committee Meeting Schedule
December 20, 2007 Raw Meeting Materials

NEXT MEETING:

Infrastructure Discussion

Wednesday, January 23, 2007 (please note: new date)

5:30 – 7:30 PM

Yorkville Public Library

902 Game Farm Road



Memorandum

To: Travis Miller, Community Development Director
From: Stephanie Boettcher, Senior Planner
CC: Annette Williams, Administrative Assistant (For Distribution)
Date: December 27, 2007
Subject: Comprehensive Plan Citizen Advisory Committee Updated Meeting Schedule

Below is the updated meeting schedule for the Comprehensive Plan Citizen Advisory Committee. The meetings will continue to be at the Yorkville Public Library, 902 Game Farm Road from 5:30 – 7:30 pm.

January 23, 2008

Infrastructure – Transportation, Sewer, Water and Digital

February 21, 2008

Community Facilities – Parks, Schools, Fire/Police Stations, Governmental Buildings

March 26, 2008

Commercial and Industrial Land Use and Economic Development

April 17, 2008

Residential Land Use and Housing

May 28, 2008

Finalization and Recommendation



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December 20, 2007

Natural Resource Discussion (*Raw Meeting Materials*)
Comprehensive Plan Citizen Advisory Committee

SWOT ANALYSIS

- **Group 1**

- **Strengths:**

- Existing residents
 - Resources that come with new residents
 - Fox River – preservation
 - Open space acquisition
 - Xeriscape
 - ALT landscape
 - Location and transitions for land uses
 - Natural areas next to Eldamain
 - Route 47 and Caton Farm

- **Weaknesses**

- Blackberry Creek Watershed
 - Aux Sable Creek Watershed
 - Big Rock Creek Watershed
 - Hollenback Creek Watershed
 - P28 Antiquated

- **Opportunities**

- Greenway plans
 - Planning issues map – Kendall County
 - Water Recharge Areas
 - Platteville
 - Traffic Capacity
 - Rural Legacy Program
 - Encourage conservation design
 - New/revised roads
 - Greenspace
 - Riverfront/Greenspace Preservation
 - White Oak to Rivers Edge

- **Threats**

- Environment/Water
 - Nature of Beecher Ext. (or not)
 - Aquifer degradation, quality and quantity

- **Group 2**

- **Strengths:**

- Fox River – “A River runs through it”
- Rolling hills in southern areas
- Road improvements positive for convenience
- Adjacent to forest preserves
- Hoover Park
- Adjacent to State Park (Silver Springs)
- Close Proximity to Mies Van Der Rohe “Farnsworth House”
- Large amount of undeveloped acreage and open space
- “Protect Kendall Now” Plan identifies areas to preserve/protect
- Route 71 – Highpoint road area views/scenic route
- Route 126- Scenic Route
- Prime agriculture soil
- Fox River – Eagles on River (commonly known by locals that eagles nest on the north side of river near dam in late winter/spring)

- **Weaknesses**

- **Opportunities**

- Fox River
- Prairie Parkway will be positive to relieve downtown traffic
 - Opportunity to allow us to keep “rural” open spaces
 - Limit/Ban truck traffic through downtown
- Look across borders to combine greenspace and other alike uses with other communities
- Still early in the planning process in which Yorkville can retain vast open spaces before planning area is developed.
- Farms are/may be still affordable (cheap enough for community to consider purchasing in order to preserve)
- Opportunity to incorporate green/open space/buffers in plans as property develops
- Opportunity to incorporate buffers along parkway to protect viewsheds and prevent land uses/future development from spoiling
- Rail through downtown
 - Potential recreation, dinner train, or bike path connecting residential to downtown.
- Trail Planning
 - Use ComEd properties
 - Portions of trails exist – need to connect
 - Prairie Parkway will include trail
 - Linear Parks such as Canal Park and ComEd Property
- Good future for agriculture in current economy
- Opportunity with forest preserve money
- Need to identify specific property to preserve (needs to be a value to owners to protect as open space)
- “Density Points” for development/developers to purchase
- Naperville Riverwalk (good example) incorporates flood management

- **Threats**
 - Expansion to bridges/roadway infrastructure (threatens natural features)
 - Where is “main threat” of downtown? (Route 47 or River)
 - Comp. Plan needs to identify which is the downtown corridor
 - Route 47 widening could divide the downtown
 - Road improvements potential negative to environment
 - Prairie Parkway maybe threat to scenic views.
 - Rail through downtown
 - NIMBY – those who don’t want trail in back yard
 - Riverfront development if not planned comprehensively

- **Group 3**
 - **Issues**
 - River/Watershed/Wetlands/Drainage
 - Topography
 - Greenspace/Trees/Forest Areas
 - Conservation
 - Soil/Gravel (?)
 - Farm Land/Right to Farm
 - Parks – Active

- **Group 4**
 - **Strengths:**
 - Fox River and Tributaries
 - Available groundwater
 - Areas to be saved (not land locked)
 - Greenspace
 - River’s edge/floodplain
 - Doesn’t have building
 - Slews/Depressions/Fens/Wetlands/Seep Areas (natural features)
 - Example – on Highpoint Road, east of Lisbon and Van Emmon
 - Topography
 - Easier to move/flow water
 - **Weaknesses**
 - Subdivisions built without sewer and water
 - Non-contiguous to current development
 - Providing services to non annexed areas
 - Prioritizing value of natural space
 - Not buffered
 - Lack of communication between county and city
 - Maintenance of space
 - Lack of contiguity of greenspace/openspace
 - Using prime farmland for non agricultural uses
 - **Opportunities**
 - Non-developed land (abundance) can do something now to conserve

- Currently (due to downturn in housing market) have chance to reevaluate space and services (i.e. what needs to be preserved?)
- Opportunity for forest preserve to obtain more land via support of bond issues
- Individual land owner ability to conserve on their property (i.e. rainbarrels)
- Encourage native vegetation
- Ad-Hoc committee for the environment
- Water re-use (non-potable water for fire service or grey water)
- Fox River
- Cluster development for conservation design
- Following through on plans and vision for development or redevelopment
- Conservation easements via CORLands
- Educational opportunities
 - Ability to hire professionals or larger staff to support
- **Threats**
 - Depleting water supply
 - Non-point source pollution
 - Expanding traffic (auto)
 - Air quality
 - Runoff (increasing pavement and rooftops)
 - Growth
 - Transportation
 - Development in proximity to “important” features

GOALS AND OBJECTIVES

Group 1

1. Water/Waterway Protection
 - a. Aquifer recharge areas
 - b. Blackberry, Aux Sable, Big Rock, Hollenback, Fox, Rob Roy, Waubensee (?)
2. GreenSpace & Natural Open Space Protection
 - a. P28 Comp. Plan – Rural/City Boundary Preservation
 - b. Natural areas next to Eldamain
 - c. Riverfront / White Oak to Rivers Edge
 - d. Trails
 - e. 47 & Caton Farm (very environmentally sensitive and has too much industrial)
 - f. South Yorkville Open Space Acquisition
3. Conservation Design
 - a. Alt Planning – Density, Clusters, etc
 - b. Impacts of Beecher Extension
 - c. Rural Legacy Program
 - d. Landscaping – Natural
 - e. Community Open Space

f. Impacts of Roadways/Traffic

Group 2

1. Identify natural areas and scenic corridors to preserve
2. Obtain land per riverfront plan(s) for Fox, Blackberry Creek and other watershed/plan areas (Rob Roy and Aux Sable)
3. Identify green corridors to connect resources/greenspace
4. Identify potential lands for future greenspace (i.e. ComEd property, existing easements, R.O.Ws that provide connections)
5. Protect scenic view
 - a. 71 corridor vistas
 - b. Downtown height limitations
 - c. Maintain to the topography
6. Encourage the responsible use of the Fox River to make it more attractive to users such as fisherman
7. Create openspace friendly development requirements/guidelines
 - a. Density credits for transfer of development rights
8. Encourage that most of the greenspace be within development as Yorkville builds out
9. Encourage open space (buffers, stormwater basins) adjacent to development/lots
10. Coordinate our plan with adjacent City plans to maximize opportunities for expanded open space (Oswego, Kendall County, Plano)
11. Preserve existing wood/tree areas
 - a. Identify existing areas and prepare plan to connect each with green corridors
12. Identify all waterways and floodways and use as basis for green corridors
13. Ensure/Require details for each property are validated when development is considered/approved
 - a. Comprehensive plan is general. Require each development to ensure appropriate measures are taken to preserve
 - b. Follow up measure by goal
 - c. Prepare site plan/sector for subareas

Group 3

1. Topography
 - a. Protect (mature) trees and wildlife in low lying areas
 - b. Use of land to fit with topography (i.e. baseball field not on slope and house built in towards slope)
 - c. Tree protection as a defining aspect of Yorkville (unique)
2. River (Fox River & Blackberry Creek)
 - a. Makes Yorkville Unique
 - b. Encourage recreational aspects of Fox River on designated areas

- c. Create a Riverwalk (Fox) – River/Nature on one side with mixed uses on other (include islands)
 - d. Preserve viewsheds/create buffers (no higher rise buildings near river)
 - e. Preserve water quality (address/reduce contaminants)
 - f. Blackberry – where possible public access/parks with low intensity uses if any use attempt to keep as natural as possible
 - g. Rob Roy & Aux Sable (preserve at one end/subdivision at other) – less intensive by creek and more intensive as move away
 - h. Fox/Route 47 Designation Spot
3. Develop comprehensive drainage plan
 - a. Develop common goals/rules across jurisdictions
 - b. Protect farmland (don't dump water onto farmland)
 - c. Include financial considerations
 4. Encourage Conservation Design
 - a. Allows greater density to keep open areas
 - b. Change zoning to encourage conservation design
 - c. Does not work for ALL sites
 - d. Trespassing/Maintenance
 - e. Natural looking drainage areas
 - f. Drainage to accommodate water now and future development
 - g. Preserve/enhance natural features
 - h. Yorkville Neighbor to All
 5. Encourage Diversity
 - a. Flexible Design Guidelines to encourage uniqueness of property – no cookie cutter

Group 4

1. Protect Fox River and Tributaries
 - a. Public purchase of land along river
 - b. Promote nutrient management programs and provide help
 - c. Eliminate septic tanks along river
 - d. Establish buffers/transitional areas
 - i. Incentive to establish buffer
 - e. Multiple use of land
 - i. Recreational, Stormwater, link to greenspace
2. Enforce Zoning Code
 - a. Establish a overall environment regulations for each development (establish a standard)
3. Preserve and Enhance Natural Areas
 - a. Identify natural areas (ADID study/inventory)
 - b. Find funding sources to do study and obtain areas
4. Better Communication between...
 - a. Residents and government (local, regional, state)
 - b. Government to government

- c. Resident to resident
 - d. Urban and rural
 - e. City residents to county residents
 - f. Interface between urban and rural (agricultural/development)
- 5. Promote Best Management Practices**
- a. Education of practices
 - b. Program to encourage BMP or incentive for using BMP
 - c. Regulate fertilizer application for residential
 - d. Regulate (ticket) water consumption
 - e. Rain Garden (example – Rock Island, IL)⁹
- 6. Agreement between county comprehensive plan and city comprehensive plan (CMAP)**