



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

Comprehensive Plan Citizen Advisory Committee
AGENDA

Non Residential Land Use Meeting

Wednesday March 26, 2008
Yorkville Public Library
902 Game Farm Road

Meeting Called to Order: 5:30 p.m.

New Business:

1. Welcome (Anne Lucietto, Chair of Yorkville Plan Commission – 10 minutes)
 - a. Present
 - i. March 5th Open House citizen comments
 - ii. Citizens Advisory Committee input on draft goals and objectives
2. Review/Discuss (Citizen Advisory Committee led by Travis Miller, Comm. Dev. Director – 20 minutes)
 - a. Existing Non Residential Land Use Types
 - i. Intentions of existing types
 - ii. Additional and/or Unnecessary categories
 - b. Packet Articles
3. Break (5 minutes)
4. Meeting Tasks (Citizens Advisory Committee)
 - a. Preparation of Draft Non Residential Land Use Maps (Discussion Groups - 45 minutes)
 - b. Discussion Groups report back to Citizens Advisory Committee (30 minutes)
5. Questions/Comments
6. Pickup
 - a. Residential Land Use Background Materials Handout
7. Adjourn

NEXT MEETING:

1. **Residential Land Use Discussion**
Thursday April 17, 2008
5:30 – 7:30 PM
Yorkville Public Library
902 Game Farm Road

Attachments:

1. March 5, 2008 Open House Citizen Comments (compiled from comment cards, chart pack notes, and discussion)
2. Citizens Advisory Committee Input (all written comments received by staff)



Comprehensive Plan Open House Citizen Comment Card – Compiled Responses

March 5, 2008

Natural Resources Station

Of the goals and objectives presented at this station, which were the most important and why?

- Greenspace: preservation and development of trees, birds, ponds, etc. in the Jake Land Group plan for 71 and 126 intersection.
- Water quality improvement and Prairie Parkway

Please use the space below to provide any additional issues you feel should be addressed by the Comprehensive Plan.

- Would like to see more “green” – use alternative energy – solar/wind
- More incentive for green use or educational seminars
- Ensure that developers of residential neighborhoods development lots (particularly final grading) to high standards and City officials inspect to a higher degree the final plat and grading
- 3.2 of Goal 3 – Eliminate “density credits.” There are already too many clustered subdivisions and townhomes – adding to overcrowded schools and a strain on the police, fire, roads, etc. Yorkville should strive for more higher quality subdivisions.
- It disturbs me that preservation is not included anywhere in your plans. The most desirable communities in the Chicago area have preserved their historic heritage and they promote it. Call it quaint or charming, but I would prefer to live in a town with homes from all eras rather than one that has thousands of beige homes all the same cookie cutter style. How boring and how ugly. Lets not be like Plainfield who allowed a home that was a part of the Underground railroad to be town down to put in a new subdivision – that should be a crime!
- Forest and animal habitat must be preserved. Need to “give back” to the land as development occurs.
- Maintain small town atmosphere as community grows – i.e. Morris

Infrastructure Station

Of the goals and objectives presented at this station, which were the most important and why?

- Need to identify and contrast difference from 47+ proposal and Prairie Parkway Plan. What could be done with 207,000,000 ear mark for existing infrastructure?

Please use the space below to provide any additional issues you feel should be addressed by the Comprehensive Plan.

- There needs to be something done about the train whistles at the Mill Road Crossings. Other towns have whistle bans. Potential buyers are being turned away from the area fixing the problem would help a lot of people and sell more homes. Extend gates!
- Build the Prairie Parkway
- Don't build the Prairie Parkway – it leads to the proposed dumps.
- Train crossings at Mill & Kennedy and Mill & Orchard (west of) reduce or ban trains whistles
- Better road = more homes = more tax revenue
- Need park – n – ride for carpools
- North/South routes too limiting
- Need passenger rail service to Aurora and Chicago
- Need to prioritize road repair and maintenance and infrastructure improvement above all other “luxury” spending
- Concerned with long term maintenance costs – especially of roads and bridges / need to maintain in good condition
- Yorkville needs a Metra stop
- Utilize Objective 5.1 for “old” residents & developments
- Need public transportation – especially bus routes
- Route trucks onto major local roads to free up capacity on State routes.

OVER →



Comprehensive Plan Open House Citizen Comment Card – Compiled Responses

March 5, 2008

Community Facilities Station

Of the goals and objectives presented at this station, which were the most important and why?

- Services and facilities for senior citizens that go beyond sedentary activities and incorporate dynamic mental and physical activities in a shared community building.
- Funding is important – cooperative city/pool or venture with YMCA

Please use the space below to provide any additional issues you feel should be addressed by the Comprehensive Plan.

- I have seen churches and community center co-exist in the same facility perhaps community group playhouses or even the high school plays & YMCA recitals, etc.
- Build a fine arts / performing arts center in downtown Yorkville
- Winter Activity Park!

Parks and Recreation Master Plan Station

Of the goals and objectives presented at this station, which are the most important and why?

- *No comments*

Please use the space provided below to provide any additional comments.

- Doing a great job. Keep pushing open space with a balance of highest and best use.

General Comments

- Two individuals indicated there should be more equestrian estate (4 or more acre) properties located on the north, south and east areas of Yorkville – [*submitted by Alderwoman Rose Spears*].
- I am concerned about the written comments, suggestions, and objections both from the citizen advisory members and the attendees of the open house, not being discussed and a general consensus made on each and every comment and suggestion. This would make myself and others on the advisory committee, feel like our voices are being heard and possible changes will be made based on discussion and consensus. This is in my opinion, the only true way to make this comprehensive plan change for the better! [*George Gilson, Citizens Advisory Committee Member*]

United City of Yorkville Comprehensive Plan Update

I, _____, have read and approve /do not approve (*circle one*) the **draft** goals, objectives, and action plans for the Infrastructure Chapter of the 2008 Comprehensive Plan Update.

(Please fill out only if you do not approve).

I, FRED DuSell, do not approve of these

draft goals, objectives, and action plans, because of the following

reason(s) VIOLATES GOALS (4,2)
4: DOES NOT IMPROVE INFRASTRUCTURE
5: DOES NOT IMPROVE CITY WIDE GREEN INFRASTRUCTURE

AS IDENTIFIED IN THE 2003 ENGINEERING FEASIBILITY STUDY AND

SUBSEQUENTLY TABLED BY ALDERMAN BURD; THE BEECHER RD RIVER CROSSING

PROVIDES NO RELIEF TO TRAFFIC FLOWS THRU CITY CONGESTED AREAS AND

PROVIDES NO APPARENT "BENEFIT TO YORKVILLE TAXPAYERS", NO FUTURE TAX DOLLARS SHOULD BE WASTED ON THIS CONCEPT UNTIL A DEFINITIVE NEED + TAXPAYER BENEFITS CAN BE SPECIFICALLY IDENTIFIED.

REF: APRIL 2003 COUNCIL MEETING AND KC RECORD ARTICLE

Fred DuSell

Signature of Citizen Advisory Committee Member

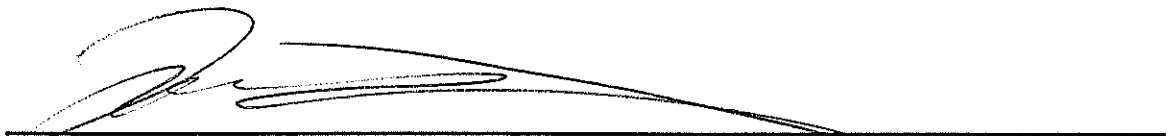
United City of Yorkville Comprehensive Plan Update

I, _____, have read and approve /do not approve (*circle one*) the **draft** goals, objectives, and action plans for the Infrastructure Chapter of the 2008 Comprehensive Plan Update.

(Please fill out only if you do not approve).

I, Thomas C. Brown, do not approve of these **draft** goals, objectives, and action plans, because of the following reason(s)

5.2 of "limiting curbs and gutters" and allowing higher density I am against it.



Signature of Citizen Advisory Committee Member

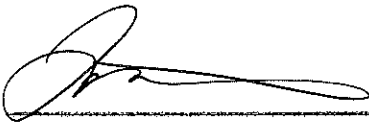
United City of Yorkville Comprehensive Plan Update

I, Thomas Gilmore, have read and approve /do not approve (circle one) the draft goals, objectives, and action plans for the Natural Resource Chapter of the 2008 Comprehensive Plan Update.

(Please fill out only if you do not approve).

I, Thomas Gilmore, do not approve of these draft goals, objectives, and action plans, because of the following reason(s) Objective 3.2

I object to the idea of "transfer of development rights (density credits)" as being a legitimate technique of land preservation. A trade-off of reduced lot size or high density (townhomes) should not be considered. The developer should have a clear understanding that preservation areas, parks, and bike trails are not a license to compress development.



Signature of Citizen Advisory Committee Member

United City of Yorkville Comprehensive Plan Update

I, _____, have read and approve /do not approve (*circle one*) the **draft** goals, objectives, and action plans for the Community Facilities Chapter of the 2008 Comprehensive Plan Update.

(Please fill out only if you do not approve).

I, George Gilson Jr., do not approve of these **draft** goals, objectives, and action plans, because of the following reason(s)

- 1) Goal 3 - Objective 3.2 - Transfer of dev. rights (density credits)
- 2) Goal 2 - Objective 2.3 - In total. This should not be an objective or priority until we improve our roads & infrastructure
- 3) Goal 4 - Objective 4.2 - I feel no special incentives should be given to the developers for infrastructure improvement or expansion. Infrastructure improvement & expansion should be an expectation & requirement to be paid for by the developers
- 4) Goal 5 - objective 5.2 - I do not agree with limiting curb & gutter systems.



Signature of Citizen Advisory Committee Member

- 5) General Note - I disagree with & would discourage any & all luxuries including municipal & multi-use or shared facilities until we first find a way to fund road repair & infrastructure maintenance.