



**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 Non Residential Land Use Meeting**

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

#### **ATTENDEES:**

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

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 Ekwski, 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*; 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, Sandra Adams

##### **United City of Yorkville Elected Officials**

Valerie Burd, Mayor

##### **United City of Yorkville Staff**

Travis Miller; Stephanie Boettcher; Charles Wunder, Anna Kurtzman, Greg Weber, Bart Olson, and Al Goss

##### **Guests**

#### **Meeting called to order at 5:30 pm.**

Anne Lucietto welcomed the group to the fifth meeting of the Citizen Advisory Committee. Anne spoke to concerns regarding the need for committee discussion on committee and citizens comments to date. Anne explained that the entire meeting in May will be devoted to discussing this input.

Travis Miller gave a brief overview of the existing non residential land uses, which are: commercial, neighborhood retail, industrial, office/research/industrial, and public/quasi-public. Travis also went over the task of each discussion group for the meeting. This task was to develop a new land use map for non residential land uses, as residential land uses will be discussed at the next meeting.

Members then split among four discussion groups to prepare a draft non residential land use map. Those participating in each group were:

**Group 1:** Victoria Coveny, Mary Unterbrunner, Tom Lindblom, Ralph Pfister, Peter Newton, and Stephanie Boettcher (facilitator) **Group 2:** Richard Scheffrahn, Nancy Wilson, Kathy Jones, Susan Kritzberg, and Anna Kurtzman (facilitator) **Group 3:** Tom Gilmour, Paula Wilkinson, George Gilson, Brent Ekwinski, Sandra Adams, and Bart Olson (facilitator) **Group 4:** Art Prochaska, Don Duffy, Megan Andrews, Angela Zubko, Tom Muth, and Charles Wunder (facilitator).

The maps drafted by each discussion group will be brought back to the April 17, 2008 Citizens Advisory Committee meeting in order to add residential land uses to them. Group discussions regarding policies, desired uses, and general uses have been recorded in the raw meeting materials.

**Meeting Adjourned at 7:30 pm.**

**Attachments:**

1. March 26, 2008 Raw Meeting Materials
2. Written Comments from Citizens Advisory Committee Members

**NEXT MEETING:**

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



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**March 26, 2008**

**Non Residential Discussion (*Raw Meeting Materials*)**  
**Comprehensive Plan Citizen Advisory Committee**

**Group 1**

1. Industrial Uses
  - a. Want “DRY” type (no heavy industrial)
  - b. Need Industrial Land Use
    - i. Adds jobs
    - ii. Adds residents
2. Prairie Parkway Interchanges
  - a. Light Industrial uses
  - b. Filling Stations
  - c. Office Buildings
    - i. Example – I-88 interchanges in Naperville
3. Large multi use parks
  - a. Need accessibility to main roads
4. Need to plan for south side of town particularly providing the area with services
  - a. Park space
  - b. Commercial and Neighborhood Retail
  - c. Community Facilities
5. Should make commercial areas pedestrian and bicycle friendly
6. No Heavy Industrial
7. Need trail connections between Silver Springs, Water Park, Hoover Educational, etc.
  - a. A regional destination/weekend getaway location from these amenities
8. Limit access points for commercial properties to provide for better flow of traffic
9. Continuous green space
10. Wider residential lots

**Group 2**

1. Move Planning Boundary
  - a. Closely follow the School District Boundary which runs south to Route 52
  - b. Move west boundary to Com Ed R.O.W. take in Prairie Parkway
  - c. Planning boundary stay same north of Hammon Property from Route 71 to River
2. Concern with strip type commercial as currently zoned
  - a. Blends together
  - b. Need Character/Design Guidelines
    - i. Need small commercial business to help define character
    - ii. Small businesses currently feel invisible (overshadowed by big box)
    - iii. Integrate commercial with plazas, paths, pedestrian friendly, gathering areas, etc.

- iv. Part of small, rural town character
  - v. Barn/Prairie Style Architecture
  - vi. Need uniqueness in developments
- 3. Very difficult, costly, and time consuming to convert property to commercial
- 4. Need economic incentives for small businesses. Need to protect.
- 5. Revisit overlay district along Route 47

### **Group 3**

- 1. Need buffers around natural areas
- 2. No industrial uses near natural resources (i.e. Creeks)
- 3. Design Guidelines – Principle 5, 7, and 10
  - a. No current control of commercial and industrial entrances
- 4. Bad Examples – do not want
  - a. Ogden Avenue through Downers Grove
    - i. Strip Malls and Strip Development
- 5. Good Examples – should have in Yorkville
  - a. Buffering
  - b. Aesthetics are important!
  - c. Trees
  - d. Large Setbacks
  - e. Examples
    - i. Diehl Road in Naperville
    - ii. Sullivan Road (Orchard and Randall)
    - iii. Kendall Marketplace
- 6. Land use plans in non-residential areas north of the river should mimic the areas south of the river
  - a. Pockets of commercial (nodes) versus strip development
- 7. Need better transitions between different land use intensities (i.e. Fox Industrial near Colonial Parkway is bad)
- 8. Develop Design Guidelines that are more specific for enforcement purposes
- 9. Strip malls and strip development are not desired, but are ok with increased aesthetic standards
- 10. Non- Residential gateway desired characteristics
  - a. Aesthetic standards are most important
  - b. Low intensity land uses at gateway
- 11. Transportation Land Uses
  - a. Metra Facility at Eldamain and BNSF tracks
  - b. Parking at facilities are important (maybe municipally owned)
- 12. Vehicular access and flow through, around, and adjacent to all land uses
- 13. Better drainage planning

### **Group 4**

- 1. Commercial uses
  - a. Community/Regional
  - b. Neighborhood – should be on path network
  - c. Downtown
- 2. Themed Areas
  - a. Entertainment
  - b. Medical

**United City of Yorkville Comprehensive Plan Update**

I, Mary Unterbrunner, 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, \_\_\_\_\_, do not approve of these **draft** goals, objectives, and action plans, because of the following reason(s)

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Mary Unterbrunner  
Signature of Citizen Advisory Committee Member

**United City of Yorkville Comprehensive Plan Update**

I, Mary Unterbrunner, 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, \_\_\_\_\_, do not approve of these **draft** goals, objectives, and action plans, because of the following reason(s)

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Mary Unterbrunner

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, Mary Unterbrunner, do not approve of these **draft** goals, objectives, and action plans, because of the following reason(s)

Per previous plans/proposals I have read, I am  
opposed to building a city hall/government building  
east of Rt. 47 in downtown Yorkville. I prefer a fine arts  
center (auditorium, art museum (display showstage)) with  
as many school/city coordinated dual use ideas  
as ~~that~~ we can muster. This city so needs a performing  
hall and we can incorporate it with completing the  
final portion of our river front park where we were to have an  
outside pond shell next to the river.  
Mary Unterbrunner  
Signature of Citizen Advisory Committee Member

P.S. Attached is a list of ideas I would have shared if I had been in town for the meeting.

**Subject:** ###3rd Ward Comprehensive Plan Meeting from 5:30 - 7:30at City Hall  
**Start:** Wed 11/14/2007 5:00 PM  
**End:** Wed 11/14/2007 6:30 PM  
**Recurrence:** (none)

HOW WE CAN STAY A "SMALL TOWN" AS WE KEEP GROWING. BELOW ARE IDEAS TO KEEP OUR TOWN SMALL, SAFE AND TRAVEL FRIENDLY.

1. BIKE TRAILS
  
2. SIDEWALKS / PEDESTRIAN CROSSING LIGHTS
  
3. MOVIE THEATER
  
4. COMMUNITY BAND
  
5. BAND SHELTER
  
6. COMMUNITY THEATER
  
7. AUDITORIUM SCHOOLS AND COMMUNITY CAN BOTH USE
  
8. ENTERTAINMENT CENTER AT 34 & 47

## Stephanie Boettcher

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**From:** Travis Miller [tmiller@yorkville.il.us]  
**Sent:** Thursday, March 27, 2008 10:27 AM  
**To:** Nancy\_J\_Wilson@rsh.net  
**Cc:** 'Stephanie Boettcher'; alucietto@yorkville.il.us; 'Brendan McLaughlin@yorkville.il.us'  
**Subject:** RE: Citizens Advisory Committee

Nancy,

Thanks for the comments about last night's meeting! Glad to hear the positive feedback on the process.

We will be dividing into the same groups next month. Since the next meeting will be a carry-over from last night (same exercise, just considering residential uses), keeping the same members together should help us to build from last night's work. So, we will share your comments 1-4 with that group next month. We will also file along with the comments received to date to be reviewed by the committee in May (as Anne explained last night).

Stephanie,

Please copy Nancy's comments and distribute to Group 2 at the April 17<sup>th</sup> meeting to be incorporated into their discussion.

Thanks again,

Travis

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**From:** Nancy\_J\_Wilson@rsh.net [mailto:Nancy\_J\_Wilson@rsh.net]  
**Sent:** Thursday, March 27, 2008 10:12 AM  
**To:** tmiller@yorkville.il.us  
**Subject:** Citizens Advisory Committee

Travis,

I just wanted to drop you a note on a couple of things... First of all, last night's modified exercise of using maps and thinking big picture was one of the most productive meetings. Somehow the combination of looking at the planning area and discussing policy issues, and actually drawing on the maps seem to strike a cord with me, and I think with the group I was with. As the groups reported out, some good ideas were explained, and although it's obvious some have specific agendas, there were also some good points. This exercise seemed to be much more engaging than the previous weeks' exercises, it would be great to continue in the same manner for the next meeting.

Speaking of the next meeting, I will be out of town on business April 17. If you don't mind, I'd like to give you a few thoughts for the residential development issue...

1. Diversity. Although most people voice concern over high density housing, I do think it has its place in a thriving community. Last night we talked about a Metra station in the future, these sorts of areas are perfect for transit-oriented development, these may also work near the Prairie Parkway exits so people can get on highways easily. This keeps high density out of central parts of town, and away from suburban neighborhoods. There is a need for this type of housing to attract young professionals to live/spend here. I just think we need to think more broadly instead of just wanting all estate neighborhoods, as this creates an overall culture of diversity and creativity that

3/27/2008

is vital to the long term health of the city.

2. As much as possible, suburban and estate neighborhoods should be built in visual areas.. by this I mean close to gateways, welcoming people into Yorkville in a beautiful setting. Also, the natural landscape of the properties should be preserved as much as possible (eg. keep trees) to create character in conjunction with building standards. One of the comments I hear from residents in the community is how one development looks like another, I don't disagree, but we should encourage developers to create several types of homes that need to be "mixed up" in their developments to prevent each house next to each other being the same.

3. Safety. Developments should be away from industrial and big box commercial areas so as to avoid issues with traffic, truck deliveries, etc. Also, residential streets should be wide enough for steet parking and safe travels in a car, bike, etc.

4. The residential potential south of Rt. 71 is obviously tremendous, I envision smaller, but contiguous residential development of suburban and tranistional residential areas with neighborhood commercial mixed in for most of the corridor to the southern border of the planning area.

My apologies for the long message!

Hope you are doing well. Thanks for everything.

Nancy

Nancy Wilson , RN, BSN, MBA  
Vice President, Ancillary Services

Rush-Copley Medical Center  
2000 Ogden Ave.  
Aurora, IL 60504  
(630) 978-6276  
(630) 978-6888 fax  
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