



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

Residential Land Use Meeting

Thursday April 17, 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)
2. Review/Discuss (Citizen Advisory Committee led by Travis Miller, Comm. Dev. Director – 15 minutes)
 - a. Existing 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 Residential Land Use Maps (Discussion Groups – 1 hour)
 - b. Discussion Groups report back to Citizens Advisory Committee (40 minutes)
5. Questions/Comments
6. Adjourn

NEXT MEETING:

1. **Review/Finalization Meeting**
Wednesday May 28, 2008
5:30 – 7:30 PM
Yorkville Public Library
902 Game Farm Road

Attachments:

1. Citizens Advisory Committee Input (written comments received by staff 3/26/08 – 4/16/08)

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)

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)

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

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 17th meeting to be incorporated into their discussion.

Thanks again,

Travis

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

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Sharon Kitching
notes for
meeting.
per Ann's
request.

DATE: March 26, 2008

SUBJECT: Commerical & Industrial Land Use Meeting
Comprehensive Plan Update Citizens Advisory Committee Meeting

Concerns, ideas, questions generated from reading materials provided on this focus area:

Land Use (general) I encourage the preservation of agricultural or open space land wherever possible to retain rural character and visually contribute to "quieting" in areas of residential and commercial development.

* Protection of historical structures

- Which ones are we focusing on preserving other than the old courthouse?
- One of our oldest businesses, if not the oldest, downtown was torn down to make way for a new "project," only to be left a gaping, unsightly hole in the middle of our downtown for way too long. *re: Tuslan Plaza*

Economic development – (I will discuss later)

Thoughts on commercial development:

- * All the articles and resources provided us talk about community "identity." It seems that we have generally established this to be "the unique (rural) character of Yorkville" also which acknowledges the "heritage" of our community. Well, what does that mean? I know what it means to me, a lifelong resident...but what does the developer from Chicago or some other large community think this means? And why will he be motivated to interpret this concept to its fullest degree when it might mean specialized architecture, landscaping, and extra consideration of aesthetics which all cost more money?

We need to be more specific in setting design and development guidelines for new development.

Make community more pedestrian friendly.

1. improves quality of life, reduces auto trip generation – environmentally responsible.
2. Makes our community more attractive to visitors/tourists.
3. Pedestrian friendly environments, attractive sidewalks, paths – visually pleasing additions to community.
4. Most of our newly developing retail areas are not approachable to pedestrians, and are disconnected to residential areas due to breaks in sidewalks and paths.

5. Access management of commercial areas is important – reduce curb cuts for individual businesses and provide sidewalks that actually connect with something else.
6. The new retail centers with the big box retailers discourage walking between the large buildings due to the huge expanses of parking lot areas. Consider designing with parking to the rear or sides of buildings, and facing toward a pedestrian mall or courtyard to encourage walking between stores. It would enhance the shopping experience, as well.
7. Site development plans – look at entire parcel, not individual project. The various business could “connect” with paths, walkways, etc. in a pleasing way and not develop like the traditional way that seems to be the norm – i.e., Menards and it’s ~~variety~~ assortment of outlots that fill in one by one...
8. Encourage cluster developments of commercial/retail rather than letting them stretch out along all of our main roadways into and out of town.

Strip Malls

1. Review zoning which allows for this type of development along all of our major roadways leading into and out of our community. The resources provided say that zoning is the single most important tool to prevent the continuation of bad practices and shape new patterns of development for the community.
2. Preserve some sense of “scenic corridor” along our main highways.
3. Integrate big box stores and national chain businesses into more aesthetically designed developments. Don’t all have to be freestanding.
4. Ruin any sense of “place” or community identity. Especially when they are the first things you see entering our town.
5. Most are homogenous looking – simple, similar, maybe a bit of a different façade from location to location but all sporting the same design. Even when they are L-shaped, they are still boring and basically unattractive. Landscaping is still nondescript – it’s all about the same. Nothing stands out.
6. Does not contribute to “character” of community. Not one so far stresses any visual reference to our “rural” atmosphere or “heritage” of our community.
7. Is not pedestrian friendly.
8. Makes our community look like every other community with the same stores and strip malls.

Downtown/Town Centers

1. We need to reinvent and strengthen our downtown as a “town center” 30-40
2. years ago, it was the hub of activity in our community and was a vibrant center, but with the development of Countryside, it began to weaken.
3. A mixed use center is a good idea.
4. Public restrooms would be a good idea.
5. Perhaps a parking deck or garage in the future.
6. Center for arts and entertainment.

7. Riverfront park – a focal point for future development.
8. Locally owned specialty shops and rejuvenation of historical facades, preserve historical structures, landmarks, and unique aspects of downtown.
9. I support community center/senior center in our downtown.
10. Find ways to attract more people to downtown area.

Design Guidelines

1. Need to be more focused and clear to developers. Are too generalized to ensure that desired results (which would step things up a notch) are achieved so that a new standard is established.
2. Provide many more visual examples (photos, drawings) of types of building designs, development layouts, architectural styles to developers. All of the examples included in the reading materials were beautiful but we aren't seeing anything like them in the developments that are occurring here in Yorkville.
3. The standards for excellently designed structures which contribute aesthetically is not being reached currently.
4. Reduction of large expanses of pavement in front of most new retail/service businesses.
5. Wording of design guidelines needs to be more clear. "providing a sense of architectural interest" is vague, "unique identity" means nothing...
6. Pedestrian experience is not working in most retail/commercial developments so far...
7. Need to demand more of the following from builders...richness of building surfaces/texture, landscaped/screened parking, pedestrian friendly streetscapes, formal entry plazas, courtyards, pedestrian malls. (I have seen beautiful examples of these elements in other communities in Florida, Arizona, Michigan, Colorado, etc.) We need to set the bar higher to establish the character we want to achieve.
8. I have some general concerns with some of the guidelines re: monotonous facades and elevations in newly constructed residential developments... what we see from the road is horrible in these developments – Centex (East side of 47, north of town, along Galena Road and view from Orchard Road (is this Yorkville?), along 47 south of town on west side as approaching 71.
9. Gateway buildings – why are they Walgreens/bank/gas station on both the north and south of town. Very disappointing.
10. Your example of gateway features (sign) is very good. Would be asset.
11. Article – Intro. to Design Guidelines – very good, lots of good suggestions.

What is our identity?

- Rural/farm/prairie/natural??? Then our buildings should reflect that –
1. Ideas: modified "barn" design facades, "prairie style" architecture,
 2. natural stone, brick, and wood structures.
 3. Renovation of historic façade designs downtown.
 4. Illustrations in reference article are attractive.

5. Landscaping that reflects this concept, not the typical burning bush, knockout rose, spirea, and evergreen shrub. It's so monotonous – it all looks the same.

Economic Development

1. Do our leaders truly believe that the best use of land along all of our busy
2. highways is retail/shopping centers?
3. Is the quest for tax revenues driving our decisions for land use (causes of strip development) and is it always the reason for attention to new businesses in the area?
4. Is any attention being given to the smaller, mom-pop businesses that contribute to the character of the city but not a great source of tax-base revenue? *—NO!*
Specialty shopping is a prime source of attraction for tourism and bringing people into the community from neighboring areas. Everyone likes them but they are not receiving the same support and attention.
5. Are incentives offered to small, local business owners?
6. Are local business owners made aware of funds avail. to help them with their smaller projects? Meeting requirements which are set up for bigger developments is more difficult for the small business, and very costly.
7. My rezoning experiences – needs to be a different set of rules for small businesses/rezoning, etc.
8. Consider reestablishing overlay district for residential area along Route 47.
9. Are funds avail. for Development assistance in the Econ. Dev. Plan regarding building rehab the same as the Façade Program?
10. Never provided info on financial assistance. But forced to sign development agreements due to pressure from residential neighbors. Is same for larger businesses or strip mall developers?

*Our
we
experience*