

# Municipal Facilities Plan

---

Comprehensive Plan Citizens Advisory Committee  
United City of Yorkville  
February 21, 2008

Bart Olson, Assistant City Administrator



# Municipal Facilities Master Plan

---

- ❑ Completed December 2005 by Yas/Fischel Architecture
- ❑ Purpose – to provide the city council and staff the knowledge to make informed decisions regarding future budgeting and planning of city municipal buildings



# Municipal Facilities Master Plan

---

- ❑ Building size based on long-term service capacity of 60,000 residents
  
- ❑ Population projection in 2005 showed entitled developments total population equivalent at just under 60,000 residents



# Municipal Facilities Master Plan

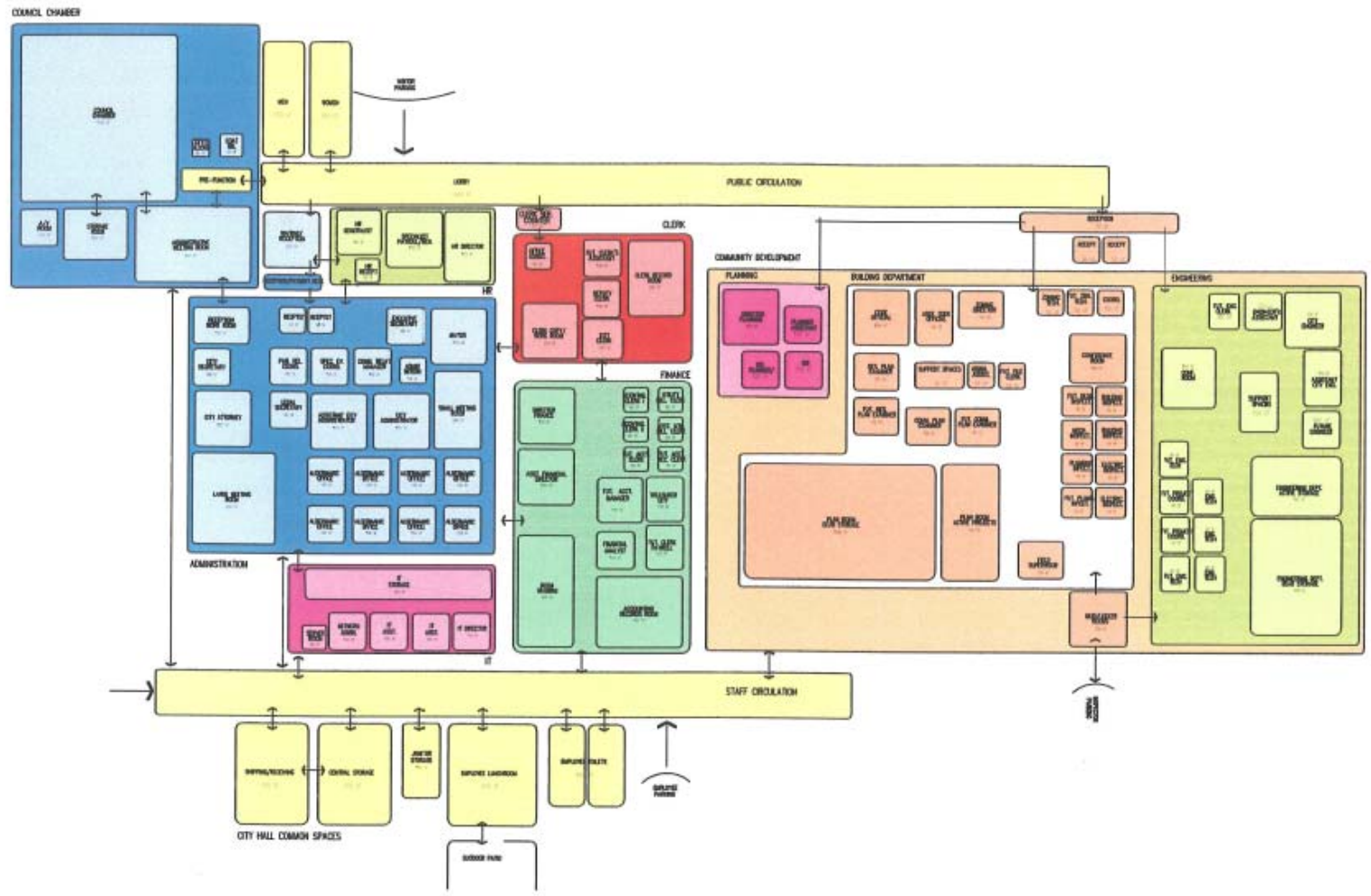
---

- Buildings included in plan are:
  - City Hall
  - Police Station
  - Public Works and Parks Maintenance Building
  - Aquatic Center
  - Community Center
  - Senior Center



VII. Building Department (currently not a City department)						
A.	Code Official	Bill Dettmer	closed	15 x 15	225	
1	Assistant Code Official	Gary Williams	closed	10 x 15	150	
	a. Commerical Plan Examiner	Kurt Van Dahm	closed	10 x 12	120	
	b. Residential Plan Examiner	Paul Walker	closed	10 x 12	120	
	c. Future Residential Plan Examiner	Future Position	closed	10 x 12	120	
	d. Future Commerical Plan Examiner	Future Position	closed	10 x 12	120	
2	Director of Zoning	Anna Kurtzman	closed	10 x 12	120	
	Property Standards Inspector					
	a. and Zoning Technician	Jim Gustin	open	7 x 7	49	
	b. Administration Assistant	Lora Chapman	open	7 x 7	49	
	c. Receptionist and Permit /					
	d. Inspection Coordinator	Danielle Weinart	open	7 x 7	49	
	e. Future File Clerk (part time)	Future Position	open	7 x 7	49	
	f. Future Zoning Tech	Future Position	open	7 x 7	49	
3	Field Supervisor	Chuck Riforgiati	closed	10 x 12	120	
	b. Building Inspector	Janet Matz	open	7 x 7	49	
	c. Building Inspector	Dennis Phelps	open	7 x 7	49	
	d. Mechanical Inspector	TBA	open	7 x 7	49	
	e. Electrical Inspector	Mike Pecora	open	7 x 7	49	
	d. Electrical Inspector	Joe Tenutti	open	7 x 7	49	
	e. Plumbing Inspector	Larry Aichele	open	7 x 7	49	
	f. Future Plumbing Inspector	Future Position	open	7 x 7	49	
	g. Future Building Inspector	Future Position	open	7 x 7	49	
4	Plan Room-Active Projects			20 x 20	400	
5	Plan Storage-Inactive Storage			40 x 40	1600	
6	Sewer Video Preview Room			10 x 12	120	
7	Locker/Mud Room			15 x 15	225	Can be shared with Bldg Dept.
8	Building Department Reception			5 x 15	75	Can be shared with Bldg Dept.
9	Conference Room			12 x 15	180	15 person
10	Support Spaces				150	Can be shared with Bldg Dept.
<b>Building Department Net Square Footage</b>					<b>4,482</b>	
Net to Gross Multiplier					1.25 *	
<b>Building Department Total</b>					<b>5,603 sf</b>	





IDEAL SPATIAL RELATIONSHIPS DIAGRAM

CITY HALL

YORKVILLE MUNICIPAL FACILITIES

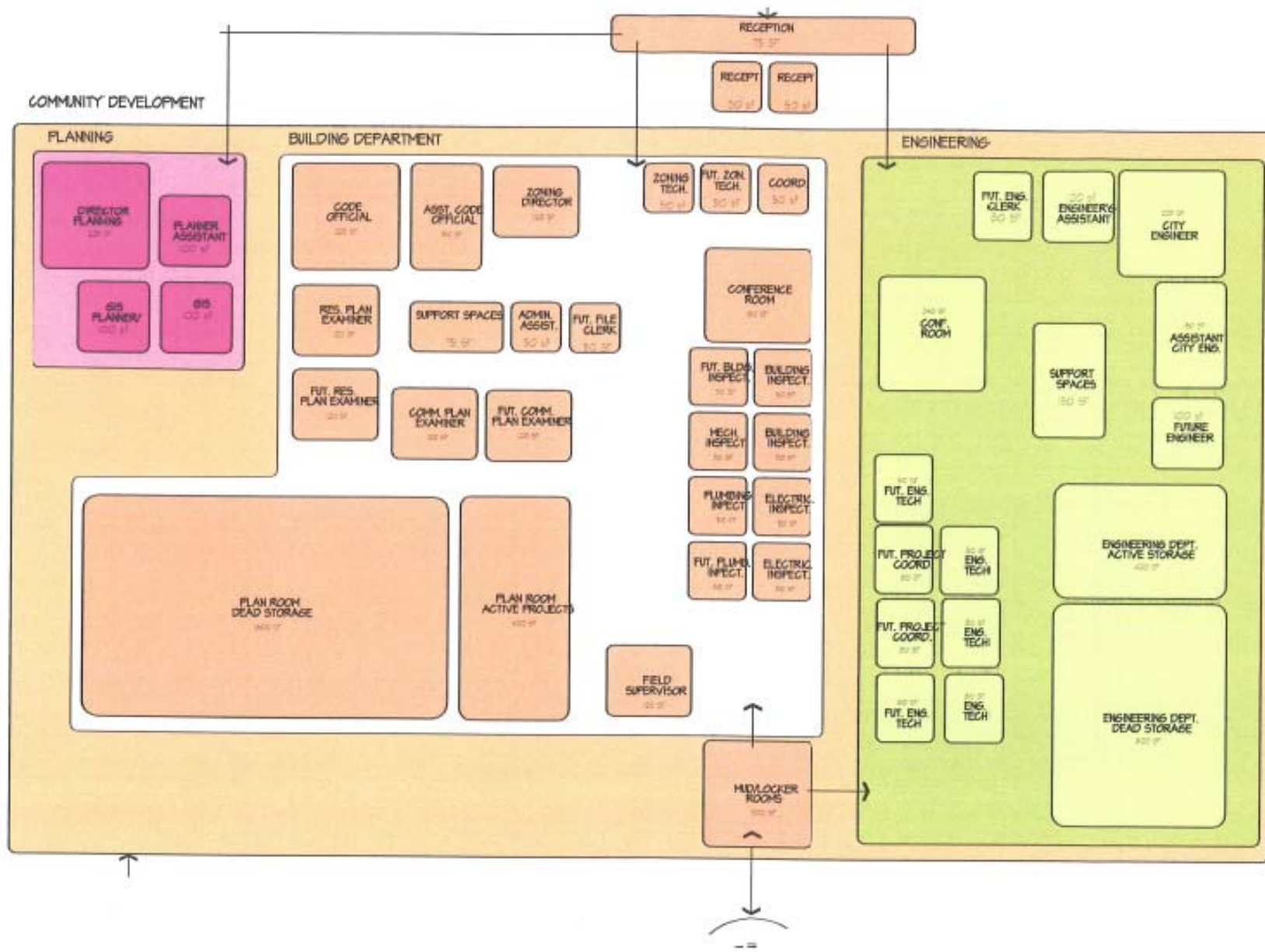
YAS ARCHITECTURE L.L.C.  
ARCHITECTURE + URBAN DESIGN  
EVANSTON, ILLINOIS

15 DECEMBER 2006

YORKVILLE, ILLINOIS

NOT TO SCALE





# Municipal Facilities Master Plan

---

- ❑ Cost estimates prepared on standard unit costs in 2005, with inflation estimates provided



# Municipal Facilities Master Plan

## MASTER FACILITIES PLAN

Budget Options for Building Construction  
YAS Architecture, LLC.

United City of Yorkville  
13 December 2005

Building Type	Sq. Ft.	Cost/SF	2005*	2010*	2015*	2020*
1. City Hall	28,265	\$ 180	\$ 5,876,294	\$ 7,499,805	\$ 9,571,863	\$ 12,216,392
2. Police Facility	54,623	\$ 200	\$ 12,617,913	\$ 16,104,010	\$ 20,553,251	\$ 26,231,735
Community Police Outpost (North)	729	\$ 170	\$ 143,139	\$ 182,686	\$ 233,159	\$ 297,576
Community Police Outpost (South)	729	\$ 170	\$ 143,139	\$ 182,686	\$ 233,159	\$ 297,576
3. Community Center			\$ -			
Option A (with Senior Center & Aquatic Center)	198,044	\$ 200	\$ 45,748,164	\$ 58,387,538	\$ 74,518,939	\$ 95,107,147
Option B (without Senior Center & Aquatic Center)	123,269	\$ 200	\$ 28,475,139	\$ 36,342,295	\$ 46,383,001	\$ 59,197,769
4. Senior Center **	22,650	\$ 185	\$ 4,839,739	\$ 6,176,869	\$ 7,883,424	\$ 10,061,469
5. Aquatic Center **			\$ -			
Aquatic Center (North)	55,855	\$ 165	\$ 10,644,567	\$ 13,585,464	\$ 17,338,877	\$ 22,129,290
Aquatic Center (South)	55,855	\$ 165	\$ 10,644,567	\$ 13,585,464	\$ 17,338,877	\$ 22,129,290
6. Public Works/Parks Maintenance #1	73,295	\$ 165	\$ 13,968,195	\$ 17,827,349	\$ 22,752,717	\$ 29,038,873
6. Public Works/Parks Maintenance #2	73,295	\$ 165	\$ 13,968,195	\$ 17,827,349	\$ 22,752,717	\$ 29,038,873
<b>Construction Total</b>			\$ 147,069,049	\$ 187,701,516	\$ 239,559,984	\$ 305,745,990
<b>Project Total</b>			\$ 147,069,049	\$ 187,701,516	\$ 239,559,984	\$ 305,745,990



# Municipal Facilities Master Plan

---

- How do we fund \$150 million of public buildings?
  
- Answer: Impact fees, user fees, referendums, general fund subsidies, home rule sales taxes (if applicable), negotiations with developers, and maybe not at all!



# Municipal Facilities Master Plan

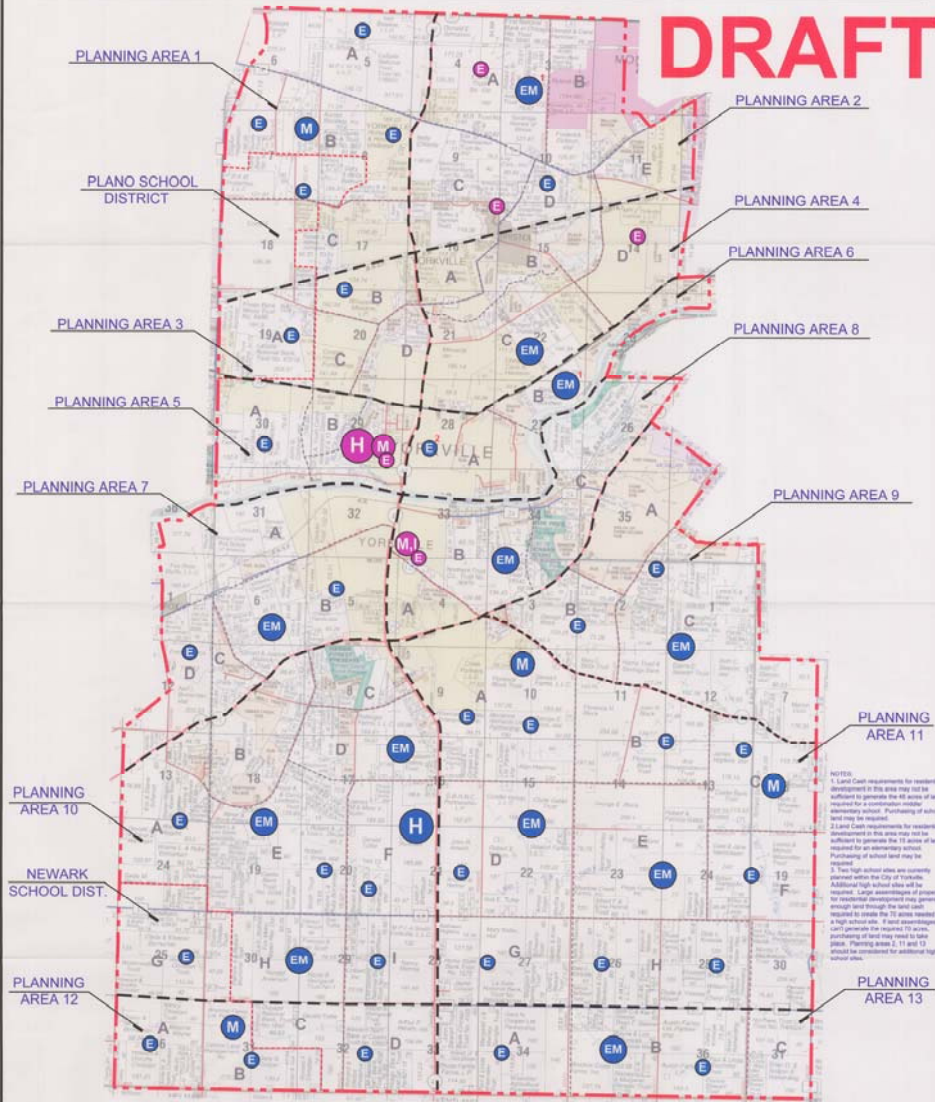
---

- ❑ How do we choose where those buildings go?
- ❑ Answer: (as it often is) It depends.
- ❑ Examples: School site study, BKFD Fire Station Study



# UNITED CITY OF YORKVILLE

# DRAFT



**NOTES:**  
 1. Land Use requirements for residential development in this area may not be sufficient to generate the 40 acres of land required for a combination middle elementary school. Purchasing of school land may be required.  
 2. Land Use requirements for residential development in this area may not be sufficient to generate the 75 acres of land required for an elementary school. Purchasing of school land may be required.  
 3. Two high school sites are currently owned by the City of Yorkville. Additional high school sites will be required. Large concentrations of parcels for residential development may generate enough land through the land use plan to create the 75 acres needed for a high school site. If land concentrations can't generate the required 75 acres, purchasing of land may need to take place. Planning areas 2, 11 and 13 should be considered for additional high school sites.

## SCHOOL SITE STUDY

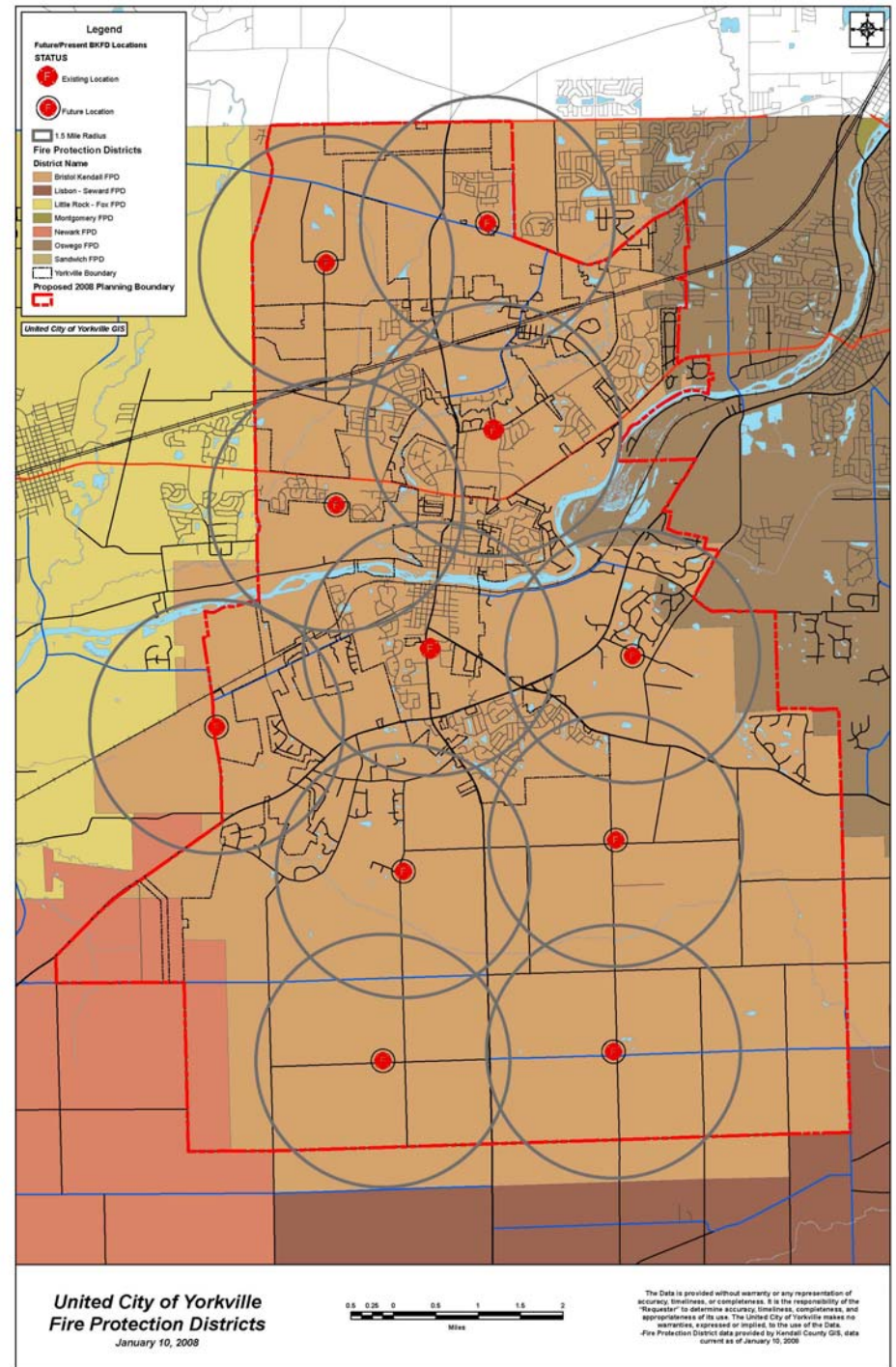
<b>H</b> EXISTING HIGH SCHOOL	<b>EM</b> ELEMENTARY / MIDDLE SCHOOL	<b>M</b> MIDDLE SCHOOL EXISTING	<b>E</b> EXISTING ELEMENTARY SCHOOL
<b>H</b> PROPOSED HIGH SCHOOL	<b>EM</b> PROPOSED ELEMENTARY / MIDDLE SCHOOL	<b>M</b> PROPOSED MIDDLE SCHOOL	<b>E</b> PROPOSED ELEMENTARY SCHOOL

<table border="1"> <tr><td>4</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>1</td><td>07-12-2007 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>0</td><td>05-03-2007</td></tr> <tr><td>REV #</td><td>DATE</td><td>PURPOSE</td></tr> <tr><td>000001</td><td>07-12-2007</td><td>CHECKED: MSA   07-12-2007</td></tr> </table>	4		3		2		1	07-12-2007 ISSUED FOR CLIENT REVIEW	0	05-03-2007	REV #	DATE	PURPOSE	000001	07-12-2007	CHECKED: MSA   07-12-2007		<p><b>The United City of Yorkville</b>          800 Game Farm Rd.          Yorkville, IL 60090          630-553-4350</p>	<p><b>SCHOPPE DESIGN ASSOCIATES, INC.</b>          Landscape Architecture and Land Planning          126 S. MAIN ST.          OREGON, IL 60542          PH: (815) 531-3333          FAX: (815) 531-3639</p>
4																			
3																			
2																			
1	07-12-2007 ISSUED FOR CLIENT REVIEW																		
0	05-03-2007																		
REV #	DATE	PURPOSE																	
000001	07-12-2007	CHECKED: MSA   07-12-2007																	



# Bristol-Kendall Fire Protection District

□ Current and Future Locations



# Municipal Facilities Master Plan

---

- Things to consider when locating a public building:
  - Services headquartered in the building vs. surrounding land uses
  - Can service efficiencies be obtained through strategic location selection?
  - Cost of land
  - Ability for expansion



# Municipal Facilities Master Plan

---

## □ City Hall

- People and activity generator
- No major service efficiencies tied to strategic location
- Two to three acres of land needed



# Municipal Facilities Master Plan

---

## □ Police Station

- People and activity generator!
- Service efficiencies can be obtained through locating station near the Kendall County Sheriff's Office, near the center of the City and by locating satellite stations north and south of the river
- Ten acres needed



# Municipal Facilities Master Plan

---

## □ Public Works

- Activity generator – trucks, snowplows, etc.
- Major service efficiencies possibly with strategic locations near center of City (or halves of City if two buildings) or near major transportation corridors
- Ten acres of land needed



# Municipal Facilities Master Plan

---

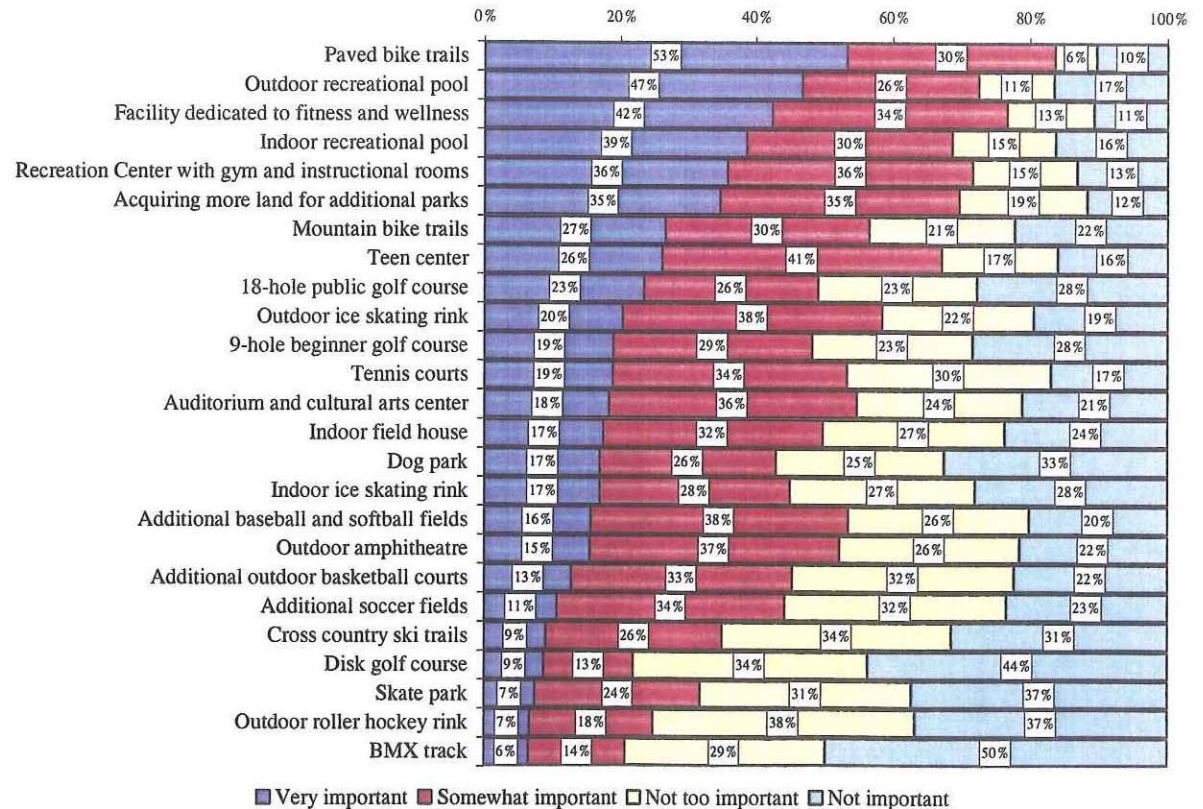
## □ Community Center

- Major people and activity generator
- Service efficiencies achieved by locating a building near a park; a convenience factor can be maximized if the building is located near the city center
- Ten acres or less if near a park, more than 10 acres is not near a park



# Parks and Recreation Department

- 2007 Mail Survey
- Desired Additional Facilities



# Municipal Facilities Master Plan

---

## □ Aquatic Center

- People generation depends on indoor-outdoor components and season
- Service efficiencies can be achieved by locating the aquatic center in or adjacent to a community center
- Required acreage depends on size of facility; three to five acres if standalone



# Municipal Facilities Master Plan

---

## □ Senior Center

- People and activity generator
- Service efficiencies achieved by locating the center in or adjacent to a community center; convenience factor can be achieved by locating the building near the city center
- Three acres or less if standalone



# Municipal Facilities Master Plan

---

## □ Status

- Police Station architect proposed in upcoming budget
- Interim Public Works Building under consideration (20,000 s.f.)
- City Hall awaiting impact fees; will renovate police side of current city hall after police station is built
- Field House discussed at joint City Council and School Board meeting last month

