



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLAN COMMISSION

AGENDA

Wednesday, January 13, 2016

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: October 14, 2015 & November 18, 2015

Citizen's Comments

Public Hearings

1. **PC 2015-16** GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.

Old Business

New Business

1. **PC 2015-16** GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.

- **Action Item**

Rezoning

2. **PC 2015-17** Kevin Calder, petitioner, has filed an application with Kendall County seeking an A-1 Special Use to allow the operation of a landscape business with five employees. The property is located at 9923 Walker Road in Kendall Township.

- **Action Item**

1 ½ Mile Review (Special Use)

Additional Business

Adjournment

DRAFT

**UNITED CITY OF YORKVILLE
PLAN COMMISSION**

**City Council Chambers
Wednesday, October 14, 2015 7:00pm**

Meeting Called to Order

Commissioner Michael Crouch called the meeting to order at 7:03pm.

Roll Call

Roll call was taken and a quorum was established.

Richard Vinyard-present, Michael Crouch-present, Reagan Flavin-Goins-present,
Chuck Galmarini-present, Deborah Horaz-present

Absent: Randy Harker, James Weaver, Charles Kraupner

City Staff

Krysti Barksdale-Noble, Community Development Director

Mr. Chris Heinen, City Planner

Brad Sanderson, City Engineer

Other Guests None

Previous Meeting Minutes September 9, 2015

Mr. Galmarini moved to approve the minutes as presented and Ms. Goins seconded the motion. Unanimous voice vote.

Citizen's Comments None

Public Hearings None

New Business

1. 2016 Plan Commission Meeting Schedule

The schedule was approved on a motion by Galmarini and second by Goins. Unanimous voice vote.

Old Business

- 1. Continued PC 2015-15** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 7: Dimensional and Bulk Regulations in the Zoning Ordinance to revise Table 10.07.01, Dimensional and Bulk Requirements with regards to an increase of Maximum Lot Coverage and Floor Area Ratio (FAR) for all residential, business and manufacturing districts.

The Public Hearing was closed at the last meeting and it was the consensus of the Commission to have staff bring back additional information. Those items were:

- 1) Additional sample set of 100 properties or more
- 2) How many permits staff were denied due to current regulations
- 3) Information on drainage in the City to help formulate a recommendation regarding increased impervious surface and FAR for manufacturing districts.

(Ms. Noble said the FAR only affects manufacturing districts.)

Ms. Noble presented information for the Commission. She said staff did 2 case studies, one of which was a sample of 96 lots in White Oaks Estates. It is currently zoned R2 and was done from aerial images. Of the 96 lots, 30% exceeded the current 20% lot coverage. Under the old ordinance the majority were compliant.

She said the ordinance was changed in definition. With the zoning code update, it was decided to add sidewalks, driveways and all other impervious surfaces and the percentage now needs to be increased to reflect current conditions. Properties are now limited to 20% total impervious surfaces including driveways, sidewalks, buildings. Under the old ordinance, if one had met 20% with a building, other hard surface items could be added without penalty. This ordinance is trying to accomplish a maximum cap on all impervious surfaces on a lot and is more restrictive.

A large number of citizens and businesses would be penalized if the ordinance is not changed. The variance process has standards and part of those discuss the uniqueness of a property. None of these properties are unique and all have the same problem due to the code. In the White Oaks Estates, there were many properties below the 20%.

In case study #2 of smaller lots, the home alone would put the owner at the maximum. Staff looked at the Harker Subdivision in the older part of the City and zoned R2. Of the 20 parcels sampled, 12 (or 60%), exceeded the current ordinance. If any of those owners would request a patio, etc., they would be denied.

Staff is proposing an increase in the area of the impervious surface. Ms. Noble gave the proposed percentages which are about 25% greater than the previous numbers. The manufacturing district is the only one where vertical floor area is calculated and that percentage was also increased.

Ms. Horaz asked if the ratios could be lowered a bit on the maximum lot coverages. Ms. Noble said a small buffer was built in, so she was OK with adjusting the numbers.

Mr. Heinen presented examples of drainage percentages. He compared the present percentages with new percentages under the proposed amendment. Ms. Noble said the property would become legally non-conforming and the owners might not be able to refinance if so desired. If more than 50% of the home would burn and the owners wish to rebuild, the owners would have to rebuild a smaller home. He calculated another example from Cardinal Circle and also an example with an existing pool.

Commissioner Horaz said she had done some calculations on the FAR and commented that if the amendment is approved, and since it's so broad, some adjusting might still need to be done.

Swimming pools were discussed in regards to drainage and it was decided to include pools in the calculations.

Mr. Crouch said the larger the lot, the easier it is to comply and he questioned why the percentage would increase to 55% on estate lots. He said the smaller the lot, the more likely not to be compliant and not easily correctable. Ms. Noble said estate lots were increased because the houses are set towards the back of the lot leaving more impervious surface for the driveway. Estate lots generally do not have sidewalks, added Mr. Galmarini. Mr. Crouch commented that he would be OK with smaller percentages (45%) for estate lots and R1 lots.

Ms. Horaz asked how the amendment would affect the older part of town. Mr. Sanderson said the older parts of town don't have the level of stormwater management that the newer parts have and it should be considered on a case-by-case basis.

Action Item

Text Amendment

It was clarified that the FAR will only refer to the Manufacturing District.

Mr. Galmarini made the following motion: In consideration of testimony presented during the Public Hearing on September 9, 2015, the Plan Commission recommends approval to the City Council of a request for a text amendment to Chapter 7, Dimensional Bulk Regulations in the Zoning Ordinance to revise Table 10.07.01 with regards to an increase of Maximum Lot Coverage and Floor Area Ratio to all residential, business and manufacturing districts as presented by staff in a memorandum dated October 7, 2015 and further subject to all the provisions discussed by the Plan Commission during the October 14, 2015 meeting. The motion was seconded by Mr. Vinyard.

Roll call: Vinyard-yes, Crouch-yes, Goins-yes Galmarini-yes, Horaz-yes.
Motion passed 5-0.

Additional Business

Mr. Heinen said the Comprehensive Plan update is progressing and an open house will be held for the public on October 22 from 6-8pm. The information is on the website and on Facebook.

Adjournment

There was no further business and the meeting was adjourned at 7:44pm on a motion by Mr. Vinyard and a second by Ms. Goins.

Transcribed from audio by
Marlys Young, Minute Taker

DRAFT

UNITED CITY OF YORKVILLE
Special Meeting of the Plan Commission,
Zoning Board of Appeals and Park Board
City Council Chambers
Wednesday, November 18, 2015 7:00pm

Meeting Called to Order

Plan Commissioner Michael Crouch called the meeting to order at 7:01pm.

Roll Call

Roll call was taken and a quorum was established.

Plan Commission members present: Deborah Horaz, Michael Crouch

Absent: Galmarini, Goins, Kraupner, Vinyard, Weaver, Harker

Zoning Board of Appeals members present: Corey Johnson, Don Hirsch, Alex

Hernandez

Absent: Olson, Markham, Woods, Goins

Park Board members present: Deborah Horaz, Sash Dumanovic

Absent: Cesich, Dilday, Lane, Konecki, Wilberg

Commissioner Crouch asked each person to introduce themselves.

City Staff

Krysti Barksdale-Noble, Community Development Director

Jim Binninger, Attorney

Shay Remus, Park Board

Tim Evans, Park Board

Scott Sleezer, Park Board

Other Guests

Previous Meeting Minutes None

Citizen's Comments None

Public Hearings None

New Business

Mr. Binninger briefly explained what topics would be covered in this meeting, including ethics and how to handle meetings.

Roles and Responsibilities

Mr. Binninger and Ms. Noble both explained their roles pertaining to the three governing bodies present. He stated the obligations of the members of these Boards, the Boards' functions and stressed the importance of reading the agenda packet materials prior to the meetings. Ms. Noble also said it was very important to listen to the testimony given and that questions could be directed to her prior to the meetings. The roles of the Chairmen were also explained and speakers should be recognized by the Chair before speaking. The importance of an up-to-date Comprehensive Plan was also stressed.

Applicant and Petitioner

Their role is to present their requests to the Boards and they are responsible for demonstrating that their request meets the requirements.

Making Land Use Decisions

The petitioner has to make their case. Mr. Binninger said it is very important for the municipality to have a current Comp Plan and Zoning code. Ms. Noble said, that as Zoning Administrator, she can make some decisions on minor changes, but if there are major changes, the case must be brought back to the Boards.

Elements of Good Decision Making

Notice must be given, opposition must be allowed to be heard and conclusions must be based on findings. Complete and accurate records are essential.

Notice

Proper meeting notice must be given. For Plan Commission, a minimum of 15 days notice and no more than 30 days is required.

Clear Rules to Control Meeting

The meeting procedure must be announced by the Chairman, sign-in sheets are required and time limits should be noted. Speakers must be recognized by the Chair, duplicate or irrelevant testimony should be prohibited, written statements can be accepted and exhibits should be identified. Mr. Binninger gave a handout of the Rules and Procedures. For phone attendance, there must be a quorum of actual people present and then the phone attendance can be utilized if arranged prior to the meeting. Mr. Hirsch commented that being on vacation is not always a valid excuse for utilizing phone attendance.

Open Meetings Act

State law requires all Board members to take the on-line Open Meetings Act review and pass a test within 90 days of appointment. If a FOIA request is made and someone has not had this training, it could become an issue. A 'majority' is a majority of a quorum. It was noted that 2 members can discuss business, however, 3 people constitute a 'meeting'. Mr. Crouch commented that if 3 members discuss business or use texts or emails, that is a violation. All public members have the right to speak, however, the time can be limited and should be at the end of the agenda. If a meeting has to be rolled over, you must have a notice of the date and time or you must start over. A vote cannot be taken on any item not on the agenda. Meeting cancellations must be posted on an outer door.

Conducting Meetings

Mr. Binninger discussed "*Roberts Rules of Order*". Motions must be made in order to take action. He provided an explanation of "call the question" and discussed amended motions. Mr. Evans asked if all motions need roll call votes. Village Boards and Councils need roll calls on certain items and voice votes are OK on some items. Mr. Dumanovic asked if the Chair routinely votes on Boards and Commissions. They do vote, however, Village Presidents usually only vote in the case of a tie.

Full Disclosure

All concerned parties must have full access to the pertinent information. Mr. Crouch asked about photos presented by individuals. These can be entered into the official record so that anyone can have access.

Other topics briefly discussed were:

Unbiased Decisions

Timely Decisions

Complete Records

Finding of Fact

Ethical Principles for Planning

Ethical Principles Overview-gave examples of conflicts & possible answers

Techniques for No-Conflict Meeting

Encourage Public Involvement

Also mentioned.....

City staff is considering placing meeting notices on Facebook.

It was also noted that motions need to be made in the positive.

Staff includes proposed motion language in the agenda packet.

Ms. Noble gave a handout regarding 6 hours of additional training available pertaining to zoning. Illinois APA is pushing to require this training for Boards dealing with zoning.

Old Business None

Additional Business

A memo from Mr. Heinen was included in the packet and detailed the voting record of the Council regarding the recent Hari Development/Dunkin Donuts special use permit and text amendment. The Council approved both items.

Adjournment

There was no further business and the meeting was adjourned at 8:40pm. The motion for adjournment was made by the ZBA Board who had a quorum. Motion by Johnson and second by Hirsch. Unanimous voice vote approval.

Transcribed by Marlys Young, Minute Taker

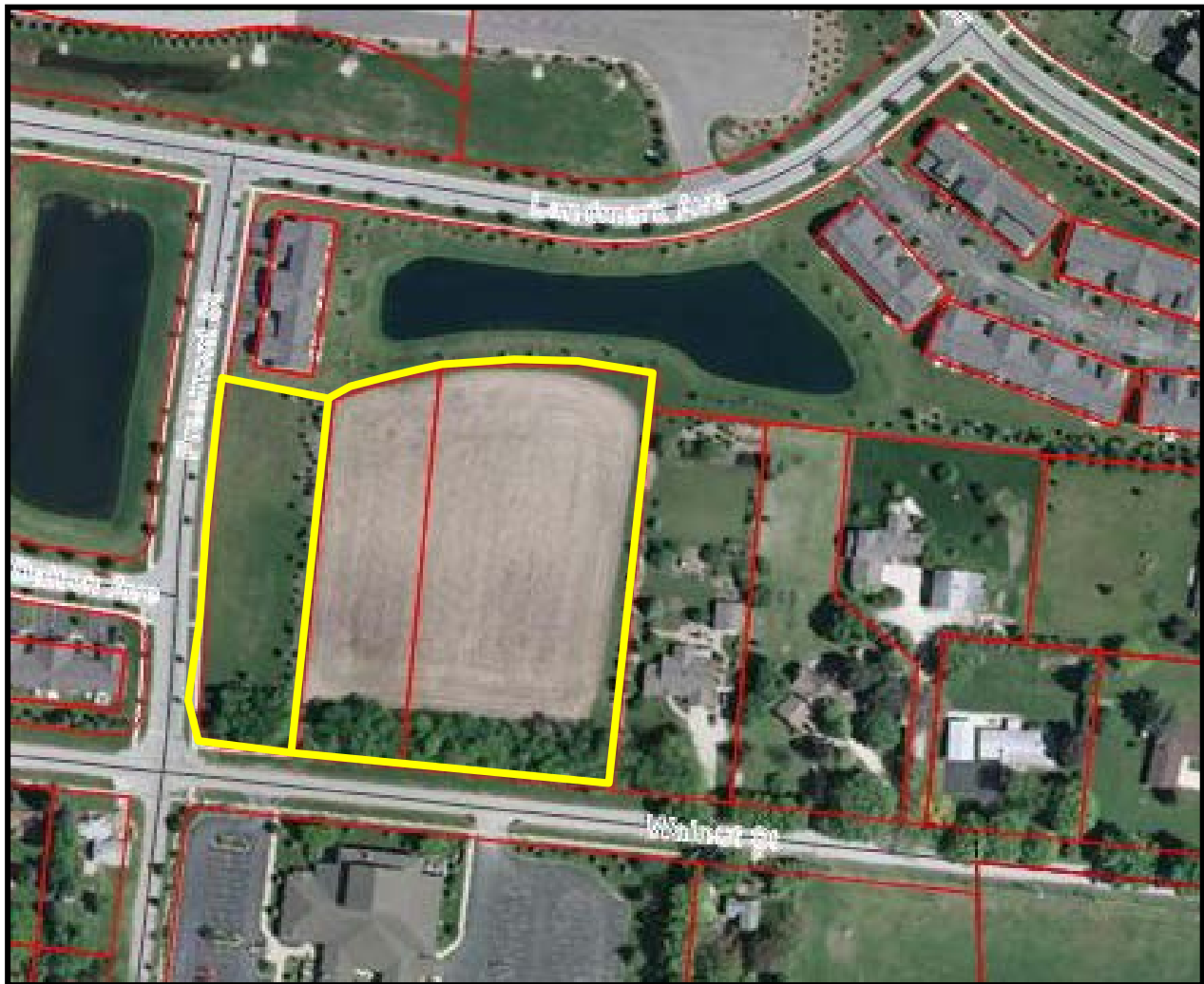


Memorandum

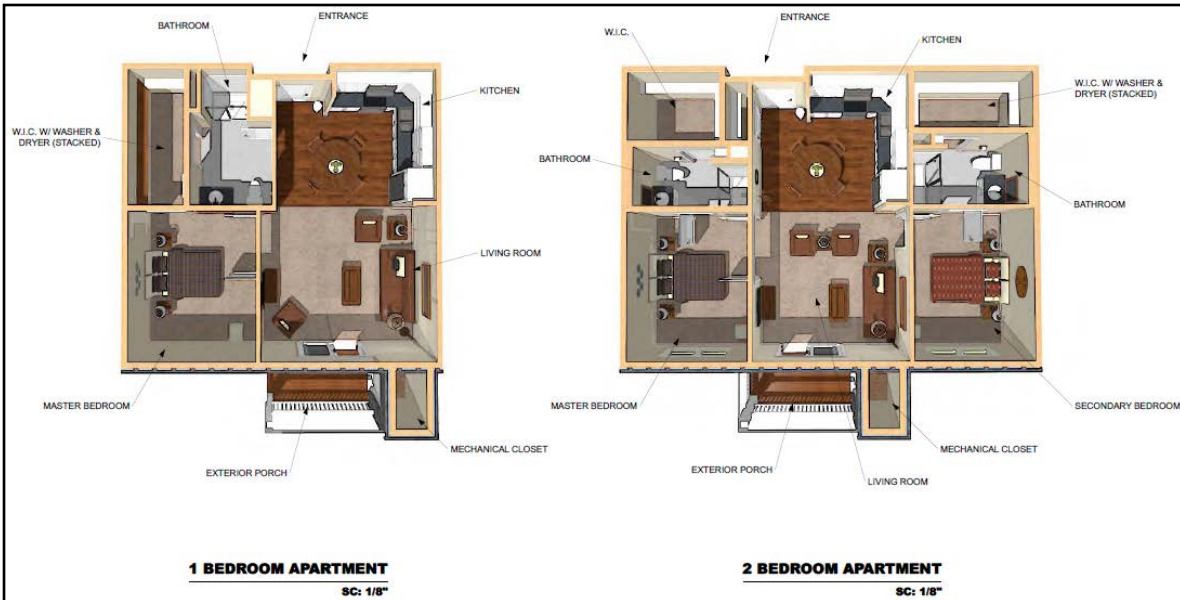
To: Plan Commission
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: January 6, 2016
Subject: **PC 2015-16 – Senior Independent Living Facility (Rezoning) –
NEC of Walnut and Freeman**

Background & Request:

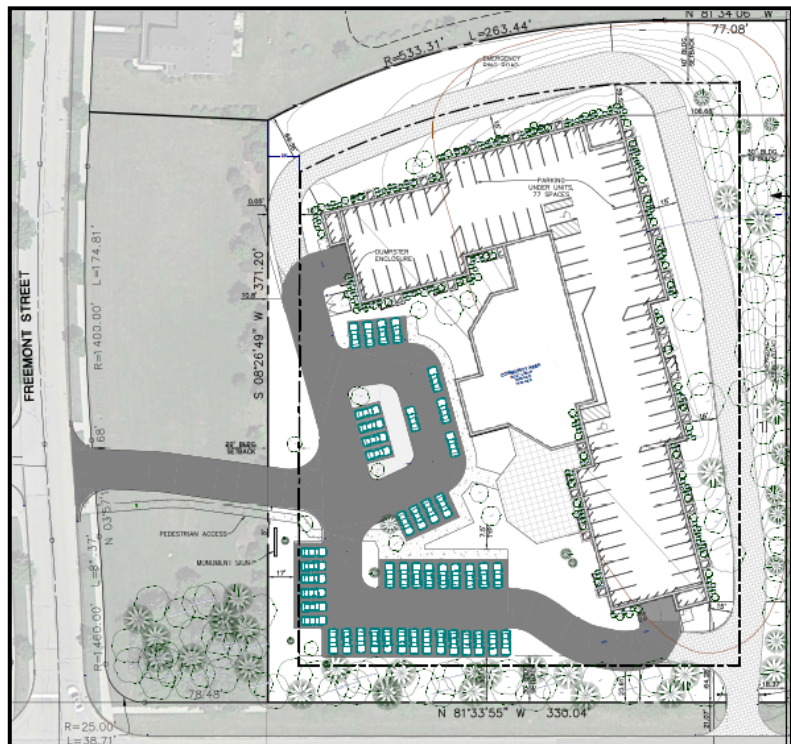
The petitioner, GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.



The petitioner is looking to construct a four-story building with an enclosed parking garage which will contain 75 apartment units. The unit breakdown for the development will be 57 one-bedroom units and 18 two-bedroom units. The proposed development will be eligible for occupancy by residents in the 30%-60% of Yorkville's adjusted income levels. Ten percent (10%) of the units, or 8 one-bedroom units, will have rents starting at \$450 - \$500. The remaining one-bedroom rents will be \$925 - \$1,000 and the two-bedroom units will be \$1,050 - \$1,200.

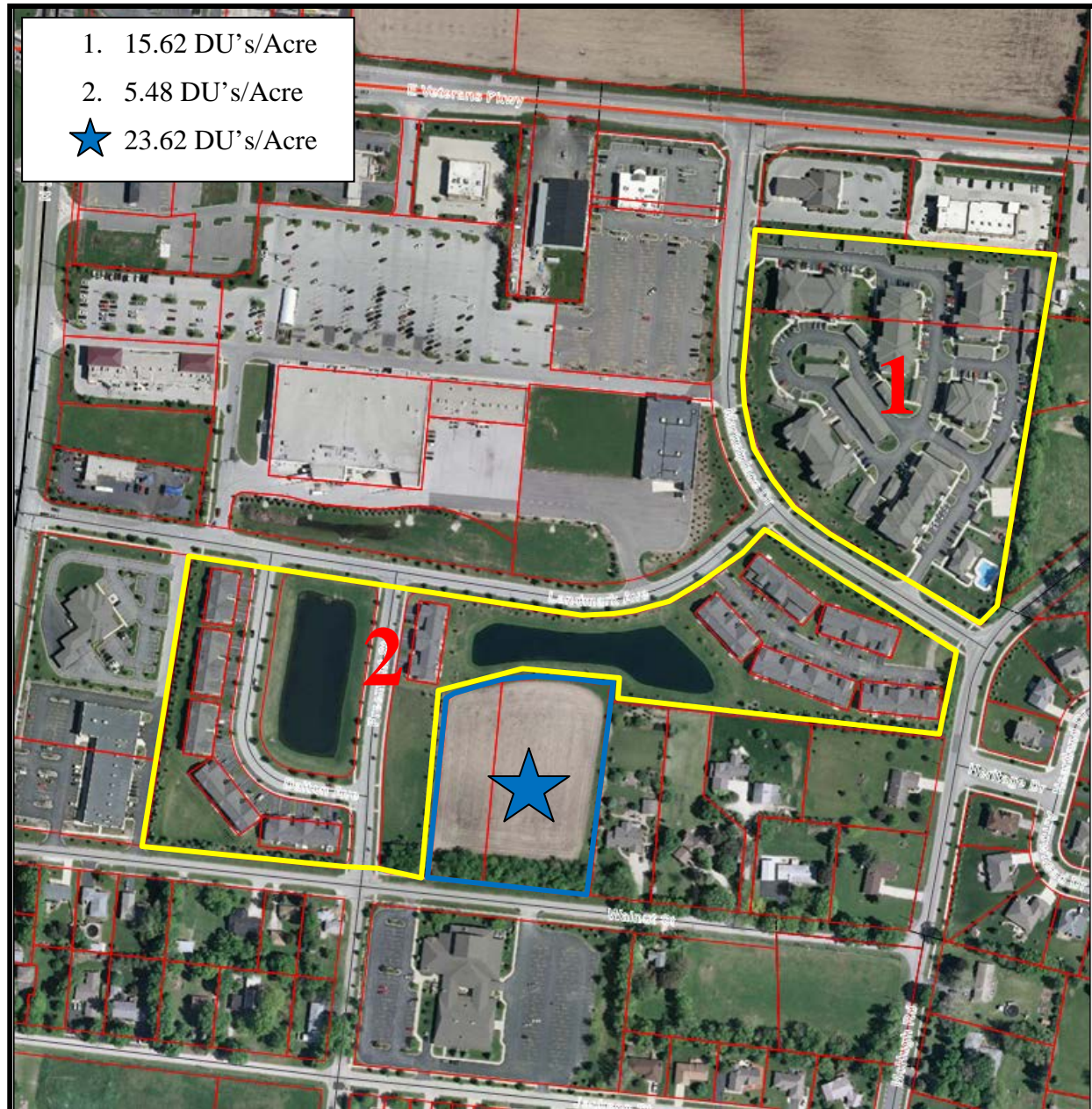


The building will be in an “L” shaped configuration and will be constructed along the eastern and northern property lines. A common area will be part of the building which will house a fitness room, community room, craft room and several other amenities for the residences of the building. The parking lot will be constructed along the southern and western property lines. All setbacks will be met for the project. One access point will be constructed to the west of the property and an emergency access route will be located around the perimeter of the building with an access onto Walnut Street. There will be a 30 foot landscape buffer along the eastern property line to help screen the existing residential property to the east and will entail a 2 to 4 foot high berm with plantings that will aid in the screening of the property.



One (1) monument sign is being proposed on the property. The sign will be located at the entrance of the property. Details of the sign will be reviewed at time of permit and will need to adhere to the current sign ordinance.

SURROUNDING DENSITIES:



The subject development (indicated in blue) has an overall density of approximately 23.62 dwelling units per acre. The current regulations for R-4 zoning allow for a maximum density of 8 dwelling units per acre. The petitioner has filed an application for a variance from this regulation to increase the overall density to 24 dwelling units per acre. This petition had a public hearing at the regularly scheduled Zoning Board of Appeals meeting on January 6, 2016.

The following chart shows how this property compares to similar developments.

Development	Current Zoning	Maximum DU's/Acre	Current DU's/Acre
Reserve at Fox River	R-4	8 DU's/Acre	15.62 DU's/Acre
Longford Lakes	R-3	5 DU's/Acre	5.48 DU's/Acre
Heritage Woods*	R-4	8 DU's/Acre	24.86 DU's/Acre
York Meadow Apartments	R-4	8 DU's/Acre	11.69 DU's/Acre
GC Housing Development	R-4	8 DU's/Acre	23.62 DU's/Acre

*Heritage Woods was granted an increase in density as part of the PUD approval process. (Ord. 2004-65)

COMPREHENSIVE PLAN COMPLIANCE:

The City's Comprehensive Plan Update 2008 had designated this parcel as "Traditional Neighborhood" which is intended primarily for single-family detached residences, "preserving the existing unique residential neighborhoods in the developed core of the City." Future development was envisioned to be in the form of redevelopment of existing sites. It should be noted that a majority of these land uses are located in or around the downtown area. The City is currently updating the Comprehensive Plan and this area may be reconsidered for a different land use.

EXISTING CONDITIONS:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	R-3, Multi-Family Attached Residence District	Townhomes/Detention Facility
East	R-1, Single-Family Suburban Residence District	Single Family Dwelling
South	R-1, Single-Family Suburban Residence District	Church
West	R-3, Multi-Family Attached Residence District	Townhomes/Vacant Land

AMENDMENT CRITERIA:

Section 10-4-10B of the City's Zoning Ordinance establishes standards for proposed amendment requests. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the plan commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values of plaintiff promotes the health, safety, morals or general welfare of the public.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the purposed use.
8. The care to which the community has undertaken to plan its land use development.

The applicant has provided written responses to these amendment standards as part of their application and requests inclusion of those responses into the public record at the January 13, 2016 Plan Commission meeting.

CONDITIONS:

Staff will seek the following recommended conditions as part of the final approval for the petitions:

- All conditions outlined in a staff memo from Plan Council dated November 23, 2015.
- That the development be used for senior housing (55 years of age or older) and is enforced through a covenant until such time the entire structure is demolished.
- If the petitioner does not obtain the federal funding needed for development or close on the property, the rezoning and variance petitions will become null and void.

STAFF COMMENTS:

Staff has requested that the building be rotated 180 degrees so that the rear of the building would face Freemont Street. This would create a larger buffer to the residences to the east of the property. The City Administrator will be providing additional information regarding the non-planning issues that will need to be addressed as part of this development and will be heard at a regularly scheduled City Council meeting. This proposed rezoning and variance was discussed at Plan Council on November 19, 2015 and the comments listed at that meeting are attached. Additionally, a public hearing was scheduled on January 6, 2016 before the Zoning Board of Appeals for the maximum density variance. A recommendation will be forwarded to the City Council for consideration at the January 26, 2016 regularly scheduled meeting. A recommendation from the Plan Commission will be forwarded to the City Council for consideration at the January 26, 2016 regularly scheduled meeting.

Staff will be available to answer any question the Plan Commission may have at Wednesday night's meeting.

PROPOSED MOTION FOR VARIANCE:

In consideration of testimony presented during a Public Hearing on January 13, 2016 and approval of the findings of fact, the Plan Commission recommends approval to the City Council for a request to rezone property from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois, as presented by staff in a memorandum dated January 6, 2016 and further subject to {insert any additional conditions of the Plan Commission}...

Attachments:

1. Copy of Petitioner's Applications for Rezoning w/exhibits.
2. Comments from the Plan Council meeting dated November 23, 2015.
3. Response letter from petitioner.
4. Revised site plan and exhibits.
5. Parking Analysis/Traffic Study dated January 5, 2016 from petitioner.
6. Response e-mail regarding the parking analysis/traffic study from City Engineer dated January 6, 2016.
7. Market Analysis dated December 16, 2015 from petitioner.
8. Correspondence from public.
9. Copy of Public Notice.

PROJECT NARRATIVE

The proposed senior independent living project (55 years old and older) contains 75 units on an approximately 3.4 acre parcel, and approximately 3.175 acres excluding right-of-way, located in Yorkville, Illinois. The site is currently vacant. Access would be provided on Walnut St.

Neighboring retailers and businesses include a supermarket, restaurants, drug stores, and other ancillary stores. A non-profit senior center, public library, and an urgent care facility are all approximately one-half (1/2) miles away.

The proposed development is a four-story building with an enclosed parking floor which will contain 74 affordable units plus a manager's unit. The unit sizes are 776 square feet for the 57 one bedroom, one bath units and 1,034 square feet for the 18 two bedroom, two bath units. Electric utilities are the responsibility of the residents. The units include a range, refrigerator, dishwasher, microwave, washer and dryer, walk-in closets, balcony, carpet and window treatments. Common areas consist of a fitness room, community room, a computer area, craft room, library/billiard room, kitchen and TV room for senior activities. The exterior will include a covered entry drop-off area, a patio and a distinctive architectural design with numerous wall breaks.

The proposed development will be eligible for occupancy by residents in the 30%-60% adjusted income levels. 10% of the units, or 8 one bedroom units, will have rents starting at \$450 - \$500. The remaining one bedroom rents will be \$925 - \$1,000 and the two bedroom units will be \$1,050 - \$1,200.

The Applicant, GC Housing Development, LLC consists of the principals of Crane Construction Company, LLC (Mr. Jeffrey D. Crane and Mr. Ralph Grande), an experienced Chicago area and national contractor. Crane has built numerous Chicago area residential communities such as Montclare Senior Residence, West Chicago Senior Housing, Thomas Place Senior Housing in Glendale Heights, Maple Pointe Phases I and II. Crane has a national footprint in constructing both retail and restaurants for clients such as Bulgari, Gucci, Tumi, Disney and Crate & Barrel.

The 2008 Comprehensive Plan enacted by Yorkville designates the Property as mixed use which the Plan notes could include age restrictive Residential. It notes mixed use developments generally serve as a positive buffering element between single family areas and major roadways and/or non-residential uses. Also, the draft update to the Comprehensive Plan notes the need for affordable, age restricted housing in Yorkville. Applicant's housing consultant has determined, based on census data, that twelve percent (12%) of Yorkville households are 65 and over, and over half or at least 7% of all Yorkville households, would be both age and income qualified to live in the proposed units. This percentage would be greater for the proposed development because it will offer rental units for persons 55 and older.

The Property is currently zoned R-1. Adjoining property to the west and north are zoned R-3 Multi-Family Attached Residence District and contain detention ponds and townhomes. The adjoining property to the south is zoned R-1 and is improved with the St. Patrick's Catholic Church and to the east is zoned R-1 and improved with a single-family home. Requested variances from the zoning ordinance are: Section 10-7-1 to increase the maximum dwelling units per acre from 8 to 24.

In addition, Applicant seeks approval from the Village Administrator pursuant to Section 10-16-3D3 to have a non-residential driveway less than two hundred feet from the driveway edge to the nearest intersecting street.

Applicant requests that the rezoning and variance ordinances become effective after it purchases the Property from the current owner.

Application For Re-Zoning

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	R-3 - townhomes and detention
East	R-1 single family home
South	R-1 St. Patrick's Catholic Church
West	R-3 townhomes, vacant and detention

Current Zoning Classification Requested Zoning Classification

Comprehensive Plan Future Land Use Designation Total Acreage

Kendall County Parcel Number(s) Within Proposed PUD

02-28-326-002	
02-28-326-006	

Application For Rezoning

Property Information

List all governmental entities or agencies required to receive notice under Illinois law:

IDNR
IHPA
Kendall County Soil and Water Conservation Districts

Is the property within City limits?

Yes

☒

No

☐

Does a floodplain exist on the property?

Yes

☐

No

☒

Additional Contact Information

Attorney

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City Wheaton

State IL

ZIP 60187

Phone 630.510.4920

Fax

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City Lombard

State IL

ZIP 60148

Phone 630.691.8500

Fax

E-mail jdalexander@manhard.com

Planner

Name

Address

City

State

ZIP

Phone

Fax

E-mail

Application For Rezoning

Rezoning Standards

Please state the existing zoning classification(s) and uses of the property within the general area of the proposed rezoned property:

The subject property is vacant and zoned R-1. Adjoining property to the west and north is zoned R-3 multi-family attached residence district with townhomes and detention ponds. Adjoining property to the south is zoned R-1 and contains St. Patrick's Catholic Church and east is zoned R-1 and contains a single family residence.

Please state the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification:

Trend of development surrounding the property has been for multiple family to the north and west. Further north has been developed for retail.

Please state the extent to which property values are diminished by the particular zoning restrictions:

Given the surrounding land uses in the area, the size of the parcel and the trend of development in the area, the property's highest and best use is for a multi-family use rather than single family residential. Maintaining a single family use rather than the proposed use would significantly diminish the property's value.

Please state the extent to which the destruction of property values of plaintiff promotes the health, safety, morals, and general welfare of the public:

Maintaining R-1 single family rather than the proposed use would not promote the health, safety, morals and general welfare of the public. This type of use serves a vital need for the community. With the aging population, there is an increasing need to provide affordable, high quality, senior living. It will be a benefit, not a detriment, to the public health, safety and welfare. According to the Draft Comprehensive Plan Update, the 55-74 population group has increased 287% from 2000 to 2014. Only 21% of Yorkville's housing stock are multi-family units. The Draft Update also notes by 2019, 20% of Yorkville residents will be age 55 or older, with no age restricted housing except the recently approved Heritage Meadows, 47 lot single-family development. It also notes the lack of affordable options, with 50% of renter households hard pressed to afford their rents.

Application For Rezoning

Rezoning Standards

Please state the relative gain to the public as compared to the hardship imposed upon the individual property owner:

As previously noted, there is a tremendous need for this type of use in the community; rather than any gain to the public in not rezoning this property for the proposed use.

Please state the suitability of the subject property for the zoned purposes:

Given the trend of development in the area and surrounding uses, together with the size of the parcel, the subject property is not suited for R-1 purposes, but rather R-4 purposes.

Please state the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

The property has been vacant for decades.

Please state the community need for the proposed land use:

This type of use serves a vital need for the community. With the aging population, there is an increasing need to provide affordable, high quality, senior living. It will be a benefit, not a detriment, to the public health, safety and welfare. According to the Draft Comprehensive Plan Update, the 55-74 population group has increased 287% from 2000 to 2014. Only 21% of Yorkville's housing stock are multi-family units. The Draft Update also notes by 2019, 20% of Yorkville residents will be age 55 or older, with no age restricted housing except the recently approved Heritage Meadows, 47 lot single-family development. It also notes the lack of affordable options, with 50% of renter households hard pressed to afford their rents.

Application For Rezoning

Rezoning Standards

With respect to the subject property, please state the care with which the community has undertaken to plan its land use development:

The Comprehensive Plan was last updated in 2008 and is currently being updated again.

Please state the impact that such reclassification will have upon traffic and traffic conditions on said routes; the effect, if any, such reclassification and/or annexation would have upon existing accesses to said routes; and the impact of additional accesses as requested by the petitioner upon traffic and traffic conditions and flow on said routes (Ord. 1976-43, 11-4-1976):

The proposed development will not have detrimental impact on adjoining roads.

Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Application For Rezoning

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

GC HOUSING DEVELOPMENT LLC

Applicant Signature

Date

By: *Gregory D. Gane*
MANAGER

10/29/15

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

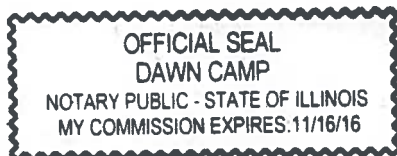
Date

SEE ATTACHED

10/29/15

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE IN THE SPACE BELOW:

Subscribed and Sworn to before me this
29th Day of October, 2015



Dawn Camp
Notary

OWNER AUTHORIZATION

To: City of Yorkville, Illinois

Re: Application for any Zoning Entitlements required, including, but not limited to, map amendment (rezoning), variance and subdivision for a Senior Housing Development ("Project"); Walnut Street approximately 115 feet east of Freemont St., Yorkville, Illinois, PIN Nos. 02-28-326-006 and 02-28-326-002 ("Property")

The undersigned, R. Daniel Conlon, Bishop of the Roman Catholic Diocese of Joliet, as successor trustee dated December 31, 1949 and known as the Roman Catholic Diocese of Joliet Trust ("Owner"), hereby authorizes GC Housing Development, LLC ("Applicant"), and Rathje & Woodward, LLC, as attorneys, to execute all necessary petitions and other documents and to attend and give testimony at all public hearings and meetings on behalf of Owner and Applicant before the Corporate Authorities of the City of Yorkville, Illinois ("City"), and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property, as legally described in Exhibit "A" attached hereto.

Applicant shall indemnify, defend and hold Owner harmless for, from and against any and all claims, damages, costs, liabilities and losses arising from Applicant's application to the City for the Project. All cost, fees and expenses incurred for any applications for the Project shall be paid by Applicant. Any ordinances enacted for the Project shall be effective after Applicant purchases the Property from Owner.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of Yorkville.

Dated this 27th day of October, 2015.

**R. Daniel Conlon, Bishop of the Roman Catholic
Diocese of Joliet, as successor trustee dated
December 31, 1949 and known as the Roman
Catholic Diocese of Joliet Trust,**

By: R. Daniel Conlon
Print Name: R. DANIEL CONLON
Title: CATHOLIC BISHOP
DIOCESE OF JOLIET

Signed and sworn to before me
this 27th day of OCTOBER, 2015.

[Signature]
Notary Public

EXHIBIT A

WALNUT STREET SITE –LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS.

CONTAINING 3.425 ACRES (3.175 ACRES EXCLUDING RIGHT-OF-WAY)



United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address: Walnut & Freemont Streets	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
---	---------------------------------------	--

Petition/Approval Type: *check appropriate box(es) of approval requested*

- ☐ Concept Plan Review ☐ Amendment (Text) (Annexation) (Plat) ☐ Annexation
☒ Rezoning ☐ Special Use ☐ Mile and ½ Review
☐ Zoning Variance ☐ Preliminary Plan ☐ Final Plans
☐ P.U.D. ☐ Final Plat

Petitioner Deposit Account Fund:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

Name/Company Name: GC Housing Development LLC	Address: 343 Wainwright Drive	City: Northbrook,	State: IL	Zip Code: 60062
Telephone: 847-291-3400	Mobile: 847-372-9837	Fax: 847-291-1691	E-mail: ablock@craneconstruction.com	

Financially Responsible Party:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Print Name: GC Housing Development LLC Title: Managing Member
 Signature*: [Signature] Date: 10/29/15

***The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)**

FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: _____ ☐ Completed ☐ Inactive
 Print Name: _____ ☐ Withdrawn ☐ Collections
 Signature: _____ ☐ Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

EXHIBIT B

02-28-177-012

BROWNING, DIRK E & ROBIN L
121A W PARK AVE
SUGAR GROVE, IL 60554

02-28-177-021

TDC YORKVILLE SHOPPING CTR I
%TDC YORKVILLE SELECT LLC
799 CENTRAL AVE STE 300
HIGHLAND PARK, IL 60035

02-28-177-022

TDC YORKVILLE SHOPPING CTR I
%TDC YORKVILLE SELECT LLC
799 CENTRAL AVE STE 300
HIGHLAND PARK, IL 60035

02-28-177-023

TDC YORKVILLE SHOPPING CTR I
%TDC YORKVILLE SELECT LLC
799 CENTRAL AVE STE 300
HIGHLAND PARK, IL 60035

02-28-177-024

TDC YORKVILLE SHOPPING CTR I
%TDC YORKVILLE SELECT LLC
799 CENTRAL AVE STE 300
HIGHLAND PARK, IL 60035

02-28-177-025

TDC YORKVILLE SHOPPING CTR I
%TDC YORKVILLE SELECT LLC
799 CENTRAL AVE STE 300
HIGHLAND PARK, IL 60035

02-28-177-037

BROWNING, DIRK & ROBIN
7424 RTE 34
OSWEGO, IL 60543

02-28-326-002

ROMAN CATHOLIC DIOCESE JOLIET,
% CHRISTOPHER NYE AIA NCARB
16555 WEBER RD
CREST HILL, IL 60403

02-28-326-011

LONGFORD LAKES CONDO HOMEOWNER
2208 MIDWEST RD
OAK BROOK, IL 60523

02-28-327-002

SCHNEIDER, JOHN N
304 WALNUT ST
YORKVILLE, IL 60560

02-28-327-003

SCHNEIDER, JOHN N
304 WALNUT ST
YORKVILLE, IL 60560

02-28-327-004

LUSK, JOSEPH H
1035 SPRUCE ST
AURORA, IL 60506

02-28-327-007

WILLIAMS, DON A & LAUREL J
207 JACKSON ST
YORKVILLE, IL 60560

02-28-327-008

REDMAN, PATRICIA & ARRIAGA ADAN
% MARILYN ANDERSON
1433 NE GLEN OAK AVE
PEORIA, IL 61603



02-28-327-009

GAEBLER, GAIL S & LARSON JULIA S
202 E MAIN ST
YORKVILLE, IL 60560

02-28-327-010

BRYANT, JUNE L
901 FREMONT ST
YORKVILLE, IL 60560

02-28-327-013

HAUGEN, PHILIP J & RENEE J
208 WALNUT ST
YORKVILLE, IL 60560

02-28-328-001

ROMAN CATHOLIC DIOCESE JOLIET,
% CHRISTOPHER NYE AIA NCARB
16555 WEBER RD
CREST HILL, IL 60403

02-28-328-002

GACEK, MARK
413 JACKSON ST
YORKVILLE, IL 60560

02-28-328-003

DRENDEL, MICHAEL E & LYNN M
415 JACKSON ST
YORKVILLE, IL 60560

02-28-328-004

DEAN, CRAIG A & JULIE A
417 JACKSON ST
YORKVILLE, IL 60560

02-28-329-013

LONGFORD LAKES CONDO HOMEOWNER
2208 MIDWEST RD
OAK BROOK, IL 60523

02-28-329-014

PISTORIUS, MATTHEW R
1041 DALTON AVE
YORKVILLE, IL 60560

02-28-329-015

HURLEY, MELISSA T
1043 DALTON AVE
YORKVILLE, IL 60560

02-28-329-016

PLACHETKA, KRISTIN M
828 HEARTLAND DR
YORKVILLE, IL 60560

02-28-329-017

JAMES, LORI L & PAUL N
318 ILLINI DR
YORKVILLE, IL 60560

02-28-329-018

AGUIRRE MARIA &, MARUNGO ASCENCION
1049 DALTON AVE
YORKVILLE, IL 60560

02-28-329-019

HILL, JEANETTE
1051 DALTON AVE
YORKVILLE, IL 60560



02-28-329-021

JIMENEZ, ALEJANDRO
1081 DALTON AVE
YORKVILLE, IL 60560

02-28-329-023

BALOG ALEX &, WALKER KIRSTEN
1085 DALTON AVE N
YORKVILLE, IL 60560

02-28-329-026

HAMILTON, GEOFFREY L
1121 DALTON AVE
YORKVILLE, IL 60560

02-28-329-028

LOTTON, DONALD W
1125 DALTON AVE
YORKVILLE, IL 60560

02-28-329-030

STERIOTI, FRANK R & KAREN M
1129 DALTON AVE
YORKVILLE, IL 60560

02-28-329-033

WAGNER, LINDSAY
1141 DALTON AVE
YORKVILLE, IL 60560

02-28-329-035

JAMES, LORI K & PAUL N
318 ILLINI DR
YORKVILLE, IL 60560

02-28-329-022

PETERSON, ROBERT B
1083 DALTON AVE
YORKVILLE, IL 60560

02-28-329-024

BONET, CARLOS M & KAREN
1087 DALTON AVE
YORKVILLE, IL 60560

02-28-329-027

BURKHART, KEITH J
2169 N 41ST RD
SHERIDAN, IL 60551

02-28-329-029

COLEMAN, RONALD & COLLINS RONESSA J
14061 HUMBUG ISLAND CT.
GIBRALTAR, MI 48173

02-28-329-032

YORKVILLE WALNUT PLAZA LLC
PO BOX 5010
VERNON HILLS, IL 60061

02-28-329-034

WALLACE, ADAM &, MCDOLE, KRISTINE
681 OMAHA DR
YORKVILLE, IL 60560

02-28-329-036

BAILEY, STEPHEN A
1147 DALTON AVE
YORKVILLE, IL 60560



02-28-329-038

YENGST, CHARLES R & GRETCHEN L
72 WARNCKE RD
WILTON, CT 06897

02-28-329-040

KINTOP, MATTHEW B & KELLY
1065 DALTON AVE
YORKVILLE, IL 60560

02-28-329-042

FRYKHOLM, TIMOTHY D & CHERI N
1069 DALTON AVE
YORKVILLE, IL 60560

02-28-329-045

EARTHMOVER CREDIT UNION,
% ACCOUNTS PAYABLE
2195 BASELINE RD
OSWEGO, IL 60543-6006

02-28-330-003

NIELSEN, LAMOYNE R & BARBARA
417 WALNUT ST
YORKVILLE, IL 60560

02-28-331-004

LONGFORD LAKES CONDO HOMEOWNER
2208 MIDWEST RD
OAK BROOK, IL 60523

02-28-331-006

ADAMS & SHIELDS PARTNERSHIP
812 KINGSTON LN
BARTLETT, IL 60103

02-28-329-039

CHMIELEWSKI, STEVEN
1063 DALTON AVE
YORKVILLE, IL 60560

02-28-329-041

HILL, DAVID C
1067 DALTON AVE
YORKVILLE, IL 60560

02-28-329-043

WOOD, PENNI J
1071 DALTON AVE
YORKVILLE, IL 60560

02-28-330-001

MOE, BENJAMIN & REGINA D
415 WALNUT ST
YORKVILLE, IL 60560

02-28-330-004

FLYNN, FRANCES S &, CORBIN, PAULA
419 WALNUT ST
YORKVILLE, IL 60560

02-28-331-005

JESMAN, JOYANN
432 LANDMARK AVE
YORKVILLE, IL 60560

02-28-331-007

ALVAREZ, RYAN
426 LANDMARK AVE
YORKVILLE, IL 60560



02-28-331-008

HING, MONY N & RICO SUSANA
424 LANDMARK AVE
YORKVILLE, IL 60560

02-28-331-011

BONIE, JOHN & KATHRYN
1146 FREEMONT ST
YORKVILLE, IL 60560

02-28-331-013

ELLIS, ERNEST F & CINDY M
316 CALKINS DR
SUGAR GROVE, IL 60554

02-28-331-015

SOMERSETT, RANDY & WOLF KARIN
1134 FREEMONT ST
YORKVILLE, IL 60560

02-28-353-011

WEISS, ROGER I & A CAROLYN
702 BRISTOL AVE
YORKVILLE, IL 60560

02-28-377-002

ROMAN CTHLC DIOCESE OF JOLIET
TR % ST PATRICKS CHURCH
406 WALNUT ST
YORKVILLE, IL 60560

02-28-383-019

ZITT, JOHN A & JEAN C
416 JACKSON ST
YORKVILLE, IL 60560

02-28-331-009

PIERSON, W HARTLEY & VENITA LOUISE TR
422 LANDMARK AVE
YORKVILLE, IL 60560

02-28-331-012

MUCERINO, NANCY
1144 FREEMONT ST
YORKVILLE, IL 60560

02-28-331-014

MCGRATH, CHARLES
1310 S. 4TH ST
SAINT CHARLES, IL 60174

02-28-331-016

JELINEK, DAVID L & NANCY J
1132 FREEMONT ST
YORKVILLE, IL 60560

02-28-376-001

HEARTLAND MEADOWS LLC,
1626 MISTWOOD DR
NAPERVILLE, IL 60540

02-28-383-018

DOBBLES, THOMAS E & ANN F
414 E JACKSON ST
YORKVILLE, IL 60560

02-28-383-022

TREMAIN, TIMOTHY A
402 A JACKSON ST
YORKVILLE, IL 60560



02-28-383-023

TREMAIN, TIMOTHY A
402 B JACKSON ST
YORKVILLE, IL 60560

02-28-383-025

ROWE, GEORGE K & SOPHIE
54 POPLAR DR
YORKVILLE, IL 60560

02-28-383-027

RADY, TRACY A
604 CHESTER AVE
ELGIN, IL 60120

02-28-383-029

HORTON, JAMES J & NANCY L & FERKO JILL
37 LYNCLIFF DR
OSWEGO, IL 60543

02-28-383-031

MOLITOR, GREGORY L & LYNN A
404 B JACKSON ST
YORKVILLE, IL 60560

02-28-383-033

LOECHL, ADAM B & KRISTINA E
406 B JACKSON ST
YORKVILLE, IL 60560

02-28-383-035

LEIBOLD, JOANNE K
804 A FREEMONT ST
YORKVILLE, IL 60560

02-28-383-024

HART, STEPHEN B & TRACI A
405 B ELM ST
YORKVILLE, IL 60560

02-28-383-026

PRIESMAN, ALYCE M
403 B ELM ST
YORKVILLE, IL 60560

02-28-383-028

HASAPIS, CHRISTINE
812 BEHRENS
YORKVILLE, IL 60560

02-28-383-030

THOMAS, ANGELO & BETTY L
404A JACKSON ST
YORKVILLE, IL 60560

02-28-383-032

MACKENBEN, MARK E
406 A JACKSON ST
YORKVILLE, IL 60560

02-28-383-034

LEIBOLD, JOANNE K & JOHN P
804 A FREEMONT ST
YORKVILLE, IL 60560

02-28-383-036

ZITT FAMILY TRUST, % DONALD & MARLENE ZITT
401 A ELM ST
YORKVILLE, IL 60560



02-28-383-037

BUTTS, ROSALYN M
401 B ELM ST
YORKVILLE, IL 60560

02-28-383-039

DOLLMAN, JEFFREY
409 B ELM ST
YORKVILLE, IL 60560

02-28-383-041

SLEEZER, BECKY L
407 B ELM ST
YORKVILLE, IL 60560

02-28-383-043

NEDZA, ANNE M LIV TR
410B JACKSON ST
YORKVILLE, IL 60560

02-28-383-045

FRYE, ROBERTA L
411 B ELM ST
YORKVILLE, IL 60560

02-28-383-047

MAHANEY, JEAN K
412 A JACKSON ST
YORKVILLE, IL 60560

02-28-401-009

MOORE, ROBERT W
468 LANDMARK AVE
YORKVILLE, IL 60560

02-28-383-038

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
350 HIGHLAND DR
LEWISVILLE, TX 75067

02-28-383-040

SPODEN, TAIRA
407 A ELM ST
YORKVILLE, IL 60560

02-28-383-042

CARLSON, RICHARD G & ROBERTA M
410 A JACKSON ST
YORKVILLE, IL 60560

02-28-383-044

GARCIA, MELISSA L
136 JOY ST
SUGAR GROVE, IL 60554

02-28-383-046

THOMPSON, JANET M
412 B JACKSON ST
YORKVILLE, IL 60560

02-28-401-001

TAYLOR, RODNEY K & SANDRA M
421 WALNUT ST
YORKVILLE, IL 60560

02-28-401-010

HOLSTEN, PAMELA S
9 RIVERWOOD LN
OSWEGO, IL 60543



02-28-401-011

STRAUS, LORI
474 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-013

GUNIER, MICHAEL L JR
478 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-016

JOHNSON, JENNIFER
434 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-018

STRUEBING, RODNEY M & STACY K
438 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-020

MCCLERNON, EUGENE C & JULIA C
444 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-023

BURT, KATHERINE S
466 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-025

PETERSON, DARIN
1005 SUNSET AVE
YORKVILLE, IL 60560

02-28-401-012

KEISTER, STACY M
476 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-014

LEACHMAN, TYRELL D & TERRY
482 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-017

VOCHT DAVID &, AYERS ALEXANDREA
436 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-019

ADAMS & SHIELD PARTNERSHIP
812 KINGSTON LN
BARTLETT, IL 60103

02-28-401-021

CYR, DONALD F & LOIS E & CYR DONALD J & CINDY A
3350 B CANNONBALL TRL
YORKVILLE, IL 60560

02-28-401-024

RUH, MELANIE L
464 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-026

PURCELL, JOHN P
458 LANDMARK AVE
YORKVILLE, IL 60560



02-28-401-027

KRUSE, ALEXANDER
312 MUSTANG DR
OSWEGO, IL 60543

02-28-401-029

CHIAVARIO, JODI E
285 N LIBERTY ST
LELAND, IL 60531

02-28-401-032

NEWTON, CHUM
496 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-034

RAWLE, DENISE Y
903 A FAWN RIDGE CT
YORKVILLE, IL 60560

02-28-401-036

WATERS, BRANDON C & DAWN L
486 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-028

BENNETT, JANE A
454 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-030

THEEDE, WILLIAM & CHARLIE BELL
448 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-033

GARGO, NICHOLAS G
494 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-035

LEDESMA, NICOLE M
488 LANDMARK AVE
YORKVILLE, IL 60560

02-28-401-037

BROWN, SUZANNE
484 LANDMARK AVE
YORKVILLE, IL 60560



02-28-177-032

TDC YORKVILLE SHOPPING CTR II
%TDC YORKVILLE SELECT LLC
799 CENTRAL AVE STE 300
HIGHLAND PARK, IL 60035

02-28-252-024

YORKVILLE LEASED HOUSING ASSOCIATES 1,
2905 NORTHWEST BLVD STE 150
MINNEAPOLIS, MN 55441-2644

02-28-383-007

KNAUER, ROBERT J
413 ELM ST
YORKVILLE, IL 60560

02-28-383-008

ADAM, MICHAEL P & LISA J
415 ELM ST
YORKVILLE, IL 60560

02-28-383-009

BEATA, MICHAEL G & SUSAN
417 ELM ST
YORKVILLE, IL 60560

02-28-383-020

UNTERBRUNNER, LYNN & MARY
418 JACKSON ST
YORKVILLE, IL 60560

02-28-383-021

VOLLMER, KEVIN J
420 JACKSON ST
YORKVILLE, IL 60560

02-28-401-002

MAYTON, MICHAEL E & KATHLEEN A
901 MCHUGH RD
YORKVILLE, IL 60560

02-28-401-003

STAFFORD, GEORGE F & DEBORAH LYNN
903 MCHUGH RD
YORKVILLE, IL 60560

02-28-451-006

ROMAN CATHOLIC DIOCESE JOLIET,
% CHRISTOPHER NYE AIA NCARB
16555 WEBER RD
CREST HILL, IL 60403

02-28-451-009

HARBIN, BRYAN & PATRICIA
P O BOX 51
BRISTOL, IL 60512

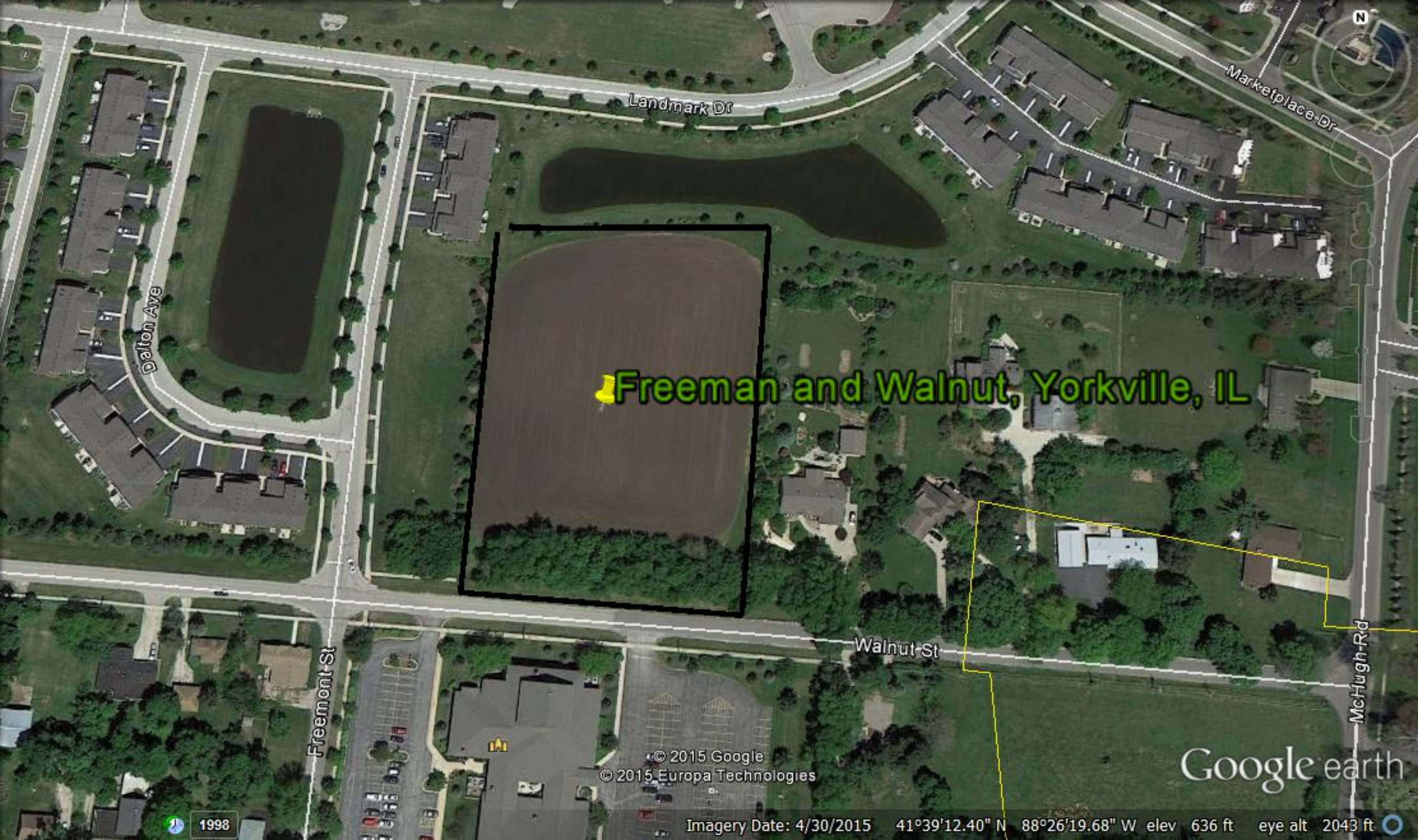
02-28-451-010

BURKS, DONALD L & JUDITH
421 JACKSON ST
YORKVILLE, IL 60560

02-28-454-001

SEIFERT, RAYMOND F & MARJORIE
422 JACKSON ST
YORKVILLE, IL 60560





Freeman and Walnut, Yorkville, IL

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Google earth

1998

Imagery Date: 4/30/2015 41°39'12.40" N 88°26'19.68" W elev 636 ft eye alt 2043 ft

Applicant: Manhard Consulting Ltd
Contact: Rachel Cortez
Address: 700 Springer Drive
Lombard, IL 60148

IDNR Project Number: 1604383
Date: 10/22/2015

Project: Yorkville, Illinois Housing Development
Address: Northeast Corner of Freemont St. and Walnut St., Yorkville

Description: This will be a multi-family building for senior living. The site will be tributary to existing offsite detention just north of the project site.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site
Greater Redhorse (*Moxostoma valenciennesi*)
River Redhorse (*Moxostoma carinatum*)

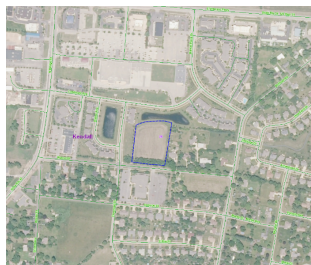
An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
37N, 7E, 28



IL Department of Natural Resources
Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Permit Section
Post Office Box 19276
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

October 23, 2015

Ms. Anne E. Haaker
Deputy State Historic Officer
Preservation Services Division
Illinois Historic Preservation Agency
Review and Compliance Section
1 Old State Capitol Plaza
Springfield, Illinois 62701

**RE: Yorkville, Illinois Housing Development
Northeast Corner of Freemont St. and Walnut St.
Yorkville, Illinois**

Dear Ms. Haaker,

In accordance with the Illinois Historic Preservation Act, please find enclosed the following information to determine if the proposed development will have any adverse historical or archeological impacts:

1. USGS Topographic map with Project Location
2. Aerial Photograph
3. HARGIS Map
4. Photos of Existing Building (NOT APPLICABLE – NO EXISTING BUILDINGS)

The project site is located on approximately 3.5 acres and is located at the Northeast Corner of Freemont St. and Walnut St., Yorkville, Illinois, in Section 28, Township 37 North, and Range 7 East of the Third Principal Meridian. Crane Construction Company is proposing a Multi-Family Building for a senior living facility. This project will include grading, storm, water, and sanitary utilities, parking, and landscaping. The site will provide detention in either an underground storage vault and/or in the existing detention basin, north of the site. Please reference attached documents for more information.

No Buildings are present on site so no photos were attached.

Should you have any questions or require additional information regarding this matter, please do not hesitate to call me at 630-925-1064 or email me at rcortez@manhard.com.

Yours truly,
MANHARD CONSULTING, LTD.

A handwritten signature in blue ink, reading 'Rachel Cortez', is written over a horizontal line.

Rachel Cortez
Staff Engineer



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 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

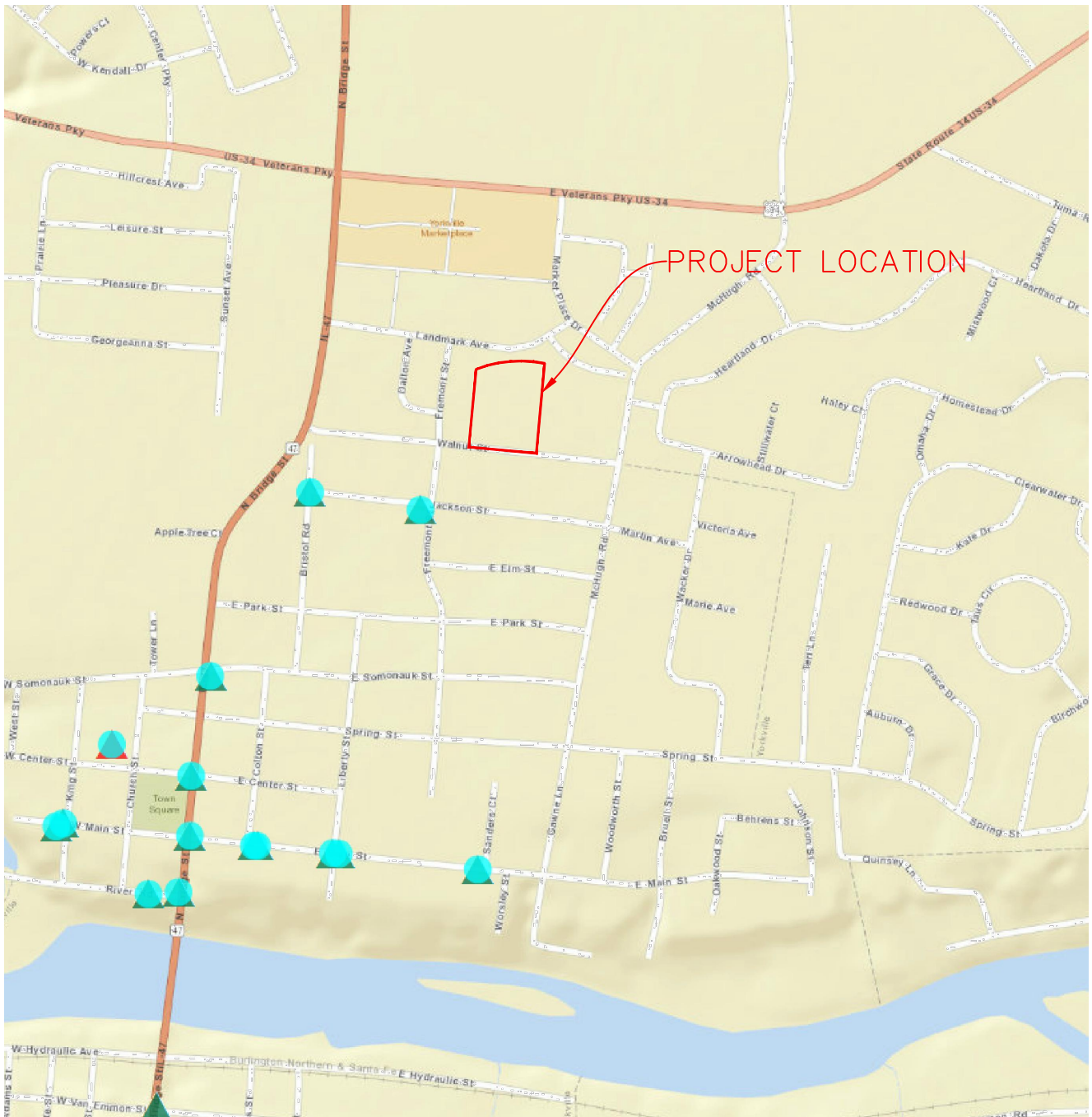
YORKVILLE, ILLINOIS HOUSING DEVELOPMENT
YORKVILLE, ILLINOIS
AERIAL MAP

PROJ. MGR.: JPD
 DRAWN BY: RMC
 DATE: 10-23-15
 SCALE: 1"=250'

SHEET

EXHIBIT

1



- Properties**
- ▲ Determined eligible for the NR
 - ▲ Entered in the NR
 - ▲ Part of a NR Historic District
 - ▲ Part of a NR Historic District - contributing
 - ▲ Part of a NR Historic District - non-contributing
 - ▲ Undetermined
 - ▨ NR Districts

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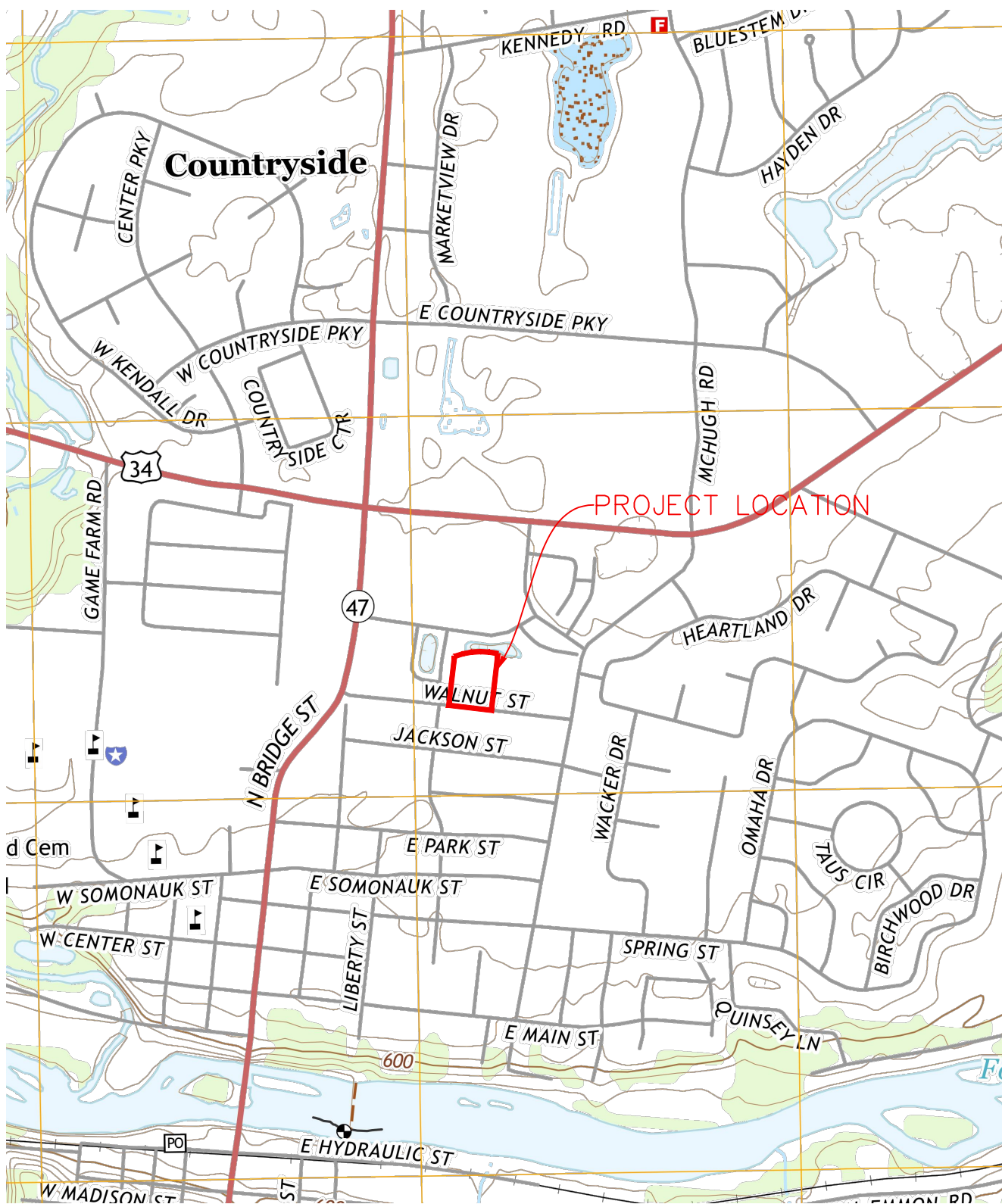


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YORKVILLE, ILLINOIS HOUSING DEVELOPMENT
YORKVILLE, ILLINOIS
HARGIS MAP

PROJ. MGR.: **JPD**
 DRAWN BY: **RMC**
 DATE: **10-23-15**
 SCALE: **N.T.S.**

SHEET
EXHIBIT 2



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Manhard

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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

YORKVILLE, ILLINOIS HOUSING DEVELOPMENT
YORKVILLE, ILLINOIS
USGS MAP

PROJ. MGR.: JPD
 DRAWN BY: RMC
 DATE: 10-23-15
 SCALE: N.T.S.

SHEET
EXHIBIT 3



**Kendall County Soil & Water
Conservation District**

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: GC Housing Development LLC **Contact Person:** James P. D'Alexander
Address: 343 Wainwright Drive 700 Springer Drive
City, State, Zip: Northbrook, IL 60062 Lombard, IL 60148
Phone Number: (847) 564-7393 (630) 925-1114
Email: ablock@craneconstruction.com jdalexander@manhard.com

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail

Site Location & Proposed Use

Township Name United City of Yorkville **Township** T37 N, **Range** R7 E, **Section(s)** S28
Parcel Index Number(s) 02-28-331-002, 02-28-331-004, 02-28-331-006
Project or Subdivision Name Yorkville, Illinois Housing Development **Number of Acres** ~3.5
Current Use of Site R-1 **Proposed Use** R-4
Proposed Number of Lots 1 **Proposed Number of Structures** 1
Proposed Water Supply United City of Yorkville **Proposed type of Wastewater Treatment** Yorkville-Bristol San. District
Proposed type of Storm Water Management Existing Detention Basin/ Underground Detention Basin

Type of Request

- ☒ Change in Zoning from R-1 to R-4
☒ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: United City of Yorkville

In addition to this completed application form, please including the following to ensure proper processing:

- ☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☒ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ <u>375.00</u>
<u>0</u> Additional Acres at \$18.00 each	\$ <u>0.00</u>
Total NRI Fee	\$ <u>375.00</u>

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

By: [Signature]
Petitioner or Authorized Agent

MANAGER

10/23/15
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# _____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____

Plat of Survey of
Part of the Southwest Quarter of Section 28-37-7
Yorkville Kendall County Illinois

State of Illinois

SS

County of Kendall

This is to certify that we James M. Olson Associates, Ltd. Illinois Professional Land Surveyors have surveyed that part of the Southwest Quarter of Section 28 Township 37 North Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Guthrie Subdivision, thence North 82°35'00" West along the center line of Walnut Street, 330.0 feet for a point of beginning, thence North 07°25'00" East 465.0 feet, thence North 82°35'00" West 77.08 feet, thence westerly along a tangential curve to the left having a radius of 533.31 feet, an arc distance of 263.51 feet, thence South 07°25'00" West 404.21 feet to said center line, thence South 82°35'00" East along said center line 230.0 feet to the point of beginning in Yorkville, Kendall County, Illinois and containing 3.425 acres as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois March 31, 1997

James M. Olson
James M. Olson
Illinois Professional Land Surveyor No. 2253
James M. Olson Associates, Ltd.
107 West Madison Street



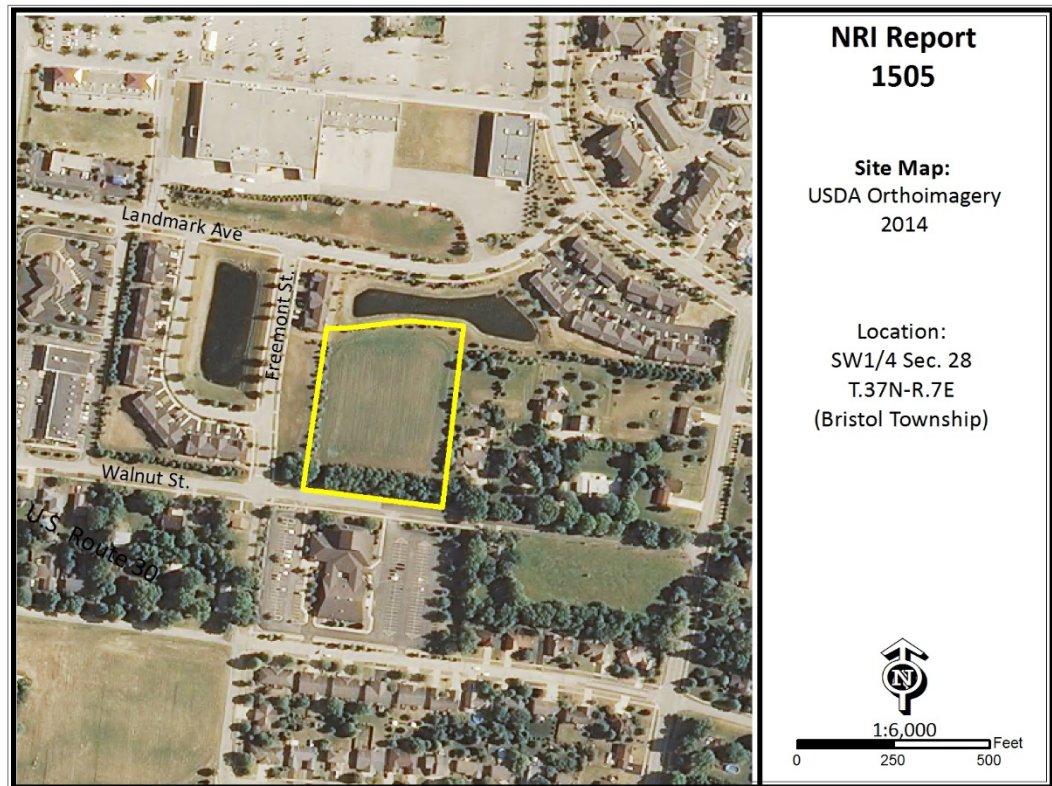
- Indicates Iron Stake Found
- ◻ Indicates Iron Stake Set
- Indicates Line of Fence





60 / 80 UNIT LAYOUT
YORKVILLE, IL

NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: 1505



November
2015

Petitioner: GC Housing Development LLC
Contact: James D'Alexander, Manhard Consulting Ltd.

Prepared by:



**Kendall County Soil & Water
Conservation District**

7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

Petitioner: GC Housing Development LLC

Contact Person: James D'Alexander, Manhard Consulting Ltd

County or Municipality the petition is filled with: Kendall County

Location of Parcel: SW¼ Section 28, T.37N.-R.7E. (Bristol Township) of the 3rd Principal Meridian in Kendall County, IL

Project or Subdivision Name: Yorkville Housing Development

Existing Zoning & Land Use: R-1, Vacant

Proposed Zoning & Land Use: R-4, Multi-Tenant Residential

Proposed Water Source: United City of Yorkville

Proposed Type of Sewage Disposal System: Yorkville-Bristol Sanitary District

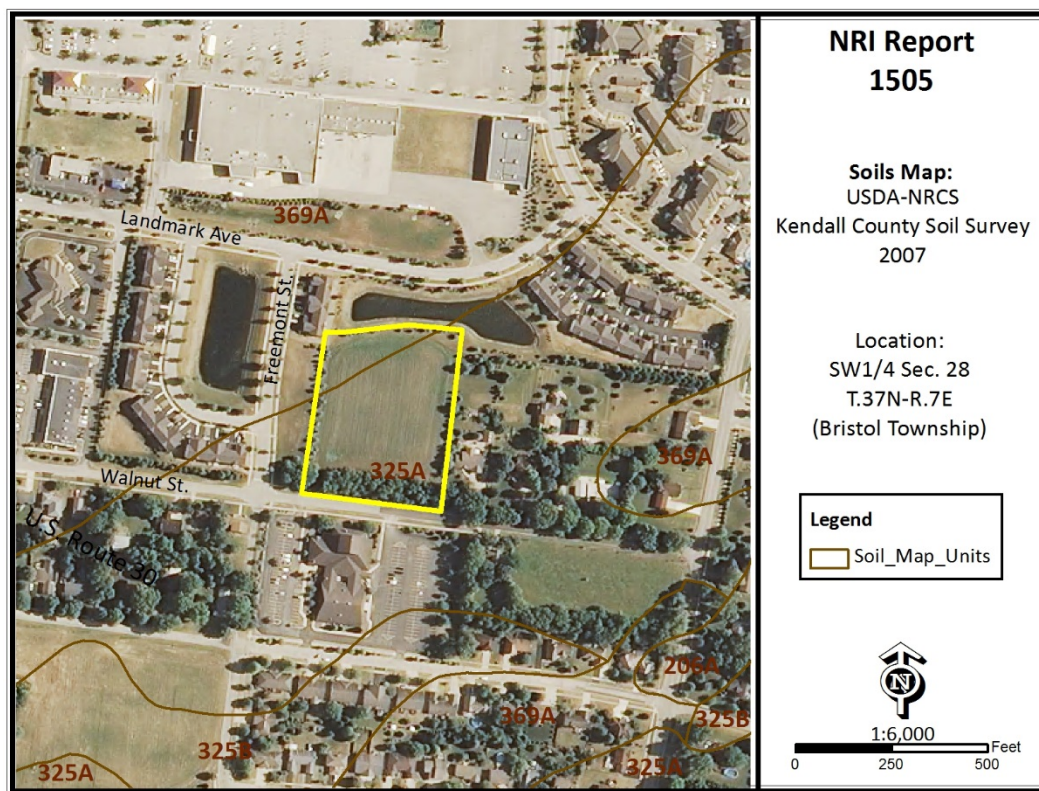
Proposed Type of Storm Water Management: Existing Detention Basin/Underground Detention Basin

Size of Site: 3.4 (3.2 excluding the road)

Land Evaluation Score: 81

Natural Resource Concerns

Soil Map:



SOIL INFORMATION:

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2007 Kendall County Soil Survey, this parcel contains the following soil types:

Table 1:

Map Unit	Soil Name	Hydrologic Group	Hydric Designation	Farmland Designation
325A	Dresden silt loam, 0-2% slopes	B	Non-hydric	Prime Farmland
369A	Waupecan silt loam, 0-2% slopes	B	Non-hydric	Prime Farmland

Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- ✓ **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils: A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. Of the soils found onsite, none are classified as a hydric soil. Additionally, none of the soils onsite are likely to have hydric inclusions.

Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the two soils found onsite, both are designated as prime farmland.

Table 2:

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
325A	Low	January - December	January - December None	January - December None
369A	Low	January - December	January - December None	January - December None

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover. Indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal).

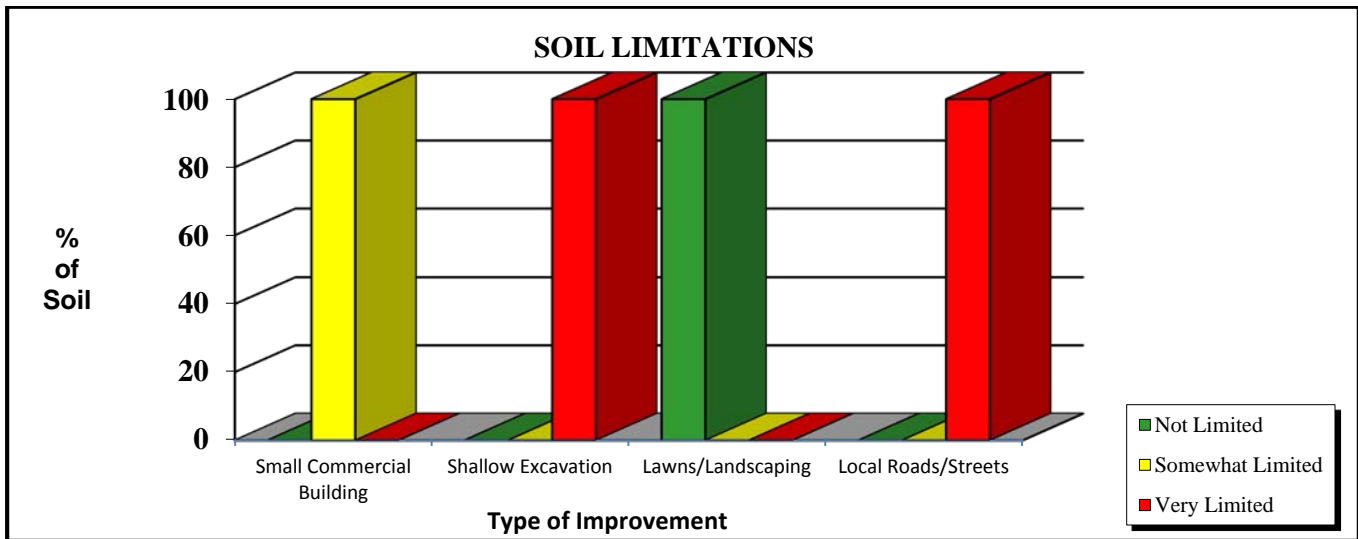
Ponding: Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

Flooding: Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration expressed as brief is 2 to 7 days and a frequent frequency means that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS: Limitations for small commercial building, dwellings with basements, dwellings without basements and conventional sewage disposal systems. Please note this information is based on information compiled as part of the USDA-NRCS 2007 Soil Survey of Kendall County, IL and does not replace site specific soil testing.

Table 2a:

Soil Type	Small Commercial Building	Shallow Excavations	Lawns/Landscaping	Local Roads/Streets
325A	Somewhat Limited: Shrink-swell	Very Limited: Unstable excavation walls	Not Limited	Very Limited: Low strength Shrink-swell Frost action
369A	Somewhat Limited: Shrink-swell	Very Limited: Unstable excavation walls	Not Limited	Very Limited: Frost action Low strength Shrink-swell



Kendall County Land Evaluation and Site Assessment (LESA):

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
325A	4	79	2.7	213.3
369A	2	94	0.5	47.0
Totals			3.2	260.3
LE Score		LE= 260.3/3.2		LE=81

The Land Evaluation score for this site is **81**, indicating that this site is **well suited** for agricultural uses.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available and a full LESA score is unavailable for the parcel.

Wetlands: The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland. Additionally, the USDA-NRCS 1984 Aerial Wetland Map **does not indicate** the presence of a wetland. If a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

Floodplain: The parcel is not located within the floodplain.

Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<http://aiswcd.org/IUM/>) for appropriate best management practices.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner GC Housing Development LLC for the proposed R-4 Yorkville Housing Development. This parcel is located in the SW¼ of Section 28 in Bristol Township (T.37N.-R.7E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 81 out of a possible 100 points indicating the soils are well suited for agricultural uses. Additionally, the soils found onsite are classified as prime farmland.

In addition, soils can have potential limitations for development. This report indicates that for soils located on the parcel, 100% are somewhat limited for small commercial building; 100% are very limited for local roads/streets and shallow excavations. This information is based on the soil in an undisturbed state. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development with significant limitations.

This site is located within the Fox River Watershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).


SWCD Chairman


Date



United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Website: www.yorkville.il.us

November 23, 2015

Andrew Block
GC Housing Development LLC
343 Wainwright Drive, Suite B
Northbrook, IL 60062

(VIA E-MAIL)

RE: GC Housing Development for a Senior Independent Living Facility

Dear Mr. Block,

This correspondence is intended to follow-up on the recent Plan Council meeting held on November 19, 2015 to discuss the proposed Rezoning and Variance applications for a proposed senior independent living facility. Per that discussion, below are the comments presented during the Plan Council meeting for which additional information, revised plans and/or a written response is requested:

Engineering Comments:

- Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated November 11, 2015.

Fire District (BKFD) Comments:

- How many elevators?
- Inside size of elevator cars. Our stretchers are 79 inches by 24 inches?
- Exhaust system in garage. Operating on doors opening and C.O. levels, 100% exhaust.
- Control of exhaust system in case of a car fire?
- Protection of ceiling in garage? Pre cast? / All penetrations? (Auto Fires)
- Fully sprinkled/ Attic Space?
- Standpipes in stairwells and hose connections in garage?
- True firewalls to divide building?
- Duct/smoke detection?
- Fire Protected waste chutes?
- C.O. detection in units?
- Emergency Ring road/ straight line access to rear of building?

Community Development Comments:

- A data table should be included on the site plan and will need to indicate the following information:
 - Current zoning and proposed zoning of the property.
 - Surrounding property zoning.
 - Current and proposed land use for the property.
 - Surrounding land uses.
 - Setback requirements.
 - Parking Requirements and calculations.
 - Lot coverage allowed and currently being proposed.
 - Building height.
 - A density description of the surrounding properties.
- Are there trash enclosures proposed for the property? If so, please provide a detailed drawing of the enclosure. Attached is Section 10-17-3 of the zoning ordinance for reference.
- Please provide a photometrics plan.
- The building setback line along the westerly lot line is for building only. Please take a look at shifting the entire layout to the west to increase the buffer with the property owner to the west. Drive aisles and parking lots are permitted within this setback requirement.
 - If the layout is shifted to the west, an increase in landscape would be beneficial along the eastern property line. Also, the proposed berm could be increased in height for additional buffering to the property owners to the east.
- As part of the landscape plan, please provide a detailed tree preservation plan if needed. Additionally, if existing trees are to be removed, please provide a detailed tree replacement plan. A copy of the Landscape Ordinance is attached for your reference.
- Please review the attached appearance code that this project will need to adhere to. Please incorporate any changes into the building elevations. Sample boards of the material being used will be required for the upcoming meetings.
- The monument sign will need to follow the current sign ordinance. I have attached a copy for your reference.
- Please provide the details for the emergency access route. Material, width, etc.
- The rezoning and variance approval is contingent upon the petitioner closing on the property.
- While the Petitioner has met the minimum interior side yard setbacks for the east and west property lines, the Code states a setback requirement option of “..or 60% of the Building Height.” As noted in the plans, the roof peak of the multi-tenant apartment building is 61’-8”. Should the building height, as measured by City Code in Section 10-2-3 using the mean height level between the eaves and the ridge of the roof, be more than 50 feet, staff may seek to increase the proposed setback of 30 feet on the east side adjacent to the townhomes accordingly to provide an increased buffer yard.
- **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-4 District is 80 feet. While it is noted in staff’s previous comment that a roof peak dimension was provided on the plans, the Petitioner must denote the proposed building height using the measurement standard as established in Section 10-2-3 of the Zoning Code.
- **LOT COVERAGE** – Maximum lot coverage for the R-4 District is 70% per a recent revision of Section 10-7-1 of the Zoning Ordinance. Please provide a data table with calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks and other impervious surfaces.

- **MAXIMUM DENSITY** – The Petitioner requests a variance to increase the density of the subject property after rezoning to R-4 from 8 dwelling units per acre to 24 dwelling units per acre. While staff is supportive of this variance request, the request may be bolstered with a density comparison of the adjacent townhome development and the Reserve at Fox River apartment development located on Marketplace Drive.
- **PARKING** - According to the plans submitted, there are 115 total parking spaces to be provided for the development with space behind the building to the east for additional undetermined parking spaces if needed. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking for a multi-family development is 2 spaces per dwelling unit totaling 150 spaces required; and 0.5 spaces per dwelling unit if for elderly housing.
 - As proposed, staff would support the proposed 115 parking spaces only if the Petitioner agrees to age-restrict the development as part of the deed. Otherwise a variance will be needed for the reduced parking.
 - Also a typical dimensioned parking space plan shall be provided on the plan with a data table of the required parking versus the provided parking schedule and drive aisle dimensions.
- **BUILDING ELEVATIONS** – Staff requests that material sample boards of all materials be provided in advance of the scheduled Plan Commission meeting.
 - Per Section 8-15-5: Criteria for Appearance of the City Code, new multiple-family residential structures the following shall apply:
 - The building footprint of single-family attached and multi-family buildings can be the same. However, the facade treatments must vary between buildings that are adjacent to one another. Facade variations may include building materials or colors in any one or more of the following: Siding; Masonry; Roof; Paint/stain; Doors.
 - Sites where requested setbacks and yards are less than the minimum zoning district requirements must provide an interesting relationship between buildings.
 - Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.
 - The height and scale of each building shall be compatible with its site and adjoining buildings.
 - Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
 - The architectural character of the building shall be in keeping with the topographical dictates of the site.
 - Masonry products shall be incorporated on the front facade of at least seventy five percent (75%) of the total buildings in the approved community, and shall incorporate a minimum of fifty percent (50%) premium siding material on the front facade. No less than half (25 percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten percent (10%) towards the calculation of the minimum premium siding requirement.

- Example: A building with thirty percent (30%) masonry on the front elevation will require the use of two (2) "major architectural features" (10% + 10% = 20%) to comply with the total "fifty percent (50%) premium siding material on the front facade".
- Pedestrian features/amenities, such as covered walkways, street furniture, and bicycle rack facilities are encouraged.
- Common open space and outdoor features are encouraged.
- SIGNAGE – The petitioner is proposing one (1) ground mounted identification sign which require no variances.
- LIGHTING – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.
- CONTIGUOUS LOTS – The proposed development straddles two (2) contiguous parcels assumedly under one ownership. While Section 10-3-3 allows for two (2) contiguous lots which may not meet the minimum zoning lot size to be used for a single development, staff recommends that the existing two (2) parcels be consolidated either through a final plat or via a Plat Act exemption, if applicable.
- DRIVEWAY VARIANCE – Staff notes the request for relief from Section 10-16-3-D-3 regarding driveway distances to a nearby intersection. We will defer to the Public Works Director and City Engineer.

Yorkville Bristol Sanitary District (YBSD) Comments:

- Estimated Population Equivalent Loading to the sanitary sewer system (Lbs. of B.O.D. & S.S.).
- Estimated waste flow in GPD.
- Is there sufficient city sewer capacity?

Revised plans and/or responses to the comments requested herein should be provided no later than **Friday, December 18, 2015**, so that staff may incorporate the necessary information into the Plan Commission memorandum regarding the Rezoning and Variance request. Should you have any questions, please feel free to contact me at 630-553-8574, or via email: cheinen@yorkville.il.us.

Sincerely,



Chris Heinen
Planner

Encl.

Cc: Bart Olson, City Administrator (via e-mail)
Kathleen Field-Orr, City Attorney (via e-mail)
Tracy Kasson, Applicant's Attorney (via e-mail)
Lisa Pickering, Deputy Clerk (via e-mail)
Brad Sanderson, EEI, City Engineer (via e-mail)
Michael Torrence, BKFD (via e-mail)
Chris Heinen, Planner (via e-mail)
Kevin Collman, YBSD (via e-mail)



Engineering Enterprises, Inc.

November 11, 2015

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: GC Housing Development
 United City of Yorkville
 Kendall County, Illinois**

Ms. Barksdale-Noble:

We are in receipt of the Plan Council packet for the above referenced project, generally consisting of the following:

- Project Narrative and Re-Zoning Application
- "Zoning Review Set" dated October 28, 2015 and prepared by HDJ
- Various Environmental Sign-offs

Our review of these plans is to generally determine the plan's compliance with United City of Yorkville ordinances and whether the improvements will conform to existing City systems and equipment. This review and our comments do no relieve the designers from their duty to conform to all required codes regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review. We cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. The following general list are items that will have to be submitted to the United City of Yorkville for review during the final engineering stage:
 - a. Final Engineering Plans;
 - b. Lighting/Photometric Plan;
 - c. Landscape Plan, including addressing Tree Preservation;
 - d. Engineer's Opinion of Probable Construction Cost for improvements including earthwork, sitework, stormwater management, erosion control and work within the road ROW;
 - e. Stormwater Management Report with Stormwater Permit Application;
 - f. Preparation of the Long Term Maintenance Plan will be required (Section 604 Kendall County Stormwater Ordinance);
 - g. A soils report;
2. Currently there are no provisions for stormwater management shown on the plans.

Ms. Krysti Barksdale-Noble

November 11, 2015

Page 2

3. Water and sanitary sewer mains are relatively close to the project site. The anticipated water use will need to be provided in order for capacities in the sanitary sewer system to be confirmed.
4. Pedestrian connectivity along Walnut should be provided.
5. The acceptability of the amount of parking stalls that are provided will need to be confirmed with your department.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

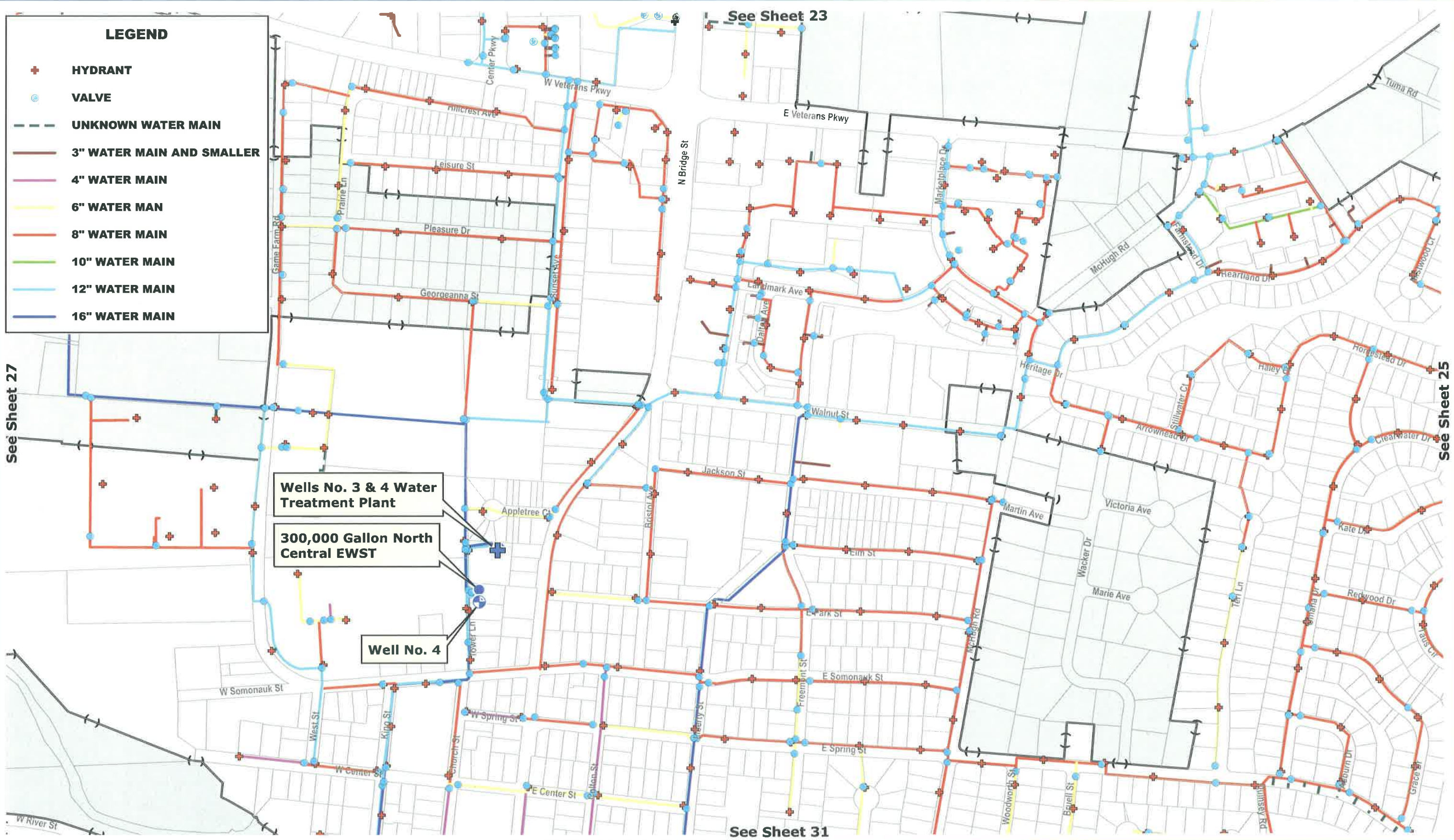
BPS/dm

Enclosure

pc: Mr. Bart Olson, City Administrator (via email)
Mr. Chris Heinen, City Planner (Via e-mail)
Mr. Eric Dhuse, Director of Public Works (via email)
Ms. Lisa Pickering, Deputy Clerk (via email)
JAM, EEI

LEGEND

- HYDRANT
- VALVE
- UNKNOWN WATER MAIN
- 3" WATER MAIN AND SMALLER
- 4" WATER MAIN
- 6" WATER MAIN
- 8" WATER MAIN
- 10" WATER MAIN
- 12" WATER MAIN
- 16" WATER MAIN



Engineering Enterprises, Inc.
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 (630) 466-6700
www.eeiweb.com



United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350
www.yorkville.il.us

			DATE:	September 2013
			PROJECT NO.:	YO1311
			BY:	KKP
			PATH:	H:\GIS\PUBLIC\YORKVILLE\2013
NO.	DATE	REVISIONS	FILE:	YO1311_26.MXD



United City of Yorkville
Water Distribution Network
Sheet 26





See Sheet 27

See Sheet 25

See Sheet 23

See Sheet 31

Engineering Enterprises, Inc.
 52 Wheeler Road
 Sugar Grove, Illinois 60554
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www.eeiweb.com



United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350
www.yorkville.il.us

DATE:		October 2013
PROJECT NO.:		YO1342
BY:		KKP
PATH:		H:\GIS\PUBLIC\YORKVILLE\2013\
FILE:		YO1342_26.MXD
NO.	DATE	REVISIONS



United City of Yorkville
Sanitary Sewer Atlas Maps
Sheet 26





GC HOUSING DEVELOPMENT LLC

The memo serves as follow-up to Chris Heinen from the United City of Yorkville in response to Mr. Heinen's Plan Council memo to Andrew Block of GC Housing Development LLC dated November 23, 2015. Responses mirror the order in which comments were made.

Engineering Comments: The comments below are offered in response to the Engineering Enterprises, Inc. review letter dated November 11, 2015 addressed to Krysti Barksdale-Noble.

1. The items listed will be included with the final engineering plans.
2. A basic concept for expanding the existing detention basin is shown on the Site Plan. Detailed analysis will occur during final engineering
3. The Public Works Department will verify the capacity of existing infrastructure. The estimated Population Equivalent for this development is 140 PE.
4. Pedestrian access from Freemont Street is shown on the Site Plan. We anticipate access from Walnut is no longer required since the driveway has shifted to Freemont St.
5. A parking summary is shown in the Site Data Table on the Site Plan. Provided parking exceeds the requirement of 0.5 stalls per residential unit (senior housing).

Fire District (BKFD) Comments:

- The proposed building to be equipped (2) two elevators with 3,500# load capacity each.
- Each elevator to have interior cab dimension of 6'-8" x 4'-3".
- The mechanical design of the garage will incorporate an NOX/CO combined sensor that will comply with code requirements.
- The mechanical design of the garage area will incorporate a detection, alarm, and activation system as required per the code requirements.
- There will be a two (2) hour horizontal fire separation between the first (1st) floor interior garage, and the above dwelling units. (The proposed second (2nd) floor to be Pre-cast concrete plank, with concrete topping.)
- Fully sprinkled (including attic)? Yes.
- Standpipes in stair wells, and hose connection in garage as required by code.
- Firewalls as required per code.
- Duct/smoke detection provided per code.
- Fire protection of the waste chutes provided per code.
- CO detection in individual units provided per code.
- An Emergency Ring Road has been provided that follows the guidelines of the 2009 International Fire Code. The materials of this Ring Road will be structurally capable of supporting the largest fire apparatus. Detailed design will follow during Final Engineering.



GC HOUSING DEVELOPMENT LLC

Community Development Comments:

- A Data Table has been provided on the Site Plan drawing which addresses all items requested.
- A 9'x13' trash enclosure is shown on the Site Plan. Detailed design (appearance, materials, etc.) will be a part of design documents.
- See attached documentation showing Photometric Lighting Plan.
- The building has been rotated 15 degrees counter-clockwise and has been positioned further away from the eastern property line. Currently, the building is set 48.42' from the eastern property line. A 30' building setback was maintained along the western property line for constructability and to allow for Emergency Ring Road. Landscaping and berming along the eastern property line will be increased to a maximum of 8' during final design.
- A detailed tree survey has not been prepared at this time. Tree preservation and relocation plans will be provided as part of final landscape design.
- Exterior material sample has been provided to city staff.
- Monument design and size to comply with local code requirements. A placeholder monument sign has been shown on the south side of the main entry drive.
- The available Emergency Ring Road details are shown on the plan (width, layout, etc.). The materials used to construct the road are subject to final engineering and input from the Bristol Kendall Fire Department.
- Comment noted.
- We believe all setback requirements are met. The building's height is 61'8". Building Height is measured to the middle height of the angled roof and not to its peak. The impervious area on site account for 58.3% of the total area, which is below the permitted 70%. This figure can also be found in the Site Data table per the attached Civil Site Plan.
- See comment directly above.
- The impervious area on site accounts for 58.3% of the total area, which is below the permitted 70%. A breakdown of the impervious area onsite can also be found in the Site Data Table on the Site Plan.
- See Exhibit 1 below
- Petitioner has agreed to include an age-restriction as part of the deed. A parking summary is shown in the Site Data Table on the Site Plan. Provided parking exceeds the requirement.
- The proposed project consists of one (1) multi-family building.
 - See attached exterior elevations for proposed exterior.
 - Adjacent building setbacks (does not apply).
 - See attached building and parking layout.
 - See attached plans for building height and scale relationships.
 - New utility services to be underground per code (typical).



GC HOUSING DEVELOPMENT LLC

- See attached building plan and elevations for architectural character as it relates to the architectural dictates of the site.
- There will be only one building on the site; the primary building will abide by the Zoning Appearance Ordinance. The building will incorporate an entrance canopy in the building design, which will allow for a 10% reduction within the required 50% front elevation Premium Materials requirement, and a reduction of the front elevation masonry requirement from 25% of front façade to 20% minimum masonry requirement.
- Monument design and size to comply with local code requirements.
- See attached Photometric plan by architect.
- It is our understanding that per the Plan Council Meeting with Petitioner, a consolidation either through a final plat or via a plat act exemption was not required.
- Petitioner believes that this comment regarding a driveway variance is no longer applicable since access is from Freemont Street instead of Walnut Street.

Yorkville Bristol Sanitary District (YBSD) Comments:

- The estimated Population Equivalent is 140 PE. A summary is provided below in Exhibit 2.
- The estimated waste flow is 13,950 GPD.
- The Public Works Department will determine whether capacity exists per the information found below in Exhibit 2.



GC HOUSING DEVELOPMENT LLC

EXHIBIT 1

Density and Surrounding Borders of Comparable Yorkville Developments

Development	Current Zoning	Maximum DU's/Acre	Current DU's/Acre	Borders
Heritage Woods	R-4	8 DU's/Acre	24.86 DU's/Acre	North: Vacant Land/Single Family Home East: Industrial South: Single Family Homes
Anthony Place (GC Housing)	R-4	8 DU's/Acre	23.62 DU's/Acre for 3.175 acres of land 18.29 DU's/Acre for 4.1 acres of land	North: Townhomes East: Single Family Home South: Church West: Townhomes/Vacant Land
Reserve at Fox River	R-4	8 DU's/Acre	15.62 DU's/Acre	North: Commercial East: Single Family Homes/Land South: Townhomes West: Commercial
York Meadow Apartments	R-4	8 DU's/Acre	11.69 DU's/Acre	North: Vacant Land East: Commercial South: Townhomes West: Single Family Homes
Longford Lakes	R-3	5 DU's/Acre	5.48 DU's/Acre	North: Commercial East: Land (GC Housing Proposed Development) South: Single Family Homes



GC HOUSING DEVELOPMENT LLC

EXHIBIT 2



SANITARY CAPACITY
BREAKDOWN GC HOUSING
DEVELOPMENT
YORKVILLE, ILLINOIS
December 4, 2015

Type	Units	Bedrooms	GPD/ Bedroom	GPD	PEAK GPD	PE	GPM
Single Bedroom	57	57	150.00	8,550	35,910	86	24.57
Double Bedroom	18	36	150.00	5,400	22,680	54	15.43
TOTALS		93		13,950	58,590	140	40.00

$$K = \frac{18 + \sqrt{PE / 1000}}{4 + \sqrt{PE / 1000}} = \frac{18 + \sqrt{\frac{140}{1000}}}{4 + \sqrt{\frac{140}{1000}}} = 4.20$$

Note:

GPD/Bedroom based on Illinois Administrative Code "Multi-Family Dwellings (per bedroom)"



NW INTERIOR PARKING
ENTRANCE

S/W ENTRANCE CORNER
PERSPECTIVE



MAIN CANOPY ENTRANCE

N/W CORNER PERSPECTIVE

H

DJ

HOOKER | DE JONG
 Architects & Engineers
 316 Morris Avenue
 Studio Suite 410
 Muskegon, MI 49440
 P 231 | 722 | 3407
 F 231 | 722 | 2589

ZONING REVIEW SET
 YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX
 GC HOUSING DEVELOPMENT LLC

Project Number
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EXISTING HEDGE ROW

EAST PROPERTY LINE
LANDSCAPE BERM

S/E CORNER PERSPECTIVE



EAST PROPERTY LINE
LANDSCAPE BERM

N/E CORNER PERSPECTIVE

H

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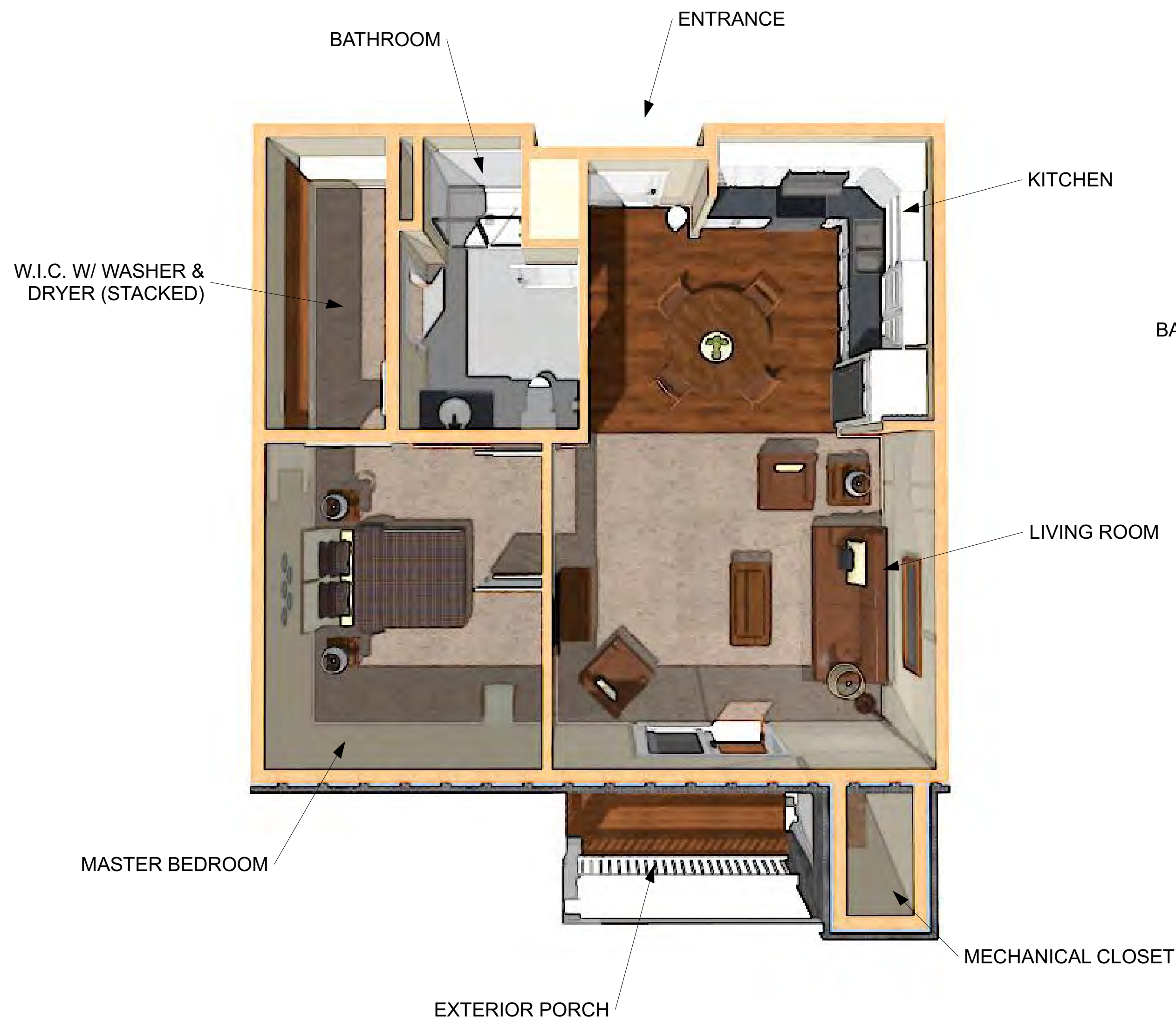
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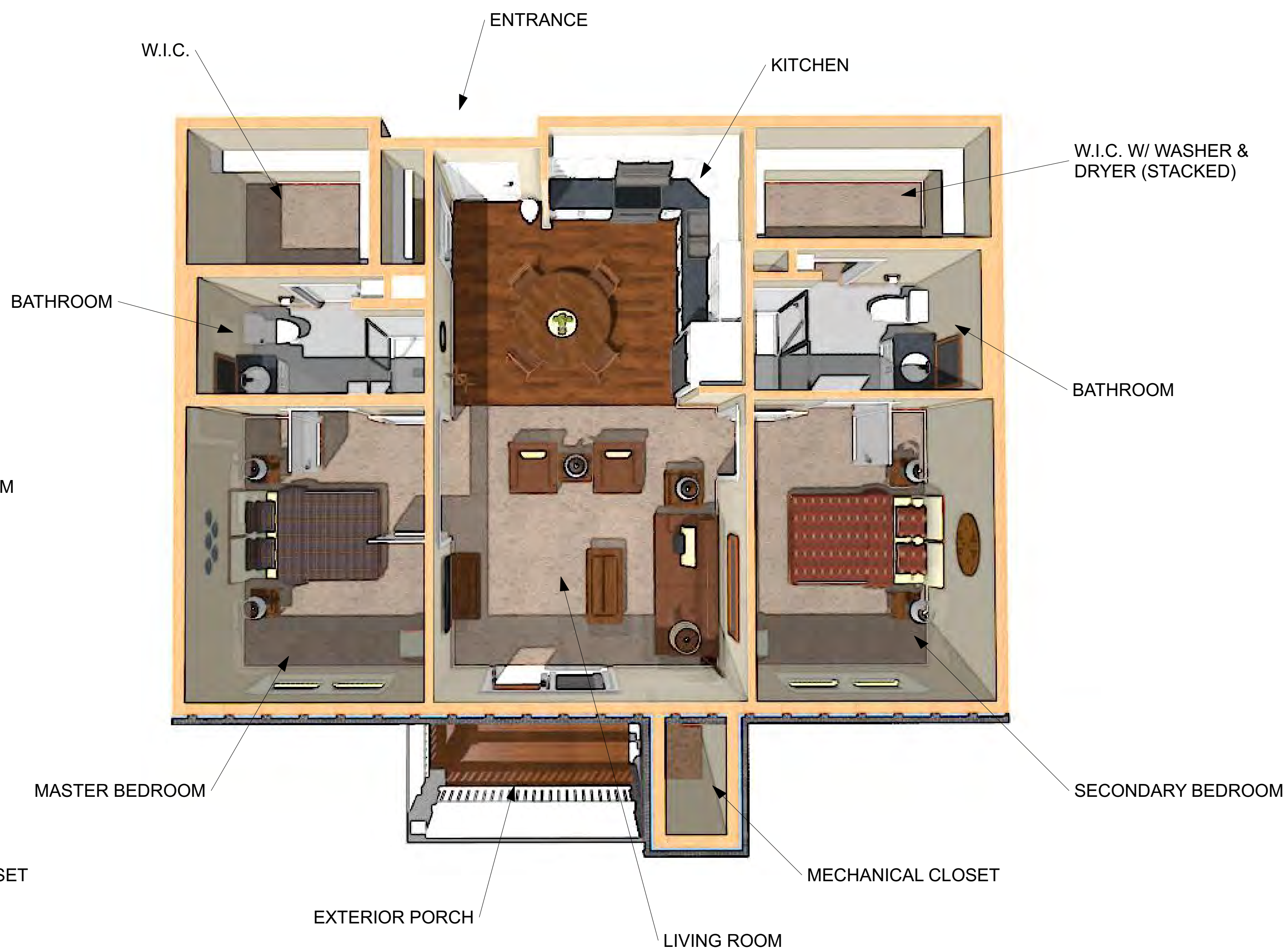
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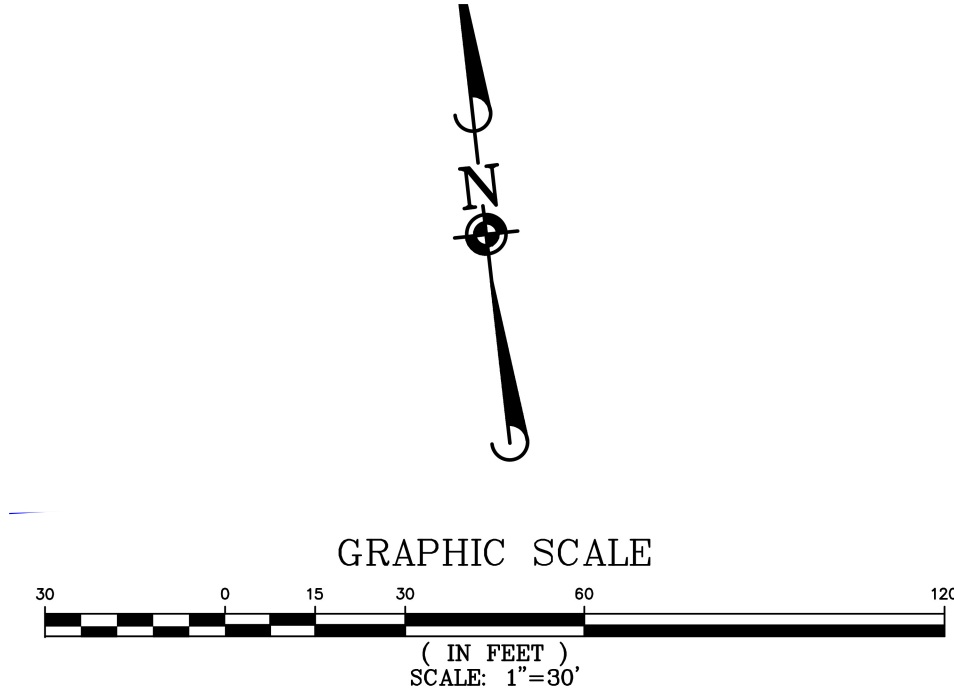
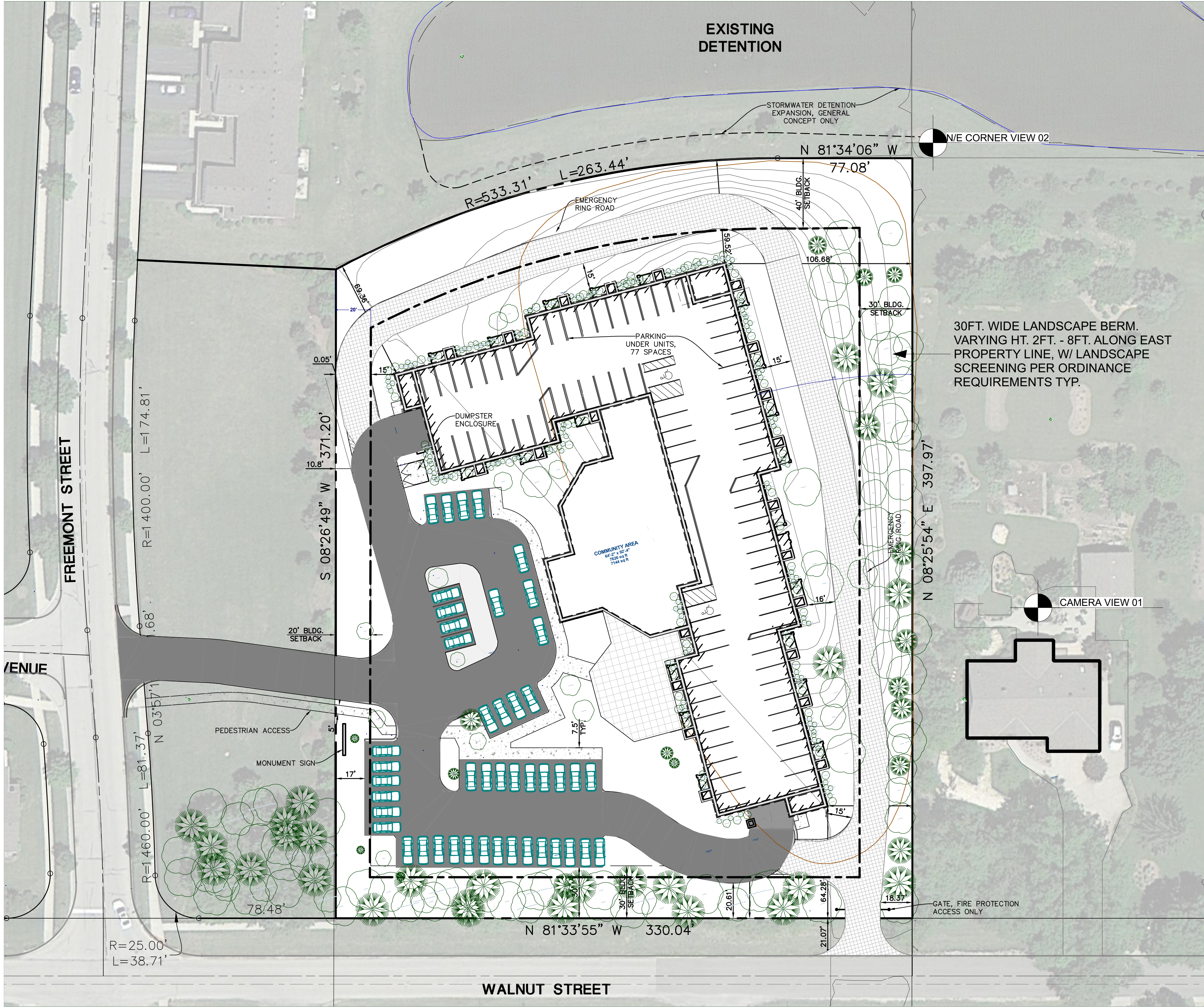
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1 BEDROOM APARTMENT
SC: 1/8"



2 BEDROOM APARTMENT
SC: 1/8"



SITE DATA TABLE		
Subject Property (Current)	PROPERTY ZONING	PROPERTY USE
Subject Property (Proposed)	R-1 Single-Family Suburban Residence	Vacant
North Property	R-4 Single-Family Suburban Residence	Senior Independent Living
East Property	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)
South Property	R-1 Single-Family Suburban Residence	Single Family Residence
West Property	R-1 Single-Family Suburban Residence	Church
	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)

REQUIRED MINIMUM	REQUIRED MINIMUM	PROPOSED
Front Yard (South)	30 feet	51.37 feet
Interior Side Yard (West)	12 feet or 60% of Building Height (37)	35 feet
Interior Side Yard (East)	12 feet or 60% of Building Height (37)	48.42 feet
Rear Yard (North)	40 feet	59.52 feet

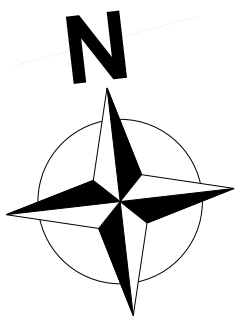
	REQUIRED	PROPOSED
Total Parking Stalls	38 (0.5 per Unit, 75 Units)	114 (77 Under Units, 37 Exterior)
ADA Accessible Stalls	5 (ADAAG 4.1.2(5)(a))	5 (2 Under Units, 3 Exterior)

	PERMITTED MAXIMUM	PROPOSED
Lot Coverage	70% (96,803 SF)	58.3% (80,650 SF)
Building Coverage		26.2% (36,240 SF)
Parking Lot		17.6% (24,268 SF)
Sidewalks		3.7% (5,165 SF)
Emergency Ring Road		10.8% (14,977 SF)
Building Height		61'-8"

*based on site area of approx. 138,290 SF

DENSITY DESCRIPTION	
North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY RING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



PROPOSED SITE PLAN

SC: 1/60"

H

DJ

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P 231.722.1340
F 231.722.12589

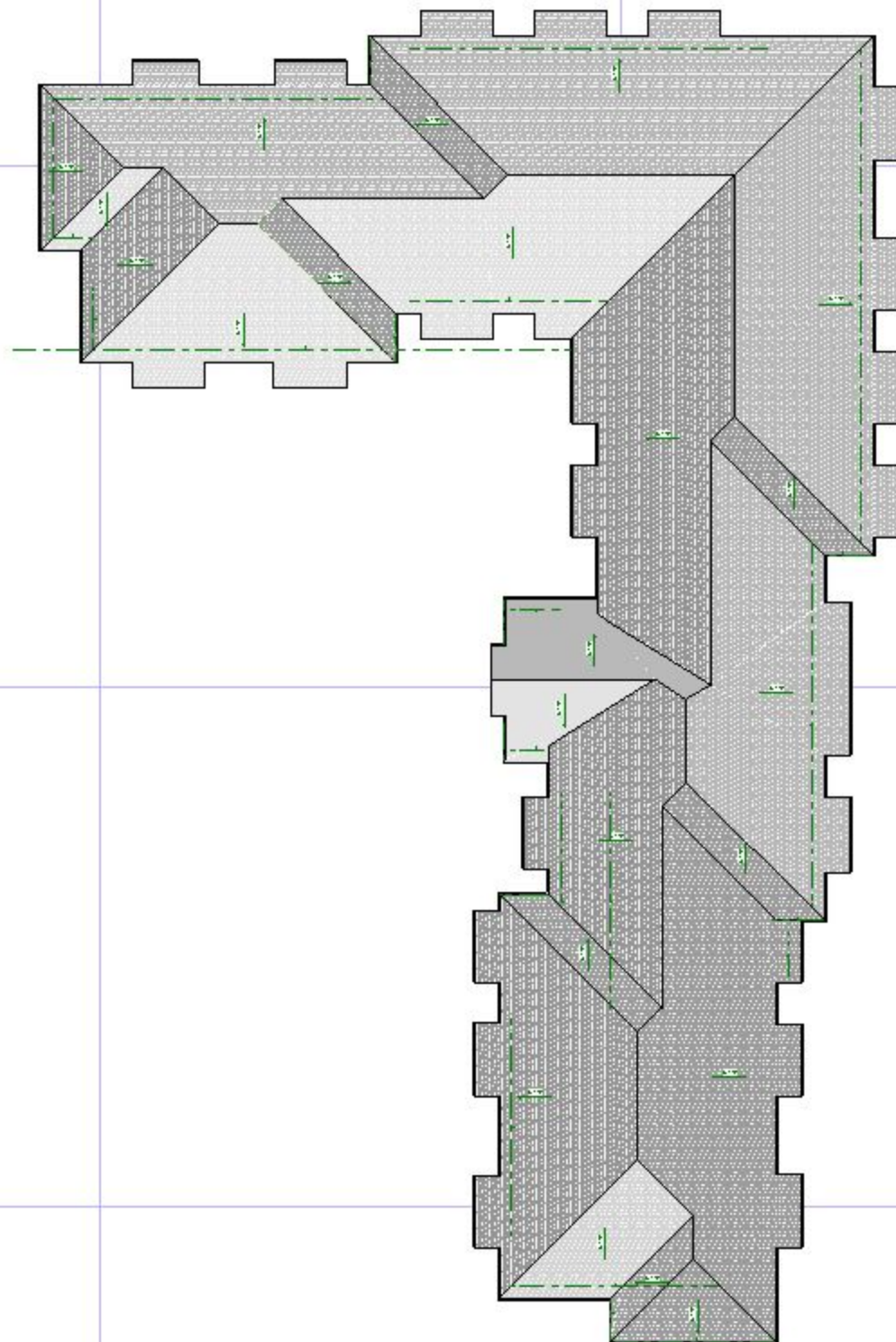
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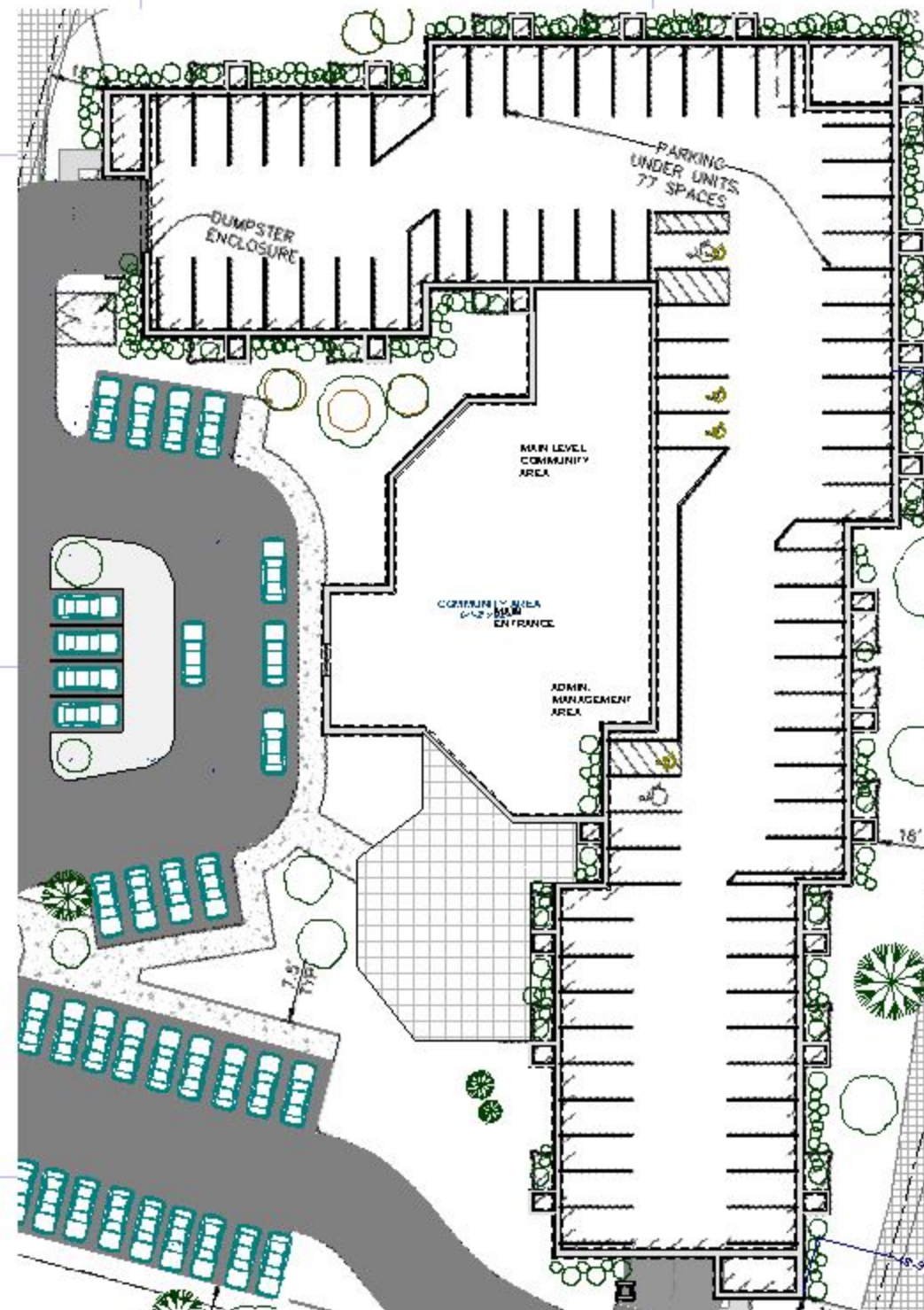
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ROOF PLAN

SC: 1/16"



PARKING LEVEL FLOOR PLAN

SC: 1/16"

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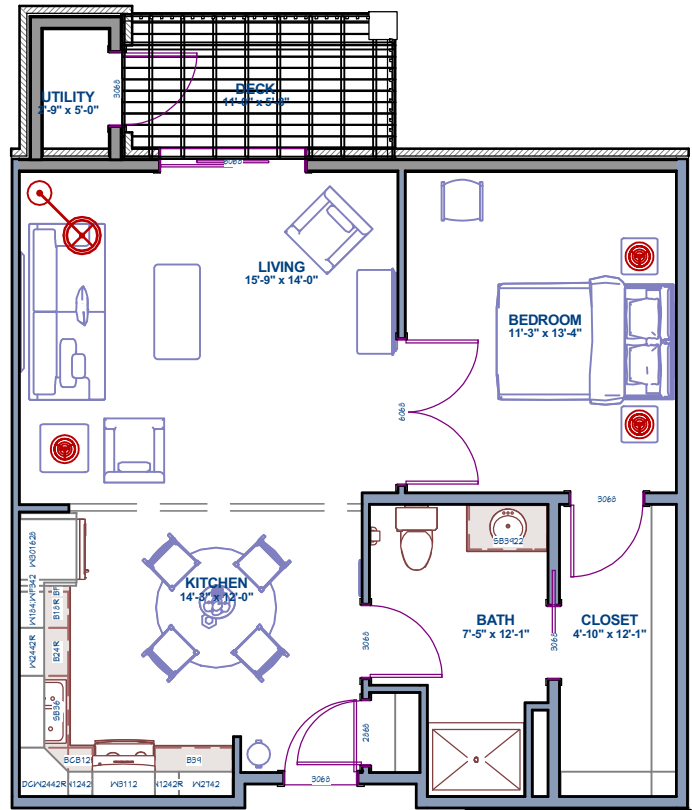
ARCHITECT: HJ & DJ
Architects & Engineers
300 North Avenue
Madison, NJ 07940
Phone: (908) 521-1100
Fax: (908) 521-1101

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12/10/2014 - 4 - REVISED FOR
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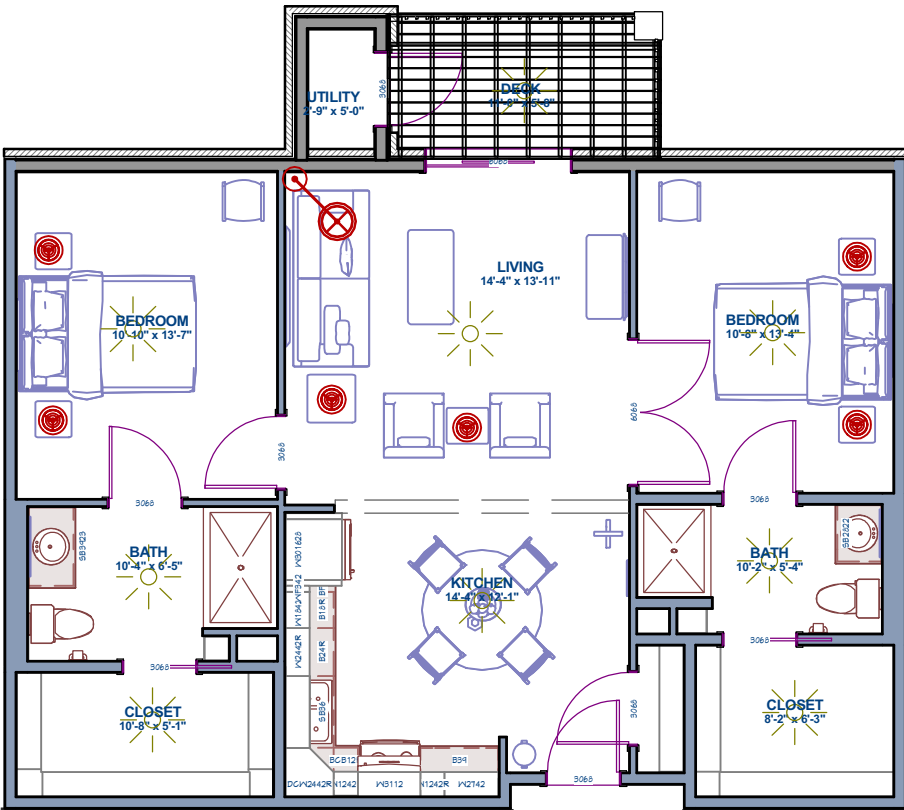
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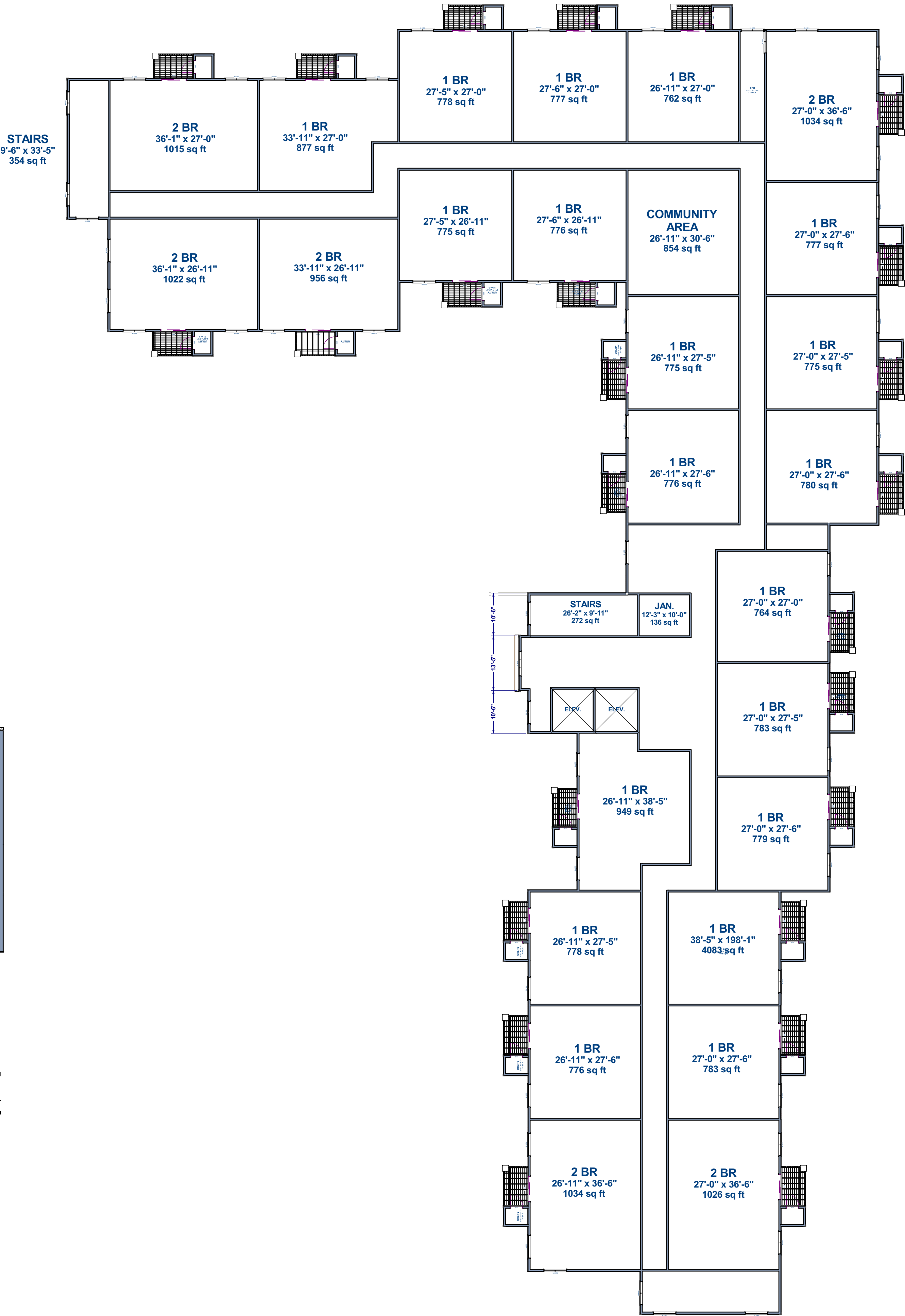
1 BEDROOM APARTMENT

SC: 1/8"



2 BEDROOM APARTMENT

SC: 1/8"



FLOOR PLAN LEVELS 2-4

SC: 1/16"

H

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WEST ELEVATION

SC: 3/32"



- ROOF PEAK 61'-8"
- MIDROOF HT. = 53'-4"
- LOWER EAVE HT. = 45'-0"

SOUTH ELEVATION

SC: 3/32"

H

DJ

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EAST ELEVATION
SC: 3/32"



NORTH ELEVATION
SC: 3/32"

H

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VIEW FROM N/E CORNER OF
ADJACENT PROPERTY



SOLAR ANGLE CROSS SECTION STUDY

SC: 1/16"



S/W BIRD'S EYE PERSPECTIVE



S/E BIRD'S EYE PERSPECTIVE

H

DJ

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ZONING REVIEW SET
 YORKVILLE, ILLINOIS

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LANDMARK AVENUE

FREEMONT STREET

CITY SIDEWALK

SIDE WALK

SITE ACCESS

WALNUT STREET

EXISTING
AREA SITE RETENTION

RING ROAD

PARKING
GARAGE

PARKING
AREA

DROP
OFF

PARKING
GARAGE

RING ROAD

APPROX. LINE OF
PROPERTY BOUNDARY

EXTRA PARKING
AS REQUIRED

ADJACENT
RESIDENTIAL AREAS

OPTIONAL
SITE ACCESS
AS REQUIRED

326

12

385

381

001



SANITARY CAPACITY BREAKDOWN
GC HOUSING DEVELOPMENT
YORKVILLE, ILLINOIS
January 6, 2016

Type	Units	Bedrooms	GPD/ Bedroom	GPD	PEAK GPD	PE	GPM
Single Bedroom	57	57	58.00	3,306	14,249	33	9.43
Double Bedroom	18	36	58.00	2,088	8,999	21	6.00
TOTALS		93		5,394	23,248	54	15.43

$$K = \frac{18 + \sqrt{PE / 1000}}{4 + \sqrt{PE / 1000}} = \frac{18 + \sqrt{\frac{54}{1000}}}{4 + \sqrt{\frac{54}{1000}}} = 4.31$$

Note:

GPD/Bedroom based on Water/Sewer Bills from 07/2015 to 12/2015 at similar property

*This document prepared by and after
Recording return to:*
Deutsch, Levy & Engel, Chartered
225 W. Washington Street, Suite 1700
Chicago, Illinois 60606
Attn.: Terry L. Engel

EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is entered into this 27th day of December, 2015, by and between Longford Lakes Condominium Association, an Illinois not-for-profit corporation ("Grantor"), and GC Housing Development, LLC, an Illinois limited liability company ("Grantee").

RECITALS:

- A. Grantor is the owner of certain real property in Longford Lakes Subdivision, Yorkville, Illinois, and legally described on Exhibit "A" attached hereto and made a part hereof (the "Grantor's Property").
- B. Grantee has the contractual right to purchase approximately 3.42 acres of vacant real property to the immediate south and adjacent to the Grantor's Property, located easterly on the northeast corner of Walnut and Freemont Streets, in Yorkville, Illinois, legally described on Exhibit "B" attached hereto and made a part hereof (the "Grantee's Property").
- C. In connection with the Grantee's intended development of the Grantee's Property as a rent-restricted independent senior living development (the "Project"), Grantee, under all applicable regulatory requirements, is required to meet certain storm water detention requirements in a volume sufficient to serve the storm water detention needs of the Project as completed (the "Needed Capacity").
- D. Grantor owns a detention pond ("Detention Pond") that is located on the Grantee's Property, [as generally illustrated on Exhibit "C" attached hereto and more fully described in the _____ Detention Pond Study prepared by _____ (the "Drainage Study")], and Grantor is in a position to, and, subject to the expansion of said Detention Pond by Grantee as provided herein, is willing to provide the Needed Capacity in the Detention Pond and is willing to receive the storm water runoff from the Project, in accordance with the terms of this Easement Agreement.

E. The Grantor (as a "Property Owner" and "Pond Owner") and the management, operation and maintenance of the Detention Pond are subject to that certain Stormwater Easement Management, Operation and Declaration, dated as of March 6, 2001, and recorded in the Recorder's Office of Kendall County, Illinois as Document Number 200100003858 (the "Management Agreement").

NOW, THEREFORE, for and in consideration of the premises and Ten Dollars (\$10.00) and other good and valuable consideration as set forth in that certain Option Agreement, dated as of _____, 201_ by and between the Grantor and the Grantee (the "Option Agreement"), which shall be paid by Grantee to Grantor at the time of execution of this Easement Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Perpetual Easement. Grantor does hereby grant to Grantee (a) a perpetual and non-exclusive easement in and to that portion of the Grantee's Property legally described on Exhibit "D" attached hereto and made a part hereof (the "Easement Property") for the purpose of (i) accessing and expanding the capacity of the Detention Pond to permit the Detention Pond to accept an additional volume of storm water sufficient to satisfy the Needed Capacity; and (ii) for the purpose of expanding, operating, maintaining, monitoring, inspecting, testing and repairing the Detention Pond, as needed (the "Work"); (b) a perpetual and non-exclusive easement for the purpose of discharging Project storm water in a volume of up to the Needed Capacity; and (c) constructing and maintaining the piping and other improvements necessary to allow storm water to flow from the Project and the Grantee's Property into the Detention Pond over, under and across the Easement Property (collectively, the "Detention Pond Easement").

Grantor shall use commercially-reasonable efforts to secure the Consents of the Property Owner(s) and Pond Owner(s) under the Management Agreement to this Easement Agreement within _____ (____) days following the date hereof. Grantee shall reimburse Grantor for any and all costs, fees and expenses incurred in obtaining said consent. In the event said Consents are not secured, Grantee may terminate this Easement by written notice to the Grantor.

2. Costs of Construction and Maintenance of Detention Pond.

(a) Grantee shall bear all costs, expenses and risks arising out of or in any way relating to the expansion/construction of the Detention Pond in a manner that assures that the Needed Capacity shall be available for use by Grantee in the Detention Pond. Grantee shall comply with all terms, conditions and restrictions as set forth in the Management Agreement, along with all permits, rules and regulations, and any other applicable statutes, rules, regulations whether federal, state or municipal, relating to the expansion of the Detention Pond. Upon completion of the Work, Grantee shall deliver an update to the Drainage Study stating that the capacity of the Detention Pond is sufficient to satisfy the storm water for the properties as improved.

(b) Grantor shall retain full control of the Detention Pond and the Easement Property and shall oversee and coordinate all necessary maintenance thereof, with the Grantor's

proportionate share of all costs and expenses of said operating, maintenance and repair under the Management Agreement being shared by both parties. Provided, further, Grantee shall place into escrow, an amount sufficient to cover its allocable portion of said expenses, in an amount and in accordance with the terms and conditions as set forth in the Option Agreement.

(c) Notwithstanding anything to the contrary in subparagraph (b) above, Grantee shall bear all of Grantor's proportionate share of all costs and expenses under the Management Agreement related to the landscaping of the Detention Pond and Easement Property for a period of three (3) years from the date hereof. Following said three (3) year period, the Grantor's proportionate share of all costs and expenses under the Management Agreement relating to the landscaping of the Detention Pond and Easement Property shall be allocated between the parties in proportion to their respective needed capacities. Provided, further, Grantee shall place into escrow, an amount sufficient to cover all of Grantor's proportionate share of its costs and expenses under the Management Agreement related to the landscaping of the Detention Pond and Easement Property for a period of three (3) years from the date hereof, in an amount and in accordance with the terms and conditions as set forth in the Option Agreement.

3. Non-Exclusive Provisions. Grantor reserves the right to use and enjoy the Detention Pond (and the land upon which the same is constructed and maintained) and the Easement Property for any purposes as long as such use and enjoyment does not unreasonably interfere with the rights herein granted to Grantee and as long as the Needed Capacity in favor of Grantee is maintained and made available in the Detention Pond at all times. Subject to the limitations set forth in the preceding sentence, Grantor specifically reserves the right to use, and to convey or transfer to others the right to use, other or additional detention or water storage capacity in the Detention Pond, and the right to expand, enlarge or otherwise modify the Detention Pond (upon which, the Grantor's proportionate share of all costs and expenses under the Management Agreement for the operation, maintenance and repair of the Detention Pond, the Easement Property and related landscaping will be allocated among Grantor, Grantee and such other party benefiting from the Detention Pond and/or the Easement Property). Grantor shall provide Grantee with a drainage study prepared by an engineer selected by Grantor reflecting any proposed modification of the Detention Pond no later than thirty (30) days prior to the start of construction of any such modification to insure that Grantee's rights granted hereunder are preserved.

4. Release for Flooding or Water Quality Issues of Property. Upon the delivery of the updated Drainage Study, Grantor, its successors and assigns, hereby release and hold Grantee harmless from any and all liability or damage caused by the storm water flow or water quality across the Easement Property, which may arise in any manner whatsoever.

5. Effect of Invalidation. If any term or condition of this Easement Agreement is held to be invalid or unenforceable by any court or body with appropriate jurisdiction, the invalidity or unenforceability of such term or condition shall not affect the validity of the remaining terms and conditions of this Easement Agreement.

6. Compliance with Management Agreement. During the term of this Easement Agreement, the parties hereto agree to be bound by, and comply with all terms, conditions,

obligations and restrictions relating to the Detention Pond, as set forth in the Management Agreement.

7. Successors and Assigns. The rights, interests and obligations of Grantee or Grantor under this Easement Agreement may be sold, assigned or transferred by Grantee or Grantor without any approval or consent of the other party to this Easement Agreement. This Easement Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns and shall run with the land affect hereby. This Detention Easement is a covenant running with the land binding on all future owners of the Grantor's Property.

8. Notices. Any notice or other communication by one party to the other hereunder shall be in writing and shall be given and be deemed to have been given, on the date of delivery if delivered by hand delivery, on the day after it is deposited with a nationally recognized overnight delivery services (overnight delivery requested), on the day of mailing if sent by registered or certified mail, or on the date of transmittal if sent by facsimile or email (receipt confirmation received or if no receipt confirmation is received, the date another copy is sent by another method permitted by this section), addressed as follows:

If to Grantor:

Longford Lakes Condominium Association
c/o Daniel J. Kramer
1107 A South Bridge Street
Yorkville, Illinois 60560

If to the Grantee:

GC Housing Development LLC
343 Wainwright Drive
Northbrook, Illinois 60062
Attn.: Jeffrey Crane
Phone: (847) 291-3400
Fax: (847) 291-1691

9. Default. In the event there is a breach by Grantor with respect to any of the provisions of this Easement Agreement or its obligations under it, including preservation of Grantee's rights to its Needed Capacity and maintenance of the Detention Pond, Grantee shall give Grantor written notice of such breach. After receipt of such written notice, Grantor shall have forty-eight (48) hours in which to cure any such breach, if such breach constitutes an emergency, or ten (10) days if such breach does not constitute an emergency. Should Grantor fail to cure such breach, upon expiration of the cure period afforded above, in addition to any remedy which may be available to Grantee at law or in equity, including the right to seek reasonable attorneys' fees and court costs, Grantee shall have the right to enter upon the Grantor's Property and make such modifications to the Detention Pond to provide the Needed Capacity or otherwise take any and all such necessary actions necessary to cure such breach, and seek reimbursement from Grantor for any and all expenses reasonably related to curing the breach. In the event of Grantee's default under this Easement Agreement, Grantor shall give Grantee written notice of such

breach. After receipt of such written notice, Grantee shall have forty-eight (48) hours in which to cure any such breach, if such breach constitutes an emergency, or ten (10) days if such breach does not constitute an emergency. Should Grantee fail to cure such breach, upon expiration of the cure period afforded above, Grantor will be entitled to seek any remedy which may be available to Grantor at law or in equity, including the right to seek reasonable attorneys' fees and court costs.

10. Effective Date. Notwithstanding anything contained herein to the contrary, this Easement Agreement and the rights and obligations of each party hereunder, shall be effective upon the acquisition of the Grantee's Property by the Grantee. In the event that the Grantee's Property is not acquired by the Grantee on or before December 31, 2016, then this Easement Agreement shall, without further action of any party, automatically terminate and thereafter be null and void and of no further force or effect and neither party shall have any further rights or obligations hereunder or with respect to the Detention Pond Easement. In the event that this Easement Agreement shall expire or terminate and Grantee shall not have acquired the Grantee's Property, Grantee shall execute, acknowledge and deliver to Grantor a recordable quitclaim deed or any other instrument reasonably requested by Grantor for the release of this Easement Agreement and otherwise indicating the termination of Grantee's rights hereunder and with respect to the Detention Pond Easement. Further, notwithstanding anything contained herein or therein to the contrary, this Easement Agreement shall not become effective unless and until (i) the other "Property Owners" and "Pond Owners" (as such term is defined in the Management Agreement) consent to this Easement Agreement; and (ii) if necessary, Grantor, Grantee and the other Property Owners and Pond Owners enter into an amendment to the Management Agreement evidencing Grantee's rights and obligations with respect to the Detention Pond as set forth in this Easement Agreement (or, alternatively, Grantee enters into a "Joinder" to become a party to the Management Agreement on terms acceptable to Grantee).

11. Choice of Law, Jurisdiction and Venue. This Easement Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Illinois. Each of the parties hereto hereby irrevocably and unconditionally submits, for itself and its property, to the exclusive jurisdiction of any court of the State of Illinois located in Cook County, Illinois or federal court of the United States of America sitting in the Northern District of Illinois and any appellate court from any of such courts, in any actions arising out of or relating to this Easement Agreement and any transactions contemplated hereby for recognition or enforcement of any judgment relating thereto.

12. No Waiver. The failure of either Grantor or Grantee to insist upon the performance of any of the terms and conditions of this Easement Agreement, or the waiver of any breach of any of the terms and conditions of this Easement Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

13. Entire Agreement. This Easement Agreement constitutes the sole and entire agreement and understanding between and amongst the parties, there being no other promises, contracts, representations, warranties or other statements between or amongst them not expressly set forth in this Easement Agreement and any and all promises, contracts, representations, warranties and

other statements, written or oral, made between or amongst the parties hereto prior to the execution hereof are hereby canceled and superseded and shall be of no further force or effect.

14. Modification of Agreement. No change or modification of this Easement Agreement shall be valid unless the same is in writing and signed by both parties hereto.

15. Authorization to Sign. The parties hereto each represent and warrant that all necessary signatures and consents to enter into this Easement Agreement and to assume and perform the obligations hereunder have been duly and properly obtained.

16. Counterpart Signatures. This Easement Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

(Signature Page Follows)

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement on the day and year first above stated.


GRANTOR:

Longford Lakes Condominium
Association, an Illinois not-for-profit
corporation

By:

Name:

Its:


Darin Peterson
President

GRANTEE:

GC Housing Development, LLC, an Illinois limited
liability company

By:

Name:

Its:

STATE OF ILLINOIS)
)
COUNTY OF Kendall)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Danish Petersen, the President of Longford Lakes Condominium Association, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said not-for-profit corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 23rd day of December, 2015.



[Signature]
Notary Public

Commission expires: 10/27/15

STATE OF ILLINOIS)
)
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____, the _____ of GC Housing Development, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the _____ day of _____, 201 .

Notary Public

Commission expires: _____

Exhibit “A”
Grantor’s Property

[to be attached]

**Exhibit “B”
Grantee’s Property**

[to be attached]

**Exhibit “C”
Detention Pond**

[to be attached]

**Exhibit “D”
Easement Property**

[to be attached]

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

AFFIDAVIT OF TITLE

JUDE REAL ESTATE, LLC, an Illinois Limited Liability Company, being first duly sworn on oath states that it is the true and lawful owner as shown by the Land Records of Kane County, Illinois, of the premises commonly known as 1250 S. Broadway, Montgomery, Illinois 60538, and legally described as follows:

THAT PART OF LOT 24 OF H.H. EVANS' SUBDIVISION OF LOT G OF W.T. ELLIOTT'S FARM IN THE NORTH ½ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, 60 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 24, 44 FEET; THENCE WESTERLY 232 FEET ALONG A LINE MAKING AN ANGLE OF 88 DEGREES 57 MINUTES WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTH TO WEST, TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE EXTENDED 169.5 FEET TO THE EASTERLY LINE OF THE AURORA AND MONTGOMERY ROAD FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE 169.5 FEET TO THE POINT DESIGNATED AS POINT "A", AFORESAID; THENCE SOUTHERLY 167 FEET ALONG A LINE MAKING AN ANGLE OF 79 DEGREES 10 MINUTES WITH THE LAST DESCRIBED LINE, MEASURED FROM WEST TO SOUTH, TO THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE WEST ALONG SAID SOUTH LINE, 230.85 FEET TO THE EASTERLY LINE OF THE AURORA AND MONTGOMERY ROAD, AFORESAID; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO THE CORPORATION OF MONTGOMERY VILLAGE, FOR USES AND PURPOSES OF A STREET OR ROAD, BY DEED DATED APRIL 11, 1898 AND RECORDED AUGUST 16, 1898 IN BOOK 383, PAGE 113 AS DOCUMENT 35716) IN THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS.

That at no time within the past two years has any work been done or labor or materials been furnished in connection with or to the said premises, or for the improvement of the same, except such material, work, labor and services as have been fully and completely paid for, except as follows:

NONE.

and that there is no indebtedness to any one for any material, work, labor or services done to or upon or in connection with said premises, except as above stated, and that no claim exists on this day against said premises for any material, work, labor or services out of which a mechanic's lien could ripen against said premises by the filing of a lien in the proper office therefor.

That there is no agreement or contract for the conveyance of said premises or for the leasing of the same, or any writing whatsoever affecting the title to said premises, which are not of record as of this day, except as follows:

NONE.

That the undersigned are in full and complete possession of said premises except that N/A is in possession of said premises as a tenant or under contract for deed for the conveyance of same under the following terms:

NONE.

This Affidavit is made for the purposes of inducing FNBC BANK AND TRUST formerly known as STATE BAN OF ILLINOIS, as Trustee under Trust No. 101428 to purchase the subject real estate and to assure that there are no liens upon said premises except as above stated.

JUDE REAL ESTATE, LLC,
An Illinois Limited Liability Company

By: _____

Subscribed and sworn to before me this _____ day of _____, 2015.

Notary Public

OWNER AUTHORIZATION

To: City of Yorkville, Illinois

Re: Application for any Zoning Entitlements required, including, but not limited to, map amendment (rezoning), variance and subdivision for a Senior Housing Development ("**Project**"); Walnut Street approximately 115 feet east of Freemont St., Yorkville, Illinois, PIN Nos. 02-28-326-006 and 02-28-326-002 ("**Property**")

The undersigned, Longford Lakes Condominium Homeowner's Association, an Illinois not-for-profit corporation ("**Owner**"), hereby authorizes GC Housing Development, LLC ("**Applicant**"), and Rathje & Woodward, LLC, as attorneys, to execute all necessary petitions and other documents and to attend and give testimony at all public hearings and meetings on behalf of Owner and Applicant before the Corporate Authorities of the City of Yorkville, Illinois ("**City**"), and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property owned by R. Daniel Conlon, Bishop of the Roman Catholic Diocese of Joliet, as successor trustee dated December 31, 1949 and known as the Roman Catholic Diocese of Joliet Trust. Owner owns the property adjacent to the Project known as lots 11, 12 and 13 in Longford Lakes Subdivision, City of Yorkville, being a subdivision of Section 28, Township 37 north, range 7 east of the Third Principal Meridian, according to the Plat thereof recorded April 16, 2003 as document #200300012398 in Kendall County, Illinois ("**Townhome Property**"). Applicant has leased the Townhome Property and proposes to locate an entrance road and sidewalks on the Townhome Property to access the Project.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of Yorkville.

Dated this 23rd day of December, 2015.

**Longford Lakes Condominium Homeowner's
Association, an Illinois not-for-profit corporation,**

By: [Signature]
Print Name: Darin Peterson
Title: President

Signed and sworn to before me
this 23rd day of December, 2015.

[Signature]
Notary Public



MEMORANDUM TO: Jeff Crane
GC Housing Development LLC

FROM: William R. Woodward
Senior Consultant

Luay R. Aboona, PE
Principal

DATE: January 5, 2016

SUBJECT: Site Access and Parking Summary Evaluation
Anthony Place Apartment Development
Yorkville, Illinois

Introduction

This memorandum summarizes the results of a summary site access and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Anthony Place senior living apartment development to be located in the northeast quadrant of Freemont Street and Walnut Street in Yorkville, Illinois. The site is bounded by multi-family residential/Landmark Drive to the north, Walnut Street to the south, multi-family residential/Freemont Street to the west, and residential to the east. The site is currently undeveloped.

Development Plan

The plans call to develop the site to include a 75-unit, age-restricted senior living apartment development with 115 off-street parking spaces. The parking garage on the first level will provide 75 parking spaces (one parking space per unit), and the remaining 40 parking spaces will be on a surface parking lot on the west side of the development.

Development Access

Two access driveways are proposed for this development and are described as follows.

Full Access and Freemont Street. This full access will intersect Freemont Street in alignment with Dalton Avenue becoming the fourth/east leg to this existing T-intersection. The access driveway will be the main access serving the development and will provide one lane inbound and one lane outbound. The outbound lane will be under stop sign control. Freemont Street will remain under freeflow traffic conditions. High-visibility crosswalks are recommended across Dalton Avenue and across the access driveway to connect the existing sidewalks in the area and enhance pedestrian mobility within the neighborhood. No roadway improvements are proposed or needed on Freemont Street or Dalton Avenue to accommodate the proposed access driveway.

Emergency Access and Walnut Street. This access driveway will intersect Walnut Street from the north, at the east end of the site. The access will be gated and will be for emergency access only.

Estimated Development Traffic Generation

The estimates of traffic to be generated by the development are based upon the proposed land use type and size. The volume of traffic generated was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition.

Table 1 tabulates the total trips anticipated from this proposed development for the weekday morning and weekday evening peak hours, in addition to the weekday daily traffic.

Table 1
ESTIMATED PEAK HOUR TRAFFIC VOLUMES

Land-Use	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Weekday Daily (24-Hour)	
	In	Out	In	Out	In	Out
Age-Restricted Senior Attached Housing – 75 Units (LUC 252)	5	10	11	9	123	123

Site Access Evaluation

The proposed access driveway allowing full movements on Freemont Street will ensure that adequate access is provided to serve the proposed development. As shown in Table 1, this development will generate a low volume of traffic during the weekday peak hours and will have a low impact on the surrounding roadway network. Given the low volumes of traffic to be generated by the development, the existing two-lane residential roadways along Freemont Street and Dalton Avenue will be sufficient to accommodate the proposed access driveway and the projected traffic volumes. No roadway improvements on Freemont Street or Dalton Avenue are proposed or recommended in conjunction with the proposed development.

Parking

The development proposes a total of 115 off-street parking spaces. These proposed 115 parking spaces are more than adequate to accommodate peak parking demand based on the following.

- According to Section 10-16-3 of the Yorkville Zoning Code, 0.5 spaces per dwelling unit are needed for an age-restricted residential development such as the proposed development, thereby requiring a total of 38 parking spaces.

- Based on published data by ITE (“Parking Generation”, 4th Edition), the average parking demand for age-restricted developments is 0.59 spaces per dwelling unit, or 43 parking spaces.

Given these two parking sources, the proposed 115 off-street parking spaces are more than adequate to accommodate the peak parking demand.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following preliminary conclusions and recommendations are made.

- The proposed age-restricted apartment development will have a low traffic impact on the surrounding roadway network given the low volume of traffic it is projected to generate.
- No roadway improvements are recommended or needed on Freemont Street or Walnut Street in conjunction with the proposed development.
- The main access driveway on Freemont Street in alignment with Dalton Avenue will provide one lane inbound and one lane outbound under stop sign control. This access will be adequate to accommodate the proposed low volume of turning movement traffic during peak hours.
- The proposed access driveway on Walnut Street will be gated and restricted to emergency access only.
- High-visibility crosswalks are recommended across Dalton Avenue and across the proposed access driveway to connect the existing sidewalk system and further enhance pedestrian mobility within the residential neighborhood.
- The proposed 115 off-street parking spaces are more than adequate to satisfy the Yorkville Zoning Code. Further, ITE parking information also shows that the 115 parking spaces are adequate to satisfy peak parking demands.

Chris Heinen

From: Brad Sanderson [bsanderson@eeiweb.com]
Sent: Wednesday, January 06, 2016 7:33 AM
To: Chris Heinen
Subject: RE: Site Access and Parking Memo - Yorkville

Follow Up Flag: Follow up
Flag Status: Flagged

Chris,

We have reviewed. The analysis seems reasonable.

No additional comments from us.

Brad

From: Chris Heinen [mailto:cheinen@yorkville.il.us]
Sent: Tuesday, January 05, 2016 12:59 PM
To: Brad Sanderson
Subject: FW: Site Access and Parking Memo - Yorkville

Please review the attached Parking Study.

Chris Heinen
Planner
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560
Direct: (630) 553-8574
Fax: (630) 553-3436
www.yorkville.il.us

From: Dawn Camp [<mailto:dcamp@craneconstruction.com>]
Sent: Tuesday, January 05, 2016 12:57 PM
To: Chris Heinen; Krysti Barksdale-Noble
Cc: Jeffrey D. Crane; Andrew Block
Subject: Site Access and Parking Memo - Yorkville

Chris/Krysti:

Attached is the Site Access and Parking Memorandum for the Anthony Place Yorkville development.

Please let me know if you need anything further.

Thanks-

Dawn Camp



343 Wainwright Drive
Northbrook, IL 60062
www.cranconstruction.com
847.564.7376 office
847.421.1525 cell
847.291.1691 fax

This message may contain confidential information and is intended only for the original recipient. The views or opinions presented in this message are solely those of the sender and do not necessarily represent those of the company, unless specifically stated. If you are not the intended recipient you should not disseminate, distribute or copy this message. If verification is required please request a hard-copy version. Engineering Enterprises, Incorporated 52 Wheeler Road, Sugar Grove, IL., 60554 Warning: This message was scanned for viruses, vandals and malicious content. However, we cannot guarantee that the integrity of this e-mail has been maintained in transmission and do not accept responsibility for the consequences of any virus contamination.

December 16, 2015

Mr. Jeff Crane
GC Housing Development LLC
343 Wainwright Drive
Northbrook, Illinois 60062

RE: Yorkville Consulting Services

Dear Mr. Crane:

Development Strategies is pleased to present the following report to provide your development team with consulting services relating to the rezoning of the proposed site of a senior housing facility at Freemont and Walnut streets in Yorkville, Illinois. These services have been requested to address the concern of immediate neighbors that the proposed use may have a negative impact on their home values.

We have compiled assessment data from single-family homes adjacent three similar senior living facilities in to provide insight into their impact on nearby property values. In each instance, there was no significant difference in the assessed values of homes bordering a senior facility and those of similar size, age, and construction that are not adjacent the facility. We have also compared the sales of a limited number of homes that are adjacent senior housing to those that are not adjacent. While an insufficient number of recent sales were available to draw a significant conclusion, the small number of cases available show no measurable difference based on proximity to senior housing.

The proposed development will be of high quality and, similar to other properties completed by the development team, incorporate exterior materials and features that maintain the residential feel of the neighborhood. Following our analysis, we have concluded that the development will have no negative impact on the assessed values of adjacent properties. The attached report explores our methodology at greater length and includes relevant parcel data provided by the Kendall County Assessment Office.

Development Strategies appreciates the opportunity to assist you with this report. Should you or your associates have any questions, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs, MA

INTRODUCTION

The purpose of this report is to provide consulting services related to the rezoning of the 3.2-acre site at the northeast corner of Fremont and Walnut streets in Yorkville from single-family to multi-family use to permit the development of a new senior housing facility. These services have been requested to address the concerns of immediate neighbors that the proposed use may have a negative impact on their home values. As part of this report, we have assessed the residential qualities of the proposed development and investigated the sales prices and assessed values of properties adjacent to similar senior housing properties in Kendall County.



APPROPRIATENESS OF PROPOSED USE

The subject site is located in a largely residential area of north Yorkville and is bordered by single-family homes to the east and attached townhomes to the west and northeast. Walnut Street borders the site to the south followed by a large church, and a retention pond north of the site separates it from Landmark Avenue and a grocery store. The site lacks visibility from nearby thoroughfares, but maintains very good access to Bridge Street (0.2 mile west) and Landmark Avenue (0.1 mile north). Walnut and Fremont streets are unmarked residential drives and uses adjacent the site are not compatible with commercial or retail development. However, single- or multiple-family housing are appropriate given the site's location and size.

The site is currently zoned for single-family use. Homes to the immediate east were built between the late 1980s and early 1990s, while a newer single-family homes are concentrated east of McHugh Road (0.2 mile). There has been little to no residential construction over the past decade, and home values in the area fell considerably during the recession. Data from the Kendall County assessor highlights a decrease of 20 to 25 percent in the sales prices of homes located within two blocks of the subject between 2004 and 2014, and a number have gone into foreclosure. Taking this into consideration, demand is currently diminished for new single-family construction.

The developer has proposed the construction of a four-story affordable senior apartment property that would require a change of the site's single-family zoning to permit multi-family use. While the project would be considerably denser than existing residential development in the area, its scale and setback would remain consistent with surrounding uses. Other senior properties completed by the development team have incorporated exterior materials that are similar to surrounding homes, as well as additional architectural features such as brick veneer and Juliet balconies on some units. Incorporating a number of interior parking spaces minimizes the visual impact of a

surface parking lot and maintains the residential feel of the neighborhood, while a landscape berm along the eastern edge of the site will provide a barrier between the development and nearby homes.

Diversifying the local housing stock can have significant community benefits as well. As seniors age and maintenance of the larger single-family homes common to the area becomes increasingly burdensome, demand will continue to increase for a more manageable housing option. Senior apartments provide a transitional step between single-family homes and supportive residential communities such as assisted living or memory care. Further, senior housing can be a key component of a larger strategy to incorporate a greater number of multi-family units into the local housing stock to help smooth the effects of significant shifts in the single-family market.

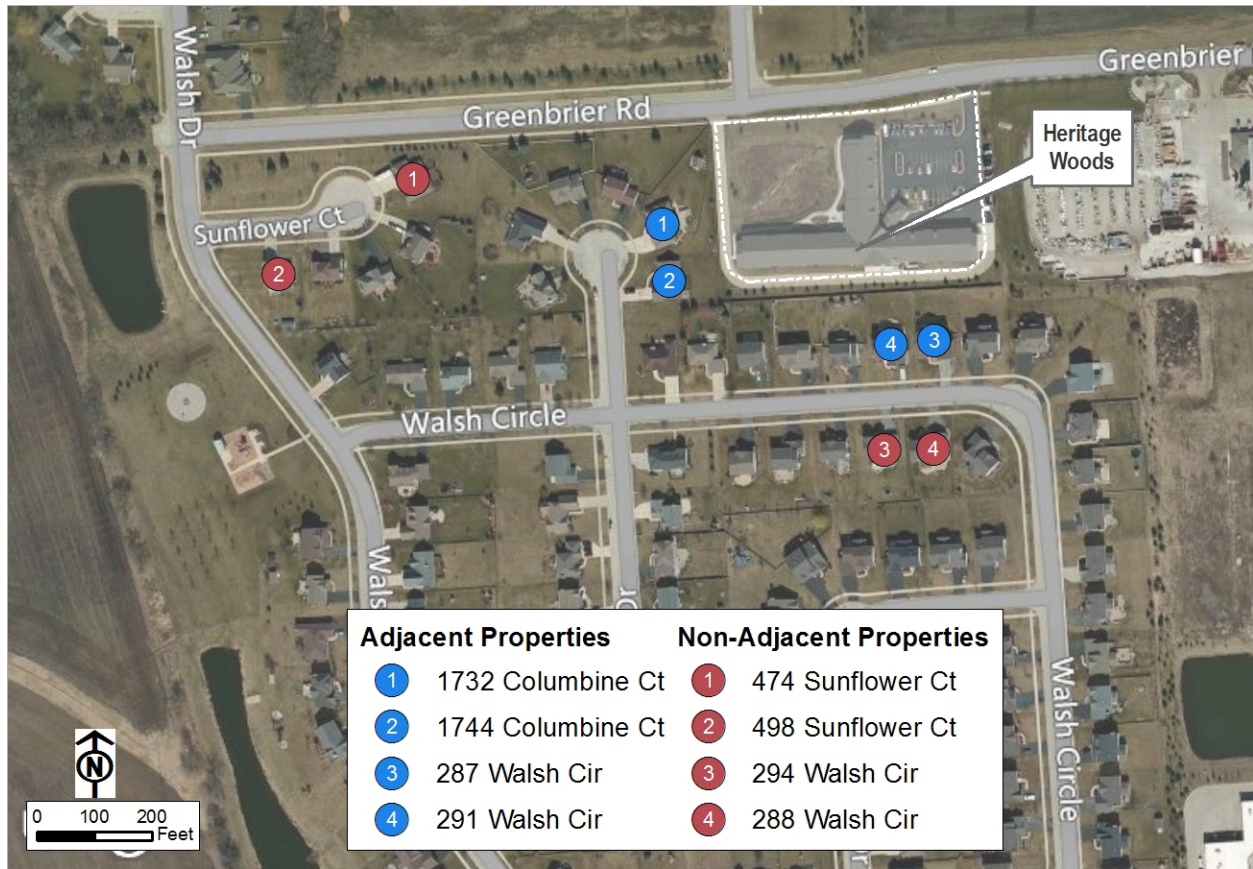
IMPACT ON NEIGHBORING PROPERTY VALUES

Affordable housing communities can be divisive at the neighborhood level and raise concerns regarding the potential for decreased property values for nearby parcels in largely single-family areas. However, research can provide some quantitative insight into the value impact, or lack thereof, of similar projects throughout Kendall County. While no senior apartment properties identical to the subject proposal exist, we have selected three high-quality senior living options that are most similar to the subject in terms of construction and size.

Heritage Woods of Yorkville is an assisted living facility located approximately two miles south of the subject site along Greenbriar Road. The facility is located on an approximately 3.8-acre parcel that includes a large surface parking lot along its northeast edge. The building contains two to three stories and is bordered to the west and south by a large residential subdivision that contains three-bedroom and four-bedroom single-family homes ranging in size from about 1,500 to 3,000 square feet. Homes in the neighborhood were generally developed between 2000 and 2006 and are similar in design and construction, with a combination of vinyl siding and brick veneer exteriors and attached two-car garages.

We have first compared the 2015 assessments of eight properties in the neighborhood. Four properties are located along the northern edge of the subdivision and include backyards facing the fire lane that surrounds Heritage Woods, while the four remaining properties are also located within the northern portion of the subdivision, but do not border the assisted living facility. In order to isolate any location factor present within the assessment, we have selected properties that are as similar as possible with regard to size, age, and number of bedrooms.

These assessments are summarized in the map and table below.



Summary of Nearby Assessed Values- Heritage Woods of Yorkville

Address		Year Built	Building Type	2015 Total Assessed Value		Interior (SF)	Assessed Value/SF	Land (SF)	Assessed Value/SF
				Building	Land				
1732 Columbine Ct.	Adjacent	2002	3-BR/3-Ba	\$55,803	\$12,612	2,228	\$25	20,800	\$0.61
474 Sunflower Ct.	Non-adjacent	2000	3-BR/3-Ba	\$51,528	\$12,524	2,054	\$25	22,400	\$0.56
1744 Columbine Ct.	Adjacent	2002	3-BR/3-Ba	\$49,575	\$11,848	1,410	\$35	14,100	\$0.84
498 Sunflower Ct.	Non-adjacent	2002	3-BR/3-Ba	\$45,242	\$12,582	1,666	\$27	17,400	\$0.72
287 Walsh Cir.	Adjacent	2006	4-BR/4.5-Ba	\$66,864	\$12,705	2,956	\$23	12,000	\$1.06
294 Walsh Cir.	Non-adjacent	2005	4-BR/4.5-Ba	\$65,579	\$12,023	2,890	\$23	11,900	\$1.01
291 Walsh Cir.	Adjacent	2004	4-BR/3.5-Ba	\$63,604	\$13,301	3,150	\$20	12,000	\$1.11
288 Walsh Cir.	Non-adjacent	2004	4-BR/4.5-Ba	\$63,501	\$12,384	3,183	\$20	12,000	\$1.03

Data from the office of the Kendall County Assessor indicates no significant difference between the assessments of properties located adjacent Heritage Woods and others within the same neighborhood, although the assessments vary based on lot and building size. Smaller lots along Walsh Circle are assessed at approximately \$1.00 per square foot, while larger, irregular-shaped lots along cul-de-sacs were assessed lower per square foot. Homes were generally assessed between \$20 and \$25 per square foot, although the smallest property selected—which also borders Heritage Woods—was assessed at \$35 per square foot.

In order to provide a second measure of the market's sensitivity to nearby senior housing, we have investigated the sales prices of properties within the neighborhood over the past several years. However, only one home bordering Heritage Woods has sold in that time.

We have compared this property to three properties of similar size and construction that have sold in the same span in the map and table below.



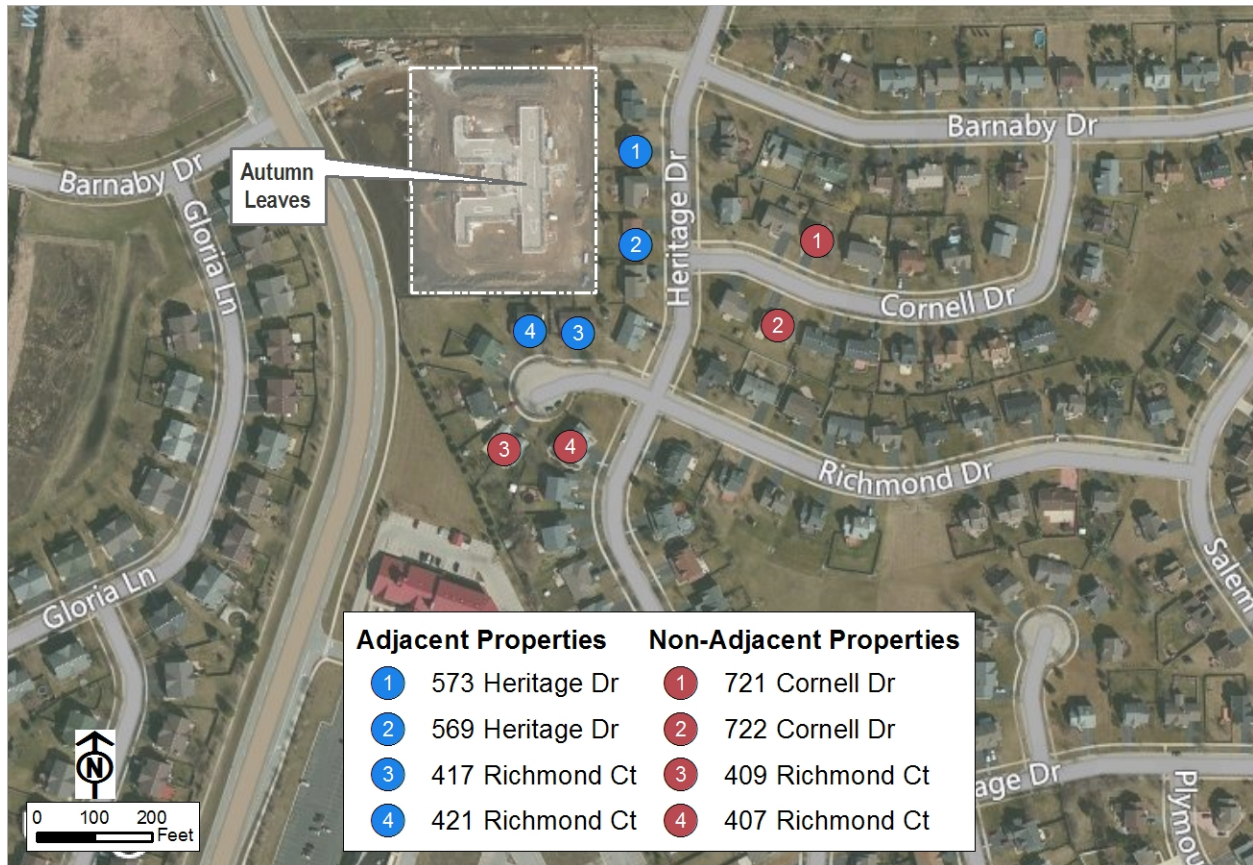
Summary of Nearby Sales

Address	Building Type	Year Built	Date of Sale	Sale Price	Interior SF	Price/SF
Adjacent Parcel						
301 Walsh Cir.	4-BR/2.5 Ba	2005	5/30/2013	\$221,000	2,990	\$74
Non-adjacent Parcels						
256 Walsh Cir.	5-BR/3.5-Ba	2004	12/13/2013	\$215,000	3,110	\$69
1893 Walsh Dr.	4-BR/2-Ba	2004	12/11/2012	\$175,000	2,511	\$70
1876 Aster Dr.	4-BR/2.5-Ba	2003	11/14/2013	\$210,000	2,800	\$75

The property's selling price of \$74 per square foot is within the range of similar homes in the area that sold over the same period. All of the properties were built between 2003 and 2005 and contained four or five bedrooms, although one property was about 400 feet smaller than the subject. While an insufficient number of transactions occurred to completely discount a location factor, the limited amount of available sales data does not suggest a strong negative trend.

We have also investigated residential assessments nearby two other assisted living facilities located in Oswego in northeastern Kendall County. **Autumn Leaves of Oswego** is located just east of Douglas Road near Route 34. The facility is bordered to the east by single-family homes, with some attached townhome units located to the south.

Similar to the previous example, we have summarized several pairs of assessments in the map and table below.



Summary of Nearby Assessed Values- Autumn Leaves Oswego

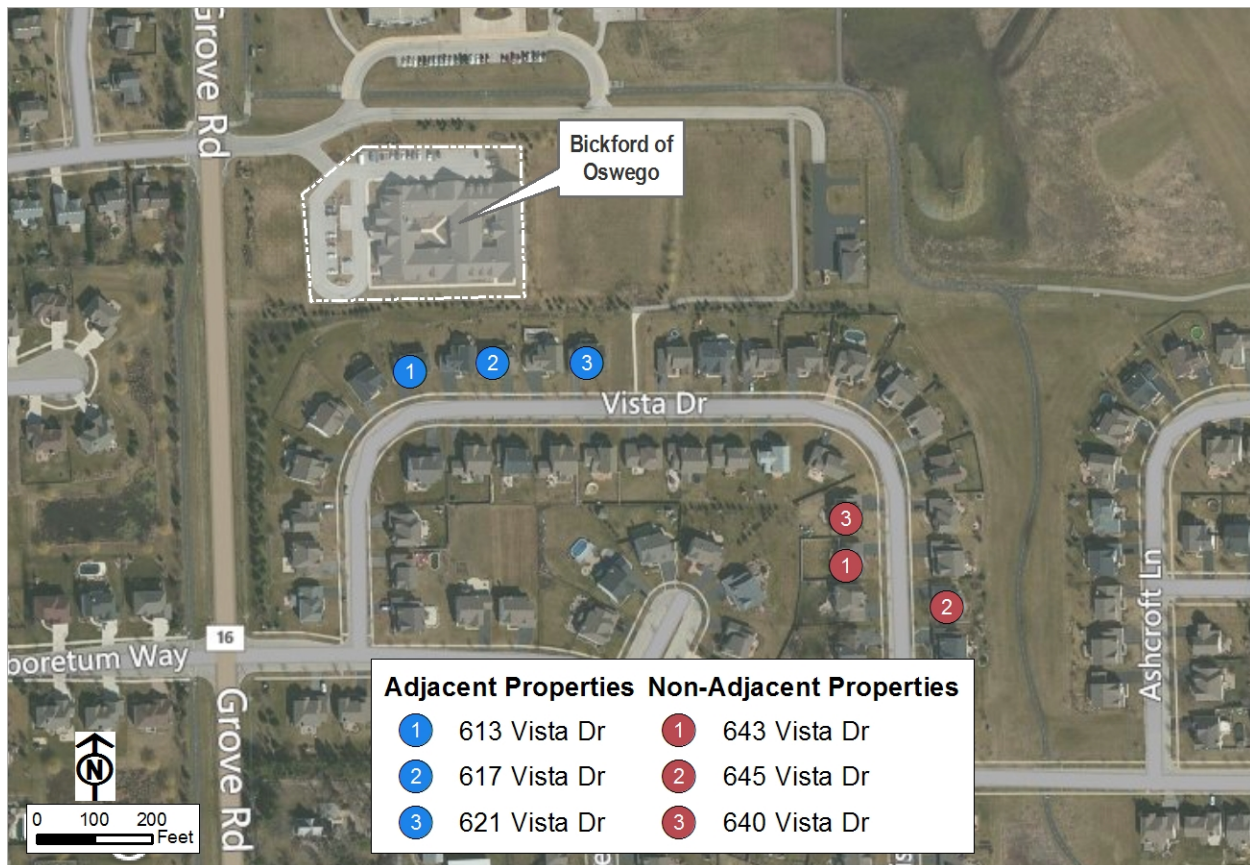
Address		Year Built	Building Type	2015 Total Assessed Value		Interior (SF)	Assessed Value/SF	Land (SF)	Assessed Value/SF
				Building	Land				
573 Heritage Dr.	Adjacent	1999	3-BR/2-Ba	\$46,567	\$15,481	1,617	\$29	9,028	\$1.71
721 Cornell Dr.	Non-adjacent	1999	3-BR/2-Ba	\$46,287	\$15,481	1,618	\$29	9,095	\$1.70
569 Heritage Dr.	Adjacent	1999	3-BR/2-Ba	\$41,132	\$15,481	1,395	\$29	9,028	\$1.71
722 Cornell Dr.	Non-adjacent	1998	3-BR/2-Ba	\$45,982	\$15,481	1,463	\$31	8,900	\$1.74
417 Richmond Ct.	Adjacent	2001	2-BR/1.5-Ba	\$33,977	\$9,545	1,252	\$27	5,445	\$1.75
409 Richmond Ct.	Non-adjacent	2001	2-BR/1.5-Ba	\$33,796	\$9,545	1,251	\$27	5,665	\$1.68
421 Richmond Ct.	Adjacent	2001	2-BR/1.5-Ba	\$28,670	\$9,545	1,060	\$27	5,165	\$1.85
407 Richmond Ct.	Non-adjacent	2000	2-BR/1.5-Ba	\$29,531	\$9,545	1,060	\$28	5,350	\$1.78

Assessments are highly consistent across the selected properties, with an identical assessment of \$15,481 for single-family lots and \$9,545 for townhome lots. All of the properties were built between 1998 and 2001, and were

assessed between \$27 and \$31 per interior square foot. No recent sales data was available for homes bordering Autumn Leaves.

The **Bickford of Oswego** is a similar assisted living facility located along Grove Road about one-half mile south of Plainfield Road. An elementary school borders the site to the north, while single-family homes border it to the south.

Assessments in the neighboring subdivision are summarized in the following map and table.



Summary of Nearby Assessed Values- Bickford of Oswego

Address		Year Built	Building Type	2015 Total Assessed Value		Interior (SF)	Assessed Value/SF	Land (SF)	Assessed Value/SF
				Building	Land				
613 Vista Dr.	Adjacent	2005	4-BR/2.5-Ba	\$62,133	\$20,155	2,771	\$22	12,750	\$1.58
643 Vista Dr.	Non-adjacent	2004	4-BR/2.5-Ba	\$64,446	\$20,155	2,796	\$23	10,090	\$2.00
617 Vista Dr.	Adjacent	2004	3-BR/2.5-Ba	\$64,385	\$20,155	2,735	\$24	10,050	\$2.01
645 Vista Dr.	Non-adjacent	2003	3-BR/2.5-Ba	\$61,544	\$20,155	2,747	\$22	9,225	\$2.18
621 Vista Dr.	Adjacent	2004	4-BR/2.5-Ba	\$72,752	\$20,155	3,386	\$21	11,122	\$1.81
640 Vista Dr.	Non-adjacent	2003	4-BR/2.5-Ba	\$70,740	\$20,155	3,238	\$22	12,875	\$1.57

All of the selected lots were assessed at \$20,155, while interior square footage was assessed nearly as uniformly between \$21 and \$24 per square foot. No recent sales data was available for homes bordering the Bickford.

FIRM PROFILE



Development Strategies provides economic and market research, strategic and land use planning, counseling, and valuation services.

With our mission to provide sound strategic guidance in real estate, community, and economic development, we have assembled a team of experts that work collaboratively to find the best solution. The varied backgrounds of our team is appropriate for the diversity of our clients, which range from for-profit to non-profit, small businesses to major corporations, local governments to federal agencies, and foundations and institutions of all types.

The foundation of our services is quality research and analysis. Our effort is placed in applying market reality to an optimistic future, resulting in wise investment of our clients' resources. The depth and range of our collective knowledge and experience provide great value to clients in achieving effective implementation of their visions, plans, and strategies.

Development Strategies was founded in 1988 by the core consulting staff of a predecessor firm. Our professionals hold various graduate degrees in business administration, urban and regional planning, architecture, urban affairs, community planning, economics, geography, real estate development, geographic information systems (GIS), and urban design. To enhance the depth and range of services to our clients, we frequently partner on project teams that include architects, landscape architects, urban designers, developers, engineers, attorneys, social workers, and other specialists.

REAL ESTATE DEVELOPMENT SERVICES

- Market Analysis and Strategies
- Highest & Best Use Studies
- Site Evaluation & Selection
- Land Use Planning Project Programming
- Valuations and Appraisals
- Subsidy Analysis and Valuations
- Financial Feasibility Analysis
- Development Concept Evaluation
- Plan and Design Review

COMMUNITY DEVELOPMENT SERVICES

- Redevelopment Planning
- Neighborhood/District/Corridor Planning
- Downtown Revitalization Strategies
- Housing Surveys and Strategic Planning
- Community and Stakeholder Engagement
- Needs & Capacity Analysis
- Fiscal & Economic Impact Assessments
- Cost/Benefit and Community ROI Analysis
- Development Guidelines & Regulations
- Site Acquisition Strategies

ECONOMIC DEVELOPMENT SERVICES

- Gap Funding and Incentives Analysis
- Economic & Fiscal Impacts Assessments
- Business Retention/Attraction/Creative Strategies
- Location & Business Climate Analysis
- Industry Targeting & Cluster Analysis
- Facilitated Strategic Planning
- Development Incentives Audits
- Business Organizational Structure



CAREER SUMMARY AND BACKGROUND

Brad is principal-in-charge of Development Strategies' real estate consulting division and also leads the firm's appraisal practice. With education in architecture, business, and construction management—in addition to 25 years' tenure with Development Strategies—he brings a high level of expertise and credibility to each project.

He is a recognized expert in real estate valuation and has provided testimony in a variety of cases where the accurate value of property has been an issue. The valuations provided for these cases are easy to defend, as Brad uses his experience and the resources of Development Strategies to build a strong case for his conclusions.

His knowledge of the national real estate market has been a valuable asset that the firm has used in many consulting assignments. Brad has conducted or lent his experience to a wide variety of appraisals, market analyses, feasibility studies, highest and best use analyses and other projects requiring economic research and data analysis. He is an approved appraiser and market analyst for many lending institutions, state and local housing agencies, and the United States Department of Housing and Urban Development (HUD).

Brad acknowledges the great value and efficiency technology affords our industry and he is responsible for ensuring Development Strategies' computer network and information systems assist our professionals in making the best use of their time and resources. He was instrumental in creating a full time staff position for a Geographic Information Systems (GIS) professional who now assists with nearly every project handled by the firm.

EXPERIENCE

Brad has been involved with various market and investment value appraisal assignments of multifamily residential, commercial, industrial, and institutional properties, including vacant land as well as mixed-use projects, primarily in the Midwestern United States. He is recognized as an expert in the field of affordable, mixed-income, mixed-use, and market rate housing and has completed work on projects throughout the United States.

He is actively involved in the following types of projects:

- Expert testimony given in federal court, circuit court, and numerous depositions and condemnation hearings regarding issues of value. Non-testimony assistance provided in a number of additional court cases
- Valuations involving low-income housing and historic tax credits, grants, and favorable financing
- Valuation and commentary on value methodology provided for real estate tax appeal cases
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects
- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings
- Market and investment value appraisals of Choice Neighborhood and HOPE VI public housing redevelopment projects in many cities
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses
- Hotel market studies and appraisals
- Valuation of special use properties, including schools, museums, sports facilities, concert halls, theatres, churches, etc.
- Highest and best use analysis and development strategies for a wide variety of properties in all types of locations

EDUCATION

Master of Business Administration
Washington University
Olin School of Business, 1991

All coursework completed and examinations passed for Master of Construction Management
Washington University
Sever Institute of Engineering

Bachelor of Arts, Architecture
Washington University
School of Architecture, 1990

REGISTRATIONS

Appraisal Institute, MAI

Certified General Real Estate Appraiser

- Georgia 362070
- Illinois 153001237
- Indiana CG40500281
- Kentucky 4879
- Michigan 1201074684
- Minnesota 40428193
- Missouri RA2973
- Ohio 2014004574
- Pennsylvania 4146
- Tennessee 4616
- Wisconsin 1928-10

Temporary license status in several states

PROFESSIONAL MEMBERSHIPS

Appraisal Institute (MAI)

CIVIC ACTIVITIES

Habitat for Humanity of St. Louis

- Board of Directors, 2011 - Present
- Project Development Committee
- Real Estate Committee Chairman

Chris Heinen

From: Bart Olson
Sent: Wednesday, January 06, 2016 2:40 PM
To: Bart Olson
Cc: Gary Golinski; Kathleen Field Orr; Krysti Barksdale-Noble; Chris Heinen
Subject: FW: Call from resident re: Senior Housing Dev

Hello all (elected officials blidcopied),

Please see below for a message from a resident on the GC Housing development, via Alderman Frieders.

Thanks,

Bart Olson, ICMA-CM
City Administrator
United City of Yorkville
630-553-8537 direct
630-553-4350 City Hall
630-308-0582 cell
bolson@yorkville.il.us
City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)

From: Joel Frieders [mailto:joelfrieders@gmail.com]
Sent: Wednesday, January 06, 2016 2:24 PM
To: Bart Olson
Subject: Call from resident re: Senior Housing Dev

Hello Bart of Great Hair,

I received a pleasant telephone call on the telephone from a Regina Moe at 415 Walnut St who nicely shared her opposition on said telephone to the proposed Senior Housing Development adjacent to her home.

Her and her husband Ben have visited this petitioner's other location in Glendale Heights and while they consider them to be very nice buildings, the location they have chosen to pursue would greatly impact their quality of life. She mentioned that this facility would be less than 30 feet from her home, impacting her access to sunlight, and I think we can all agree living in the shadows is not preferable.

She likened this project to erecting a Hampton Inn 30 feet from her house.

I am passing on this information for all elected officials who might not have received any non-supporting opinions from residents.

Also, this was the nicest resident of 2016.

I wish you all amazing hair.

Joel Robert Frieders, I

Chris Heinen

From: Susan Smerz [REDACTED]
Sent: Wednesday, January 06, 2016 9:53 AM
To: Krysti Barksdale-Noble; Chris Heinen
Subject: Proposed Development On Freemont/Walnut in Yorkville

Dear Ms. Barksdale-Noble and Mr. Heinen,

I am writing on behalf of St. Patrick Catholic Church in Yorkville to provide our view on the proposed development across Walnut street from us. We have met with the developer and his reps on two occasions wherein they provided drawings and information on the building in question. Based upon those meetings, it appears as though the development would serve a current need for affordable housing in our community. It would also allow residents easy access to church and would cut down on their travel time (insert smiley face here). As such, we have no opposition to the development and would welcome it to the Yorkville community.

Regards,

Susan M. Smerz
Business Manager
[REDACTED]

January 4, 2016

United City of Yorkville City Clerk (Beth Warren) ✓
City Hall
800 Game Farm Road
Yorkville, IL 60560

Ward 2 Aldermen (Jacquelyn Milschewski & Larry Kot)

Community Development Director (Krysti Nobel)

Re: Proposed GC Housing Development of the Property Located on the NE Corner of Walnut & Freemont

My name is Barbara Nielsen and I currently reside at 417 Walnut Street, which is one house east of this proposed development. I wish to make known my displeasure at having this complex foisted upon us. I don't believe comprehensive plans established for the community which outline how transitions between properties should be handled ever envisioned what is now being proposed by all these variances. Once you allow this to happen, you are setting a precedent for others to follow.

I am a recent widow and planned on downsizing this year. I have spoken with a local real estate individual to garner their opinion on how this development would affect the market value of my house. It was their opinion that the value might not be affected but the desirability of the property would be and that it will probably take longer to sell my home than the norm.

I could live with townhouses or duplexes, but a 4-storied, 74-unit apartment structure on this block of single family homes just does not compute.

Respectfully,


Barbara Nielsen



Cc: Carlo Colosimo



Chris Funkhouser <funkhouser.ward3@gmail.com>

Walnut St Senior Apartments

1 message

Benjamin H Moe <[REDACTED]>
To: Funkhouser.ward3@gmail.com

Wed, Jan 6, 2016 at 2:37 PM

Chris,

We live at 415 Walnut Street in Yorkville and our home is located to the immediate East of the proposed affordable senior project. We are not in favor of a building that is taller and much larger than the Hampton Inn being built within 50 ft. of our home.

What is planned would create a 61 foot high wall extending from the front of our home 350 feet to the back of our property with 30 balconies looking down at our property. The proposed screening would only screen out the 14' first floor parking garage. Despite the incorrect representations of the developer this building will shade our property 2 ½ to 4 ½ hours every day year round preventing us from ever viewing another sunset from our home. The building will completely block the natural flow of air that keeps our landscaping and gardens healthy. We will completely lose the privacy we enjoy from our outside living area and gardens.

The opinion of the appraiser regarding a 4 story apartment is that it "would create an external obsolescence" of our home, diminish the desirability and value of our property.

We do acknowledge there is a need for this type of senior housing in Yorkville however a project this large should not be located in a low density neighborhood.

We suggest that you visit the almost identical building in Glendale Heights then come take a look at our property to get a feel for the impact that this building would have on us.

We would welcome a call from you if you wish to discuss this further.

Thank you,

Ben and Regina Moe

[REDACTED]

2 attachments



Glenhale Heights 1.jpg
3596K



Glenhale Heights 2.jpg
3879K

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PC 2015-16

NOTICE IS HEREWITH GIVEN THAT GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, 468.0 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

The application materials for the proposed Rezoning are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, January 13, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



Memorandum

To: Plan Commission
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: January 6, 2016
Subject: **Kendall County Case #15-17 – Kevin Calder – 9923 Walker Road**

Staff Recommendation Summary:

Staff has reviewed the memorandum from Kendall County Planning and Zoning and the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville allowing us the opportunity to review and provide comments to Kendall County. The petition is a request for an A-1 Special Use to allow the operation of a landscape business with five employees. The property is located at 9923 Walker Road in Kendall Township. No new structures are proposed on the property.

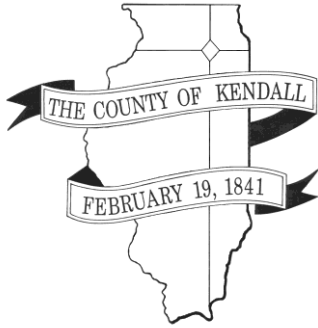
The current 2008 Yorkville Comprehensive Plan designation for this property is Suburban Neighborhood and Parks/Open Space. The property is fairly far from being developed within the City of Yorkville and the Comprehensive Plan is currently being updated. Staff has no issues with the proposed special use as it relates to the current comprehensive plan.

This item was delivered to the City on November 16, 2015. This item was heard at the December 1, 2015 Kendall County Zoning, Platting & Advisory Committee (ZPAC) meeting at the County Office Building and was unanimously approved. The petition will next be heard at the January 27th Plan Commission meeting for the County. It is then scheduled for a public hearing at the Zoning Board of Appeals meeting at the County on February 1, 2016 and then to the full County Board on February 16, 2016. This will next be heard at City Council meeting on January 26, 2016.

Staff will be available to answer any questions the Plan Commission may have regarding the County Petition.

Attachments:

1. Kendall County Planning and Zoning Memo with Attachments.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To:

WBK –Greg Chismark
Highway Department- Fran Klaas
Kendall County Forest Preserve- David Guritz
Kendall County Health Department- Aaron Rybski
Bristol-Kendall Fire Protection District-Mike Torrence
GIS Mapping Department- Chris Balog
Building Department- Brian Holdiman
United City of Yorkville – Krysti Barksdale-Noble
Soil & Water Conservation District- Megan Andrews
Police Department/ Sheriff's Office- Mike Peters
Kendall Township- Kenneth Walker
Kendall Township - Dave Matlock
Kendall Township Road Commissioner- Doug Westphal
PBZ Chair- Scott Gryder
File

From: Kendall County Planning, Building & Zoning Department

Date: November 13, 2015

Re: Petition #15-17 – Kevin Calder

Request for an A-1 Special Use to allow the operation of a landscape business with five employees. The property is located at 9923 Walker Road in Kendall Township. No new structures are proposed on the property.

Please send comments by November 30, 2015 to:

Kendall County
Planning, Building & Zoning Department
Attn: John Sterrett

111 West Fox Street, Room 203

Yorkville, IL 60560

-or-

jsterrett@co.kendall.il.us

ZPAC meeting to be held on December 1, 2015 at 9:00am at the County Office Building

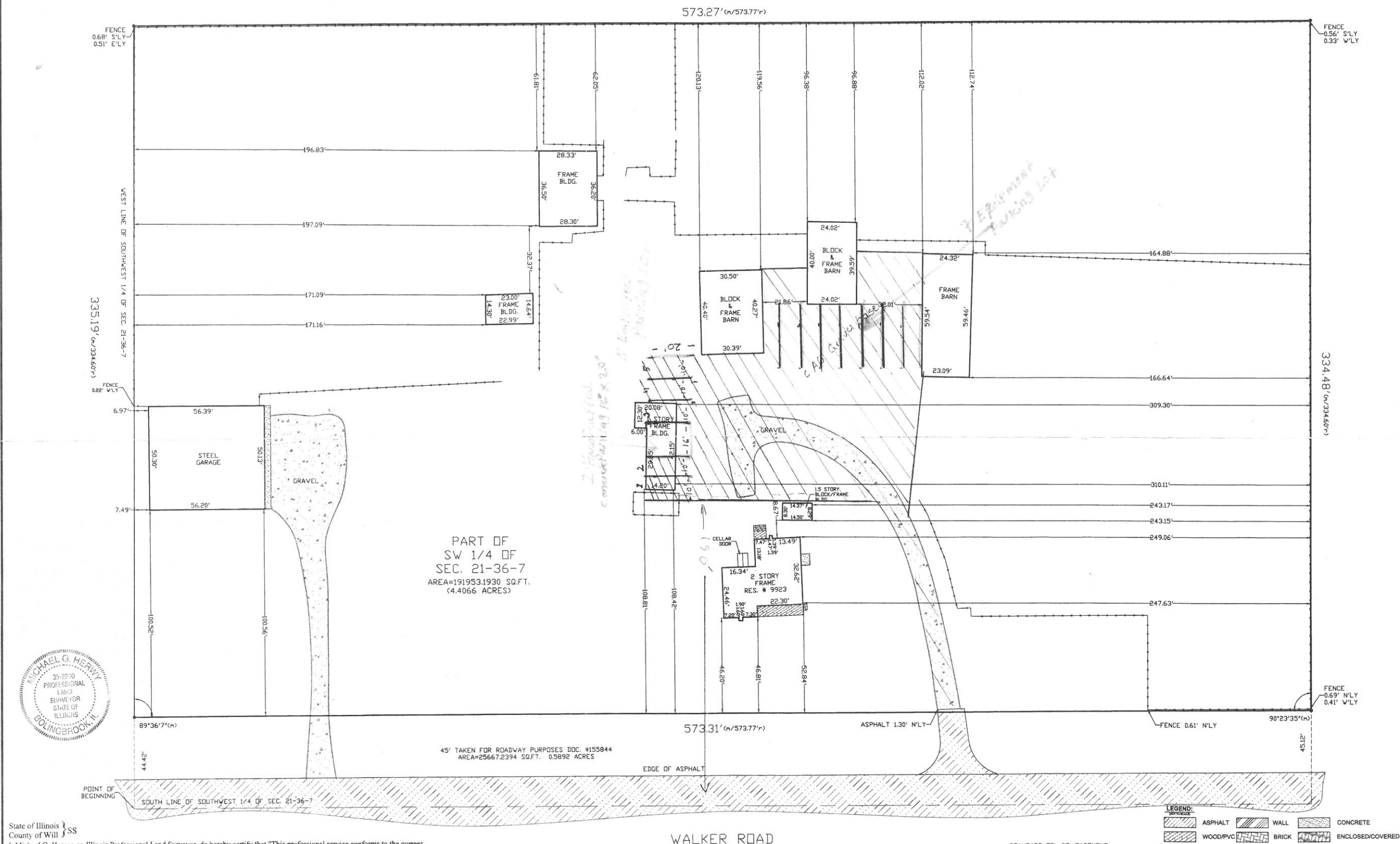
Petition 15-17 – Kevin Calder – A-1 Special Use (Landscaping Business)
9923 Walker Road, Kendall Township
North side of Walker Road, 0.4 Miles west of Route 47
5 Acres, Zoned A-1 (Agricultural)





Illinois Prof. Design Firm No. 184-004973
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-0205 FAX: 630-759-9291

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 379.6 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER 573.77 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER 379.60 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS WEST 573.77 FEET TO THE POINT OF BEGINNING; IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.



State of Illinois } SS
County of Will }

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 2TH day of JANUARY, A.D., 2015, at Bolingbrook, IL.

FIELDWORK DATE: DECEMBER 31, 2014

Illinois Professional Land Surveyor No. 35-002900
License Expires: November 30, 2016

CLIENT: CALDER

JOB NO.: 75006-14

NOTES: JOB NO.: 75006-14

1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAN WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE. ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAN BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. ALL IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAN ALONE. FIELD MONITORING OF CRITICAL POINTS SHOULD BE ESTABLISHMENT OF CONSTRUCTION.







2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAN. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.

3. ALL ALIEN INTERESTS, INCLUDING EASEMENTS, ARE SHOWN BY DIMENSIONAL TIES TO THE ADJACENT PROPERTY. DIMENSIONAL TIES DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.

4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

STANDARD OIL CO. EASEMENT
SEE DOC. RECORDED NOV. 12, 1946
IN BOOK 102 PAGE 316 FOR PARTICULARS.

LEGEND:
SOUTH SCALE

	ASPHALT		WALL		CONCRETE
	WOOD/PVC		BRICK		ENCLOSED/COVERED

SET ● IRON PIPE + CROSS
⊙ IRON ● REBAR/ROD — NOTCH
PIPE ○ PK NAILS AS NOTCH

— — — — — CHAIN LINK FENCE
— — — — — WOOD FENCE
— — — — — ALL OTHER FENCE TYPES

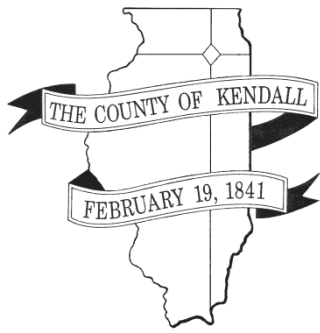
ABBREVIATIONS:
A = ARC LENGTH
R = RADIUS
C = CHORD LENGTH
(r) = RECORD VALUE
(m) = MEASURED VALUE
B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

NLY = NORTHERLY
S'LY = SOUTHERLY
E'LY = EASTERLY
W'LY = WESTERLY
TYP = TYPICAL

(ASSUMED NORTH)

SCALE 1" = 30'

SCALE 1"= 30'



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition #15-17 Kevin Calder A-1 Special Use

SITE INFORMATION

PETITIONERS Kevin Calder

LOCATION North side of Walker Road, approximately ½ mile west of IL Route 47



TOWNSHIP Kendall Township

PARCEL # 05-21-300-002

SIZE 5.00 Acres

EXISTING LAND USE Single Family Residential

ZONING A-1 Agricultural

LRMP

Land Use	Planned Rural Residential (Max. density 0.65 du/acre); Yorkville: Park/Open Space
Roads	Walker Road is a major collector roadway and a County road
Trails	A proposed trail on the north side of Walker Road
Floodplain/Wetlands	None

REQUESTED ACTION Approval of an A-1 Special Use Permit to operate a landscaping business with outdoor storage of vehicles and equipment.

APPLICABLE REGULATIONS §7.01.D.27 (A-1 Agricultural Special Uses- Landscape Business)
§11.01 (Parking Regulations)
§13.08 (Special Uses)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Agricultural	A-1	Planned Rural Residential	A-1
South	Agricultural	A-1	Planned Rural Estate Residential	A-1
East	Agricultural	A-1	Planned Rural Residential	A-1; B-3
West	Agricultural	A-1	Planned Rural Residential	A-1; A-1 SU

PHYSICAL DATA

ENDANGERED SPECIES REPORT None Received – Required prior to KCRPC

NATURAL RESOURCES INVENTORY None Received – Required prior to KCRPC

ACTION SUMMARY

TOWNSHIP (Kendall) No comments received

MUNICIPALITY (Yorkville) No comments received

REQUESTED ACTION

GENERAL The owner of the subject property, Kevin Calder, is leasing the property to Hardscape Group Landscaping, Inc. (HGL) Services provided by HGL include weekly lawn care, spring cleanup of debris prior to mowing, fall clean up of fallen leaves including disposal, plant bed mulching and landscape trimming, and annual turf control. No new structures are proposed on the subject property. The petitioner has recently added approximately 14,000 square feet of CA6 gravel for parking and storage of vehicles and equipment.



EMPLOYEES HGL has six employees, including the business owner, Clemente Garcia.

HOURS OF OPERATION The hours of operation are from 7:00am to 5:00pm Monday through Friday.

PARKING The petitioners comply with the required parking ratio of one (1) parking space per employee in addition to one (1) parking space per vehicle used in the conduct of the business by providing a total of six (6) parking stalls for employees, including one (1) ADA accessible stall, and seven (7) parking stalls for vehicles and equipment. The parking area meets the required front, side, and rear yard setbacks. No retail is offered at the site and no public will be accessing the site.

Employee owned vehicles and vehicles associated with the landscape operation will be parked on an existing CA6 gravel surface recently added by the petitioners. The parking stall designated as ADA accessible will be located on an existing hard surface. Staff is of the opinion that the existing CA6 gravel surface will be sufficient for the amount of traffic generated from the operation.

STORAGE Section 7.01.D.27 of the County's Zoning Ordinance requires all vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure unless otherwise permitted under the terms of this Special Use Permit.

HGL intends to store the vehicles and equipment associated with the business outdoors approximately 200'+ from the centerline of Walker Road. Existing trees toward the front of the property and around the perimeter of the parking area screen portions of the storage and parking area.

WASTE HGL has indicated that landscape waste generated off-site is disposed of at Fox Ridge Stone Company off of IL Route 71.

SINGLE FAMILY HOME One of the employees of HGL currently resides on the property in the single-family dwelling unit.

Roadway Access/R.O.W. Section 7.01.D.27 of the County's Zoning Ordinance requires the business to be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs. The property has access onto Walker Road. Walker Road, a County collector road, is able to accommodate 73,280lbs. A 45' R.O.W. exists on the north side of Walker Road. If additional R.O.W. is required to be dedicated, staff recommends this dedication be placed as a condition on the approving ordinance.

SIGNAGE No signage is proposed.

RECOMMENDATION Staff recommends approval of the request for an A-1 Special Use to operate a landscape business. Staff further recommends the following conditions be placed on the special use, if approved:

1. No landscape waste generated off site may be burned at the subject property
2. Dedication of any additional R.O.W. determined to be required
3. No retail sales shall be permitted on the property

ATTACHMENTS

1. Business Narrative
2. Plat of Survey/Site Plan

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
December 1, 2015 – Meeting Minutes

Senior Planner John Sterrett called the meeting to order at 9:00 a.m.

Present:

Scott Gryder – PBZ Member
Fran Klaas – County Highway Department
Brian Holdiman- Building Inspector
Mike Peters – Sheriff's Office
Aaron Rybski – Health Department

Absent:

David Guritz- Forest Preserve
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey

Audience: Clemente Garcia, Hardscape Group Landscaping, Inc.

AGENDA

A motion was made by Scott Gryder, seconded by Fran Klaas to approve the agenda as written. With a voice vote of all ayes the motion carried.

MINUTES

Scott Gryder made a motion, seconded by Fran Klaas, to approve the August 4, 2015 meeting minutes as written. With a voice vote of all ayes the motion carried.

PETITIONS

#15-17 – Kevin Calder

John Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a landscaping business at 9923 Walker Road in Kendall Township. The business, Hardscape Group Landscaping, Inc., will have six employees with one of the employees living in the house on site. The property has access to a county highway as identified on the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280lbs. The applicant has indicated that most of the trucks and equipment associated with the landscape operation will be kept outdoors. There is, however, some existing landscaping along the perimeter of the property that provides some screening from the roadway and adjacent properties. Clemente Garcia, owner of Hardscape Group Landscaping, Inc., has indicated that they are going to be adding additional evergreen species to the front of the property to provide further screening. The petitioner has submitted a waste disposal plan to address landscape waste. The waste will be delivered directly to Fox Stone Company. Staff recommends that this waste disposal plan be incorporated into the controlling special use as a condition. Staff recommends that additional conditions be placed on the controlling special use including no landscape waste generated from off-site be permitted to be burned at the subject property and no retail sales shall take place on the property.

Fran Klaas recommended that the County's zoning ordinance, with respect to landscape operations, be modified to require landscape businesses to be located on county highways able to accommodate loads of at least 80,000lbs. Mr. Klaas explained that in 2010 as part of the Illinois Highway Capital Bill all state and local roadways are now 80,000lbs roadways, unless otherwise posted. The text should be updated for consistency. Mr. Klaas noted that no additional right-of-way for Walker Road will be sought from the subject property. Mr. Klaas also stated that the two existing access points on to Walker Road are grandfathered in and that no new

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access points are proposed for the property.

Aaron Rybski commented that a septic evaluation to the existing septic system should be conducted to ensure that the addition of six employees will not have an impact on the existing system. Gravel had previously been added to the site and a septic evaluation will assist in determining if the new gravel is impacting the system. An assessment of the septic system and a soil analysis is needed to verify the system will not be impacted negatively.

Mr. Garcia stated that while an existing employee lives in the house, the intention is to convert the structure to an office space with the resident moving out in the next year. Brian Holdiman recommended that a condition be placed on the ordinance that a change of occupancy permit be secured when the conversion from a single family dwelling to an office occurs. Mr. Garcia described the existing accessory structures and explained they will only be used for storage and not for any employee workspace. Mr. Holdiman recommended a condition be placed on the ordinance limiting these structures to storage only.

Mr. Gryder made a motion, seconded by Mr. Klaas, to forward the petition onto the Regional Plan Commission. With a voice vote of all ayes, the motion carried. Mr. Sterrett stated that the petition will move onto the January Regional Plan Commission meeting followed by the February Special Use Hearing officer.

PUBLIC COMMENT- There were no comments.

OLD BUSINESS/NEW BUSINESS

15-11 – Rhonda Miller/Strong Tower of Refuge Ministries – Mr. Sterrett noted that this petition was approved at the August County Board meeting.

15-12 – Dan Koukol – Mr. Sterrett noted that this petition was approved at the August County Board meeting.

15-13 Gary Kritzberg – Mr. Sterrett noted that this petition was approved at the August Zoning Board of Appeals Hearing.

15-15 Peter and Mary Bielby – Mr. Sterrett noted that this was part of a future special use petition involving a variance to the setback for a propose kennel on Fox River Drive. The variance request received approval from the Zoning Board of Appeals in November and the special use application will be submitted prior to the next ZPAC meeting.

AJOURNMENT- Next meeting on January 5th, 2015

With no further business to discuss Scott Gryder made a motion, seconded by Fran Klaas to adjourn the meeting at 9:19 a.m. With a voice vote of all ayes, the motion carried.

Submitted by,
John H. Sterrett
Senior Planner