

**APPROVED 2/10/16**

**UNITED CITY OF YORKVILLE  
PLAN COMMISSION**

**City Council Chambers**

**Wednesday, January 13, 2016 7:00pm**

**Meeting Called to Order**

Chairman Randy Harker called the meeting to order at 7:25pm.

**Roll Call**

Roll call was taken and a quorum was established.

Reagan Flavin-Goins-yes, Charles Kraupner-yes, Michael Crouch-yes, Deborah Horaz-yes, Randy Harker-yes

Absent: Chuck Galmarini, Richard Vinyard

**City Staff**

Krysti Barksdale-Noble, Community Development Director

Mr. Chris Heinen, City Planner

Brad Sanderson, City Engineer

Larry Kot, Alderman

Chris Funkhouser, Alderman

Ken Koch, Alderman

Lynn Dubajic, Economic Development Consultant

Jim Binninger, City Attorney

**Other Guests**

Chris Vitosh, Court Reporter

Mr. Tracy Kasson, Attorney

Brendan Goss, GC Residential

Bob Weaver, HDS Architects

Barb Nielson, Walnut St.

Nycole Woody, Correct Electric

Tom Stout, Heartland

Hartley Pearson, Longford Lakes

Regina Moe, Walnut St.

Richard Motyka, Dalton St.

Alexandrea Ayers, Landmark St.

Sandra Taylor, Walnut St.

William Woodward, KLOA

Jeff Crane, GC Residential Development

Dawn Camp, GC Residential Development

Jim D'Alexander, Manhard Consulting

Darin Peterson, Longford Lakes HOA President

Jason Merkel

Earl Peterson, Longford Lakes

John Bennett

Karylin Clevenger, Senior Services

John Schneider, Walnut St.

Jennifer Johnson, Landmark St.

Kelly Helland, Attorney

Andrew Block, GC Housing

**Previous Meeting Minutes** October 14, 2015 and November 18, 2015

Commissioners Crouch and Kraupner moved and seconded, respectively, to approve both sets of minutes as presented.

Roll Call: Goins-yes, Kraupner-yes, Crouch-yes, Horaz-yes, Harker-yes. Passed 5-0

**Citizen's Comments** None

**Public Hearings**

Chairman Harker explained the process for the Public Hearing and swore in those who would presented testimony.

Mr. Crouch moved and Ms. Goins seconded the motion at approximately 7:29pm to open the Public Hearing.

Roll call: Kraupner-yes, Crouch-yes, Horaz-yes, Goins-yes, Harker-yes. Passed 5-0

- 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.**

*(See Court Reporter's Transcript for a record of the proceedings)*

*The following documents introduced during the Hearing, were requested to become a permanent part of the official record.*

*Slide Presentation from GC Housing*

*Traffic Study*

*Letter from VAC/Paul LaLonde*

*Photos/Exhibits from Attorney Kelly Helland*

Following all testimony, a motion was made by Mr. Kraupner at approximately 9:31pm and seconded by Ms. Horaz to close the Public Hearing.

Roll call: Kraupner-yes, Crouch-yes, Horaz-yes, Goins-yes, Harker-yes. Passed 5-0

**Old Business** None

**New Business**

Mr. Heinen said 3 conditions were placed on the petitioner and outlined in the staff memo. He also said staff had noticed the discrepancy with the Comp Plan in terms on usage of the property.

Commissioner Crouch commented the location was not appropriate, but he acknowledged the need for senior housing.

The Commission then examined existing uses and zoning criteria. They examined the appropriateness of this site, whether or not it would diminish the property values of existing structures, the health/safety/welfare, hardship on the homeowners, suitability of the zoning for that property, community need and care taken by the community for planning land use.

### **Action Item**

#### **Rezoning**

Mr. Crouch moved to approve PC 2015-16 Housing Development LLC, Petitioner requesting re-zoning approval from R-1 Single Family Suburban Residence District to R-4, General Multi-Family Residence District subject to staff comments and additions.

Ms. Goins seconded the motion.

Roll call: Crouch-no, Horaz-no, Goins-no, Kraupner-present, Harker-yes.

Motion failed: 3-no, 1-present, 1-yes

#### **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.**

Mr. Heinen said the Comp Plan allows for this use and it's far from the City's planning area.

### **Action Item**

#### **1-1/2 Mile Review (Special Use)**

Staff had no concerns with this and the Commission approved by general consensus.

### **Additional Business**

Mr. Heinen stated that James Weaver has resigned from the Plan Commission.

January 28<sup>th</sup> is the next Comp Plan Steering Committee and the Plan will be presented in June or July.

Attorney Binninger asked the Commissioners to consider a 7-member Commission and give input to the staff. Ms. Noble added that a notice has been placed on the website to generate interest. She also said that this meeting had to be cancelled on a couple occasions due to lack of a quorum and that the ZBA only has 7 members.

### **Adjournment**

There was no further business and the meeting was adjourned at 9:51pm on a motion by Crouch and second by Horaz.

Transcribed by

Marlys Young, Minute Taker

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5 UNITED CITY OF YORKVILLE

6 YORKVILLE, ILLINOIS

7  
8 PLAN COMMISSION MEETING

9 PUBLIC HEARING

10  
11  
12  
13  
14 800 Game Farm Road

15 Yorkville, Illinois

16  
17  
18 Wednesday, January 13, 2016

19 7:00 p.m.

## PRESENT:

Mr. Randy Harker, Chairman,

Mr. Michael Crouch,

Mr. Charles Kraupner,

Ms. Deborah Horaz,

Ms. Reagan Flavin Goins.

## ALSO PRESENT:

Mr. James W. Binninger, City Attorney.

Ms. Krysti Noble, Community Development  
Director,

Mr. Chris Heinen, City Planner,

Mr. Brad Sanderson, City Engineer,

Ms. Marlys Young, Minute Taker.

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1 (The following  
2 proceedings were had in  
3 public hearing:)

4 CHAIRMAN HARKER: We're going to move  
5 into the public hearing portion of the meeting.  
6 There is one public hearing tonight, it's PC  
7 2015-16, from GC Housing Development, LLC.  
8 That's what's going to be on tonight's agenda.

9 The purpose of this hearing is to  
10 invite testimony from the members of the public  
11 regarding the proposed request that's being  
12 considered before the Commission tonight.

13 Public testimony from persons  
14 present who wish to speak may be for or against  
15 or to ask questions of the petitioner regarding  
16 the request being heard.

17 Those persons wishing to testify are  
18 asked to please speak clearly, one at a time,  
19 state your name and who you represent, if anyone.

20 Also, you are asked to sign in at  
21 the podium if you have not already done so.

22 Those of you that are here that are  
23 wishing to speak tonight, whether you are the  
24 petitioner or members of the public, please

1 stand, raise your right hand, and repeat after  
2 me.

3 (The witnesses were  
4 thereupon duly sworn.)

5 CHAIRMAN HARKER: Okay. So the order  
6 for tonight, we will be receiving and listening  
7 to the testimony as follows: First, the  
8 petitioner is going to give his position first  
9 and then all of those who are in favor of the  
10 request will go next, and then those that are  
11 opposing it will follow, and then questions from  
12 the Commission will go out to the petitioner.  
13 Okay?

14 May I have a motion to open the  
15 public hearing on petition number 2015-16?

16 MR. CROUCH: So moved.

17 MS. GOINS: Second.

18 CHAIRMAN HARKER: Roll call, please.

19 MS. YOUNG: Kraupner.

20 MR. KRAUPNER: Yes.

21 MS. YOUNG: Crouch.

22 MR. CROUCH: Yes.

23 MS. YOUNG: Horaz.

24 MS. HORAZ: Yes.

1 MS. YOUNG: Goins.

2 MS. GOINS: Yes.

3 MS. YOUNG: And Harker.

4 CHAIRMAN HARKER: Yes.

5 MS. YOUNG: Thank you.

6 CHAIRMAN HARKER: Tonight I'm going to  
7 go ahead and read through this, but just to be  
8 clear on why we're here, we're here to vote on  
9 the rezoning of the property. Okay.

10 PC 2015-16, GC Housing Development,  
11 LLC, petitioner, has filed an application with  
12 the United City of Yorkville, Kendall County,  
13 Illinois, requesting rezoning approval from R-1  
14 Single-Family Suburban Residence District to R-4,  
15 General Multi-Family Residence District.

16 The real property is located near  
17 the northeast corner of Walnut Street and  
18 Freemont Street in Yorkville, Illinois.

19 Is the petitioner present?

20 TRACY KASSON,  
21 having been first duly sworn, testified from the  
22 podium as follows:

23 MR. KASSON: Yes. Good evening. My  
24 name is Tracy Kasson, and I am an attorney with



1 the law firm of Rathje & Woodward, here  
2 representing the applicant, GC Development, LLC.

3 As the chairman noted, we are here  
4 to seek a rezoning of the property from R-1 to  
5 R-4 in order to construct an independent living  
6 age-restricted community.

7 Jeff Crane with GC Housing  
8 Development is one of the members and will --  
9 I'll introduce him to present the presentation.

10 Thank you.

11 MR. CRANE: Mr. Chairman, members of the  
12 Commission, city staff, thank you for the  
13 opportunity to present to you this evening.

14 My name is Jeffrey Crane with GC  
15 Housing Development and Crane Construction  
16 Company, and on behalf of myself and my partner,  
17 Ralph Grande, I'm pleased to be here tonight.

18 I'd like to introduce our team to  
19 start. First of all, from GC Housing Development  
20 we have Andy Block, Brendan Goss and Dawn Camp.

21 Bob Weaver is here representing our  
22 architect, Hooker DeJong; Jim D'Alexander is here  
23 representing our civil engineer, Manhard  
24 Engineering; and Bill Woodward is here

1 representing the firm that did our traffic study,  
2 KLOA.

3 Before I start I'd like to at least  
4 pass around to each of the members of the  
5 Commission and staff sitting at the dais hard  
6 copies of the slides which we will be presenting  
7 tonight, as I know that it may be quite difficult  
8 given the lighting in here and location of the  
9 screen for you to see specifically what it is we  
10 are doing.

11 CHAIRMAN HARKER: Would you like that  
12 entered into the record?

13 MR. CRANE: Yes, please. We intend on  
14 delivering also a copy of the hard drive with all  
15 of this information on it also as part of the  
16 record.

17 Crane Construction Company is a  
18 third generation construction and a fourth  
19 generation real estate development firm that has  
20 been building and developing throughout the state  
21 of Illinois for over 60 years.

22 Six years ago we made a decision to  
23 focus our development efforts on developing,  
24 building and owning high quality, affordable,

1 independent senior living residences for those  
2 55 years and older.

3 Most recently we built an 81-unit  
4 affordable senior community in Glendale Heights,  
5 and we were also part of a development effort for  
6 the second phase of a 122-unit affordable senior  
7 community in the Chatham neighborhood of Chicago.

8 In these communities we've gotten to  
9 know many of our residents. It gives me great  
10 pride in, one, knowing that we were able to  
11 provide seniors the opportunity to remain  
12 included in their communities and provide them a  
13 lifestyle that allows them to stay close to their  
14 children, friends and churches, and, two, knowing  
15 that we have built for them a home that is of top  
16 quality, a home that seniors are proud to live  
17 in, and have constructed a building that will  
18 provide homes for seniors for years to come.

19 Yorkville and Kendall County seniors  
20 deserve a similar lifestyle community to enjoy  
21 and be proud of.

22 What we are proposing to develop in  
23 Yorkville is a 75-unit, four-story affordable,  
24 independent senior living community that allows

1 eligible seniors the lifestyle they deserve.

2 Our first floor consists of one  
3 indoor parking spot for each unit in the  
4 building, and common areas on that first floor  
5 will include TV, billiard and computer rooms.

6 Floors 2 through 4 will consist of  
7 one and two-bedroom units, as well as a common  
8 room for each floor. Our architect, Bob Weaver  
9 of HDJ, will tell you more about the building  
10 later.

11 Tonight I'd like to outline how each  
12 of the eight criteria used in the city zoning  
13 ordinances have been met.

14 Why Yorkville? When performing our  
15 due diligence, we have a set of specific  
16 characteristics we look for in a potential  
17 affordable senior development.

18 Affordable housing developments are  
19 most often funded using federal tax credits  
20 administered by the Illinois Housing Development  
21 Authority, or IHDA. That is the source of  
22 funding that provides 75 to 80 percent of the  
23 capital necessary to complete this project.

24 The remaining capital comes from a

1 mortgage loan, various grants and developer  
2 equity.

3 Twice a year IHDA has a competition  
4 to determine which developments receive these tax  
5 credits.

6 There are six separate set-asides  
7 that IHDA allocates tax credits to. Over 60  
8 projects applied in IHDA's first competition of  
9 this year. We are presently competing amongst 11  
10 different developments for tax credits in what  
11 IHDA calls the non-metro set-aside.

12 Our project is the only project with  
13 an application in from Kendall County, which we  
14 believe IHDA will see as a positive for our  
15 development.

16 The criteria for IHDA and the  
17 marketability necessitates that these  
18 developments be as close to the amenities seniors  
19 utilize most often.

20 IHDA uses a hundred point scoring  
21 system to determine which developments will  
22 receive these tax credits. It is an extremely  
23 competitive process where the difference between  
24 a project receiving the valuable tax credits and

1 a project not getting funded is often separated  
2 by a few points.

3 As you will see in this slide, our  
4 site is at the corner of Walnut and Freemont.  
5 The Yorkville Marketplace Jewel-Osco is around  
6 the corner. Yorkville Library, Walgreen's,  
7 Rush-Copley Medical, and the Beecher Senior  
8 Center are all close, and St. Patrick's Church is  
9 directly across the street.

10 It is not often that we see a site  
11 that offers so many amenities within a one-mile  
12 radius. That is why this site scores extremely  
13 well with IHDA.

14 As you all undoubtedly know, there  
15 is a tremendous need for high quality, affordable  
16 senior living options. We found this site in  
17 your community that we immediately fell in love  
18 with.

19 We began our conversation with the  
20 Community Development staff back in June of last  
21 year before we commenced our pursual of this  
22 property from the Diocese of Joliet.

23 After receiving feedback from city  
24 staff, we negotiated and entered into a contract

1 with the Diocese to purchase this property  
2 contingent upon our obtaining the necessary tax  
3 credits, securing proper zoning, and closing on  
4 the financing.

5 Working closely with city staff  
6 since late -- since late summer, we fine-tuned  
7 the initial conceptual plan, shown here, to the  
8 site plan as it currently stands, shown here.  
9 You can see those side-by-side.

10 We have reached out to many  
11 stakeholders throughout Yorkville and Kendall  
12 County to solicit feedback on our project. Our  
13 desire to develop in Yorkville has only  
14 strengthened.

15 The people we've had the pleasure  
16 meeting have all been gracious, sincere,  
17 encouraging, and show incredible pride in the  
18 United City of Yorkville.

19 Let's begin with criteria number  
20 seven, the community need for the proposed use.  
21 We know there is a great demand for independent  
22 living options for seniors, not only here, but  
23 across our entire country.

24 Specifically, by 2019, more than

1 20 percent of Yorkville residents are expected to  
2 be 55 years and older. Similarly, age-restricted  
3 independent living -- independent housing for  
4 those 55 years and older is lacking.

5 Currently the only independent  
6 living option is the recently approved Heartland  
7 Meadows development, which will build 47  
8 age-targeted single-family homes to the area.

9 While Heartland Meadows fills a  
10 desperate need, it only puts a small dent in  
11 addressing a housing issue that will grow  
12 exponentially in the coming years.

13 Like many communities throughout the  
14 country, Yorkville has a desperate need for this  
15 type of housing.

16 Some of you may be familiar with the  
17 Diamond Senior Apartments in Oswego. Phase II of  
18 that development was recently completed, bringing  
19 the project to 130 units on approximately  
20 five-plus acres. That's the closest comparable  
21 property to what we are looking to develop. They  
22 are fully occupied.

23 Our 81-unit property in Glendale  
24 Heights, also for independent seniors 55 years



1 and older, has a waiting list today of over 200  
2 people.

3 Anecdotaly, over 90 percent of the  
4 residents at Glendale Heights come from within a  
5 three-mile radius of that property.

6 The demand in Yorkville far exceeds  
7 the existing supply. The 2015 State of City  
8 report that we understand Yorkville is using to  
9 update the 2008 Comprehensive Plan stresses that  
10 50 percent of renter households within the city  
11 may be hard pressed to afford their current  
12 rents.

13 Based on the most recent census  
14 data, more than 39 percent of the homeowners in  
15 this community spend 30 percent or more of their  
16 income on their mortgage.

17 Yorkville residents are hard  
18 pressed, both as homeowners and renters, to  
19 afford their rent or mortgage payments. Our  
20 project directly addresses that need.

21 We all have a moral responsibility  
22 to ensure that our seniors have an opportunity to  
23 live in quality, affordable homes that allows  
24 them to age in place, remaining in their

1 communities, close to everything they have become  
2 accustomed to, and not move into different  
3 communities or into a different county to seek a  
4 home that they can afford.

5 Criteria number one: The existing  
6 uses and zoning of nearby property; criteria two,  
7 the extent to which property values are  
8 diminished by the particular zoning restrictions;  
9 criteria number eight, the care to which the  
10 community has undertaken to plan its land use  
11 development.

12 We've got a slide up now that shows  
13 the current zoning of this property. Given the  
14 surrounding land uses in the area, the size of  
15 this parcel and the trend of development in the  
16 area, the property's highest and best use is for  
17 a multi-family use rather than a single-family  
18 residential or a school or a church, all of which  
19 are presently allowed under the R-1 zoning.

20 Up on the screen you'll see zoning  
21 for property surrounding our development. The  
22 development trend is surely not R-1 residential.

23 Aside from our neighbors to the  
24 east, the vast majority of the area includes

1 multi-family use, institutional use and  
2 commercial use. Our building would follow this  
3 trend in the area. We simply need to increase  
4 the density in order to make our development  
5 feasible.

6 In the memo which staff has provided  
7 for this Commission, they noted the majority of  
8 these land uses are located in or around the  
9 downtown area.

10 They go on to note that the city is  
11 currently updating the Comprehensive Plan and  
12 this area may be reconsidered for a different  
13 land use than the R-1 it's currently zoned.

14 At last week's ZBA hearing, we heard  
15 testimony from Senior Services Associates about  
16 the struggle they have finding affordable homes  
17 for Yorkville's senior community.

18 They talked about how they are  
19 needing to place Yorkville residents in far away  
20 communities due to the lack of an affordable  
21 housing option here at home.

22 Criteria three: The extent to which  
23 the destruction of property values of plaintiff  
24 promotes the health, safety, morals or general

1 welfare of the public.

2 Housing for seniors serves a vital  
3 need for the community. With the aging  
4 population, there is an increasing need to  
5 provide affordable, high quality senior living.

6 According to the draft Comprehensive  
7 Plan update, the 55-to-74 population group has  
8 increased 287 percent from the year 2000 to 2014,  
9 while only 21 percent of Yorkville's housing  
10 stock is multi-family.

11 Also, as previously noted, the trend  
12 of development in this area has been for  
13 multi-family, institutional and commercial uses.  
14 Regardless of whether it is us or another  
15 developer down the road, this land will be  
16 developed and traffic will be generated.

17 Every study shows that this type of  
18 development generates limited impact and the  
19 adjoining roads are more than sufficient to  
20 accommodate the traffic generated.

21 Maintaining R-1 zoning will not  
22 promote the health, safety, morals and general  
23 welfare of the public. There is not a current  
24 demand for single-family housing. This site will

1 ultimately develop, and it will not be  
2 single-family homes.

3 Criteria number four: The relative  
4 gain to the public as compared to the hardship  
5 imposed upon the individual property owner.

6 We are purchasing this property from  
7 the Diocese of Joliet. The church certainly  
8 could have expanded their parish across the  
9 street by building a second chapel or a school  
10 all within the existing zoning.

11 I'd like to highlight what we or the  
12 Diocese could legally build by right within this  
13 property based on its current R-1 zoning.

14 The property's current zoning would  
15 allow building a school or a special use, a  
16 church, or a handful of other institutional uses.

17 If the church had expanded their  
18 parish, here is a rendering of how that property  
19 could have looked that preceded a plan that  
20 mirrored their R-1 institutional use allowed  
21 across the street.

22 We are offering a project that  
23 strictly meets land use, but for the increase of  
24 our density.

1 Now, throughout our entire process  
2 of gathering feedback, the only opposition that  
3 we have heard has come from residential neighbors  
4 to the east.

5 According to a letter submitted by  
6 the counsel for Mr. and Mrs. Moe at last week's  
7 ZBA hearing, our neighbors to the east don't  
8 necessarily object to senior housing on this  
9 site; their objection is to the density and the  
10 height.

11 While supporting affordable housing  
12 options for seniors, they would like to see this  
13 built in a different location.

14 I can tell you that we have spent  
15 many hours researching sites throughout  
16 Yorkville. We chose this site because of a  
17 confluence of factors made this the best site we  
18 looked at by a wide margin.

19 We love this location and the layout  
20 of the property. We believe it fits in -- it  
21 fits in well with the surrounding area.

22 The economics of the land fit the  
23 financial model to make this deal work. The site  
24 sits close to amenities that make this such an

1 attractive property in the super competitive  
2 application process at IHDA.

3 We have had multiple conversations  
4 with our neighbors to the east, one meeting with  
5 Mr. and Mrs. Moe and one meeting just with  
6 Mr. Moe, in an effort to try to find common  
7 ground.

8 We listened to their concerns and  
9 accordingly made significant changes to our  
10 original development plan.

11 When we first met with Mr. and  
12 Mrs. Moe, we were under contract to purchase the  
13 3.125 acres of land as seen in our original  
14 concept plan.

15 We left that meeting knowing that  
16 while we could certainly make the development  
17 work as the conceptual plan showed, there could  
18 be a much better development more in line with  
19 the Moes' objections with some changes.

20 If you look at this aerial view of  
21 the property, you see that there is a one-acre  
22 piece of vacant land to our immediate west. That  
23 land is owned by the Longford Lakes Condo  
24 Association and was originally slated to be built

1 as townhomes.

2 We decided that while our property  
3 does not need to include this undeveloped land,  
4 it would become a better property, allow us to  
5 make changes that would benefit the neighbors  
6 on -- make changes that benefit the neighbors on  
7 Walnut.

8 We initiated a conversation with the  
9 board of Longford Lakes Condo Association to  
10 acquire the property. We have entered into an  
11 option for a 99-year ground lease with the  
12 Longford Lakes Condo Association for this  
13 one-acre piece of land to our immediate west.

14 By adding this piece of land, we are  
15 now able to do the following from -- make the  
16 following changes really from our initial plan:  
17 Number one, it allows us to shift our building as  
18 far west as possible; number two, it allows us  
19 to change the angle of the building from five  
20 angle -- from five degrees to 15 degrees.

21 That brings the building setbacks to  
22 the east to 48 feet from the property line at the  
23 southeast tip of our building and up to 106 feet  
24 from the property line at the northeast tip of



1 the building. All of our setbacks well exceed  
2 the minimum standard laid out by city code.

3 Number three, it allows us to shift  
4 our entrance and exit to Freemont Street directly  
5 across from Dalton Avenue and away from the  
6 residents of Walnut Street.

7 In a recent letter sent to Alderman  
8 Funkhouser by Mr. and Mrs. Moe, it states, and I  
9 quote, Despite the incorrect representations of  
10 the developer, this building will shade our  
11 property two-and-a-half to four-and-a-half hours  
12 every day year round, preventing us from ever  
13 viewing another sunset from our home.

14 Members of this Commission, their  
15 claim is not entirely correct. I'd like to call  
16 your attention to data pulled directly from the  
17 National Oceanic & Atmospheric Administration,  
18 known as NOAA.

19 NOAA technology allows architects  
20 and developers to plug in exact locations based  
21 on longitude and latitude, input site and  
22 building plans, and NOAA's data then produces an  
23 illustration of the solar shadow.

24 What you'll see if you can page

1 through these first slides, will show  
2 December twenty -- December 21st at both  
3 2:00 p.m., the next one would show it at  
4 4:00 p.m. You can then look at both March and  
5 September 21st, which would be the same, both at  
6 4:00 p.m. and 6:00 p.m., and then you can see  
7 June 21st at 4:00 p.m. and 6:00 p.m.

8 On the longest day of the year,  
9 June 21st, the shadows do not begin to approach  
10 on their property until approximately 4:00 p.m.

11 As you will see here, comparable  
12 shadows would occur if this was developed as an  
13 R-1 institutional use such as a church or school.

14 Mr. and Mrs. Moe have been extremely  
15 gracious, warm and kind throughout all of our  
16 conversations. We have made continuous efforts  
17 to address all of their concerns and we remain  
18 open to do so.

19 Here is a computer-generated image  
20 showing the view of our building from the Moes'  
21 back patio. Since our initial meeting with  
22 Mr. and Mrs. Moe, here are the changes which we  
23 have made: We obtained the extra acre of land  
24 from Longford Lakes; we shifted our building to

1 the west as much as possible; we tilted our  
2 building from a five-degree angle to a 15-degree  
3 angle; we moved our entrance to Freemont, which  
4 puts the minimal traffic from our property away  
5 from their home; and, number five, we plan to  
6 berm up the east side of the property with mounds  
7 ranging from two feet to eight feet and provide  
8 landscaping well exceeding Yorkville's appearance  
9 code.

10 Members of the Commission, I think  
11 that we can all agree this land will never be  
12 developed as single-family homes. The cost of  
13 this land due to its proximity to downtown  
14 Yorkville and commercial use is too great for  
15 that use.

16 At some point a multi-family  
17 development or a school or a church will be built  
18 there. When that happens, as it inevitably will,  
19 this island of R-1 zoning surrounded by progress  
20 in all four directions and any new development  
21 will be in the way of the westerly view our  
22 neighbors have grown accustomed to.

23 We have been and continue to be  
24 sympathetic to the Moes' concerns by making

1 changes to our development.

2 With all that said, we do not  
3 believe that we will ever reach a point where our  
4 neighbors to the east will be in favor of this  
5 project.

6 Criteria five: The suitability of  
7 the subject property for the zoned purposes. As  
8 previously stated, given the trend of development  
9 in this area and surrounding uses, together with  
10 the size of this parcel, this property is no  
11 longer suited for R-1 single-family purposes, but  
12 rather R-3 or R-4, both of which would allow  
13 multi-family.

14 The trend of development in what is  
15 around there is that this property will not be  
16 developed as single-family. The only R-1  
17 single-family occurs to our east. These homes  
18 were constructed before all the surrounding  
19 non-single-family uses, which has changed the  
20 general character of this area.

21 Criteria six: The length of time  
22 the property has been vacant, zoned considered in  
23 the context of land development in the area -- in  
24 the vicinity of the subject property.

1           The fact of the matter remains that  
2       this property has never been developed. Since  
3       the dawn of time, this island of vacant land has  
4       remained undeveloped while progress has occurred  
5       around it in all four directions. It's time for  
6       this property to get developed.

7           There is no better use nor greater  
8       need for this property than what we are  
9       proposing. The population of Yorkville is aging.

10          Regardless of whether it is us or  
11       another developer down the road, this land will  
12       be developed. Wouldn't you prefer a development  
13       that addresses a dire need within the community  
14       and with developers who have a proven track  
15       record in delivering high quality, affordable  
16       housing for those who need it now?

17          The positives that this project  
18       brings to the community far outweigh any  
19       negatives.

20          If we are rewarded with your  
21       approval to proceed and IHDA provides us with the  
22       necessary funding, we plan on working closely  
23       with city staff, our neighbors to the east and  
24       other stakeholders throughout the community to

1 ensure that Yorkville gets everything we have  
2 promised and more.

3 We hope that after looking at all  
4 the facts, the Plan Commission will recommend to  
5 the City Council that our development be granted  
6 our rezoning request.

7 Thank you for your consideration.

8 I'd like to now ask Bob Weaver from  
9 our architect, Hooker DeJong Architects, to speak  
10 briefly about the building.

11 Thank you.

12 BOB WEAVER,  
13 having been first duly sworn, testified from the  
14 podium as follows:

15 MR. WEAVER: Thank you, Jeff. My name  
16 is Bob Weaver. I am a designer and a project  
17 specialist for Hooker DeJong Architects. We are  
18 approximately a 40-person firm.

19 We specialize in senior housing, all  
20 the way from the very high end of skilled care  
21 all the way through independent assisted living  
22 and affordable senior housing.

23 At any one time we have  
24 approximately a hundred projects in all different

1 phases, three to four-year projects, so we take  
2 on 35 to 40 projects a year, and I can tell you  
3 in my experience the quality of the project that  
4 GC Development wants to bring to you is among the  
5 top two or three percent of projects I work on as  
6 far as quality and amenities going into this.

7 We have -- We work in 19 states, all  
8 east of the Mississippi. The only project that I  
9 have that even comes in close to the quality of  
10 this is way down in Norfolk, Virginia, right now,  
11 so out of all those hundreds, just to give you  
12 this idea.

13 I think this is a very unique  
14 opportunity for the city of Yorkville to bring a  
15 high quality senior housing product, and it might  
16 be the only opportunity.

17 Not to play down any of my other  
18 clients, I am very happy to have them, but a lot  
19 of those are publicly held entities and the  
20 number one thing they're looking for is  
21 profitability, and I would give you probably a 95  
22 to 97 percent chance that the next developer that  
23 comes in here will basically go to your bare  
24 minimum requirements for amenities, for parking,

1 for architectural materials.

2 The irony of this project right here  
3 is the fact that -- I looked at your ordinance,  
4 and what the Crane Company has me working on,  
5 it's not even comparable. This is 100 percent  
6 premier exterior materials.

7 When I get into your ordinance, you  
8 look for 50 percent masonry on the front face,  
9 front elevation of the building. This project is  
10 100 percent masonry on the entire main floor.

11 If you can also look -- sorry. Some  
12 of the other amenities we bring in here as far as  
13 architectural quality, we have a drop-off canopy.  
14 Each one of the one to two-bedroom units has its  
15 own individual exterior balconies.

16 Everything is trimmed out in premier  
17 materials. We brought a material sample board  
18 here, and where your ordinance allows for up to  
19 50 percent vinyl cladding, this entire project is  
20 either brick masonry veneer or it's 100  
21 percent -- like this is a James Hardie cement  
22 board. It has a 20-year color warranty and it's  
23 basically a lifetime material.

24 All of -- we are planning on putting



1 a 5-12 roof on this building, two reasons. We're  
2 finding two things: Number one, we want to  
3 minimize the impact of the height of the  
4 building. This is a four-story building. We  
5 will get into it a little bit more. We use a  
6 5-12 on roofs like this for our temperate  
7 climates where we have winters such as we are  
8 having now.

9 We want to minimize any potential  
10 maintenance on the roofs. We do have vents,  
11 penetrations. It is a, you know, 78-unit  
12 facility, so we have a lot of penetrations  
13 through the roof.

14 We can't go down to a 3-12, it's  
15 just going to lead to problems down the road, so  
16 what we have is a premium grade shingle on a 5-12  
17 and all premier materials.

18 Next slide as we go through, as you  
19 can see, all sides are treated equally. There is  
20 not a front and a back to this building. It  
21 basically carries the quality of the architecture  
22 throughout the entire structure.

23 What you'll see -- and stay right  
24 here -- the peak of the roof is at 61 feet, eight

1 inches. The lowest eave on here, which is at the  
2 balconies, is at 45 feet, which gives us I  
3 believe a 52 before mid-roof height.

4 And you can also see here, it's a  
5 little -- it's a little difficult with the light  
6 on, but on this elevation, we're looking at the  
7 east elevation, and you can start to see how the  
8 berm effect that we have on the project with the  
9 eight-foot berm directly up to the side of the  
10 building begins to make this more of a  
11 three-story building up on a hill than a  
12 four-story building at the same elevation as the  
13 neighbors.

14 Again, everything we're trying to do  
15 on this project is to minimize impact to the  
16 neighbors and be good neighbors.

17 The next slide. As Jeff stated, we  
18 started off originally with a five-degree twist  
19 or rotation of the building and over time because  
20 of the purchase of the land we are able to go  
21 from a five to a 15, and pushing the limits of  
22 what we need is a 30-foot buffer to -- the  
23 minimum that we have, again, is a 48 feet and  
24 some-odd-inch minimum distance, and then well

1 over a hundred foot distance at the north.

2 That entire wall on the east is  
3 going to have to be upgraded from just a masonry  
4 backing to a reinforced concrete retaining wall  
5 in order to carry an eight-foot berm up to it,  
6 but, again, these are all things we are trying to  
7 do to be good neighbors here.

8 The other amenities around the site,  
9 the only traffic that will come off of Walnut  
10 Street will be emergency egress access with crash  
11 gates, so virtually that path hopefully will  
12 never end up being used. It will be more of a  
13 parkway, landscaped parkway, and berm along the  
14 east side.

15 The reason that we set this project  
16 up the way we did is because we were trying to  
17 make a minimum impact on the adjacent R-1.

18 Typically when I come into hearings  
19 like this, the biggest problem we have is  
20 lighting -- two things, lighting and parking lot  
21 traffic and the lighting at night, so what we  
22 tried to do is use this building to screen both  
23 those issues, and we've done the very best we  
24 could at that.

1                   We have -- Inside the building on  
2                   the main floor we have all of the garage parking  
3                   for the individual units, plus we have an  
4                   additional 37 spaces, which actually meets the  
5                   entire criteria for this housing development,  
6                   spaces outside for staff and for guest parking.

7                   Again, all of that will be accessed  
8                   to the west and will make a minimum impact on  
9                   both traffic and the neighbors in the R-1 to the  
10                  east.

11                  The other amenities that we have on  
12                  the main floor will be community space. Let's go  
13                  back to that main floor again. We have community  
14                  space in there. We also have the management  
15                  offices, we have a large patio space that is  
16                  actually open up to the west and not to the east,  
17                  which is the neighbors, we're still trying to  
18                  preserve their privacy, and again the canopy,  
19                  drop-off canopy, is at the east end, so all  
20                  traffic, all commotion, all lights that are  
21                  required for minimum lighting at night, it's all  
22                  happening to the west. We're using the building  
23                  to screen the residents to the east.

24                  And also the trash enclosure -- you

1 can see it up there -- it's to the far north  
2 where you access into the garage. Right there is  
3 where our trash enclosure is, so, again, the  
4 garbage trucks coming in, recycling trucks coming  
5 in, are -- there will be no impact whatsoever to  
6 the neighbors to the east.

7 Next slide. Again, floors two  
8 through floor -- four will be the residential.  
9 They are a combination of both one unit and two  
10 unit. The two units are approximately  
11 1050 square feet and the one units are around  
12 750 square feet.

13 We also are putting in double  
14 elevators -- I'm getting into little minutia --  
15 but we're putting in double elevators in this  
16 type facility, not required, but still to a  
17 building of this caliber and it being a facility  
18 that is for 55 and older, you don't want them  
19 using the stairs ever, so we always want to  
20 ensure that we have one elevator working at all  
21 times.

22 Next slide. Now, some of the  
23 amenities that go in here in the interior, you  
24 can see the community spaces, you can see the

1 level of detail.

2 One of the things that we try to  
3 do -- and this is a big push in senior housing --  
4 is to go from an institutional feel to start  
5 creating homes again and places where people can  
6 take pride and take a sense of home, and that is  
7 exactly what GC Development is doing in this  
8 project.

9 They have a very -- Within the about  
10 4,000 square feet of community space on the main  
11 floor we'll have a gymnasium, a library slash  
12 reading area, multiple areas where you can just  
13 kind of get away, but still be in a public area.

14 Billiards, TV space, many  
15 opportunities to keep socializing with the  
16 public.

17 Next slide. The individual  
18 houses -- the individual units, sorry, that are  
19 going in here, the one to the left is a typical  
20 one-bedroom unit, that's about 750 square feet.

21 You can see that we have an  
22 economy-type kitchen to the upper right corner,  
23 and it's all open space feel where you have a  
24 dining room space right off the kitchen, which

1 leads into the public area, which is the living  
2 room space.

3 In all of these you'll see a couple  
4 very unique things also in this building design.  
5 To the bottom is where the balcony is, okay? So  
6 that six to eight-foot balcony space does serve  
7 as a buffer also along that entire east elevation  
8 to the Moes' property, and probably the most  
9 important thing that goes on here, typically what  
10 happens, we end up creating a large bank of air  
11 coil units, fan coil units. They call them  
12 farms.

13 This solution actually is much more  
14 expensive early on because each one of these has  
15 their own enclosure.

16 You can see off to the side of the  
17 balcony, to the right there, is an enclosure  
18 where all the mechanical goes so that visually  
19 and from sound it's as good of a solution as you  
20 guys, you know, are ever going to see in senior  
21 housing, being affordable housing at that.

22 The unit to the right is basically a  
23 derivation of the one unit where we add on a  
24 suite for a second bedroom, and other than that,

1 has its own walk-in closet, which is something  
2 that is very unique in affordable housing also.

3 So that in there is the reason that  
4 I really do believe this is one of the top two or  
5 three percent quality-type buildings that you are  
6 going to see for affordable senior housing, and I  
7 just hope the city takes that into account when  
8 you vote.

9 At this time I want to turn this  
10 over for a traffic study to Mr. Woodward.

11 WILLIAM WOODWARD,  
12 having been first duly sworn, testified from the  
13 podium as follows:

14 MR. WOODWARD: Good evening. My name is  
15 William Woodward. I am a traffic engineer with  
16 KLOA out of Rosemont, Illinois.

17 We prepared a site access and  
18 parking summary evaluation for this proposed  
19 development. I am here tonight just to walk  
20 through our findings.

21 The proposed development will have a  
22 low traffic impact on the surrounding roadway  
23 network given the low volume of traffic it is  
24 projected to generate.



1                   No roadway improvements are  
2 recommended or needed on Freemont Street or  
3 Walnut Street in conjunction with the proposed  
4 development.

5                   The main access driveway on Freemont  
6 Street in alignment with Dalton Avenue will  
7 provide one lane inbound and one lane outbound,  
8 and that outbound lane will be under stop sign  
9 control.

10                  This access will be adequate to  
11 accommodate the proposed low volume turning  
12 movement traffic during peak hours.

13                  The proposed access driveway on  
14 Walnut Street will be gated and restricted to  
15 emergency access only.

16                  We recommend high visibility  
17 crosswalks across Dalton Avenue and across the  
18 proposed access driveway to better connect the  
19 existing sidewalk system and further enhance  
20 pedestrian mobility within the residential  
21 neighborhood.

22                  And, finally, the proposed 115  
23 off-street parking spaces are more than adequate  
24 to satisfy the Yorkville zoning code.

1 Further, ITE parking information, or  
2 Institute of Transportation Engineers, shows that  
3 the 115 parking spaces are adequate to satisfy  
4 peak parking demands.

5 Thank you.

6 MR. KASSON: I believe Mr. Woodward's  
7 traffic report is part of your staff report,  
8 isn't it, Krysti?

9 MS. NOBLE: Yes, it's in the packet.

10 MR. KASSON: So we would like to  
11 introduce that into the record as well.

12 I will just summarize the standards  
13 that you will consider, much of which -- or all  
14 of which were touched upon in fairly good detail  
15 by Mr. Crane to consider here as part of your  
16 rezoning of this property.

17 The first is the existing zoning  
18 classification and uses of the property within  
19 the general area of the proposed rezoning.

20 As you had gone through with  
21 Mr. Crane, the property currently obviously is  
22 zoned R-1. All around the adjoining property to  
23 the west and north is zoned R-3, multiple family,  
24 with the townhomes and detention ponds.

1 Further to the north is your  
2 commercial shopping center, across Landmark  
3 Avenue, which is zoned B-2 and R-4. You've got  
4 the Yorkville Marketplace shopping center there  
5 and the Fox River Apartments.

6 Further west, one block away, is  
7 some more commercial zoning with Route 47.

8 Adjoining property to the south,  
9 even though it's zoned R-1, contains  
10 St. Patrick's Catholic Church, which is an  
11 institutional use, and then to the east is the  
12 R-1 zoning with the single-family home.

13 Next is the trend of development, if  
14 any, of the property in question, including any  
15 changes which have taken place since the property  
16 in question was placed in its zoning  
17 classification.

18 As we have discussed, the trend of  
19 development has been for multiple family and  
20 commercial to the north and west and  
21 institutional with St. Patrick's Church to the  
22 south.

23 I think this church I believe is  
24 around a 1200-seat sanctuary and, as you know,

1 churches are a seven-day-a-week activity with use  
2 not only on Sundays.

3 The next, the extent to which  
4 property values are diminished and the particular  
5 zoning restrictions. Given the surrounding uses  
6 in the area, the size of this parcel over three  
7 acres, and the trend of development in this area,  
8 the highest and best use here is not for an R-1  
9 single-family use, but for a multiple family use  
10 similar to what is proposed. To keep this zoned  
11 R-1 for a single-family use would significantly  
12 diminish its property value.

13 The next, the extent to which the  
14 destruction of property values of the applicant  
15 promotes the health, safety, morals and general  
16 welfare.

17 As Mr. Crane had summarized, the R-1  
18 use would not promote the health, safety and  
19 welfare. This use, first of all, as he went  
20 through, serves a vital need to this community.

21 With the aging population, there is  
22 just such a great need to allow people to age in  
23 place. That also can obviously help your  
24 single-family districts as well by allowing

1 people with aging parents to be able to stay in  
2 the community and live close to them. It will be  
3 a benefit, not a detriment, to the health, safety  
4 and welfare.

5 As was noted in your comprehensive  
6 plan update, the population from 55 to 74, in  
7 that age group, has increased 287 percent here  
8 from 2000 to 2014, and only 21 percent of your  
9 housing stock is multiple family. That's in your  
10 State of the City address which is part of your  
11 draft comprehensive plan update.

12 Next is the relative gain to the  
13 public as compared to the hardship imposed on the  
14 individual property owner.

15 As Mr. Crane had gone through, there  
16 is this tremendous need for this type of use.  
17 The proposed use meets all of your height,  
18 setback and lot coverage requirements in the  
19 R-4 District.

20 Its 61 feet at its very highest  
21 versus 80 feet, which would be allowed in your  
22 R-4 District.

23 As was shown on the site plan, at  
24 its narrowest it's 46 feet, from the -- the

1 property line to the east, which is on the  
2 southern end, up to 106 feet on the northern end.

3 About the midpoint, which is about  
4 where the patio to the adjoining property to the  
5 east is, is approximately 60 feet, and, again,  
6 your setback requirements are only 30, so it  
7 greatly exceeds any of your setback requirements.

8 Its lot coverage is 58 percent  
9 instead of 70 percent, which is allowed in the  
10 R-4, so as you can see, there is a lot more green  
11 space being provided here than what the  
12 requirement is in the R-4 District, and we're  
13 going to have, as was noted, buffers of two to  
14 eight feet on the eastern end, well in excess of  
15 any of your requirements.

16 As far as the density, you heard how  
17 density of something similar is needed for these  
18 type of proposals. The development in Oswego I  
19 believe would average out about 26 units per  
20 acre; the Thomas Place in Glendale Heights, which  
21 Mr. Crane alluded to, is something similar as  
22 well. Also, your assisted living facility is  
23 approximately that as well, which is noted in  
24 your staff report.

1           A lot of density is used to look at  
2     parking and traffic impacts as well as just total  
3     landscaped area, and here those aren't issues.  
4     Most of the parking, as you have seen here, is  
5     enclosed within the building, it's not all  
6     outside at grade.

7           The traffic report confirms this is  
8     not a high intensity use given it's for  
9     independent restricted -- age-restricted living,  
10    and the roads are more than adequate to handle  
11    that.

12           So I think for all those reasons it  
13    certainly is appropriate at this location.

14           It was also noted what could be  
15    developed here under R-1. Schools are permitted  
16    use, religious institutions and hospitals are  
17    special uses. Those I think by all accounts  
18    everyone would agree would be more intense-type  
19    of uses.

20           Next, the suitability of the subject  
21    property for the zoned purposes. Given the trend  
22    of development in the area, as noted by  
23    Mr. Crane, it's not suited for R-1 single-family.

24           The single-family use to the east

1 was developed before everything else around here  
2 was developed.

3 As you were shown on that one screen  
4 showing the zoning of this area, this parcel is  
5 basically an island there surrounded by R-4 and  
6 institutional -- I'm sorry, and R-3, and then  
7 further north, your commercial developments.

8 Also, this type of use can only be  
9 allowed or permitted in your R-4 District because  
10 of the multiple family being permitted uses.

11 R-3 are traditionally for multiple  
12 family, so that's why in order to locate a use  
13 such as this in R-4 zoning is needed and  
14 appropriate.

15 The length of time, the next  
16 standard, the property has been vacant in context  
17 of ever developed, it has never been developed,  
18 and as you've seen, everything else around here  
19 has been developed.

20 The community need for the proposed  
21 use I think was gone into in great detail by  
22 Mr. Crane and is very evident. There is a vital  
23 need in this town for affordable, high quality,  
24 senior living.



1                   We went through the statistics of  
2                   how in your comprehensive draft plan update that  
3                   age group is increasing.

4                   According to that as well, the only  
5                   55 and older development here is -- with age  
6                   restriction is Heritage Meadows and that's a  
7                   47-unit I think single-family development. This  
8                   is obviously something that is needed and is a  
9                   different type of amenity.

10                  It also notes a lack of affordable  
11                  options, with 50 percent of renter households  
12                  hard pressed to afford their rents. Just a  
13                  great, great need for this type of use.

14                  Also, as Mr. Crane noted, with the  
15                  purchase of the additional -- not purchase, but  
16                  the long-term lease of the property to the west,  
17                  it basically brings our effective density down to  
18                  about 18.25 units per acre, because that property  
19                  would never be developed or will not be developed  
20                  under our lease. It will be for the entrance off  
21                  of Fremont Street.

22                  Next, with respect to the subject  
23                  property, the care which the community has  
24                  undertaken to plan its land use development, as

1       noted, the plan is currently being updated.

2                 In the land use section of the  
3       current plan, it designates this parcel as mixed  
4       use, which would include age-restricted  
5       development and also, again, reiterates the need  
6       for this type of use in this community.

7                 The last is the impact the  
8       classification has on traffic and traffic  
9       conditions on existing roads and the impact of  
10      additional accesses as requested by the  
11      petitioner.

12                Again, the issue is not whether this  
13      use generates any traffic. Any development is  
14      going to generate some traffic. The question is  
15      will it have a detrimental effect on the  
16      adjoining roads, and the traffic study here  
17      confirms it will not, they are more than  
18      adequate, and this is a low generated use.

19                There are other uses allowed in the  
20      R-1 that would generate similar traffic, if not  
21      more, and we kind of addressed how there are  
22      schools as permitted uses and churches as special  
23      uses.

24                Those conclude the standards.

1                   Jeff, do you want anything else to  
2 conclude?

3                   MR. CRANE: Again, I'd like to thank  
4 the -- thank you for allowing us to make our  
5 presentation tonight, and we will be available to  
6 answer questions.

7                   CHAIRMAN HARKER: Okay. Anybody that  
8 would like to speak now that is in favor of the  
9 proposed request, please come up to the podium.  
10                   Have you gentlemen already signed  
11 in?

12                   MR. PETERSON: Yes, I have.

13                   CHAIRMAN HARKER: If you haven't, when  
14 you come up, if you would do that as well,  
15 please.

16                   DARIN PETERSON,  
17 having been first duly sworn, testified from the  
18 podium as follows:

19                   MR. PETERSON: My name is Darin  
20 Peterson. Just so you all know, I am terrified  
21 of public speaking, so you will have to forgive  
22 me. If I stumble or stutter over my words, I'm  
23 not good at it, don't like to do it, so...

24                   I come here basically wearing three

1 different hats. I come here as a life-long  
2 resident of Yorkville, I've grown up here since I  
3 was two years old, 45 now. I've grown up in  
4 Bristol, went to Yorkville schools.

5 I've seen pretty much all of my  
6 mentors if you would come and go and leave  
7 Yorkville. All my baseball coaches, my teachers,  
8 my Cub Scout coaches, pretty much everybody I  
9 grew up looking up to, who has taught me to be  
10 the gentleman that I am, or try to be, I've seen  
11 them all leave, for one reason: There is no  
12 affordable housing for seniors. That is a  
13 problem. It's a problem not just here in  
14 Yorkville, it's a nationwide problem.

15 But we have an opportunity to make  
16 some sort of change to let some of our  
17 residents, not all of them obviously -- I've seen  
18 it grow from 3,000 people to 17 plus I believe is  
19 where we're at now. It's terrible. It's  
20 something that we need -- we as a community need  
21 to address.

22 My second hat that I wear, I am the  
23 president of Longford Lakes. I have sat down  
24 with the developers. First I was fairly opposed

1 to the thought of someone developing the property  
2 behind us, I was fairly against leasing the land  
3 or selling the property to anybody just because  
4 of the impact it would cause on our small  
5 community.

6 We have 62 units. Out of those  
7 62 units, at any normal meeting I might get six  
8 or seven members to show up to our homeowner's  
9 association.

10 I took over the presidency I believe  
11 in 2008. At that time our association was  
12 ailing, if you would. We were a new association,  
13 but we were not by any means a wealthy  
14 association.

15 As everybody did with the economy,  
16 we had our serious hardships. We had  
17 underfunding of our -- of our reserves, we had  
18 some issues with buildings that were slapped up  
19 or put up together very quickly in the time when  
20 building was going like crazy, and we had some  
21 impact with the surrounding area growing around  
22 us.

23 All of these were problems with us  
24 at Longford Lakes. We addressed them, we

1 maintained throughout the downfall in our  
2 economy. The economy is eeking back up a little  
3 bit, but I don't see it being that great yet and  
4 we're still having our financial problems, so as  
5 the president I said I have to do my due  
6 diligence, I have to sit down and I have to  
7 listen to this group that's going to try and  
8 develop around us.

9 In doing so I met some fantastic  
10 individuals. Sitting here in front of me,  
11 everybody that was just standing up talking,  
12 eased all of my concerns.

13 I think I surprised them a little  
14 bit because I don't think they were expecting to  
15 talk to, you know, a local here that had as much  
16 information as I have.

17 I work for a municipality, not this  
18 municipality, much larger municipality, a much  
19 richer municipality. Worked there for 25 years.  
20 I've seen growth in that community. I've seen  
21 this exact type of growth in our community. I've  
22 heard all the comments. I've sat through the  
23 meetings, I've listened to them, how is it going  
24 to impact our community.

1 I was very impressed with this group  
2 of individuals who came to us and said this is  
3 what we want to build.

4 My fear was we were going to get a  
5 school, an emergency room, church, something that  
6 is going to give us a lot of traffic, not give  
7 the city much revenue at all, and basically be a  
8 hindrance to our neighbor.

9 After a few meetings I found exactly  
10 the opposite. What I found was R-4 construction,  
11 our community is R-3. Not a huge difference.

12 I believe back in 2007 there was a  
13 proposed R-3 construction for that zoning -- or  
14 for that lot. It fell through, it's been sitting  
15 vacant for that long, for sale for that long.  
16 Many developers could have bought that piece of  
17 property.

18 I met with the Moes before I met  
19 with -- Before I met with the development group,  
20 I met with the neighbors, the Moes, who are  
21 actually fantastic people. I have nothing bad to  
22 say about them.

23 I met with them and I appreciate  
24 their time. I explained to them my concerns on

1 this development, the potential development.

2 As a resident I think it's a  
3 fantastic -- fantastic thing for our community.  
4 As the president of our association, I'm all for  
5 it. I think it's a wonderful thing.

6 Now, I'm not going to try and slide  
7 anything under, yes, there is a financial gain  
8 for us in Longford Lakes. We are leasing the  
9 property to them. Can't hide that. Nothing to  
10 hide. If you have a piece of property you want  
11 to lease or you want to sell, you try to make  
12 gains. That has -- that lease will solidify our  
13 homeowner's association.

14 All of those years that we couldn't  
15 put into the reserves, this is solidifying it.  
16 This is giving us the opportunity where the  
17 residents of our association are not going to be  
18 taxed out of their property. They're not going  
19 to get special assessments like we've had to do  
20 for the last two years. This will help hold that  
21 off. It will keep people from moving out of our  
22 62 units.

23 My third hat that I wear, I am an  
24 investor. I own a property there. I don't live



1       there, but I do own a townhouse. One of those  
2       62 units is my investment property.

3               I live in Yorkville right behind  
4       this building. I live on Sunset Avenue at the  
5       dead end. I bought that house knowing that  
6       nothing could be built back there. It was all  
7       open field.

8               Shortly after I bought it, it  
9       completely changed. I have a park behind my  
10      house now. I have soccer every morning during  
11      the summer, I have baseball every afternoon and  
12      every evening. Completely changed my back yard.  
13      My back yard was my oasis. It was my pool. It  
14      was everything I needed. I had nothing behind  
15      me, now I literally have thousands of children  
16      running around back there.

17              It was a change. I got used to it.  
18      I didn't like it at first. Had hundreds --  
19      literally hundreds of soccer balls and baseballs,  
20      softballs, in my yard every day -- or, I'm sorry,  
21      throughout the year, and I always brought them  
22      back, gave them to the city or gave them to the  
23      park district. Talked to them, they moved their  
24      goals. They worked with me.

1                   What I see in front of me here is an  
2 investment group that is doing exactly that for  
3 us at Longford Lakes. They addressed every issue  
4 I had with parking, worried about vandalism. Do  
5 you have parking outside? They have interior  
6 parking.

7                   I worried about lighting; they told  
8 me they were going to give us low level lighting,  
9 they weren't going to be intrusive with that.

10                  I worried about landscaping. I  
11 worried about the encroachment of the traffic  
12 going down our street.

13                  Not to be silly here, but I know if  
14 the entrance was on Walnut, we would still have  
15 the traffic coming down Freemont. Everybody  
16 that's going to go there is going to drive to the  
17 Jewel store, to Sunfield restaurant, to Ace  
18 Hardware, to all the local businesses that would  
19 love to have these extra patrons.

20                  Seniors, they love -- they don't --  
21 if they're not working, they love to wander,  
22 okay? We're all familiar with that. They love  
23 to go shopping, they love to be part of the  
24 community. We can't ask for better neighbors.

1 I have nothing else to say except  
2 for the fact that I do understand that the Moes  
3 and everybody to the east of us are going to have  
4 a hardship, and for that I have nothing that I  
5 can do.

6 I've talked to you and I appreciate  
7 every -- I appreciate our conversation and I  
8 completely understand everything that they're  
9 going through. I personally have dealt with it.

10 On those three topics, those three  
11 hats that I wear, I can honestly say in front of  
12 this committee, in front of this whole group,  
13 that there is no better neighbor that we can have  
14 than this development.

15 I fear if this development doesn't  
16 go through, another one will that may not be as  
17 nice as this. They may not be as congenial as  
18 they are. They may not help out as much as  
19 they're going to.

20 Thank you.

21 TOM STOUT,  
22 having been first duly sworn, testified from the  
23 podium as follows:

24 MR. STOUT: Hi. My name is Tom Stout.

1 I live at Heartland subdivision. I moved to  
2 Yorkville in 2013. We moved to Yorkville because  
3 of all the wonderful things that your city had to  
4 offer, and I love that it was growing, a  
5 beautiful place to raise a family, it was safe.

6 I also like that it was going  
7 places, that there was new things coming to it.  
8 My wife and my two daughters frequently walk and  
9 ride our bikes through that neighborhood. It  
10 would be nice to see something there that's  
11 positive, and I think you can never put a price  
12 tag on something that's positive to a  
13 neighborhood.

14 As someone who has seen the Glendale  
15 Heights facility firsthand, it was a top quality  
16 building facility. It's not going to diminish  
17 that area at all, and I think it would be a big  
18 mistake to say no to it.

19 Thank you.

20 JASON MERKLE,  
21 having been first duly sworn, testified from the  
22 podium as follows:

23 MR. MERKLE: My name is Jason Merkle. I  
24 am a resident of Yorkville. I have lived here

1       since 2003. My family has been in this town for  
2       generations.

3                   I think this development would be a  
4       good idea. I come from the trades as an  
5       electrician, I think the work would be good for  
6       us and for everybody. It's a working class town,  
7       we could use the work in our town.

8                   It's also a development that's not  
9       going to add to our burdens on our schools, but  
10      will bring in the tax revenue for the property  
11      taxes.

12                  Another multi-family use could bring  
13      more kids into the school and overcrowding and  
14      cost taxpayers. More consumers to come here  
15      would be good for local businesses, and I see it  
16      as a win for -- for everybody.

17                  I understand there are some  
18      concerns, but I hope they'll address them the way  
19      that they say they will, and it would be nice to  
20      see a development that's not just growing up some  
21      single-family houses again that are going to be  
22      turned over or repossessed or something after a  
23      few years.

24                  Thank you.

1 KARYLIN CLEVANGER,  
2 having been first duly sworn, testified from the  
3 podium as follows:

4 MS. CLEVANGER: My name is Karylin  
5 Clevenger. I am with Senior Services Associates  
6 here in Kendall County. I think most of you are  
7 familiar with me, I spoke last meeting.

8 Just a few facts about Kendall  
9 County. I was born and raised here. I have  
10 since moved to Sandwich. Born and raised in  
11 Kendall County. I recognize several last names  
12 of people that I've helped, family members of  
13 clients.

14 The seniors in our community are  
15 usually born and bred here. They were born in  
16 this area, they've stayed in this area their  
17 whole lives. They are now being forced to move.

18 I just in the past three days have  
19 moved a senior to Waterman because there is no  
20 affordable housing in Kendall County.

21 We have nine buildings in Kendall  
22 County that house our seniors; seven of them are  
23 subsidized and offer rental assistance. Two of  
24 them are not, they're a private pay.

1                   Of those buildings, the unsubsidized  
2                   run anywhere from 800 a month to a thousand a  
3                   month, depending on the amenities and how big the  
4                   apartment is, and the subsidized apartments run  
5                   30 percent of their monthly income after  
6                   allowable expenses, including anything that is  
7                   medically necessary.

8                   The waiting lists at all these  
9                   housing facilities right now are a year on  
10                  average. You are put on a waiting list, and in  
11                  order to be called, someone either has to pass on  
12                  or be moved into an assisted living community or  
13                  a skilled nursing facility.

14                 Newark is the shortest wait, and I  
15                 can tell you why: Because there is nothing in  
16                 Newark. People don't want to go to Newark  
17                 because they don't drive anymore, they have to  
18                 rely on their daughter or their son to come and  
19                 pick them up and take them to the doctor, take  
20                 them to the -- to the local grocery store. They  
21                 don't have anything but libraries and a gas  
22                 station with a Subway, so seniors don't want to  
23                 move to Newark for that reason.

24                 They jokingly call it the wrinkle

1 farm because the people in Newark that were  
2 farmers and have lived there their whole life,  
3 they want to stay in Newark, so they end up at  
4 the Newark Senior Center.

5 Only two of those facilities in  
6 Kendall County out of the nine offer parking and  
7 offer a spot for every single resident, and offer  
8 indoor parking, but at an additional cost.

9 This is not -- they're not proposing  
10 that there would be an additional cost for every  
11 person that lives there to have a parking spot.

12 In order for these people to have  
13 parking spots at these buildings runs anywhere  
14 from 30 to \$50 a month to guarantee them a spot,  
15 for an indoor parking spot especially.

16 There is an extreme need for  
17 housing. I mean, the closest facilities that  
18 have no wait at this point are Mt. Morris,  
19 Illinois; Oregon, Illinois; Rochelle; Waterman;  
20 and Earlville.

21 All of them, if you think of it for  
22 one second, if you picture each one of these  
23 communities, the access to available resources is  
24 nil.



1                   There may be a doctor in town or a  
2                   veterinarian. There may be a grocery store, if  
3                   that. In Earlville they have a Dollar General  
4                   that has a couple of freezers and has frozen  
5                   goods and refrigerated goods. That's all they  
6                   have access to.

7                   When that happens, the senior then  
8                   has more trouble with their activities of daily  
9                   living, they are not getting out and getting the  
10                  nutrition they need, they're becoming more  
11                  dependent on their families.

12                 This lands them in a skilled nursing  
13                 facility or an assisted living, producing an  
14                 additional taxpayer burden to the people of  
15                 Illinois in general because those people then end  
16                 up on Medicaid.

17                 Medicaid then becomes what pays  
18                 their rent because it subsidizes what they're  
19                 getting in every month and they go on a Medicaid  
20                 waiver and the waiver then pays for them to live  
21                 wherever they're living, so it creates an  
22                 additional taxpayer burden on top of it.

23                 We currently have three to five  
24                 inquiries a week coming over the telephone or

1 coming through the -- through the emails to us  
2 looking for affordable housing.

3 I had a lady on the phone just  
4 yesterday that was in tears because I had to tell  
5 her that every single place within a 10 to  
6 15-mile radius is a one-year waiting list at the  
7 minimum.

8 She is going to have to probably  
9 live with her daughter, which I guess is not a  
10 good situation, and she was very upset about it  
11 because she is losing her home because she can't  
12 pay her taxes.

13 This is a burden. Kendall County  
14 has a large amount of tax on homes. Even with  
15 the senior freeze they average anywhere from  
16 three to \$5,000 a year.

17 Seniors can't afford that on top of  
18 all the other expenses, including maintenance and  
19 upkeep of their home and so on and so forth.

20 When they're moving into a site like  
21 this, then they're moving into someplace that  
22 they don't have to worry about that. They don't  
23 have to worry if the furnace goes out, they don't  
24 have to worry if the shingles come off the roof

1 in a big storm or having to carry homeowner's  
2 insurance that has went from 500 to \$800 in the  
3 past three years.

4 They're also creating a safety net  
5 that in these buildings there is typically  
6 someone on every floor that makes sure that  
7 everyone on that floor is well for the day. It's  
8 a well-being check, usually either hang a hanger  
9 on their door that's a yellow or a red or a  
10 green, lets everybody know that they're okay. It  
11 creates the daily well-being that families don't  
12 have time to do.

13 If your family member grew up here  
14 and you were born and raised in Kendall County  
15 and you have to send your mother to -- or father  
16 to Mt. Morris, Illinois, or to Oregon because  
17 that's the only affordable housing for them, how  
18 are you going to check on them daily? How are  
19 you going to make sure that they're okay or help  
20 them with their activities of daily living?

21 We currently have a PADS population  
22 also that is growing. I find it disgraceful that  
23 a seemingly affluent community that has prided  
24 themselves in taking care of their own and making

1       sure that the people of this community are cared  
2       for and looked after are living on the streets or  
3       in their cars.

4                       When I'm talking to seniors that are  
5       too embarrassed to tell their daughter that they  
6       have lost their apartment that they were living  
7       in or that they couldn't afford their rent so  
8       they're now living in their car and they're  
9       afraid to go to PADS because they know everybody  
10      in the community and they're afraid that going to  
11      PADS, one person might say, Why is your mom  
12      living at the homeless shelter in Kendall County,  
13      I find that disgraceful, that we have seniors  
14      that are living on the streets.

15                      PADS only operates in the extreme  
16      months, the cold months, so then in the  
17      summertime we're going to have a beautiful  
18      community like Yorkville where seniors are  
19      sleeping on park benches? I just -- I have a  
20      really hard time...

21                      My job is not just a career for me,  
22      it's a passion, and these seniors that I take  
23      care of become an extended family of grandparents  
24      and great aunts and uncles that I look after

1       because their own families don't look after them.  
2       And they're going without housing, which is basic  
3       need? We're a first world country, not a third  
4       world country.

5                   I feel that turning our -- turning  
6       our backs to a need like senior housing, that --  
7       you know, you can't pick your neighbors, but  
8       these are the best neighbors to pick. They are  
9       in bed way before we are, they don't leave their  
10      porch lights on because they're wasting  
11      electricity.

12                   You know, they're not the wasteful  
13      generation. They turn off lights when they leave  
14      the room. They don't leave garbage on the floor.  
15      They bend over to pick up the penny on the  
16      street. They're the ones that keep our community  
17      as alive and beautiful as it is.

18                   If you go over to 407 West Kendall  
19      Drive or 5001 West Kendall Drive where  
20      Countryside Villages Apartments are located, on  
21      the edge of a one single-family -- on the edge of  
22      a single-family community with apartments on the  
23      edge, but they are right on the edge of that,  
24      it's a beautiful community and those apartment

1 buildings blend right in.

2 If you ask the neighbors in that  
3 community, they will tell you that those are the  
4 best neighbors they could ask for. They're  
5 planting flowers in the summer, they walk down  
6 the street, they say hi, they walk their dogs and  
7 they say hi to everyone. They look out for  
8 people in their community.

9 We're not looking at a Section 8  
10 housing facility, we're not looking at low income  
11 housing for just everyone, but we're looking at  
12 the 55 and up club, which is the most respectful  
13 generation, the cleanest, the most prideful.  
14 They will -- they can -- they can polish any  
15 penny.

16 It doesn't matter how -- how low  
17 they are in the income bracket, they won't ever  
18 come off to you as one of the lower class  
19 citizens.

20 Just placed -- I'm sorry. There is  
21 no issues of disturbances ever. I don't ever  
22 get -- out of the nine buildings that I am a  
23 liaison for with Senior Services, I don't get  
24 phone calls about disturbances, I don't get phone

1 calls about garbage being strewn in the yard  
2 or -- I get those about the people that aren't  
3 living in those communities that aren't seniors.

4 Section 8 is not even an issue in  
5 Kendall County. You're not going to be welcoming  
6 Section 8 because there's no vouchers. The  
7 waiting list has been open for a total of  
8 around -- I believe it -- and I don't quote me, I  
9 believe it was 13 days that the wait list was  
10 open, and that's just the wait list.

11 Those people then go on a wait list  
12 waiting for somebody that is on a current voucher  
13 to die because that's the only reason they can  
14 get one because people don't just go off of  
15 Section 8. A person has to die for someone to be  
16 available for a Section 8 voucher in Kendall  
17 County.

18 The wait list was open for a total  
19 of 13 days, I believe there were 52 spots filled  
20 on the wait list. The people that are on the  
21 wait list have still not seen housing.

22 So you're not looking at bringing in  
23 low income, troublesome people that may be on  
24 Section 8 or may have a background that's an

1 issue into a community like that.

2 Also, the screening for a community  
3 like this is so intensive that if you have bad  
4 credit or if you have any misdemeanors, felonies,  
5 anything that is on your record, you're not  
6 allowed in a community like that.

7 Anything that is grounded to HUD  
8 or -- an IHDA tax credit building, I'm sorry, an  
9 IHDA tax credit building, or USDA tax credit  
10 building, which is like what Newark is, if you  
11 have any bad background whatsoever, you're not  
12 allowed to live there.

13 So you're not looking at bringing in  
14 anyone that is a sex offender, you're not looking  
15 at bringing in anyone that has had a criminal  
16 history of any drugs or anything like that  
17 because those people aren't even looked at.

18 One sex thing on their record,  
19 that's a box they have to check, with anywhere on  
20 their background check. If anything comes up,  
21 their application is not even considered.

22 So you're looking at people with  
23 good backgrounds, people from the community,  
24 possibly your parents, your grandparents, your



1 aunts and uncles, that are being displaced  
2 because we're not welcoming them here.

3 I have to give kudos to them for  
4 even offering to come to Kendall County. We  
5 desperately need it, and I know that I have a lot  
6 of seniors that are in full support of this, and  
7 I'll tell you the one reason that I can't get a  
8 lot of my seniors to come with me, is because  
9 it's dark. I can't get them to come out of their  
10 house because it's after hours, it's dark,  
11 they're going to bed right now. They've already  
12 had their dinner.

13 They don't -- they're not coming out  
14 to the meetings, and I'm hoping I can get some to  
15 the City Council meeting. They don't want to  
16 come to the meeting because it's just too late  
17 for them.

18 So for thinking that they're going  
19 to cause a disturbance or heavy traffic volume  
20 when they carpool to everything -- even grocery  
21 shopping, they don't go out unless it's  
22 absolutely necessary.

23 Even when they drive they'll ask me  
24 to come over for a home visit instead of coming

1 to the center because the traffic on Beecher Road  
2 or -- on Beecher Road or the construction that  
3 was going on terrifies them, so they're not out  
4 just driving the streets like the kids do in the  
5 summer from the Tastee Freeze to the Marathon.  
6 They're not driving their car unless they  
7 absolutely have to.

8 So we're not looking at an increased  
9 traffic that's going to be detrimental to any  
10 community.

11 I welcome them to Yorkville. I hope  
12 that you guys think with your heart along with  
13 your head because it's something that I  
14 passionately feel about.

15 Although some may feel it's not the  
16 right area or not the right position for the  
17 building, if we're going to shoot down everybody  
18 that comes, people are going to stop coming, and  
19 we need to think with an open heart and an open  
20 head when we're asking people to come join our  
21 community and asking people to invest in our  
22 community.

23 Thank you for your time.

24 CHAIRMAN HARKER: Thank you.

1 Do we have anybody else that would  
2 like to speak in favor of the proposed request  
3 right now?

4 (No response.)

5 CHAIRMAN HARKER: Seeing no one, we did  
6 receive a couple letters here late, I want to get  
7 them in the -- want to make sure they were in the  
8 record here.

9 The Voluntary Action Center, Kendall  
10 County Area Transit, they sent a letter in in  
11 favor of the proposed request, and also the  
12 Oswegoland Seniors, Inc., they also signed in  
13 favor of. Make that part of the record, please.  
14 Thank you.

15 Those people that are opposed to  
16 the -- I'm sorry. Okay, okay. Is there any  
17 interested parties that would like to have any  
18 questions for the petitioners?

19 (No response.)

20 CHAIRMAN HARKER: Okay. All right.  
21 Then those parties that would like to be -- talk  
22 that are opposed to the proposed request, please  
23 come up to the podium, make sure you have signed  
24 in, state your name.

1 JOHN BENNETT,  
2 having been first duly sworn, testified from the  
3 podium as follows:

4 MR. BENNETT: Good evening. I want to  
5 thank you all for being here tonight. I  
6 appreciate the service that you do provide to our  
7 community, and I just had a few key points I  
8 wanted to go over with you and why I don't feel  
9 that --

10 CHAIRMAN HARKER: Excuse me, sir. Real  
11 quick, state your name.

12 MR. BENNETT: Oh, my name is John  
13 Bennett. Thank you. And I'll just go over a few  
14 key points why I don't feel this fits.

15 The first is -- the thing I wanted  
16 to do is paint a picture for you what I saw when  
17 the real estate agent walked me into the townhome  
18 that I currently live in.

19 I looked out the back window, I saw  
20 mature trees, I saw a barn, a pond. I saw lots  
21 of green space. There was a family of foxes that  
22 lived out in this very spot that they're looking  
23 to build on this summer, you know.

24 There's kids playing there. It's

1 not uncommon to see a volleyball net up there or  
2 kids playing baseball, you know. This -- this  
3 land is already in use by our community.

4 What I didn't see is a building the  
5 size of the Hampton Inn, all right? It's  
6 something if you look at it, it just doesn't fit  
7 the scenery.

8 I think as citizens of Yorkville we  
9 all share certain values, certain things that  
10 brought us here: Open spaces, trees, wildlife.  
11 These are all things that Yorkville has that  
12 makes our city unique and special.

13 Guys, we're not Glendale Heights,  
14 all right? If you have ever driven through  
15 there, it doesn't have what we have here.

16 This area was zoned for a specific  
17 reason. I think our city has done a fantastic  
18 job in its planning. You guys have laid out  
19 some -- some areas for buildings like this and  
20 set aside others where they don't belong. I  
21 think we should stick to the plan. I think  
22 that's in our best interests as our -- as  
23 Yorkville citizens.

24 And while I'm on the subject of

1 land, another key point I would like to make is  
2 that there is no shortage of land here, all  
3 right?

4 This is not the last parcel of land  
5 that could ever be developed for senior living.  
6 There's plenty of -- there's plenty of area,  
7 including look no further than the previously  
8 mentioned Hampton Inn.

9 We've got these big fields there  
10 that are zoned for that specific reason, so it  
11 brings me to my next point is why are they  
12 putting this there, you know.

13 It's because of the value that I  
14 described. They are looking to reach in  
15 basically to the owners that live there, our  
16 pockets, pull out a little bit of the value and  
17 add it to their building, so they will be taking  
18 away from some of the scenery and kind of  
19 just -- kind of dipping into our pockets just a  
20 little bit for the gain of the developers, you  
21 know.

22 I also don't really see why it's in  
23 the best interest of a senior citizen to get  
24 involved with a lease where you've got these

1 payments that are going on forever.

2 Is this -- you know, this building  
3 could never be paid off and -- and lower costs.  
4 This is -- this is going to be in perpetuity.  
5 It's a short-term gain for the developer to lease  
6 the land, but long-term for the residents it  
7 actually is to their detriment.

8 And, you know, so just to reiterate,  
9 I like what we're doing with the town, it's why  
10 we live here, it's beautiful place to live, and I  
11 think we should continue with the plan that's  
12 already been set out and not change it for a  
13 developer's gain, you know.

14 I've also learned kind of a painful  
15 lesson here, guys, is that unlike you, I have not  
16 gotten involved in community service, I've not  
17 been willing to put my time, you know.

18 I come home from my job, I've got  
19 three screaming kids, you know, and -- you know,  
20 coming here to these meetings like this at night  
21 I understand is a hardship for you guys, and I  
22 appreciate and value what you're doing, and I can  
23 tell Darin, I will be running against you for  
24 president of the Longford Lakes Association the

1 next time it's up.

2 MR. PETERSON: I welcome that.

3 MR. BENNETT: Thank you.

4 HARTLEY PIERSON,  
5 having been first duly sworn, testified from the  
6 podium as follows:

7 MR. PIERSON: Greetings. My name is  
8 Hartley Pierson. I have lived in Yorkville for  
9 12 years. I moved here because of the type of  
10 atmosphere that it provided, much like my  
11 predecessor who lives in the townhomes, as do I.  
12 I live at 422 Landmark. I'm in Longford Lakes  
13 development. I am right on the pond. It's a  
14 beautiful setting.

15 I do appreciate all the hard work  
16 that you people do because you've certainly got a  
17 lot of challenges to face and some hard decisions  
18 to make.

19 As far as the senior citizen's  
20 development is concerned, I think the idea for a  
21 senior citizen development in this area is  
22 needed, I have no argument against that.

23 I think they have beautiful  
24 buildings, and I think they probably are a good



1 company and they ought to find a good place to  
2 put it, but I think the spot they picked is too  
3 close to other one and two-story residences to  
4 put a four-story building in the midst of it.

5 It's certainly going to affect the  
6 value of the homes around it. I know it's going  
7 to affect the value of the townhomes over what  
8 it's been.

9 I do believe that eventually, yes,  
10 they're going to develop that property over  
11 there, that lot, that the Catholic church did  
12 own, does own. It's actually the Diocese that  
13 owns it. But I think it needs to be kept within  
14 the character of the neighborhood.

15 To me this kind of a building that  
16 they are proposing, which is really too big for  
17 the space that they're using, that it can't  
18 really get enough space around it, open space, so  
19 it's going to be like a monolith in the midst of  
20 the homes that are there.

21 They're trying to make you believe  
22 in their presentation that they talked to the  
23 homeowners and, you know, they're trying to  
24 address their concerns. There is no way they can

1 address those concerns. You build a four-story  
2 structure, it does not meet anybody's desire.

3 In contrast to the president of our  
4 association, most of the people in our  
5 development -- I've talked to at least half of  
6 them personally, one-on-one in the last several  
7 days, I've gone to visit with them, and they  
8 realize what's happening there and nobody,  
9 nobody, has expressed an interest in having this  
10 in that location.

11 They feel it will be a detriment to  
12 their homes, where they are, and it's certainly  
13 going to have a negative impact on the  
14 neighborhood.

15 So I think you need to keep the  
16 character. You've got a beautiful neighborhood  
17 here, individual homes and individual townhomes.  
18 The townhomes are individually owned, and we've  
19 lived there for 12 years, we love it, but I  
20 certainly hate to see this kind of a structure go  
21 up.

22 I think it's great for lower  
23 buildings, but not a four-story building, and  
24 particularly they are wanting to build such a big

1 one because they want so many units. They've got  
2 to be right near the lot line.

3 They try to tell you all this is  
4 set back and how far it is. You know, 48 feet is  
5 only about the distance of your room here. It's  
6 not a good idea at all.

7 So I hope you will not approve their  
8 zoning because that's what they need in order to  
9 build a four-story building, so -- and I do feel  
10 the board of our association has not consulted  
11 with the members and given them an opportunity to  
12 really voice their feelings about it or they  
13 wouldn't be in favor of it at all.

14 CHAIRMAN HARKER: Thank you.

15 RICHARD MOTICKA,  
16 having been first duly sworn, testified from the  
17 podium as follows:

18 MR. MOTICKA: Thank you for having a  
19 public meeting. My name is Richard Moticka. I  
20 am a very new resident to Yorkville. I just  
21 moved into the Longford Lakes Association less  
22 than a month ago.

23 My biggest concern here is I feel  
24 like it was presented as R-1 or R-4, but all the

1 surrounding areas are mostly R-2 and R-3 for  
2 townhomes and smaller multi-family homes.

3 They've made a lot of concessions to  
4 their one neighbor to the east, but I'm on the  
5 other side of them where the road will be. It's  
6 going to impact several of the townhomes in the  
7 community.

8 Even on their own map I believe the  
9 red line was a one-mile circle where all the  
10 amenities for the seniors should be in place, and  
11 the hospital that they highlighted on there is  
12 outside the red area. I know my concern for  
13 seniors and senior living would be how close are  
14 you to the hospital.

15 I have no idea what the zoning rules  
16 are or where the other R-4's are available in  
17 Yorkville, but I think closer to the hospital.

18 Also, for the low income senior, I  
19 think that a more reasonable grocery store would  
20 be the Aldi. I'm not sure if that strip mall  
21 that they're trying to force them into or put  
22 them nearby is necessarily the best place for the  
23 seniors, also for the children in that immediate  
24 area, and just from the static purpose, the

1 reason I moved there was because it was all  
2 single-family homes, a place that I wanted to  
3 raise my children in, where I felt beautiful to  
4 look at, lots of small homes, where I wanted to  
5 live.

6 The other thing with the senior  
7 population increasing by 200 percent, I  
8 understand that's since 2000. I believe -- and  
9 I'm not 100 percent on this -- the population in  
10 Yorkville was 6,000 in 2000 and now it's 17,000,  
11 which is just about a 200 percent increase, so it  
12 increased at about the same rate as everybody  
13 else, and if it's supposed to be for the people  
14 that lived in Yorkville their whole life and are  
15 getting pushed out, there was only 6,000 people  
16 here 15 years ago, so it can't possibly be that,  
17 you know, all of them are the ones moving into  
18 this.

19 There's got to be a better place in  
20 Yorkville, there's got to be a better place in  
21 Kendall County than here. We can do R-2 or R-3.

22 Thank you for your time, I  
23 appreciate it, and good night.

24 CHAIRMAN HARKER: Richard?

1 MR. MOTICKA: Yes, sir.

2 CHAIRMAN HARKER: Did you sign in on the  
3 sheet?

4 MR. MOTICKA: I signed in while it was  
5 going around, I believe it's the second one.

6 CHAIRMAN HARKER: Okay. Great.

7 KELLY HELLAND,  
8 having been first duly sworn, testified from the  
9 podium as follows:

10 MS. HELLAND: I think a picture is worth  
11 a thousand words and I would --

12 CHAIRMAN HARKER: Excuse me, ma'am.  
13 Could you tell us your name, please?

14 MS. HELLAND: Kelly Helland on behalf of  
15 Regina and Ben Moe. I am an attorney licensed to  
16 practice law in the state of Illinois.

17 CHAIRMAN HARKER: Thank you.

18 MS. HELLAND: I think Mr. Bennett was  
19 absolutely correct when he said imagine taking  
20 the Hampton Inn or the Smith Engineering building  
21 and dropping either of those structures into a  
22 residential neighborhood.

23 Neither my clients nor I think the  
24 community as a whole believe that senior housing

1 shouldn't be in Yorkville and in Kendall County.

2 My clients are the residents of the  
3 single-family residence directly to the east of  
4 the subject site, and on the current site plan,  
5 it's the single-family residence directly --  
6 that's outlined in black along the western  
7 edge -- or, I'm sorry, eastern edge of the  
8 subject site.

9 This subject site is currently zoned  
10 R-1 and the developer is seeking to construct a  
11 four-story, 75-unit structure on this particular  
12 site.

13 The developers spend a great deal of  
14 time telling what couldn't be built and what  
15 could be built on the existing R-1 site and also  
16 stating that another developer wouldn't build as  
17 nice a project as they're building.

18 I essentially think this is a  
19 smokescreen as you are here tonight to review  
20 what this particular developer is proposing and  
21 the rezoning request from R-1 single-family to  
22 R-4 multi-family zoning.

23 In reviewing the request the  
24 petitioner must support eight criteria.

1     Petitioner in this particular situation failed to  
2     provide sufficient evidence to support the  
3     amendment request rezoning the property from R-1  
4     single-family to R-4 multi-family.

5             As you are well aware, the first  
6     criteria -- and I believe the developer lumped  
7     criterias number one, two and eight together --  
8     is the existing use and neighboring uses.

9             I would ask the Plan Commission to  
10    turn to the developer's handout that was labeled  
11    Current Zoning Uses, and if you look at this  
12    particular handout, to the north of the property  
13    is R-3, followed by commercial. To the west of  
14    the property is R-3.

15            The Longford Lakes development,  
16    which is currently zoned R-3, was as a result of  
17    1998 litigation between the City of Yorkville and  
18    the original developer and subject to a court  
19    ordered consent decree.

20            I don't believe the developer can  
21    place credence on neither the rezoning of that  
22    particular subdivision, nor the density that's  
23    allowed in it because it is court ordered zoning  
24    and was subject to the consent decree that is of



1 public record.

2 Same thing with the commercial site  
3 of Jewel and the Tucker development, that was  
4 also as a result of the same court ordered zoning  
5 and litigation.

6 This particular case is a classic  
7 example of spot zoning, which is clearly evident  
8 by the example -- or by the handout that's right  
9 in front of you.

10 There's R-2, R-3 and R-1 surrounding  
11 the site, but this particular developer wants the  
12 Plan Commission to recommend approval to rezone  
13 the site R-4.

14 Spot zoning is defined as a change  
15 in zoning applied to a small area that is out of  
16 harmony with the comprehensive plan for the good  
17 of the community or zoning that would violate the  
18 zoning pattern.

19 My clients aren't opposed to  
20 multi-family. As the individual who just spoke,  
21 my clients would approve -- or would look at an  
22 R-2 and R-3 zoning classification.

23 I believe the subject site is more  
24 suitable for a lower density multi-family zoning

1 if it were to be rezoned.

2 In this particular case there isn't  
3 a blending of the high density multi-family to  
4 the lower density single-family. The petitioner  
5 seeks to essentially rezone the property to the  
6 highest density allowable in the residential  
7 zoning classification.

8 As I stated earlier, I believe my  
9 clients and the community as a whole would  
10 acknowledge that there is a need for senior  
11 communities -- or senior developments in Kendall  
12 County and particularly Yorkville.

13 One of the individuals who spoke in  
14 support of the project spoke of the Countryside  
15 Senior Apartments. The Countryside Senior  
16 Apartments, which we have pictures of here and  
17 here, is a classic example of blending into a  
18 neighborhood.

19 It's a two-story facility consisting  
20 of two buildings, it's constructed of neutral  
21 tones, and you wouldn't know that it was an  
22 apartment complex if you drove by it as you are  
23 driving through the Countryside subdivision.

24 As you can see from the picture that

1 I believe of Countryside Apartments -- I'll label  
2 it Exhibit 1 -- the single-family residence isn't  
3 dwarfed, there is sufficient spacing, and there  
4 is essentially no impact on the neighboring  
5 single-family structure.

6 Juxtapose that with the Glendale  
7 Heights Senior apartments, which I will list as  
8 Exhibit 2. The Glendale Heights Senior apartment  
9 facility which was constructed by the petitioner  
10 is a four-story structure located on North Avenue  
11 as the east/west and then Bloomingdale Road.

12 Both North Avenue and Bloomingdale  
13 Road are four lane, very busy highways, and this  
14 structure is located right next to a commercial  
15 development to the north and then apartment  
16 buildings to the south, which consist of three  
17 stories.

18 I think that's good planning. In  
19 that particular case, there isn't a huge impact  
20 on the neighboring property owners and residents.  
21 You don't have a structure that dwarfs every  
22 other structure in the neighborhood.

23 Similarly --

24 CHAIRMAN HARKER: Excuse me. Would you

1       like those exhibits entered into the record?

2               MS. HELLAND:  If I could.  Thank you.

3       The other refer -- or the other property that was  
4       referenced by petitioner and the individual who  
5       spoke on behalf of petitioner was the Three  
6       Diamond development on Orchard Road.

7               This again is a three-story,  
8       two-building senior housing complex located on a  
9       busy highway and abutting a wooded area and a  
10      large ravine, so it's completely screened to the  
11      single-family subdivision to the east of it.

12              Same thing with the Countryside  
13      development.  The single-family residences to the  
14      west of the Countryside development are buffered  
15      by a wooded area and Blackberry Creek.

16              The other major deficiency in the  
17      petitioner's proposal is criteria number five,  
18      suitability of the site.  Like I stated before,  
19      the petitioner is seeking to construct a 61-foot  
20      four-story structure on three acres of land.

21              As petitioner testified, there are  
22      going to be balconies on the east side of the  
23      property which are at approximately the  
24      highest -- the highest balcony would be

1 approximately 40 feet up.

2 This allows -- or this causes an  
3 increase -- or causes a loss of privacy to my  
4 clients. It doesn't take a rocket scientist to  
5 figure out that if you walk out and you look up  
6 to the west and there is a four-story building  
7 there, you're always going to have a visual  
8 impediment to your property.

9 The developer spoke briefly of it,  
10 but in order to develop this particular project  
11 the developer would need a variance of the  
12 density.

13 While I understand you are here  
14 tonight just to review the rezoning request, the  
15 developer is proposing to develop the subject  
16 site with 24 dwelling units per acre.

17 Currently in R-4 the allowable  
18 maximum density is eight dwelling units per acre,  
19 so in order to construct this site in accordance  
20 with this particular site plan, the developer  
21 needs a variance of three times the allowable  
22 density.

23 As far as criteria number six, the  
24 length that the property has been vacant, the

1 property has been vacant for some semblance of  
2 time.

3 I, too, moved to Yorkville when I  
4 was approximately two years old and there was I  
5 think just still stop signs at 34 and 47. The  
6 entire area that the subject site is located  
7 around was undeveloped up and through  
8 approximately 2000 to 2002.

9 I believe the Longford Lakes  
10 development wasn't developed until 2006, and  
11 compared to the trend of development and the boom  
12 that Yorkville has experienced, this particular  
13 piece of property in the grand scheme of things  
14 has not been vacant all that long.

15 Finally, as far as criteria number  
16 eight, which is the care to which the community  
17 has undertaken to plan land use development, I  
18 believe the developer has failed to present any  
19 evidence which would support this criteria.

20 If a community, whether it be a  
21 municipality or a county, has a comprehensive  
22 plan, which is essentially a guide to  
23 development, it must follow it.

24 In this particular case, the

1 comprehensive plan calls for this subject site to  
2 be developed as traditional neighborhood.  
3 There's been talk here tonight and at other  
4 things about the updated comprehensive plan that  
5 has not been approved.

6 I believe that the Plan Commission  
7 and City Council must look to the comprehensive  
8 plan that's in existence at this time in  
9 determining whether or not the requested rezoning  
10 conforms with the comprehensive plan and the  
11 trend of development in Yorkville.

12 My clients would contend that the  
13 rezoning request from R-1 single-family  
14 residential to R-4 multi-family residential fails  
15 to comply with the City of Yorkville  
16 Comprehensive Plan that's in place right now.

17 Essentially a developer found a  
18 three-acre property for the right price and is  
19 now trying to fit a square peg into a round hole.

20 As a result of the foregoing failure  
21 of the developer to present evidence supporting  
22 the criteria, my clients would request that the  
23 Plan Commission recommend denial of the rezoning  
24 request from R-1 single-family residential to R-4

1 multi-family to the City Council.

2 Thank you.

3 MR. BINNINGER: Counsel, can you provide  
4 those two --

5 MS. HELLAND: Absolutely.

6 MR. BINNINGER: -- photos to  
7 the members?

8 MS. HELLAND: Yes.

9 CHAIRMAN HARKER: Would anybody else  
10 like to speak in opposition to the proposed  
11 request?

12 MR. BINNINGER: We will have a response.  
13 Do you have questions, too?

14 CHAIRMAN HARKER: Sir, have you signed  
15 in?

16 MR. PETERSON: Yes.

17 CHAIRMAN HARKER: Okay.

18 EARL PETERSON,  
19 having been first duly sworn, testified from the  
20 podium as follows:

21 MR. PETERSON: I am Earl Peterson. I  
22 bought a unit in Longford and my daughter lives  
23 there with her grandkids.

24 I am concerned with the height of



1 the building. I enjoyed seeing an empty field  
2 and the cornfield there.

3 I see plenty of vacant land north of  
4 34 and I'm concerned with the volume of traffic  
5 being dumped right on Longford, and why couldn't  
6 it be facing the church or something or  
7 redirected, and I'm just concerned with my  
8 grandkids playing there and the volume of the  
9 traffic.

10 Thank you.

11 MR. CROUCH: Thank you.

12 MR. BINNINGER: Thank you. Are you  
13 going to rebut or just have a summation?

14 MR. KASSON: No, I'm just going to sum  
15 up and maybe Mr. Crane. No rebuttal.

16 MR. BINNINGER: Okay. Then we just jump  
17 right down.

18 CHAIRMAN HARKER: Okay. Go ahead,  
19 Petitioner, do your summation, please.

20 MR. KASSON: In summary, I think there  
21 is three issues to consider. The first global  
22 issue is the need, is there a need for this use  
23 in this community, first of all.

24 I think it's without dispute that

1       there is, not only in your comprehensive plan and  
2       everything that has been cited from that and your  
3       update to what you heard as part of some of the  
4       testimony here from some of those people  
5       supporting this, the desperate need in Yorkville  
6       and in Kendall County, nothing like this exists  
7       in this area and all the people that want to be  
8       here to live close to their kids that have to go  
9       far, far away, so I just don't think there is a  
10      question about the need.

11                       Secondly, and that's what you do  
12      when you're looking to identify a site like this,  
13      is there the need.   Yes.

14                       Secondly, where do you locate it?  
15      In areas that would be either zoned or to be  
16      rezoned R-4.   You also look to locate them, as  
17      Mr. Crane and others have said, near where there  
18      is places to shop, where there is hospitals,  
19      where there is other services, drug stores,  
20      libraries, places you can walk to or in a short  
21      distance drive to.

22                       Some of these other communities as  
23      you've heard are so far out there is nothing  
24      there for them, so this is a perfect location

1 when you have some of those areas. Also, where  
2 there is local churches. Here there is a church  
3 right across the street.

4 Then you look at is it appropriate  
5 to locate it at this particular facility, is it  
6 appropriate to rezone it, and I think the answer  
7 is yes.

8 You have the trend of development in  
9 this area entirely for non-single-family, the R-3  
10 to the west and to the north, and then the  
11 commercial further to the north, and the R-4  
12 apartments just to the northwest.

13 Counsel stated that those were court  
14 ordered, and I think as your city attorney could  
15 advise you, courts don't zone property. They  
16 declare whether the restriction is constitutional  
17 or not, and they order that that particular use  
18 can be developed, and then later on it's up to  
19 the municipality to rezone it if they so choose.

20 I've seen other cases where there is  
21 commercial property that the court has determined  
22 should be built and it remains R-1, they had  
23 never rezoned it.

24 Here the property is zoned around us

1 R-3 and commercial further to the north, and that  
2 really goes to not whether a court did it or not,  
3 it's what the trend of development of the area is  
4 and what exists around here, and so I think it's  
5 a total red herring as to whether a court ordered  
6 it or not. That is what the trend of development  
7 is.

8 Across the street is really a  
9 name-only R-1, it is a very active institutional  
10 use with a large building, which I think could  
11 probably be expanded upon because I believe the  
12 church owns some of that land to the west as  
13 well.

14 So for the trend of development in  
15 this area, I think it is more than appropriate.  
16 As we noted, it's less intense than other things  
17 that can be located even in the R-1, such as a  
18 school, a church.

19 Again, the church owns this property  
20 now. I think it would be hard pressed to deny a  
21 special use for some sort of church addition in  
22 this area. Even hospitals and nursing homes are  
23 special uses in the R-1.

24 Comprehensive plans are guides, your

1 city attorney I think could tell you, they're not  
2 ordinances. This is what we do here, and when we  
3 determine whether a rezoning is appropriate or  
4 not, we don't just look to the comprehensive plan  
5 and say that is the guide.

6 It's not the zoning ordinance, it's  
7 something to be considered, but it certainly  
8 isn't an ordinance and it doesn't look at each  
9 particular property in great detail and determine  
10 all of the factors. It's something that's taken  
11 a look at globally here.

12 When we come down to it, we have  
13 these hearings, we look specifically at whether  
14 something is appropriate or not at this  
15 particular location, and that's what we're here  
16 tonight to do.

17 Your comp plan also notes it as  
18 mixed use right now, which could include  
19 something like age-restricted housing.

20 This isn't a Hampton Inn, it is a  
21 residential community. As you've heard, people  
22 there stayed for a long, long time until mostly  
23 they become disabled and can't live there anymore  
24 or they pass away.

1                   These are your moms, your dads, your  
2                   aunts, your uncles, your friends, your neighbors.  
3                   As you heard from one person, a lot of his  
4                   mentors, whether they are his coaches or Cub  
5                   Scout leaders, et cetera. It's not a one-day  
6                   overnight or two-day overnight facility.

7                   They're not appropriate in these  
8                   things, even if you take a look at some reference  
9                   to locating near the Hampton Inn. Those are  
10                  zoned commercial, and I think your staff would  
11                  tell you those wouldn't be allowed even if they  
12                  were appropriate in those areas. They are to be  
13                  in the R-3 and the R-4 District.

14                 This isn't spot zoning. There is  
15                 always going to be transitions between  
16                 residential districts. Again, two sides of us  
17                 are R-3, across the street is a functional  
18                 institutional use, certainly not an R-1.

19                 There has to be transitions made  
20                 somewhere, it's not like we're taking an R-3 or  
21                 an R-1 use and locating something commercial  
22                 where there is no commercial around it.

23                 This is a residential district, it's  
24                 just a different residential district, so I don't

1 think it in any way is a spot zoning.

2 There is a need for this use, and  
3 the appropriateness of locating at this location  
4 I think far outweighs any perceived or real  
5 impact to the adjoining owners to the east.

6 You've seen how we've made all of  
7 these accommodations by shifting the building,  
8 over-rotating it, changing the entrance location,  
9 and leasing that additional land to the west.

10 We meet your height, setback and lot  
11 coverage standards; we actually exceed those  
12 things, and I went into detail how we do.

13 Those are the things that are there  
14 in order to make sure there are appropriate  
15 transitions between uses, when you go from R-3 or  
16 R-4 to other uses. We are in great excess of all  
17 of those, and those are your safeguards for the  
18 transitions.

19 Any shadows or people looking into  
20 their -- the adjoining property owners, the Moes,  
21 to the east, that's going to happen if there is  
22 any development.

23 If there's going to be shadows,  
24 that's not a reason to deny a development. If

1       there is going to be other people that you want  
2       to see next to you, that's not a reason to deny a  
3       development.

4               I mean, that is an impact with any  
5       development, whether it's a four-story  
6       development, a multiple family development or a  
7       single-family development.

8               And, lastly, as to the density,  
9       again, I think that's more of a function of  
10      traffic and lot coverage. Here we're not going  
11      to have the traffic impact as what has been  
12      demonstrated and, again, we have 54 percent lot  
13      coverage versus 70 percent. I don't think the  
14      density is an issue as well when you take a look  
15      at the totality of the circumstances.

16              I think the use is more than  
17      appropriate at this location. We've done a lot  
18      of redevelopment to this plan, and I know these  
19      developers are very anxious and excited to work  
20      in this community and to serve the residents in  
21      this area.

22              Jeff, do you have anything else?

23              MR. CRANE: No.

24              MR. KASSON: Thank you.



1 CHAIRMAN HARKER: Excuse me. Kelly?

2 MS. HELLAND: Yes.

3 CHAIRMAN HARKER: Would you like to do a  
4 quick summation?

5 MS. HELLAND: I'm fine. Thanks, though.

6 CHAIRMAN HARKER: Okay. Do we have any  
7 questions we want to present to the presenter?  
8 Petitioner I should say. Feel free.

9 MR. CROUCH: I don't have any questions,  
10 I have some comments.

11 CHAIRMAN HARKER: Let's hold that until  
12 we are in deliberation.

13 MR. CROUCH: Okay.

14 CHAIRMAN HARKER: I have a question. In  
15 the packet and when you were doing your initial  
16 presentation, are you kind of selling it as, you  
17 know, a senior community, active adult or a low  
18 income?

19 MR. CRANE: This community is an  
20 affordable, income-restricted community. I would  
21 not by any means call this a low income facility.  
22 Every tenant in this building pays rent. This is  
23 not a Section 8 building.

24 The people that -- To qualify to

1 live in this building, people have to either be  
2 at 60 percent of the median income, which in  
3 Kendall County would mean an income of  
4 approximately \$47,000 to live here, or there are  
5 certain units which are available to those that  
6 are earning less than 30 percent of the adjusted  
7 median income, which in that case would be half  
8 of the 47, approximately 23, 5.

9 Those are the standards in order to  
10 qualify for the tax credits as to the residents  
11 of this building.

12 CHAIRMAN HARKER: And just another  
13 question I had, looking at the plan, when you  
14 purchased or made the 99-year lease with Longford  
15 Lakes and you moved your entrance there off --  
16 you know, coming off of Freemont Street, which I  
17 think -- I think it's fantastic, but do you have  
18 any other plans for this portion of land north of  
19 your entrance for beautification?

20 MR. CRANE: That area will -- will  
21 remain with -- remain as a landscaped area and we  
22 will work with staff to develop some additional  
23 landscaping on that property if that's -- if  
24 that's what staff would like, to meet obviously

1 Yorkville standards.

2 CHAIRMAN HARKER: Nobody else has any  
3 questions?

4 MS. HORAZ: I do.

5 CHAIRMAN HARKER: Okay.

6 MS. HORAZ: Are the residents going to  
7 be allowed to have their pets?

8 MS. CAMP: Yes. They are allowed to  
9 have an animal -- pet or animal that's under  
10 20 pounds.

11 MR. CRANE: So I'll say that because she  
12 probably wasn't sworn in, but the residents will  
13 be allowed pets that are 20 pounds or less.

14 CHAIRMAN HARKER: Anybody else?

15 (No response.)

16 MR. CRANE: Thank you again.

17 CHAIRMAN HARKER: Since all testimony  
18 regarding the petition has been taken, may I get  
19 a motion to close the taking of testimony in this  
20 public hearing?

21 MR. KRAUPNER: So moved.

22 MS. HORAZ: Second.

23 CHAIRMAN HARKER: Roll call on the vote,  
24 please.

1 MS. YOUNG: Yes. Kraupner.  
2 MR. KRAUPNER: Yes.  
3 MS. YOUNG: Crouch.  
4 MR. CROUCH: Yes.  
5 MS. YOUNG: Horaz.  
6 MS. HORAZ: Yes.  
7 MS. YOUNG: Goins.  
8 MS. GOINS: Yes.  
9 MS. YOUNG: And Harker.  
10 CHAIRMAN HARKER: Yes.  
11 (Which were all the  
12 proceedings had in the  
13 public hearing portion  
14 of the meeting.)  
15 ---o0o---

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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I reported in  
6 shorthand the proceedings had at the public  
7 hearing and that the foregoing, Pages 1 through  
8 106, inclusive, is a true, correct and complete  
9 computer-generated transcript of my shorthand  
notes so taken at the time and place aforesaid.

10 I further certify that my certificate annexed  
11 hereto applies to the original transcript and  
12 copies thereof, signed and certified under my  
13 hand only. I assume no responsibility for the  
14 accuracy of any reproduced copies not made under  
15 my control or direction.

16 As certification thereof, I have hereunto set  
17 my hand this 31st day of January, A.D., 2016.

18  
19  
20 \_\_\_\_\_  
Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
22  
23  
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# *Anthony Place Yorkville, IL*



WITH AUTO RIDE THROUGH  
ENTRANCE

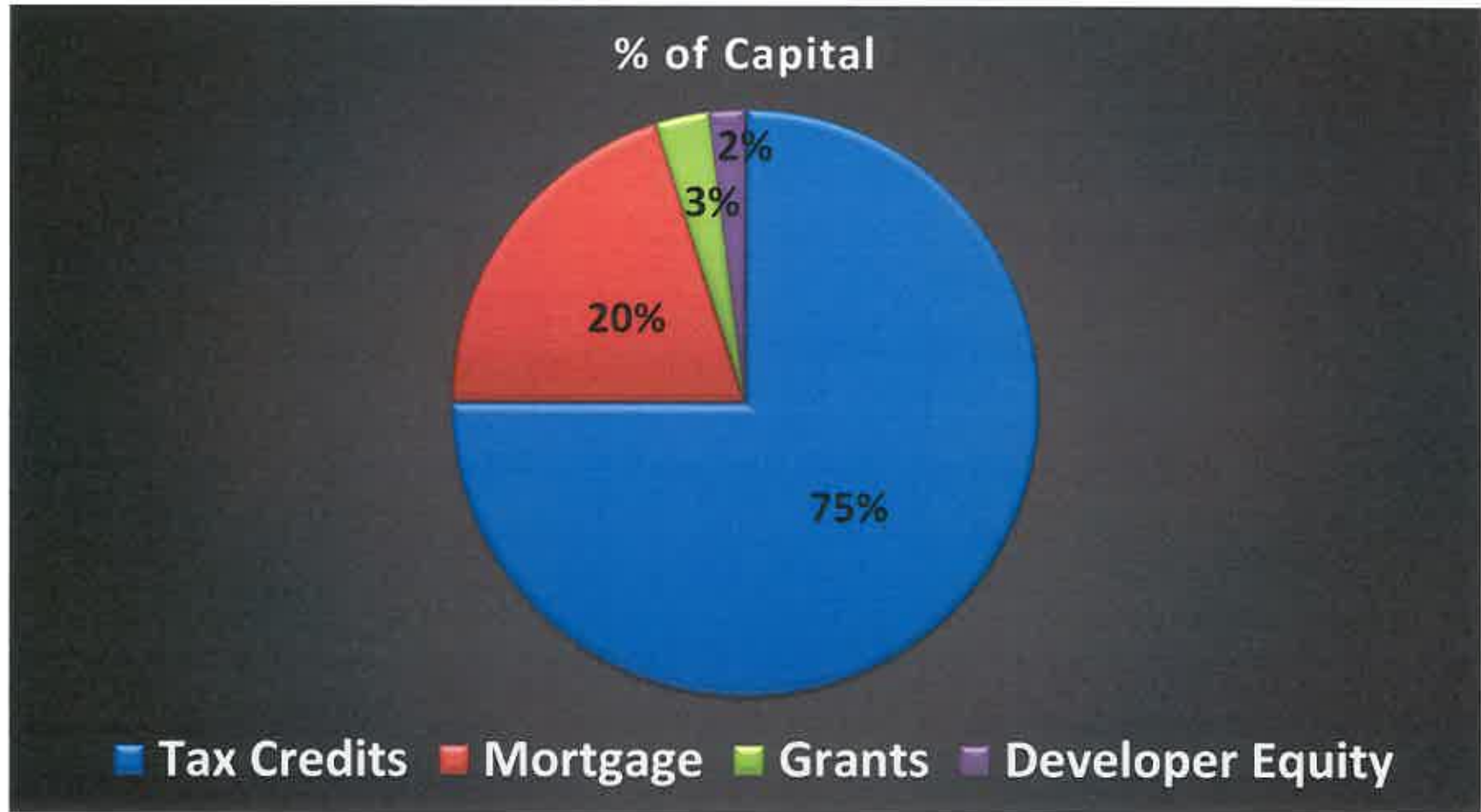
**S/W ENTRANCE CORNER  
PERSPECTIVE**



MAIN CANOPY ENTRANCE

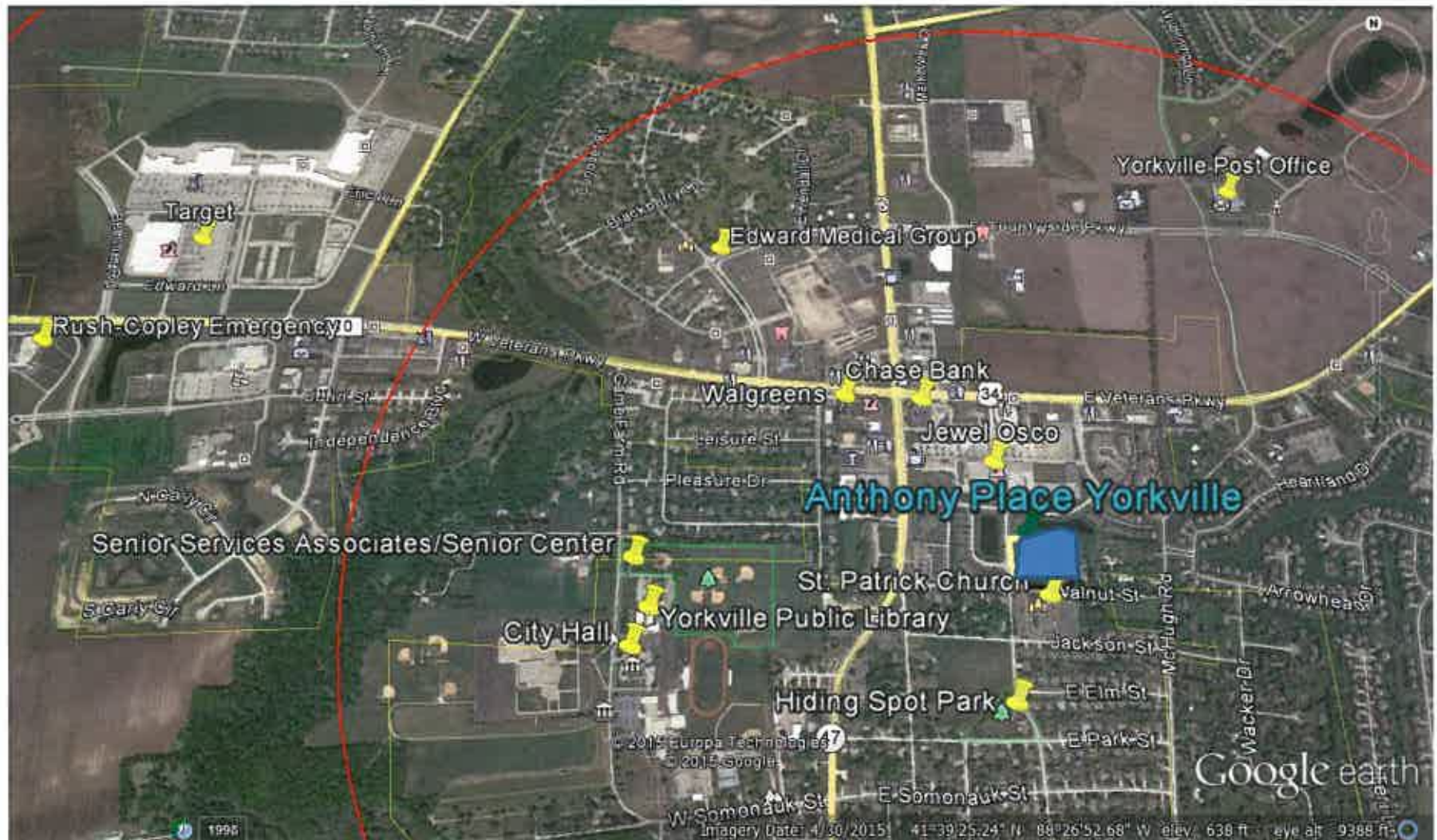
**N/W CORNER PERSPECTIVE**

# *How is this Development Funded?*

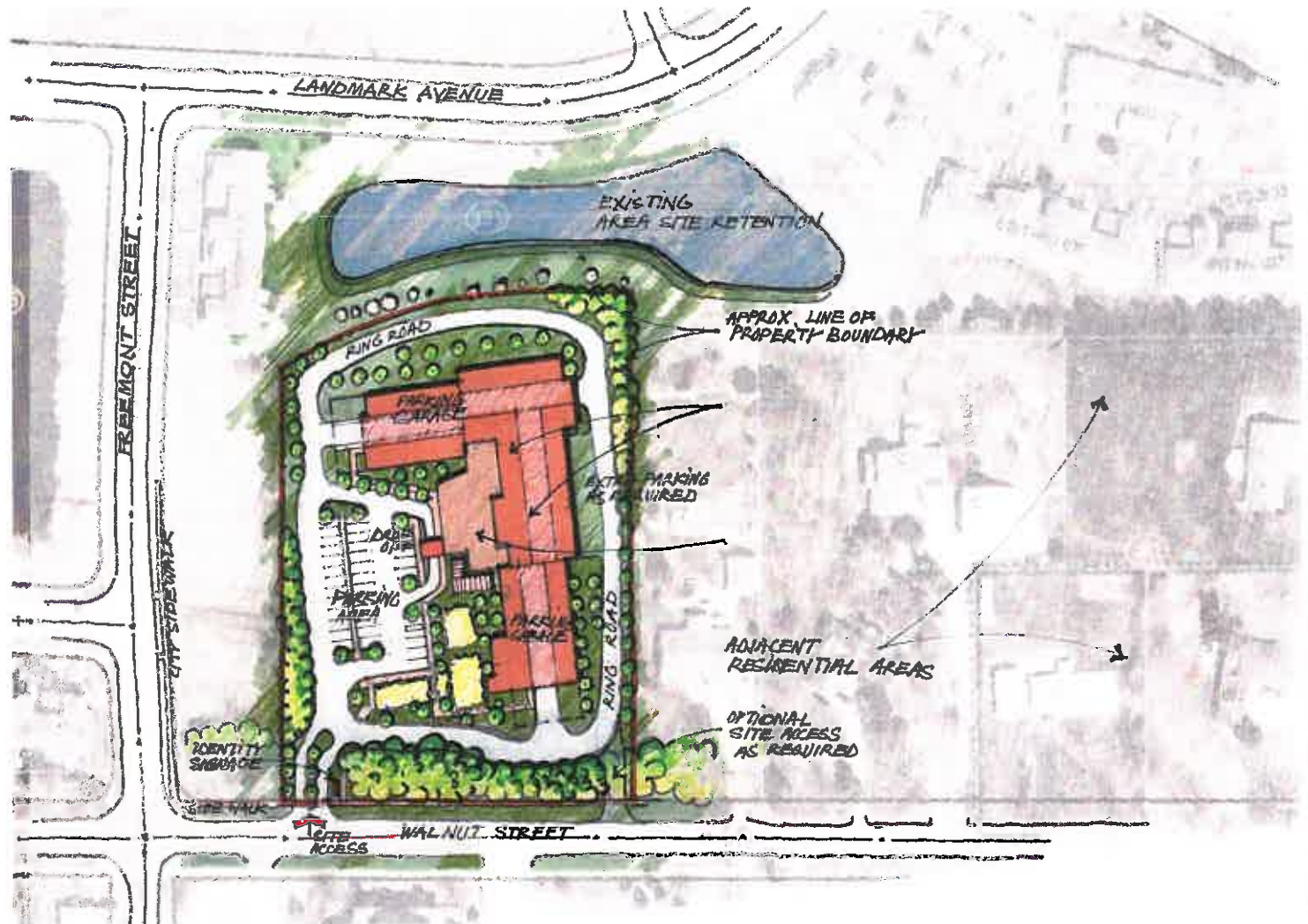




# *Why Yorkville? Why this Site?*



# Initial Site Plan





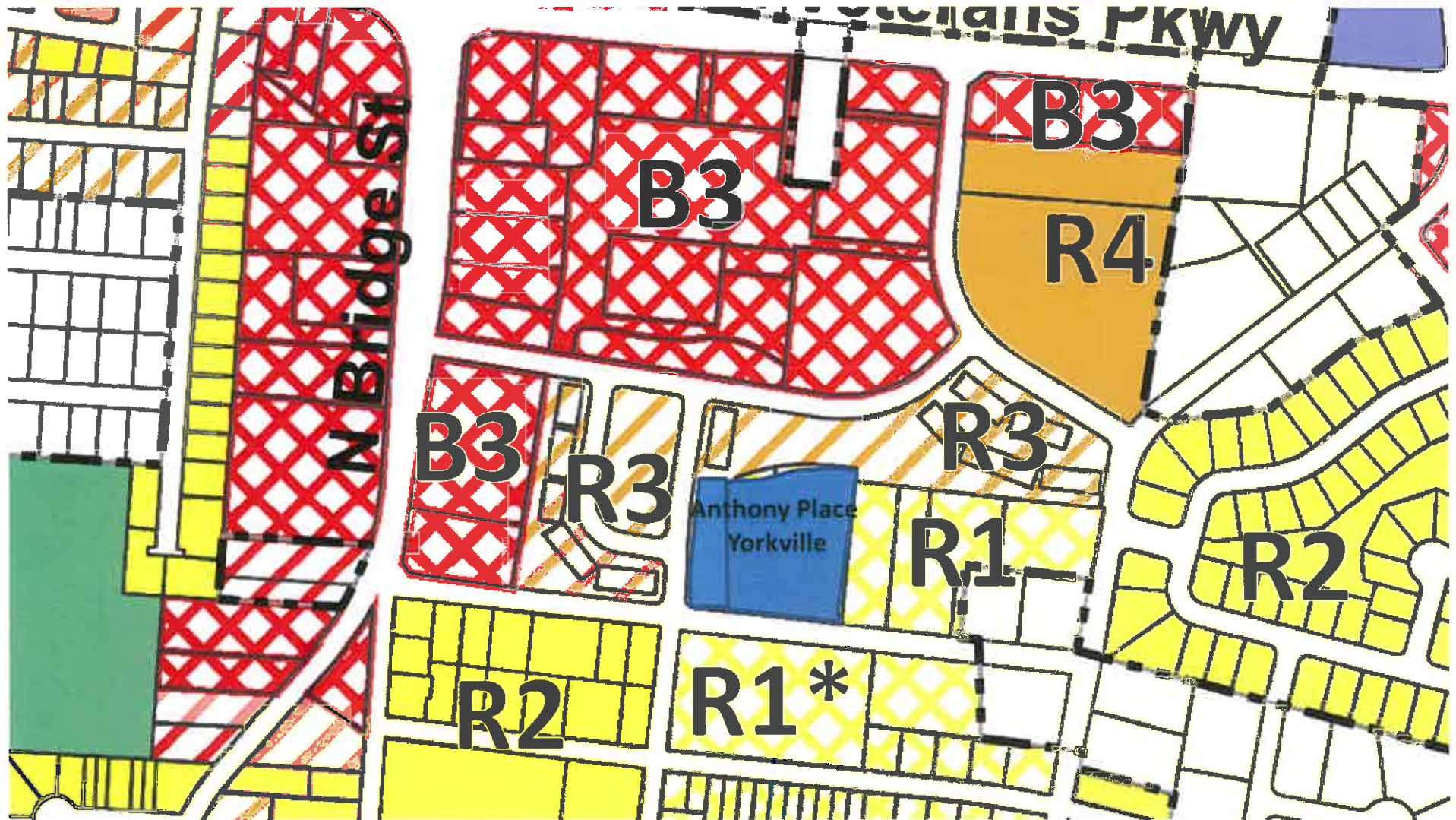
# Original vs. Current Site Plan



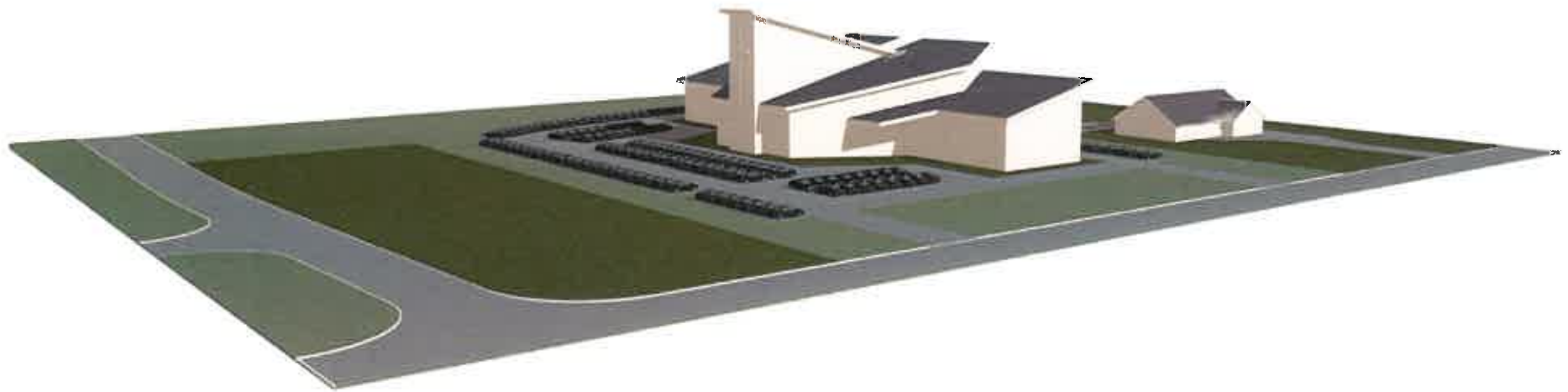


\* = Institutional Use

# Current Zoning



# *What Could be Built Based on Current Zoning*



**SW Corner**



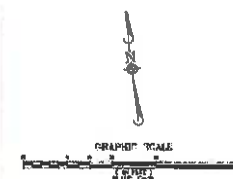
# Initial Site Plan



# *Aerial View of Property*





[illegible][illegible]

PROPERTY DESCRIPTION	
Health Property	Yes
Real Property	Business
Health Property	Real
Other Property	Loan

PAVEMENT LEGEND	
	Highway Right of Way Easement
	Off-Highway Right of Way Easement
	Corporate/Individual Property

**PROPOSED SITE PLAN**

SC: 1/80"

F

D.

1992-1993 Season  
 A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z. AA. AB. AC. AD. AE. AF. AG. AH. AI. AJ. AK. AL. AM. AN. AO. AP. AQ. AR. AS. AT. AU. AV. AW. AX. AY. AZ. BA. BB. BC. BD. BE. BF. BG. BH. BI. BJ. BK. BL. BM. BN. BO. BP. BQ. BR. BS. BT. BU. BV. BW. BX. BY. BZ. CA. CB. CC. CD. CE. CF. CG. CH. CI. CJ. CK. CL. CM. CN. CO. CP. CQ. CR. CS. CT. CU. CV. CW. CX. CY. CZ. DA. DB. DC. DD. DE. DF. DG. DH. DI. DJ. DK. DL. DM. DN. DO. DP. DQ. DR. DS. DT. DU. DV. DW. DX. DY. DZ. EA. EB. EC. ED. EE. EF. EG. EH. EI. EJ. EK. EL. EM. EN. EO. EP. EQ. ER. ES. ET. EU. EV. EW. EX. EY. EZ. FA. FB. FC. FD. FE. FF. FG. FH. FI. FJ. FK. FL. FM. FN. FO. FP. FQ. FR. FS. FT. FU. FV. FW. FX. FY. FZ. GA. GB. GC. GD. GE. GF. GG. GH. GI. GJ. GK. GL. GM. GN. GO. GP. GQ. GR. GS. GT. GU. GV. GW. GX. GY. GZ. HA. HB. HC. HD. HE. HF. HG. HH. HI. HJ. HK. HL. HM. HN. HO. HP. HQ. HR. HS. HT. HU. HV. HW. HX. HY. HZ. IA. IB. IC. ID. IE. IF. IG. IH. II. IJ. IK. IL. IM. IN. IO. IP. IQ. IR. IS. IT. IU. IV. IW. IX. IY. IZ. JA. JB. JC. JD. JE. JF. JG. JH. JI. JJ. JK. JL. JM. JN. JO. JP. JQ. JR. JS. JT. JU. JV. JW. JX. JY. JZ. KA. KB. KC. KD. KE. KF. KG. KH. KI. KJ. KK. KL. KM. KN. KO. KP. KQ. KR. KS. KT. KU. KV. KW. KX. KY. KZ. LA. LB. LC. LD. LE. LF. LG. LH. LI. LJ. LK. LL. LM. LN. LO. LP. LQ. LR. LS. LT. LU. LV. LW. LX. LY. LZ. MA. MB. MC. MD. ME. MF. MG. MH. MI. MJ. MK. ML. MM. MN. MO. MP. MQ. MR. MS. MT. MU. MV. MW. MX. MY. MZ. NA. NB. NC. ND. NE. NF. NG. NH. NI. NJ. NK. NL. NM. NO. NP. NQ. NR. NS. NT. NU. NV. NW. NX. NY. NZ. OA. OB. OC. OD. OE. OF. OG. OH. OI. OJ. OK. OL. OM. ON. OO. OP. OQ. OR. OS. OT. OU. OV. OW. OX. OY. OZ. PA. PB. PC. PD. PE. PF. PG. PH. PI. PJ. PK. PL. PM. PN. PO. PP. PQ. PR. PS. PT. PU. PV. PW. PX. PY. PZ. QA. QB. QC. QD. QE. QF. QG. QH. QI. QJ. QK. QL. QM. QN. QO. QP. QQ. QR. QS. QT. QU. QV. QW. QX. QY. QZ. RA. RB. RC. RD. RE. RF. RG. RH. RI. RJ. RK. RL. RM. RN. RO. RP. RQ. RR. RS. RT. RU. RV. RW. RX. RY. RZ. SA. SB. SC. SD. SE. SF. SG. SH. SI. SJ. SK. SL. SM. SN. SO. SP. SQ. SR. SS. ST. SU. SV. SW. SX. SY. SZ. TA. TB. TC. TD. TE. TF. TG. TH. TI. TJ. TK. TL. TM. TN. TO. TP. TQ. TR. TS. TT. TU. TV. TW. TX. TY. TZ. UA. UB. UC. UD. UE. UF. UG. UH. UI. UJ. UK. UL. UM. UN. UO. UP. UQ. UR. US. UT. UU. UV. UW. UX. UY. UZ. VA. VB. VC. VD. VE. VF. VG. VH. VI. VJ. VK. VL. VM. VN. VO. VP. VQ. VR. VS. VT. VU. VV. VW. VX. VY. VZ. WA. WB. WC. WD. WE. WF. WG. WH. WI. WJ. WK. WL. WM. WN. WO. WP. WQ. WR. WS. WT. WU. WV. WW. WX. WY. WZ. XA. XB. XC. XD. XE. XF. XG. XH. XI. XJ. XK. XL. XM. XN. XO. XP. XQ. XR. XS. XT. XU. XV. XW. XX. XY. XZ. YA. YB. YC. YD. YE. YF. YG. YH. YI. YJ. YK. YL. YM. YN. YO. YP. YQ. YR. YS. YT. YU. YV. YW. YX. YY. YZ. ZA. ZB. ZC. ZD. ZE. ZF. ZG. ZH. ZI. ZJ. ZK. ZL. ZM. ZN. ZO. ZP. ZQ. ZR. ZS. ZT. ZU. ZV. ZW. ZX. ZY. ZZ.

## TONING REVIEW SET

**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC  
YORKVILLE, ILLINOIS

6-20-11 10:00 AM - 10:00 AM  
10:00 AM - 10:00 AM  
10:00 AM - 10:00 AM  
10:00 AM - 10:00 AM

[illegible]

**Abstract**



NOAA ESRL

## Solar Position Calculator



NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard time zone and time zone are defined as positive to the west, instead of the international standard of positive to the east. For whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead of

City:		Lat:		Deg:	Min:	Sec:	Time Zone:
Chicago, IL	North	41	51	0	Other to UTC (MST=+7):	Daylight Saving Time:	
<a href="#">Click here for help finding your lat/long coordinates</a>	South	Long:					
	East	87	39	0	6	No	
	West						

Note: To manually enter latitude/longitude, select Enter Lat/Long -- from the City pulldown box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2000):	Time (hh:mm:ss)			
December	21	2015	14	00	00	AM PM 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
1.89	-23.44	211.53	18.04	0.3098

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after astronomical twilight.

December 21<sup>st</sup> - 2:00 PM







NOAA ESRL

## Solar Position Calculator



Earth System  
Research Lab

NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard longitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. For whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead click

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	Lat: North++	41	51	00	Offset to UTC (MST=-7):	Daylight Saving Time:
	South--					
<a href="#">Click here for help finding your lat/long coordinates</a>	Long: East++	87	39	00	6	No
	West--					

Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pull-down box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2015):	Time (hh:mm:ss)			
December	21	2015	16	00	00	AM PM 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
1.85	-23.44	234.79	2.93	0.0511

Azimuth is measured in degrees clockwise from north.

Elevation is measured in degrees up from the horizon.

Az & El both report dark after astronomical twilight.

December 21<sup>st</sup> - 4:00 PM







NOAA ESRL

## Solar Position Calculator



Earth System  
Research Lab

OAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard longitude and time zone are defined as positive to the west, instead of the international standard of for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead

City:		Deg:	Min:	Sec:	Time Zone
Chicago, IL	Lat: North++ South--	41	51	0	Offset to UTC: MSI=+7: Time:
<a href="#">Click here for help finding your lat/long coordinates</a>	Long: East++ West--	87	39	0	6 No

Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right

Month:	Day:	Year (e.g. 2000):	Time (hh:mm:ss)			
March	21	2015	16	:00	:00	AM PM 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-7.12	0.38	249.66	21.78	0.3711
Azimuth is measured in degrees clockwise from north. Elevation is measured in degrees up from the horizon. Az & El both report dark after astronomical twilight.				

March/September 21<sup>st</sup> - 4:00 PM





NOAA ESRL

## Solar Position Calculator



Earth System  
Research Lab

NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard longitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. For whatever reason, people prefer the old calculator. For the rest of you, we encourage you to instead

City:		Deg:	Min:	Sec:	Time Zone
Chicago, IL	Lat: North--	41	51	0	Offset to UTC (MST-7):
	South--				Daylight Saving Time:
<a href="#">Click here for help finding your lat/long coordinates</a>	Long: East--	87	39	0	6
	West--				No

Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right.

Month	Day	Year (e.g., 2000)	Time (hh:mm:ss)		
March	21	2015	18	00	00
			AM PM 24hr		

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-7.1	0.41	270.69	0.35	0.0061

Azimuth is measured in degrees clockwise from north.

Elevation is measured in degrees up from the horizon.

Az & El both report dark after astronomical twilight.

March/September 21<sup>st</sup> - 6:00 PM







NOAA ESRL

## Solar Position Calculator



Earth System  
Research Lab

NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard time zone and time zone are defined as positive to the west, instead of the international standard of positive to the east. For whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	Lat:				Offset to UTC (MST=+7):	Daylight Saving Time:
	North→	41	51	00		
Click here for help finding your lat/long coordinates	Long:				6	No
	East→	87	39	00		
	West→					

Note: To manually enter latitude/longitude, select **Enter Lat/Long** from the City pull-down box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
June	21	2015	16	:00	:00	• AM • PM • 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-1.82	23.43	270.55	35.98	0.5876

Azimuth is measured in degrees clockwise from north.

Elevation is measured in degrees up from the horizon.

Az & El both report dark after astronomical twilight.

June 21<sup>st</sup> - 4:00 PM





NOAA ESRL

## Solar Position Calculator



Earth System  
Research Lab

NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard time zone and time zone are defined as positive to the west, instead of the international standard of for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead

City:		Deg:	Min:	Sec:	Time Zone
Chicago, IL	Lat: North=+ South=-	41	51	00	Offset to UTC MST=+7: Daylight Saving Time:
<a href="#">Click here for help finding your lat/long coordinates</a>	Long: East=+ West=-	87	39	00	6 No

Note: To manually enter latitude longitude, select Enter Lat/Long --> from the City pull-down box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2009):	Time (hh:mm:ss)			
June	21	2015	18	00	00	• AM • PM • 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-1.84	23.43	289.03	14.11	0.2438

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after astronomical twilight.

June 21<sup>st</sup> - 6:00 PM





**March 21<sup>st</sup> - 4pm**



**June 21<sup>st</sup> - 4pm**



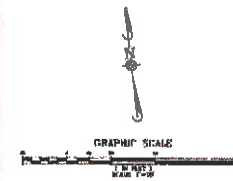
**June 21<sup>st</sup> - 6pm**



## *View From the Patio*



# Anthony Place Site Plan



**SITE DATA TABLE**

EXISTING	PROPOSED	REMARKS
1.1 Single Unit	1.1 Single Unit	
1.2 Double Unit	1.2 Double Unit	
1.3 Triple Unit	1.3 Triple Unit	
1.4 Quadruple Unit	1.4 Quadruple Unit	
1.5 Other	1.5 Other	
2.1 Single Unit	2.1 Single Unit	
2.2 Double Unit	2.2 Double Unit	
2.3 Triple Unit	2.3 Triple Unit	
2.4 Quadruple Unit	2.4 Quadruple Unit	
2.5 Other	2.5 Other	
3.1 Single Unit	3.1 Single Unit	
3.2 Double Unit	3.2 Double Unit	
3.3 Triple Unit	3.3 Triple Unit	
3.4 Quadruple Unit	3.4 Quadruple Unit	
3.5 Other	3.5 Other	
4.1 Single Unit	4.1 Single Unit	
4.2 Double Unit	4.2 Double Unit	
4.3 Triple Unit	4.3 Triple Unit	
4.4 Quadruple Unit	4.4 Quadruple Unit	
4.5 Other	4.5 Other	
5.1 Single Unit	5.1 Single Unit	
5.2 Double Unit	5.2 Double Unit	
5.3 Triple Unit	5.3 Triple Unit	
5.4 Quadruple Unit	5.4 Quadruple Unit	
5.5 Other	5.5 Other	
6.1 Single Unit	6.1 Single Unit	
6.2 Double Unit	6.2 Double Unit	
6.3 Triple Unit	6.3 Triple Unit	
6.4 Quadruple Unit	6.4 Quadruple Unit	
6.5 Other	6.5 Other	
7.1 Single Unit	7.1 Single Unit	
7.2 Double Unit	7.2 Double Unit	
7.3 Triple Unit	7.3 Triple Unit	
7.4 Quadruple Unit	7.4 Quadruple Unit	
7.5 Other	7.5 Other	
8.1 Single Unit	8.1 Single Unit	
8.2 Double Unit	8.2 Double Unit	
8.3 Triple Unit	8.3 Triple Unit	
8.4 Quadruple Unit	8.4 Quadruple Unit	
8.5 Other	8.5 Other	
9.1 Single Unit	9.1 Single Unit	
9.2 Double Unit	9.2 Double Unit	
9.3 Triple Unit	9.3 Triple Unit	
9.4 Quadruple Unit	9.4 Quadruple Unit	
9.5 Other	9.5 Other	
10.1 Single Unit	10.1 Single Unit	
10.2 Double Unit	10.2 Double Unit	
10.3 Triple Unit	10.3 Triple Unit	
10.4 Quadruple Unit	10.4 Quadruple Unit	
10.5 Other	10.5 Other	

**PAVEMENT LEGEND**

PAVEMENT TYPE	PAVEMENT COLOR
STANDARD CITY STREET PAVEMENT	Light Gray
CURBOUT AND SIDE PAVEMENT	Dark Gray
LANEWAY DRIVEWAY PAVEMENT	Medium Gray

H

DJ

**ZONING REVIEW SET**  
YORKVILLE, ALABAMA

**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC

Project Name: YORKVILLE APARTMENT COMPLEX  
Project Location: YORKVILLE, ALABAMA  
Project Owner: GC HOUSING DEVELOPMENT LLC  
Project Architect: [Name]  
Project Engineer: [Name]  
Project Date: [Date]  
Project Status: [Status]

**A1.4**

# *Anthony Place* *Yorkville, IL*



NW ENTRY FROM PARKING  
ENTRANCE



SW ENTRANCE CORNER  
PERSPECTIVE

NW CORNER PERSPECTIVE



# Elevations



**WEST ELEVATION**

SC: 1/32"



**SOUTH ELEVATION**

SC: 1/32"

# *Elevations*



**EAST ELEVATION**

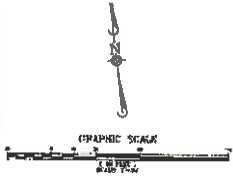
Scale: 1/8" = 1'-0"



**NORTH ELEVATION**

Scale: 1/8" = 1'-0"

# *Anthony Place Site Plan*

[illegible]

Parameter	Value
Initial Frequency	100
Final Frequency	100
Initial Amplitude	100
Final Amplitude	100

PAVEMENT LEGEND

- STANDED LIFT ALTHOUGH PAVING
- CRACKED AND SPLIT PAVING
- CRACKED AND SPLIT PAVING



## PROPOSED SITE PLAN

SC: 1/80<sup>th</sup>

## A14

H  
DJ[illegible]

**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS

**YORKVILLE APARTMENT COMPLEX**  
QC HOUSING DEVELOPMENT LLC

Printed Name	
11/23/2019	DECEMBER 19
12/04/2019	DECEMBER 19
12/16/2019	DECEMBER 19

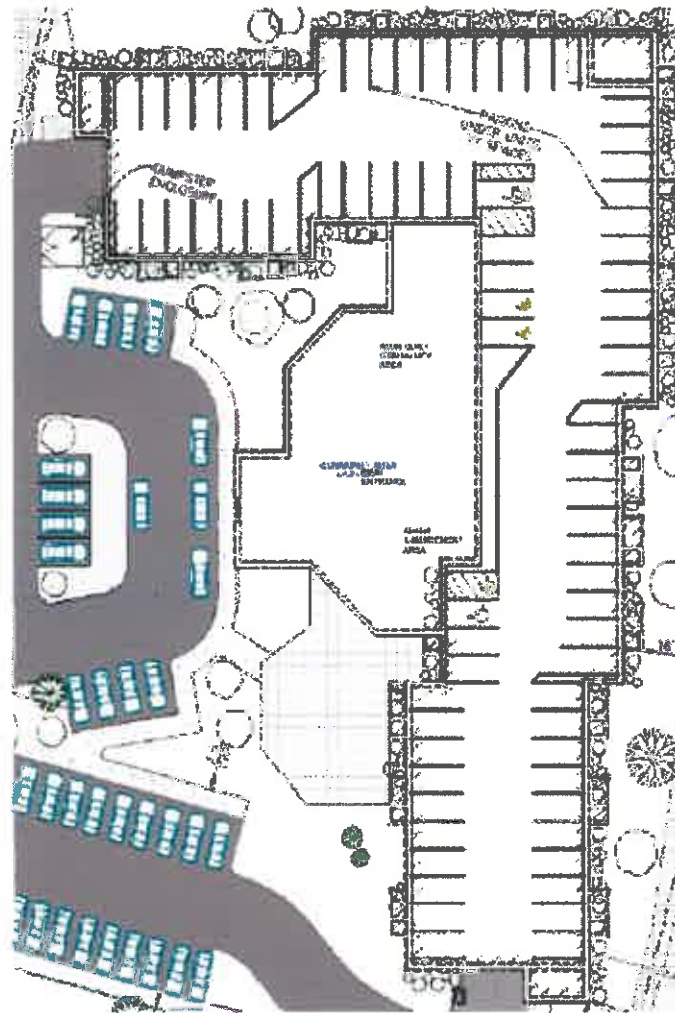
**STUDY 1**

**Study Population** 80% African American, 20% European American  
- 1970-1971

**STUDY 2**

**Study Population** 60% African American, 40% European American  
- 1972-1973

# *First Floor Plan*

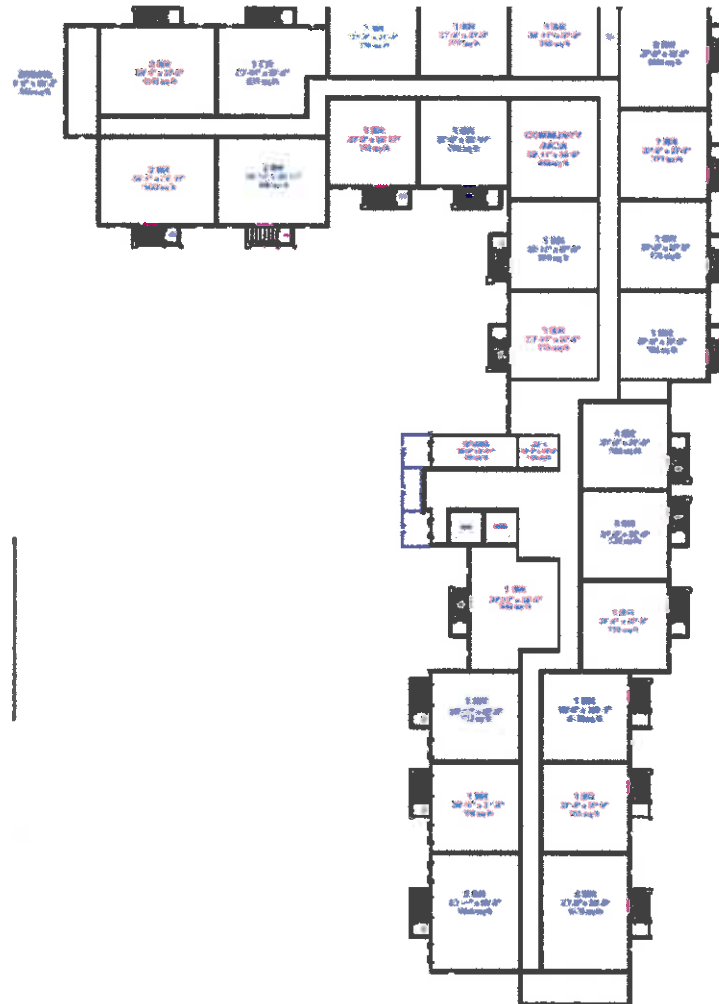


**PARKING LEVEL FLOOR PLAN**

SC: 1/16"



# 2<sup>nd</sup> - 4<sup>th</sup> Floor Plan



FLOOR PLAN LEVELS 2-4

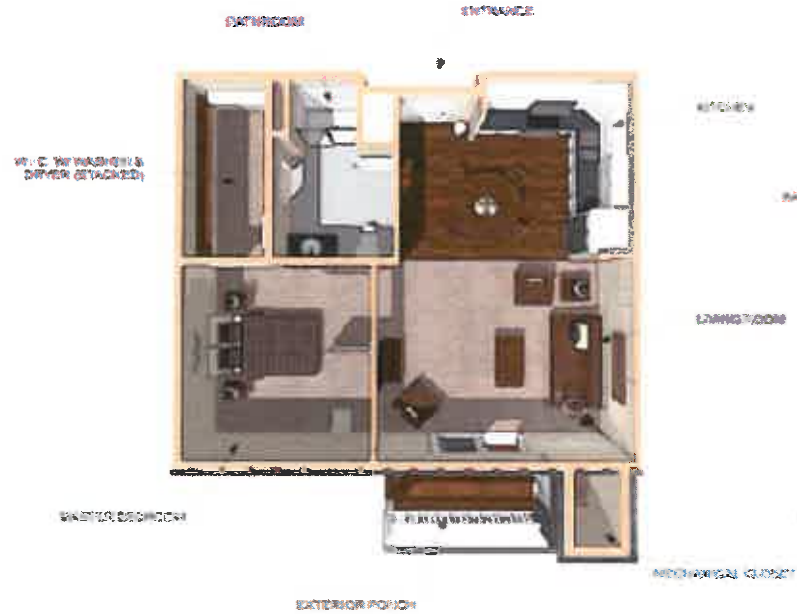
SC 0113

# *Common Area Amenities*

- Indoor Heated Parking
- Arts & Crafts Room
- Library & Billiard Area
- TV Lounge with Big Screen Television
- Exercise Facility
- Large Community Room
- Computers for Resident Use
- Video Security System
- On-Site Manager



# Unit Layouts



**1 BEDROOM APARTMENT**  
SQ: 1.07



**2 BEDROOM APARTMENT**  
SQ: 1.07

# *Unit Amenities*

- Age Restricted 55 Years and Older
- 1 Bed / 1 Bath units  
(776 Square Feet)
- 2 Bed / Bath units  
(1,034 Square Feet)
- 9-Ft. Ceilings
- Balcony in every unit
- Walk-In Closets
- Window Treatments
- Individual Unit Furnaces



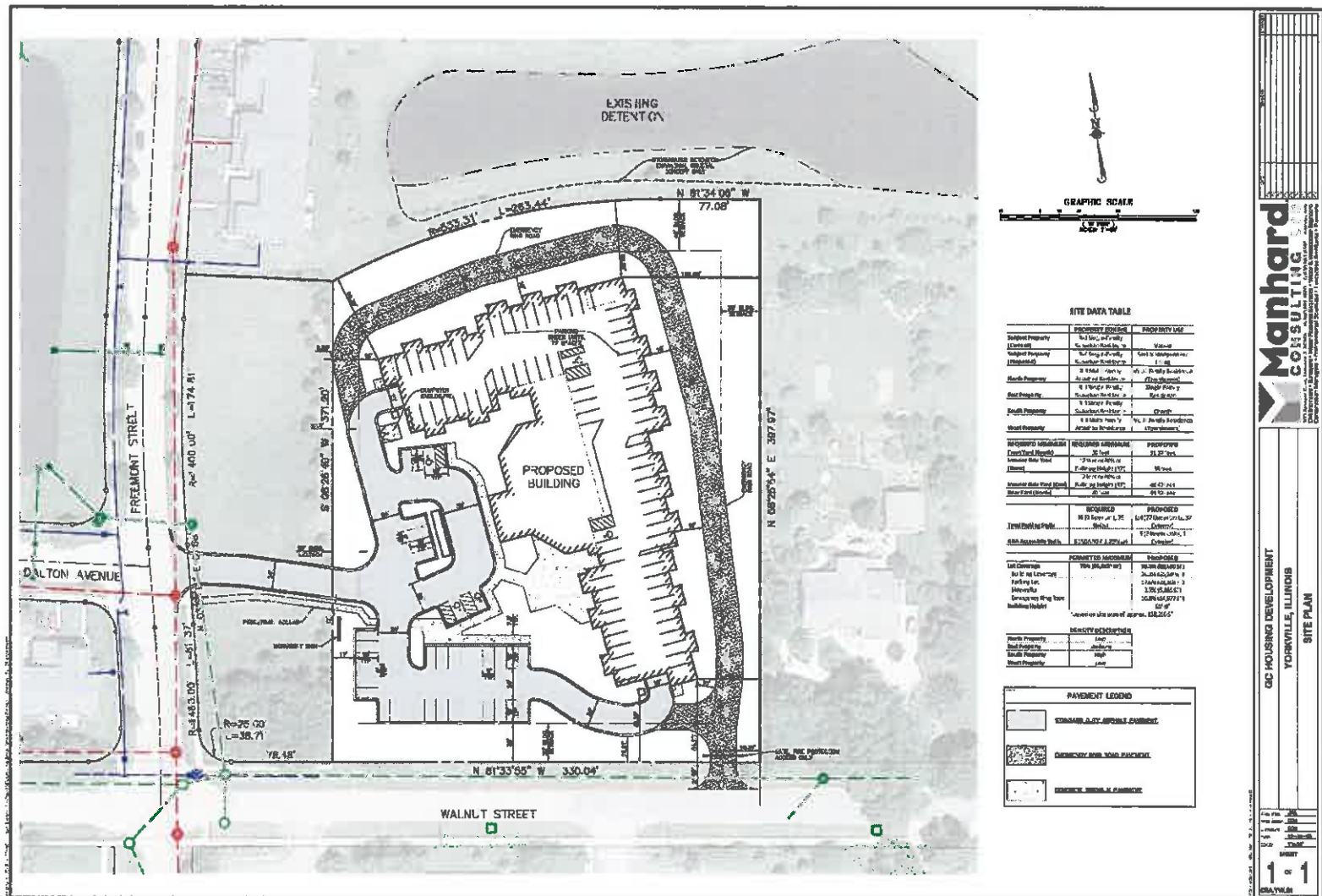


# *Unit Amenities*

- Designer-Appointed Kitchens
- Range & Refrigerator
- Microwave
- Dishwasher
- Washer & Dryer



## Site Plan including Utilities

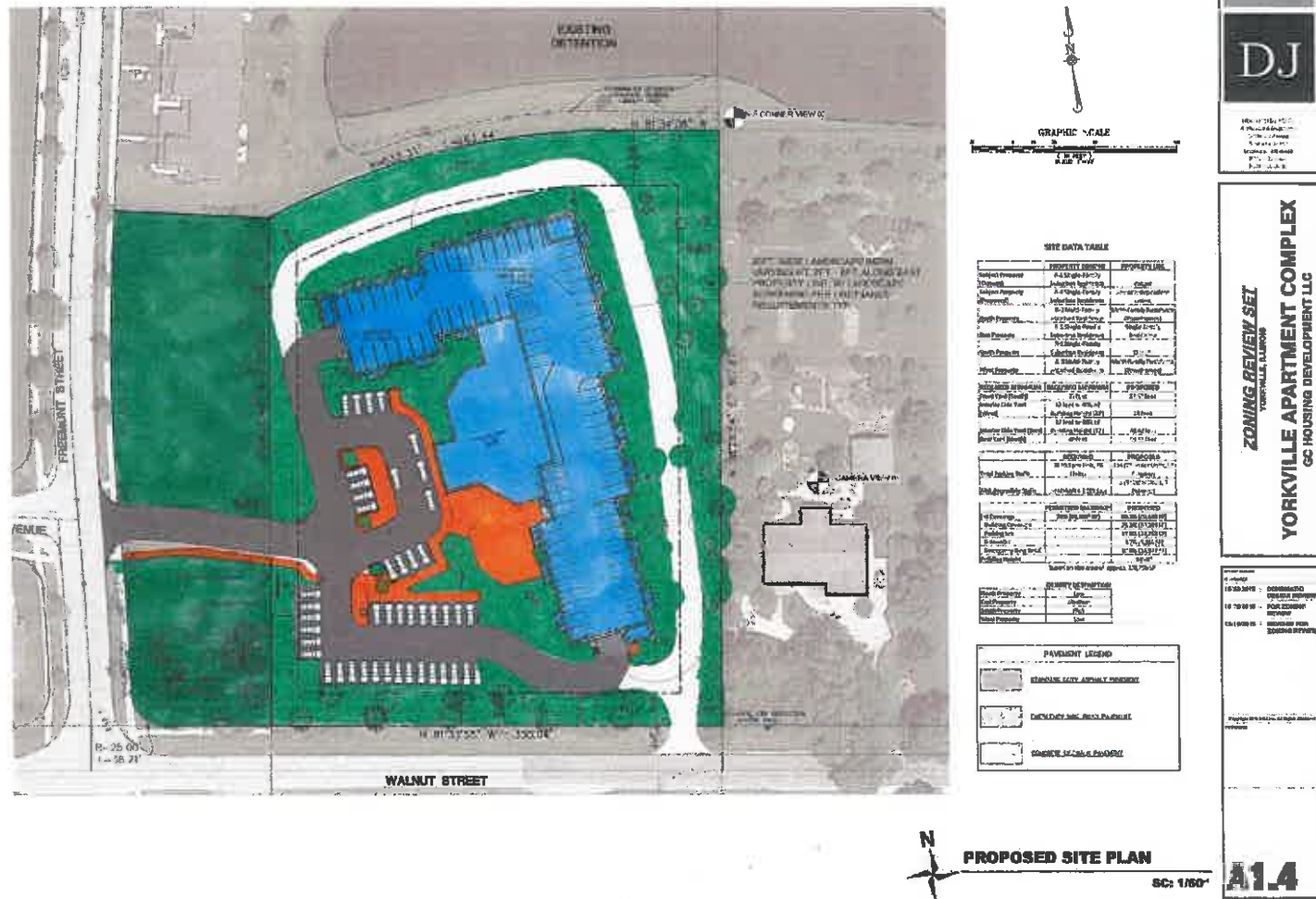


# *Aerial View of Property*





## Current Site Plan



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*, 9<sup>th</sup> 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”, 4<sup>th</sup> 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.



January 13, 2016

United City of Yorkville  
Plan Commission Members  
800 Game Farm Road  
Yorkville, Illinois 60560

RE: Support for the Proposed Senior Living Facility Development of Anthony Place

Dear Members of the Yorkville Plan Commission:

I am the Associate Director at the Voluntary Action Center, the nonprofit agency that operates the Kendall Area Transit program.

I regret that I cannot attend the January 13<sup>th</sup>, 2016, meeting in person. However, I feel strongly enough about the Anthony Place development that I wanted to give something as a matter of record.

I am writing to comment in favor of the proposed development of Anthony Place. This development will have a direct positive impact on the safety, security, and quality of life for current and eventual Yorkville senior residents.

As the director of the primary community transportation program serving Yorkville seniors, I have had many opportunities to speak with the senior community on a variety of issues. Since 2010, when I came to Yorkville, I have consistently heard two things in particular that are of great concern to them. The first is access to community and public transportation. The second is access to affordable housing options.

At the January 6<sup>th</sup> ZBA meeting, everyone submitting public comment – even those against the development – had mentioned the growing need for affordable senior housing facilities such as Anthony Place. And the need will only continue to grow.

According to the most recent U.S. Census figures, between 2000 and 2010, the population age 60 and older grew by 25 percent. Senior citizens now comprise almost 20 percent of the total U.S. population. Figures project the senior population will grow 33 percent between 2010 and 2020!

The Kendall County senior population grew by 23 percent over the last five years alone!

People are living longer, and this should be seen as a good thing! Yet, it has become an unintentional political issue for some. I understand that residents have concerns – new developments of any kind generally bring objection and worry.

However, Anthony Place isn't a landfill. It isn't a nuclear power plant. It isn't a college fraternity house. It's a planned residential facility – for those graced to have been alive a little longer than the rest of us – wishing to call, or remain calling, Yorkville their home.

**Yorkville Satellite Office:**  
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This is where the irony of Not in My Backyard (NIMBY) comes into play. One day, those concerned individuals – all of whom stated they recognize the importance of developments like Anthony Place – will become seniors in need of more diverse affordable housing options. However, because of the ever present NIMBY sentiment, all the senior housing developments will not be there.

Where will these people live? NIMBY often times becomes BANANAS – Build Absolutely Nothing Anywhere Near All Sites.

I mentioned earlier that I have spoken with many seniors and their family members. I have heard stories about seniors having to leave their longtime homes and communities because they didn't have options. Aging in place is a very importance concept. It allows our neighbors and friends to remain active participants in our community. Aging in place allows families to stay connected.

Anthony Place will be a part of allowing all Yorkville residents (and potential residents) a greater opportunity to age in place and remain active participants in Yorkville's community – not to mention local economy.

I am holding out hope that Yorkville leadership sees this and understands because Yorkville traditionally has been a friend to seniors. Many of us have seen it firsthand. Yorkville has supported senior rehab facilities such as Hillside, assisted living facilities like Heritage Woods, senior social service facilities like the Beecher Center, and community transportation programs like KAT.

By supporting the development plans of Anthony Place, Yorkville again has the opportunity to lead by example and support the generations that made today possible.

Thank you for your time and please vote in favor of allowing the development of Anthony Place.

Sincerely,

Paul LaLonde  
Associate Director  
Voluntary Action Center



United City of Yorkville  
Plan Commission Members  
800 Game Farm Road  
Yorkville, Illinois 60560

January 13, 2016

RE: Proposed Affordable Senior Housing Development, Anthony's Place

Dear Members of the Yorkville Plan Commission,

The Oswego Senior Center, located in Oswego, IL in Kendall County, is a senior community center that provides nutrition, education, health screenings and recreation, while emphasizing the need for socialization to reduce isolation. Kendall County was amongst the fastest growing counties in our nation during the housing boom, with the population rising from 59,000 in 2000 to 114,900 in 2010. While this boom accommodated many families with good communities and good schools, it did not accommodate for affordable senior housing alternatives for seniors living below the area median income.

In 2008, the Elder Economic Security Initiative published the Elder Economic Security Standard Index for Illinois which outlines how much it costs to live in the various counties of Illinois. The EESI takes into account only, housing, food, transportation, health care (for someone in good health), and limited miscellaneous (clothing, goods, etc.). To live in Kendall County, a single person must make at least \$1,732 (no mortgage), \$1,904 (renter one bedroom), \$2,581 (with mortgage) a month to afford a basic quality of life. A married couple must make at least \$2,473 (no mortgage), \$2,645 (renter one bedroom), \$3,322 (with mortgage) a month to afford a basic quality of life. Many seniors, especially older woman (who typically outlive their spouse) have an income of between \$1,200-\$1,400 a month, which means they cannot even afford to stay in their homes should they own them and still buy food, take medication, go the doctor or buy gas, among other things.

So as you can see affordable housing is necessary and needed in Kendall County. With a high cost of living due to high taxes, Kendall county seniors that fall below the necessary income needed to sustain a quality of life are left to mitigate their circumstances by going without needed medical services and medications, food, socialization and other life needs. Affordable housing will offer another method to alleviate their low income circumstances thus freeing resources to better their quality of life increasing community health. Affordable housing like this also situates Yorkville into becoming a liveable community for all ages, which is an asset as the nation moves from a younger mass population to an older mass population.



While the current argument heard from the neighbors of the proposed lot is the same argument from neighbors of proposed sites across America, “this is a great idea but, Not In My Backyard”. The question then becomes, where is land affordable enough to build affordable housing that is close to shopping, socialization and transportation? And will those neighbors say, “this is a great idea, but not in my backyard”?

It is my hope that the United City of Yorkville leadership will vote to approve the zoning change needed to accommodate this new affordable housing development in order to accommodate its older citizens that can no longer afford to live in their own homes. Thank you for your time and consideration on this matter.

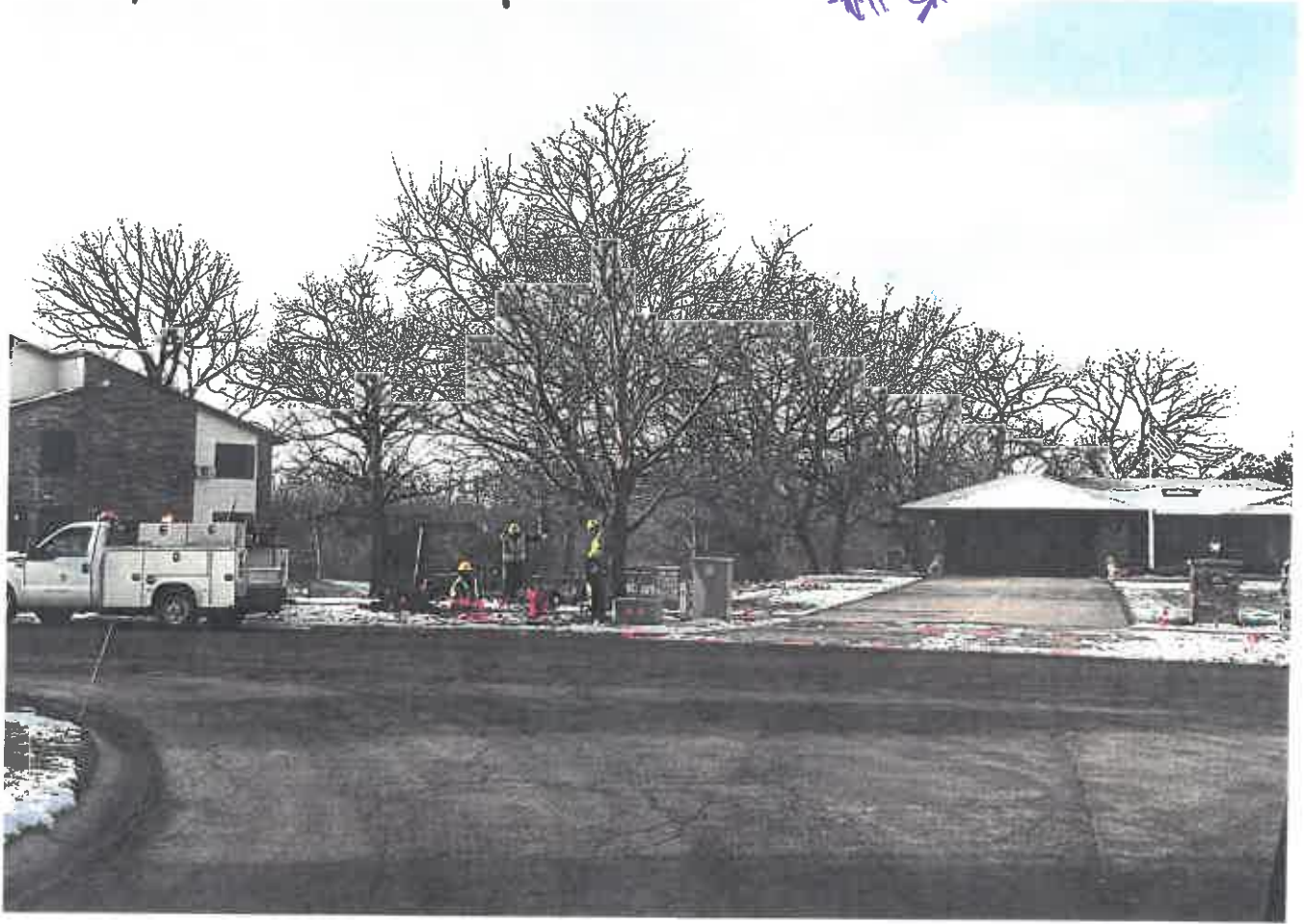
Sincerely,

Sandra Pastore, MSW  
CCC Manager

Glendale Heights Senior Apartments

#1

1/10/10



Glendale Heights Senior Apartments



#2  
Mal