

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, NOVEMBER 28, 2023

Mayor Purcell called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	
Ward IV	Tarulis	Present	
	Corneils	Present	(arrived electronically at 7:04 p.m.)

Staff in attendance at City Hall: City Clerk Behland, Chief of Police Jensen, City Attorney Orr, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/85400063184?pwd=IGV3eDNxQUoyQkV2b1F1dm9BTXpMdz09>. The Zoom meeting ID was 854 0006 3184.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Swearing-in of Patrol Officer – Alex Wrobel

Mayor Purcell, along with Chief of Police James Jensen, swore in Alex Wrobel as a patrol officer for the police department.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Tom Gilmor, resident of Fox Hill subdivision, shared with the Council that he is not in favor of the Northpointe Development along with section 8 housing or low-income housing. He asked who would regulate the proof of age, occupancy, and income required to live at this senior housing.

Micky Miller, Director of Senior Services, shared with the Council that subsidized housing has long waiting lists. Residents must move out of town for housing, taking income away from Yorkville. These residents are a tremendous asset to the community as they volunteer for many nonprofits and help provide transportation for those who can’t drive. People who need this type of housing are current residents, not strangers. Last year, Senior Services worked with the Community Development Director on Aging in a Changing Region. The survey responses showed a significant piece missing in our community, which is the middle housing bracket. There were concerns about property values going down when Anthony’s Place opened, and there have been no signs of this. She asked the Council to please consider the Fox Hill Senior Living apartments.

Debbie Gillette, resident of Fox Hill subdivision, shared with the Council that putting a high-density development in a residential neighborhood does not sit right with many residents. Increasing the development capacity by twenty-four units will bring more traffic, noise, and other nuisances into the Fox Hill subdivision. She asked if the City had considered the additional needs for the health and safety of the

residents. And what are the potential costs for fire, police, and ambulances? The residents are concerned about how this will affect their property values.

Judy Gilmor, resident of Fox Hill subdivision, shared that they are not imposed of senior housing but would like to see this building be changed from a three-story building to a two-story building. The residents of Fox Hill are asking for something to blend in better with the neighborhood. The Northpointe Development was working on a similar facility in Palatine. The residents shared concerns about it being a three-story building, which they then agreed to change to a two-story one. Judy shared the newspaper article with the Council (*attached*). Judy reported that the residents were not part of the planning process and that the HOA knew nothing about this project until the rezoning sign went up. Many residents could not attend tonight’s meeting, so they prepared a petition. The petition (*attached*) requests that the Council deny the request for a variance to change the density from eight to fourteen units and to require them to change from a three-story building to a two-story building.

Sean Klinberg, resident of Fox Hill subdivision, shared his concern regarding the Fox Hill Senior Living building that could be going in his backyard. He stated no one in the community is a big fan of this project. He then said bringing seniors into the community is great but asked what are the benefits? He then said the request for three stories was too much.

Lisa Schillinger, a Yorkville resident, shared with the Council that she just heard about this project today and is not for or against it. She understands that the Fox Hill residents have concerns. Lisa stated she had been in this town for 45 years and had watched it grow. Yorkville needs senior living facilities badly. Yorkville needs to keep seniors in this community.

CONSENT AGENDA

1. Bill Payments for Approval
\$ 1,622,372.86 (vendors)
\$ 356,842.05 (payroll period ending 11/09/23)
\$ 1,979,214.91 (total)
2. Kane-Kendall Council of Mayors (KKCOM) Call for Projects –*authorize staff to submit a 2023 Call for Projects application for East Van Emmom Street project funding and Kennedy Road project funding* (PW 2023-85)
3. 2023 Road to Better Roads – Change Order No. 1 and Final Payment Estimate – *approve the 2023 Road to Better Roads – Change Order No. 1 and authorize the Mayor to execute* (PW 2023-87)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Funkhouser; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR’S REPORT

	Tax Levy (CC 2023-58)
Resolution 2023-35	Requesting Separate Limiting Rates for all City Funds
Ordinance 2023-40	for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2024 and Ending on April 30, 2025

Mayor Purcell entertained a motion to approve a Resolution Requesting Separate Limiting Rates for all City Funds and to approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2024 and Ending on April 30, 2025. So moved by Alderman Plocher; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

Treasurer’s Report for October 2023
(CC 2023-68)

Mayor Purcell entertained a motion to approve the Treasurer’s Report for October 2023. So moved by Alderman Koch; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

Ordinance 2023-41

**Repealing and Replacing Title 1, Chapter 14 of the
Yorkville City Code (Administrative Adjudication)**
(CC 2023-69)

Mayor Purcell entertained a motion to approve an Ordinance Repealing and Replacing Title 1, Chapter 14 of the Yorkville City Code and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye

Resolution 2023-36

**Approving an Interagency Agreement Between the Illinois State Police
Police and the United City of Yorkville, Kendall County, Illinois
(CC 2023-69)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Interagency Agreement Between the Illinois State Police and the United City of Yorkville, Kendall County, Illinois and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye

Bond Abatement Ordinances (CC 2023-70)

Ordinance 2023-42

Abating the tax levied for the year 2023 to pay the principal of and interest on the \$5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A

Ordinance 2023-43

Abating the tax levied for the year 2023 to pay the principal of and interest on the \$1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014

Ordinance 2023-44

Abating the tax levied for the year 2023 to pay the principal of and interest on the \$1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C

Ordinance 2023-45

Abating the tax levied for the year 2023 to pay the principal of and interest on the \$4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A

Ordinance 2023-46

Abating the tax levied for the year 2023 to pay the principal of and interest on the \$8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021

Ordinance 2023-47

Abating the tax levied for the year 2023 to pay the principal of and interest on the \$5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022

Ordinance 2023-48

**Abating the tax hereto levied for the year 2023 to pay debt service
on General Obligation Bonds (Alternate Revenue Source),
Series 2023A, of the United City of Yorkville,
Kendall County, Illinois**

Mayor Purcell entertained a motion to approve the ordinances abating the taxes levied for the year 2023 to pay the principal of and interest on the General Obligation Bonds and General Obligation Refunding Bonds, and an ordinance abating the tax hereto levied for the year 2023 to pay debt service on General Obligation Bonds listed on the agenda as Mayor's Report #5 – Bond Abatement Ordinances numbered a, b, c, d, e, f, and g, and to authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Soling-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye

Special Service Area Abatement Ordinances
(CC 2023-71)

- Ordinance 2023-49** **Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll**
- Ordinance 2023-50** **Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll**
- Ordinance 2023-51** **Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll**
- Ordinance 2023-52** **Abating Special Service Area Taxes for Special Service Area Numbers 2004-107 (Raintree Village II Project)**
- Ordinance 2023-53** **Abating Special Service Area Taxes for Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)**

Mayor Purcell entertained a motion to approve the ordinances abating the special service area taxes and approving the amended special tax rolls for the special service areas listed on the agenda as Mayor’s Report #6 – Special Service Abatement Ordinances, numbered a, b, c, d, and e, and to authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye

- Ordinance 2023-54** **for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 in and for Special Service Area Number 2004-201 (Fox Hill)**
(CC 2023-72)

Mayor Purcell entertained a motion to approve an Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending on April 30, 2025 in and for Special Service Area Number 2004-201 (Fox Hill) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye

- Ordinance 2023-55** **for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 in and for Special Service Area Number 2006-119 (Sunflower Estates)**
(CC 2023-73)

Mayor Purcell entertained a motion to approve an Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending on April 30, 2025 in and for Special Service Area Number 2006-119 (Sunflower Estates) and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

Ordinance 2023-56

**Approving the Final Plat of Kendall Marketplace
Lot 52 Phase 4 Resubdivision
(PZC 2023-15 & EDC 2023-50)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

**Northpointe Development
(Fox Hill Senior Living)
(PZC 2022-23 & EDC 2022-73)**

Ordinance 2023-57

**a. Approving the Rezoning to the R-4 General Multi-Family Residence
District of the Property Located at the Southeast Corner of
W. Veterans Parkway (US Route 34) and Sycamore Road
(Northpointe Development II Corporation)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to the R-4 General Multi-Family Residence District of the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation) and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Transier.

Before voting, Jake Victor, Vice President of Development for Northpointe Development, and Lane Manning with DreamLane Real Estate shared a presentation with the Council on the Fox Hill Senior Living Apartments (*attached*).

Alderman Transier asked how they keep the property restricted to 55 and older. Mr. Victor stated due to the tax credit with the state, and they are required to keep the apartments at 55 and older. Alderman Transier asked if the facility was sold, does the property still have to stay at 55 and older? Mr. Victor stated that the restriction is on the land. The leases will have age restriction language as well. Alderman Koch asked if they must have a certain percentage of people living in the apartments to receive the state credits. Mr. Victor reported that they committed to the state a certain amount of units. Alderman Funkhouser asked if two people were in a unit; could one be under 55? Mr. Victor said no, everyone living in the apartments must be 55 and older. There will be times when residents have a guest, such as children or grandchildren, but there will be guidelines within their lease as to how many days they are allowed to stay overnight. Alderman Marek mentioned they would need two parking spaces for each unit; their average unit holds 1.5 people. Mr. Victor said a concern they heard early on was if people would be parking on the street due to insufficient parking. Due to the concern, they wanted to ensure enough parking, and they believe they have enough with 96 parking spaces. Alderman Soling asked if the residents must be family to share a two-person unit, to which Mr. Victor said no, it would be the same as any typical apartment. Alderman Funkhouser reported he received concerns about the density and height. Alderman Funkhouser doesn't believe the density will be a concern but is concerned about the height and the parking. He recommends retooling the building to bring it down to two stories.

Mayor Purcell asked if there was a second entrance to the apartments. Community Development Director Barksdale-Noble stated the main entrance is on Sycamore. Then, there is a second entrance off a private road for drop-off only. Mayor Purcell asked Community Development Director Barksdale-Noble what the current zoning was for this property. Mrs. Barksdale-Noble stated that B-3 allows a height of 80 feet or six stories, which is not required to go in front of the City Council. The Mayor asked what the zoning on the property to the south of the subdivision was, which is also B-3. He then asked what the height of Rush Copley was, and Mrs. Barksdale-Noble stated 60 feet, but this current project is 49 feet. The Mayor then asked about the distance from this facility to the nearest home, which Mrs. Barksdale-Noble stated was 600 feet. It was then noted the petitioner was requesting 14 units per acre. Anthony's Place is 16 units per acre. And Heritage Woods is 25 units per acre.

Motion approved by a roll call vote. Ayes-6 Nays-2
Funkhouser-nay, Tarulis-aye, Transier-aye, Soling-nay,
Marek-present, Corneils-aye, Koch-aye, Plocher-aye

Ordinance 2023-58

b. Granting a Variance to Increase the Maximum Permitted Number of Dwelling Units Per Acre for the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation)

Mayor Purcell entertained a motion to approve an Ordinance Granting a Variance to Increase the Maximum Permitted Number of Dwelling Units Per Acre for the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation) and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Koch.

Alderman Plocher shared that he felt it was ridiculous that he heard any nays from the Council. Alderman Transier shared that the Council would discuss accessory building later in the meeting due to people needing housing at more affordable costs like this development. He understands there are concerns about the residents and traffic. Alderman Transier has known many people in senior living facilities and has never heard any complaints in many years. Alderman Funkhouser stated he is not against senior housing and is only concerned about the building. Alderman Marek asked what the time frame they're up against. Mr. Victor said they would need to close early next year and break ground around April 2024. Alderman Marek understands the concerns but sees it's very conflicting because the spot is ideal with the shopping stores and doctors' offices nearby. Alderman Koch shared there is a hospital nearby. Dialysis is also close by, which can be required multiple times a week, which shows this is a good location for the facility.

Motion approved by a roll call vote. Ayes-7 Nays-1
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-nay

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

2023 Brewing Up A Brighter Future

Alderman Marek reported the Yorkville Educational Foundation is collaborating with Noon Whistle Brewing and Flight Tasting Room & Bottle Shoppe. They are holding the 2023 Brewing Up A Brighter Future on December 2, 2023, at Flight Tasting Room & Bottle Shoppe from noon to 6:00 p.m. There will be five celebrity bartending teams that will compete.

STAFF REPORT

Shop with a Cop

Chief Jensen shared they have Shop with a Cop this Friday. They are partnering with Yorkville Kiwanis Club and Restore Church. They will be shopping for over 30 kids on Friday and wrapping gifts right after shopping. Tuesday, December 5th, will be the day the kids come to the police department with Santa to hand out gifts.

MAYOR'S REPORT (cont'd)

**Unified Development Ordinance Discussion
(PZC 2023-09 & EDC 2023-36)**

Community Development Director Barksdale-Noble stated that at the last meeting, the Council narrowed the scope to Accessory Dwelling Unit (ADU) owner-occupancy requirements and whether the City should require a special use for detached ADUs. Alderman Funkhouser stated that there are challenges regarding the requirement of ADU owner-occupied. City Attorney Orr said it is difficult; we can mandate it, but how could the City enforce it? The zoning regulations are regarding the zoning uses and not concerning the users. After research, there are still questions on what happens if the owner passes away and when it comes time to sell the property. Alderman Koch asked if a home is within a trust and the owner dies. What happens to the person living in the ADU now that the owner passed away? Attorney Orr said there is an issue with the enforcement, and she is still researching the question. Alderman Soling stated that if you want to make rental income, he suggests buying a rental property instead of constructing an ADU. Mayor Purcell asked the Council where they were standing on the topic. The Council is split on the attached ADUs with owner occupied. The majority seems to like that the detached ADUs would be required to undergo the special use process. Mayor Purcell suggested moving forward with the UDO approval without the ADU portion and continuing the ADU discussion later.

Alderman Tarulis had a concern regarding the anti-monotony standards. He believes increasing the distance between similar units would be a good thing. The current recommendation in the UDO is two homes are required between similar units. Alderman Funkhouser said the requirement of three homes

between similar units is stringent. After discussion, Mayor Purcell asked for the UDO to be updated to show three homes instead of two.

City Buildings Update
(CC 2021-04)

No report.

Water Study Update
(CC 2021-38)

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

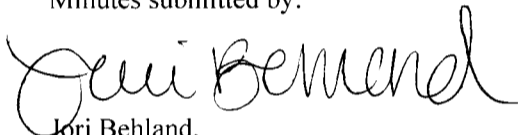
ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Marek; seconded by Alderman Soling.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:55 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

Revised Plan for Affordable Housing in Palatine



A plan for a three-story, 58 unit affordable housing building at Quentin Road and Poplar Street in Palatine was originally withdrawn by the developer, Northpointe Development of Wisconsin. A revised plan now calls for two stories and 40 units. The building will be constructed on 2.5 acres located at 874-920 N. Quentin Road.

The DH Business Ledger stated that the plan had originally been widely opposed by the neighborhood and got turned down by the Palatine plan commission on July 20th. The village staff had also recommended denial. Concerns expressed by neighbors and village officials had included:

- **Density**
- **Noise and light pollution**
- **Increased traffic**
- **Lack of deceleration lane on Quentin Road**
- **Changing the character of the neighborhood which consists mostly of single-family homes and townhouses with an apartment complex farther north**

The Daily Herald reports that the revised plans would have a mix of one, two and three bedroom units and would be available for rent to individuals whose income ranges between 30% and 80% of Cook County median income.

The median household income in Cook County between 2015 and 2019 was \$64,660, according to an August

report from the Chicago Metropolitan Agency for Planning. Eighty percent of that is \$51,728 and 30% is \$19,398.

The original plan was withdrawn by the developers before it could be examined by the village council in August. The revised proposal was submitted November 10.

Andy Dumke, principal with Northpointe Development, stated that the revisions address the feedback received over the summer, including during a neighborhood meeting.

The new plan calls for the following:

- **Lower density that conforms with the village's multifamily district standards**
- **Lowering the number of three-bedroom units which is expected to curtail the number of children living in the building**
- **Building was moved an additional 5 feet east toward Quentin Road**
- **The clubhouse was incorporated into the building**
- **Balconies on the western portion of the building (facing single-family homes) were removed**
- **Landscaping plan was enhanced to include minimum 10 foot trees to shield neighbors at a cost of \$50,000**
- **The entrance at Poplar Street was eliminated due to traffic concerns**
- **Only entrance would be on Quentin Road**
- **10 parking spaces would be reserved for visitors**

"We are confident that after collaborating with staff and neighbors, the changes incorporated in the new proposal will result in the success of Quentin Apartments. Further, through the new revisions, we are confident that we have taken every step possible to mitigate the impact of the proposed development on existing neighbors. As much as some neighbors might want to preserve an open field on the site, the affordable housing plan really does fit the neighborhood. The tax credits are a competitive process and they are really hard to get. Obviously in this community, and as far as the state agency is

concerned, there is a need for this type of project."

Vice President of Development for Northpointe | **Jake Victor**

The developers intended to partner with Lutheran Social Services of Wisconsin for the approximately \$20.4 million proposed project, which was allocated \$15 million in low-income housing tax credits by the Illinois Housing Development Authority.



Posted by Judy Lamelza

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PETITION

Regarding the proposed development at the SE corner of Rt. 34 and Sycamore Road.

We, the undersigned residents of Fox Hill Subdivision, Yorkville,
object to the request to change the zoning from commercial to a high-density 48-unit
3-story building, and exceed the allowable density from 8 to 14 units per acre.

We ask the City of Yorkville to:

1. Deny the request for a variance to change the density from 8 to 14 units per acre, in
order to conform to the existing neighborhood of single family homes and townhomes
2. Require a change from the 3-story building to a 2-story building, to conform with
existing buildings in the area (Advocate Clinic and nearby retail areas)

Name

Address

Joanne Kennedy

Rae the

Judy Luken

Patricia Newinski

Mark

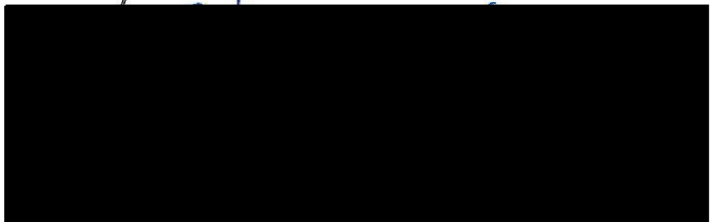
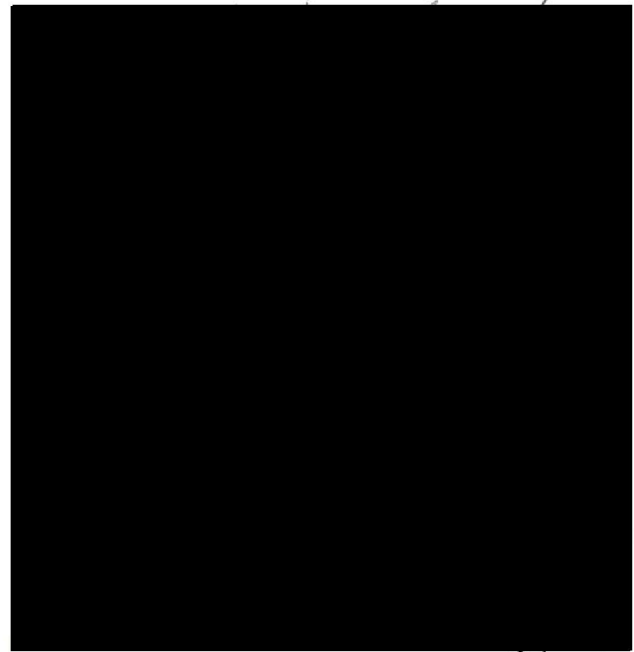
Robert W. Warr

Janet M. Derr

Karen E. Fisher

Debbie Kalin

Opdy Johnson



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existing buildings in the area (Advocate Clinic and nearby retail areas)

<u>Name</u>	<u>Address</u>
Katheryne J. Robinson	[REDACTED] 60560
Brad Schmidt	[REDACTED] Yorkville 60560
Peter Thomas	[REDACTED] Yorkville 60560
Alfredo Perez	[REDACTED] Yorkville, IL 60560
Catie Peterson	[REDACTED] Yorkville, IL 60560
Brenda Vaughn	[REDACTED] Yorkville, FL 40560
Mike R Vaughn	[REDACTED] Yorkville, IL 60560
Tim R Vaughn	[REDACTED] Yorkville, IL 60560
Kristen Alm	[REDACTED] Yorkville, IL 60560
Elisa B. Shover	[REDACTED] Yorkville, IL 60560

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Name

Address

Katy Deineat

Jackie Longyak

Jeff Mearns

Billy Garsen

Larry Goodlet

Paul

Sam O'Neill

Del Jones

Alma Hundiak

Her



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Name

Address

Laura Munoz

Jorge E. Muñoz

Frank Wusk

Kathy Freiberg

Carry Beck

Terance A. Dunn

Jim n Dan

Mala Colon

Walter Jones

Liz Jones

Ben Jones

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We ask the City of Yorkville to:

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order to conform to the existing neighborhood of single family homes and townhomes
2. Require a change from the 3-story building to a 2-story building, to conform with
existing buildings in the area (Advocate Clinic and nearby retail areas)

Name

Address

JASON OLCHAWA

Michelle McMahon

Ted Koplin

Vanessa Chavez

Sharla Murray

Erin Huettner

Rick Murray

Charles Pedrick

James R Johnston

Jessica Hagerty

Autumn Forseth

Kim Lombardo

Gray Lombardo

Sherry Harey

Yorkville 60560

Yorkville 60560

Yorkville 60560

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Name

Address

Allyson
Monty
Conrad

Jadon Peck
Brian Peck

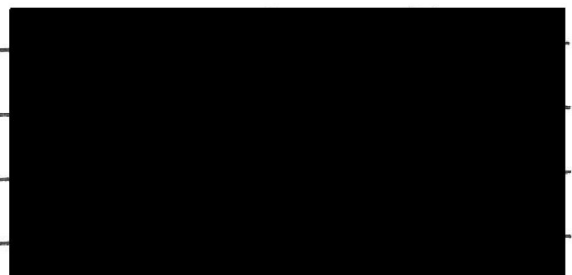
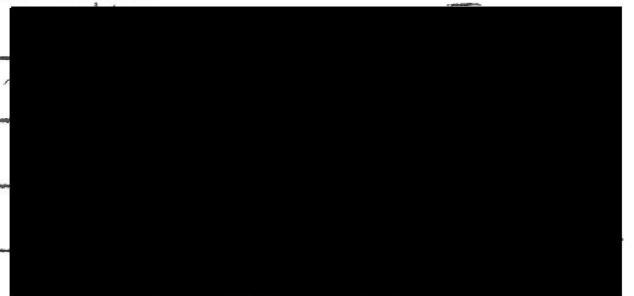
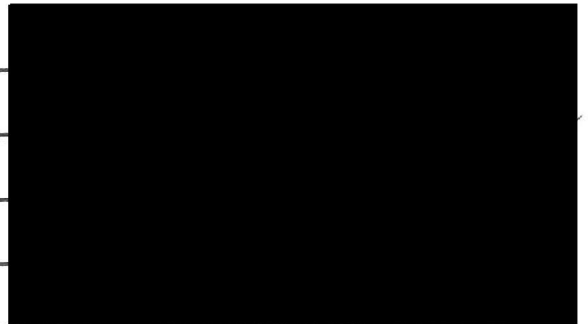
Ry
Mary Domingue
Dee

Brandi Wilanetz
Julia Bickel

Chris Buldrup
Mayone Zgrabik

Tim Toftland

Ricardo Ramirez



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Name

Address

Carlos Magallanos	[REDACTED]	Yorkville IL
Kristi Orlove	[REDACTED]	Yorkville, IL
Daren Orlove	[REDACTED]	Yorkville IL
Kayla Djidic	[REDACTED]	Yorkville IL
Mike Kuznec	[REDACTED]	Yorkville IL
Kaitlin Gieser	[REDACTED]	Yorkville IL
John Horvath	[REDACTED]	Yorkville IL
Robert Colombo	[REDACTED]	Yorkville IL
Mona [REDACTED]	[REDACTED]	Yorkville IL
Haley Brown	[REDACTED]	Yorkville IL
Jim Ayler	[REDACTED]	Yorkville IL
Mark Smith	[REDACTED]	Yorkville
Ann Smith	[REDACTED]	Yorkville

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Name

Address

Jimmie R. Miller

Tom Brown

Michael A. Schmitt

Alan Holm

Tammy S. Holich

Anna R.

David Z. R.

Jack Taylor

David Gillespie

Mark W.

Brian

Sharon Highley

Ken Buckner

Cindy Buckner

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retail areas)

Name

Address

JEREMY SCHULTZE

[REDACTED]

Yorkville IL

Vicki Sandhu

[REDACTED]

Yorkville, IL

I'm against the ENTIRE Project

Carol Foster

[REDACTED]

Yorkville IL

Lynn Molitor

[REDACTED]

Yorkville IL

Ageneek Xung

[REDACTED]

Yorkville IL

DAVE Fichter

[REDACTED]

Yorkville

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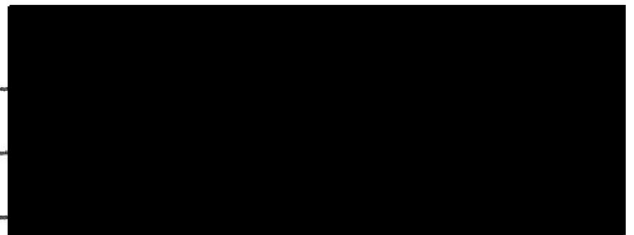
Name

Address

Tyler White

James F. Smith

Ralph



Blank lines for additional signatories.

Jori Behland

From: [REDACTED]
Sent: Sunday, November 26, 2023 7:16 AM
To: Jori Behland
Subject: Proposed zoning change

I would like to express my thoughts regarding the change in zoning for the housing development proposed by Northpointe Development Corp. for the corner of Rt 34 and Sycamore Rd in the Fox Hill subdivision. Having lived at my current address on the corner of Sycamore and John St. for the past 21+ years, I don't feel that this proposed change would be conducive to a peaceful and enjoyable homelife. The esthetics of the obstructed view along with the increased traffic congestion is the exact reason why we moved from our previous address years ago; to get away from the congestion. When we built here so long ago, the builder assured us that the area at the front of the subdivision was not zoned for residences, only business. This is why we chose this lot, for the open area in front of us. A 1 story strip mall similar to what is on the adjacent corner is preferable to a large dwelling that will congest the view and streets. An apartment building of any size as well as the proposed 72 space parking area would turn our nice, peaceful area into an industrialized urban sprawl that is an eyesore to all.

During the spring, summer, and fall we already must deal with the increased traffic and people milling about from the baseball field across the street from my house. The children are fine, they all need a place to play and enjoy their childhood. Their parents are another thing. They park everywhere, illegally on occasion, without thought or consideration of those of us that live there. They leave their trash laying all over the field area as well as in our front yards and parkways. I have also had the adults walk directly through my front yard instead of using the sidewalk that is available. All of this combined with the increase of people and traffic from this proposed 48-unit apartment building will make not only that part of the year difficult but the entire year full of traffic, noise, and chaos which is far from the peaceful existence that we have had up until now. Rt 34 and Sycamore is the main entrance in and out of the subdivision. It can be difficult to get in and out of the subdivision now. Furthermore, the increase of potential accidents that would result from the increased traffic flow would make it horrendous to come and go easily.

The other issue that I have is that we don't currently live in a low-income area. We as a subdivision and residents of the city of Yorkville pay plenty enough in taxes that we have a right to expect our home to be in a safe, quiet, and harmonious environment. Low income is synonymous with increased riffraff and crime; those qualities would be brought into our community as a result of the proposed development. We don't want nor do we need those kinds of problems. I have nothing against senior citizens as I work with mainly elderly people in a busy Ophthalmology practice, and I do understand the widespread poverty that has developed due to the lack of resources that our seniors have. That compassion for their plight in no way means that all Fox Hill residents should have to feel that our properties and enjoyment of our homelives are being devalued as a low-income community usually is. Our home values have finally recovered from the housing challenges that we have had in the recent years. An eyesore like this would make the property values on our homes to go down as well as hurt the resale value when the time comes for us to downsize for our senior years.

If the zoning does get approved, it's almost a slap in the face. It is as if the city doesn't value the people that have lived here for years, forcing us to leave a community that we have loved living in because of the squalor that you as administrators of the city are creating. Unfortunately, just because it is a "senior" development, doesn't mean that it will only be seniors living there. Let's face it, enforcing the "seniors only" rule will be hard to keep track of. If precedent regarding apartment building regulations is anything to go off, the seniors only regulation will not hold up. Younger family members with nowhere else to stay and the endemic of grandparents that are raising their grandchildren will occur. Again, I don't lack compassion for their plights, but that doesn't mean that I want to live in the ruins that this situation would create for our lovely subdivision.

Thank you for your consideration,

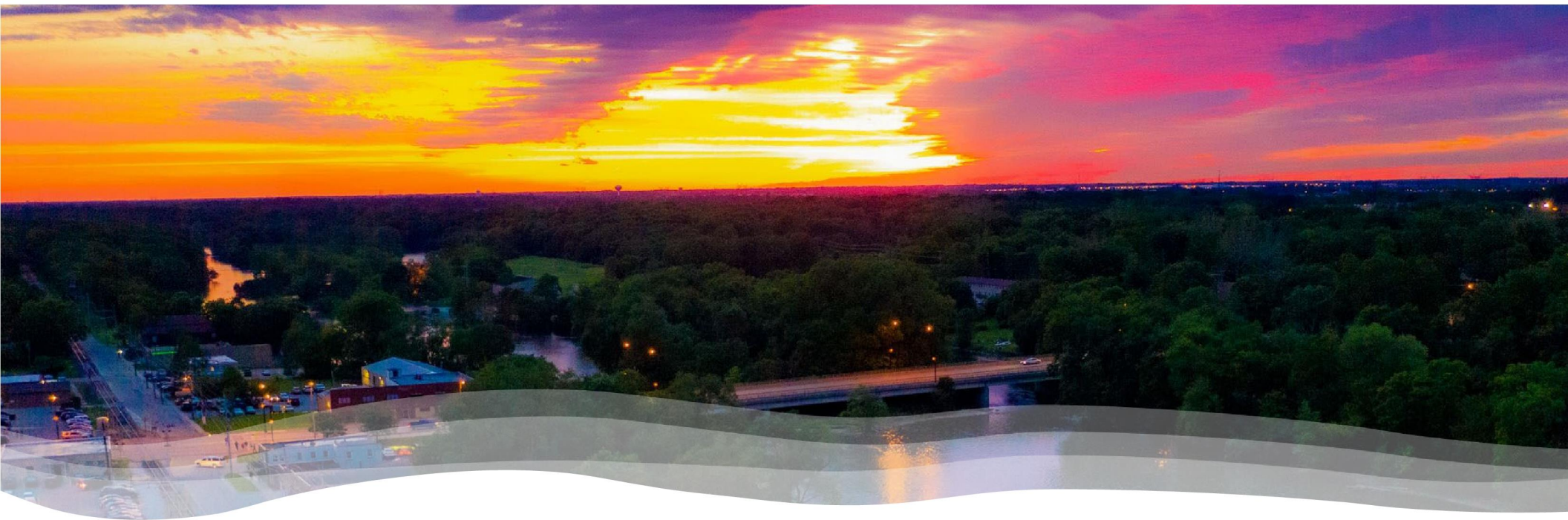
Jenny and Brian Ala



Yorkville, IL 60560



Sent from my iPhone



Fox Hill Senior Living
Yorkville's Premier Senior Affordable Living Community

Northpointe Development

Northpointe Development Corporation is a real estate development company created for the purpose of bringing revitalization and development to various neighborhoods throughout the Midwest. We maintain offices in both Illinois and Wisconsin.

Northpointe is one of the Wisconsin Housing Finance Authorities largest and longest-standing customers, consistently receiving the highest developer team score possible for a for-profit developer. 100% of the Housing Credit awards received by Northpointe have moved forward into quality housing developments.

Northpointe has maintained a reputation for creative problem solving. We have received numerous awards for our ability to re-think spaces and places – including:

- 2017 Wisconsin Trust for Historic Preservation Award
- 2019 Remarkable Milwaukee Award
- 2019 Carolyn Kellogg Historic Preservation Award



Marion Road Oshkosh, WI

The Rivers- 60 Unit Senior Affordable
The Rivers II- 40 Unit Senior Affordable
Anthem Lofts- 80 Unit Market Rate



AFFORDABLE HOUSING EXPERIENCE

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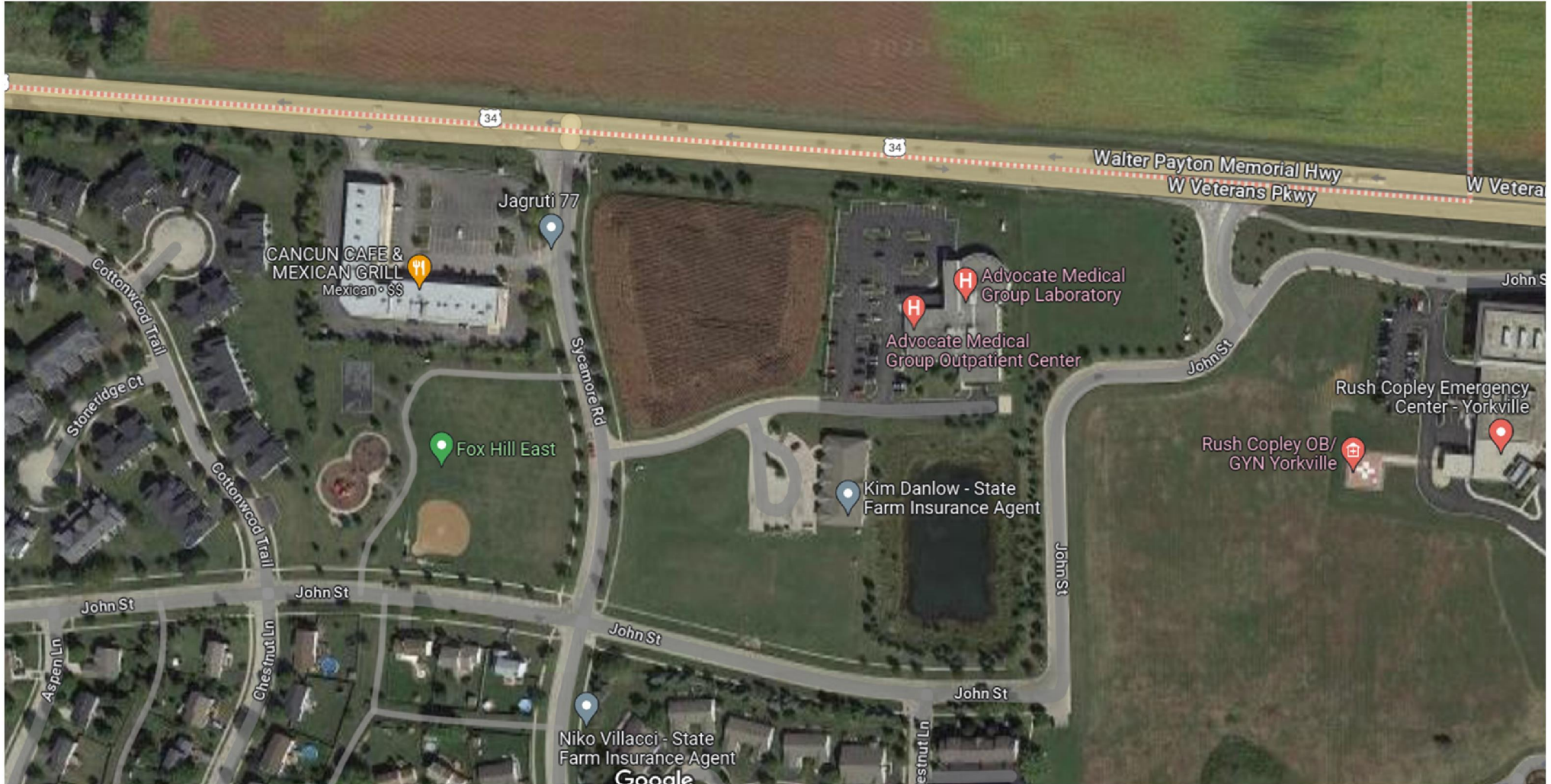
Multi-Family Developments		
Project Name	Location	Units
Rivers Senior Living	Oshkosh, WI	60
Bayshore Townhomes	Sparta, WI	32
Fair Acre Townhomes	Oshkosh, WI	55
Kenwood Senior Living	Ripon, WI	24
The Fountains of West Allis	West Allis, WI	35
Blackstone Harbor Apartments	Sister Bay, WI	24
The Rivers – Phase II – Senior Living	Oshkosh, WI	40
Bayside Senior Apartments	Oconto, WI	42
Taylor Place Apartments	McHenry, IL	50
Quentin Apartments	Palatine, IL	58

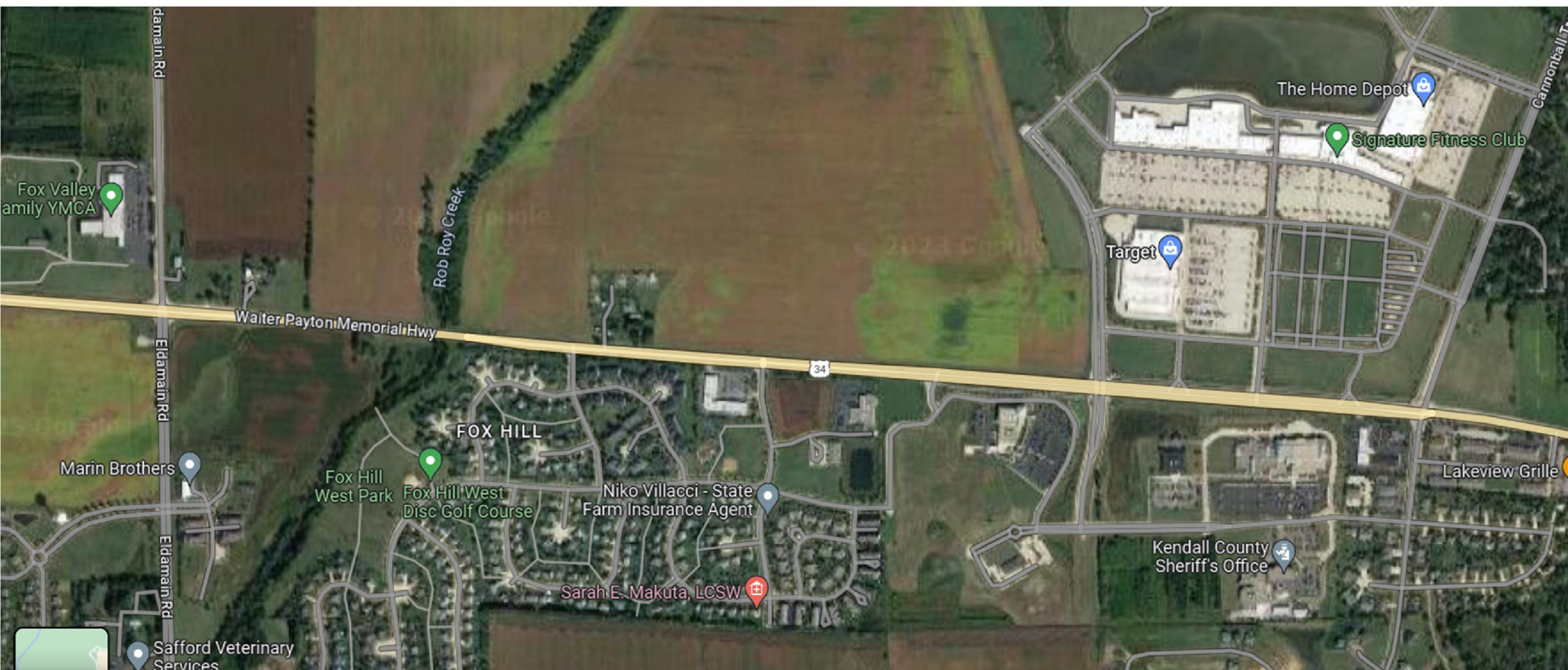
About DreamLane Real Estate

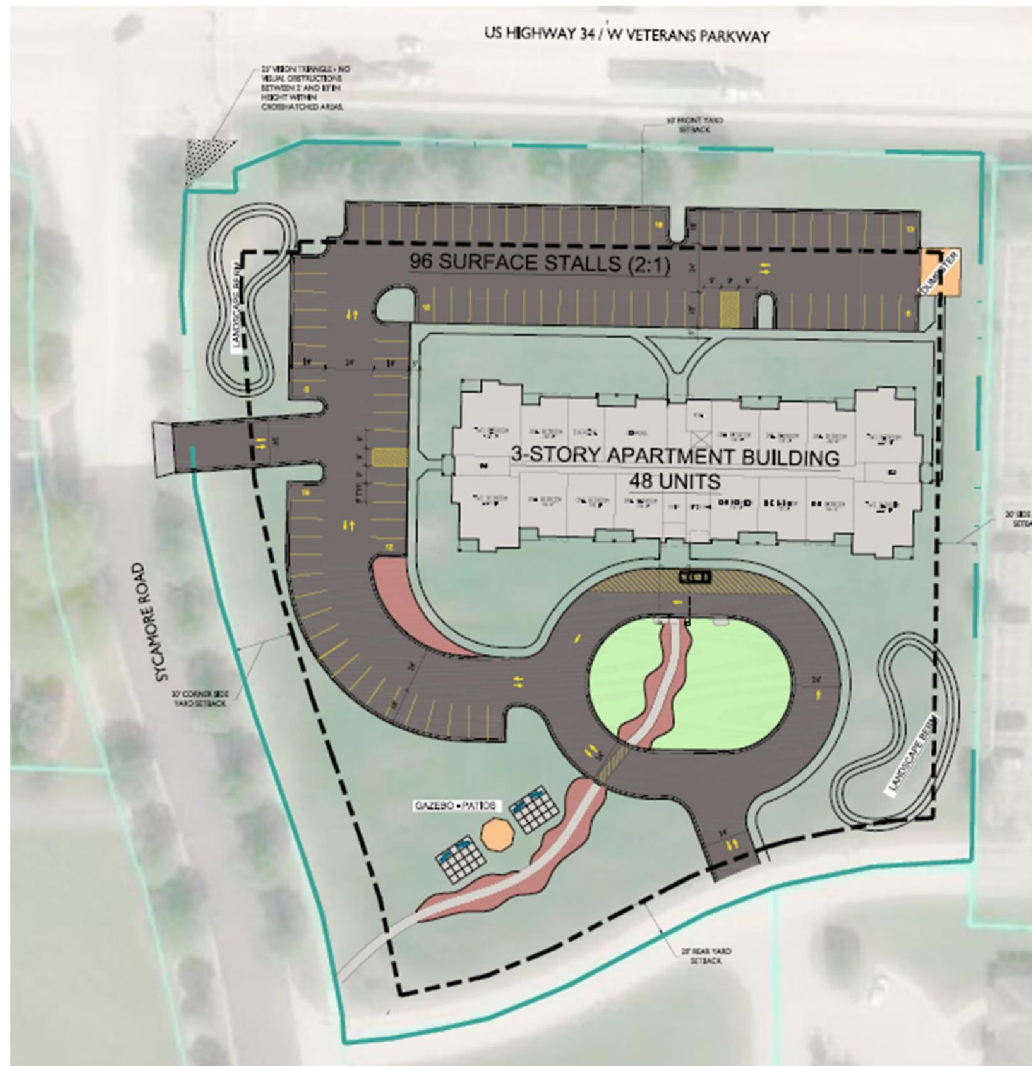


- WI Residential and Commercial Real Estate Broker
- 12+ years Real Estate and Property Management Experience
- Certified Minority-Owned Business Enterprise by the State of Wisconsin Department of Administration for Real Estate Sales, Investment, Development, and Consultation
- Passion for urban development and redevelopment projects
- City of Fitchburg, WI Planning Commission Planner (2017-2020)















Fox Hill Senior Living

- **Age Restricted Senior Housing (55+)**
- 48 Multi-Family Housing Units
 - 36 One-Bedrooms (75%) – 725 sq. ft.
 - 12 Two-Bedrooms (25%) – 1,000 sq. ft.
- Health & Wellness
 - Enterprise Green Communities
 - Green Areas – walking paths/balconies
- Amenities
 - Exterior storage lockers for each unit
 - Non-Smoking
 - In unit washer, dryer, dishwasher included
 - Stainless steel appliances and quartz countertops
 - Free Internet for all households
 - On-site, professional third-party management
- Benefits
 - Allows city residents to sell homes and move into an affordable rental that meets their needs while allowing new members or desired homeowners into the community
 - An option for existing members of the community to have aging family move into that is close, safe, and affordable
 - Fox Hill will have a rental preference for existing community members or employees
 - Fox Hill's on-site management agent will be trained to provide education and access to available services desired by the residents
 - Creation of local jobs – at least 2 FTE long-term along with dozens of jobs during construction
 - \$20,000,000 community investment, which *will* pay property taxes, permit fees, impact fees, and tap fees = revenue generator to help keep resident taxes consistent



INCOME LIMITS	30%	50%	60%	80%
1 Person	\$23,520	\$39,200	\$47,040	\$62,650
2 Person	\$26,880	\$44,800	\$53,760	\$71,600

RENT LIMITS	30%	50%	60%	80%
1 Bedroom	\$630	\$1,050	\$1,260	\$1,678
2 Bedroom	\$756	\$1,260	\$1,512	\$2,013

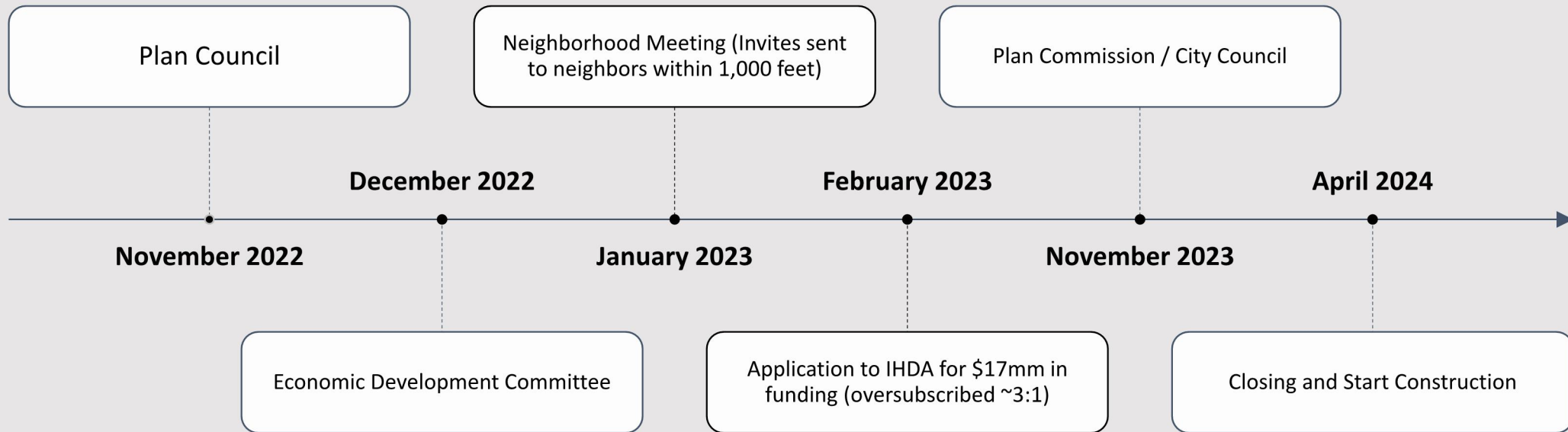
Senior Housing - What To Expect

- Northpoint has ten operating senior properties
- 334 total senior housing units
- 100% occupancy at all ten properties
- Average age of residents is 73.5
- 72% of residents have vehicles
- 4.5% of residents have employment income
- **Only 21% of two bedrooms have two or more occupants**
- Average of 1.15 residents per unit

- Fox Hill will have 48 senior units. 36 one-bedrooms and 12 two-bedrooms.
- Fox Hill is projected to have 55 residents in the 48 units
 - Lower impact based on household size
- The senior residents will have 50 vehicles - 96 spaces available (2 stalls/unit)
- Only 2-3 households will have employment income
- The units remain elderly restricted in perpetuity



Development Timeline



Questions?

Jake Victor
Vice President of Development
Northpointe Development Corporation
Jake@Northpointedev.com

Lane Manning
Principal
DreamLane Real Estate
Lane@dreamlanere.com

