



**Yorkville Parks & Recreation Department  
ARC Building – 201 W. Hydraulic Ave.  
Yorkville, IL 60560 630-553-4357**

Agenda  
**Special Park Board Meeting**  
Thursday, February 27, 2025  
6:00 p.m.  
East Conference Room #337  
651 Prairie Pointe • Yorkville, IL 60560

**Call to Order:**

**Roll Call:** Dan Lane, Gene Wilberg, Sash Dumanovic, Rusty Hyett, Kelly Diederich, Jorge Ayala and Tiffany Forristall.

**Introduction of Guests, City Officials and Staff:**

Director of Parks and Recreation – Tim Evans, Superintendent of Parks – Scott Sleezer, Superintendent of Recreation Shay Remus, and City Council Liaison to Park Board

**Public Comment:**

**New Business:**

New Mixed-Density Residential Development (Christie Property) Land Cash Donation Discussion

**Adjournment:**

**Next meeting:** March 20, 2025



Reviewed By:	
Parks & Recreation Director	<input checked="" type="checkbox"/>
City Administrator	<input type="checkbox"/>
Legal	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
Police	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Community Development	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

### Park Board Agenda Item Tracking Document

**Title:** New Mixed-Density Residential Development (Christie Property) Land Cash Donation

**Agenda Date:** Special Park Board – February 27, 2025

**Synopsis:** Please see the attached memo.

#### Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Action Requested:** Direction

**Submitted by:** Tim Evans Parks and Recreation  
Name Department

#### Agenda Item Notes:

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# Memorandum



To: Yorkville Park Board  
From: Tim Evans, Director of Parks and Recreation  
CC: Scott Sleezer, Supt. of Parks  
Date: February 12, 2025  
Subject: New Mixed-Density Residential Development  
(Christie Property) Land Cash Donation Discussion

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## Subject

New Mixed-Density Residential Development (Christie Property) Land Cash Donation Discussion

## Background

Attached is a memo from the City's Community Development Director concerning an application that was submitted to the City to review a request for Rezoning and Planned Unit Development (PUD) approval. This request would be for a mixed-density residential development project known as the Christie Property, generally situated south of Fox Road, west of Morgan Street, and north of the Greenbriar subdivision. A map included within the memo.

While most of the application request is not related to Parks & Recreation, as part of the City's Unified Development Ordinance, the developer is required to dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the potential development. Another option is a cash contribution in lieu of the land dedication or a combination of both, at the discretion of the City.

For reference, the Land Cash Donation Ordinance was created by the City to continue its commitment to the residents by maintaining a high quality of life for present and future residents through the preservation of open space for public parks and schools. The most important aspect of this ordinance is that the objective is met without raising taxes. It places the responsibility on the developers who create the need when proposing a development within the City.

As stated in the memo, section 25, per the City's calculations of the proposed mixed-density residential development, a minimum dedication of 10.728 acres of park land or \$1,083,528 cash donation would be required plus a minimum dedication of 14.163 acres of land for a school or \$1,430,494 cash donation is required. Attached is the calculations and sample fee sheet.

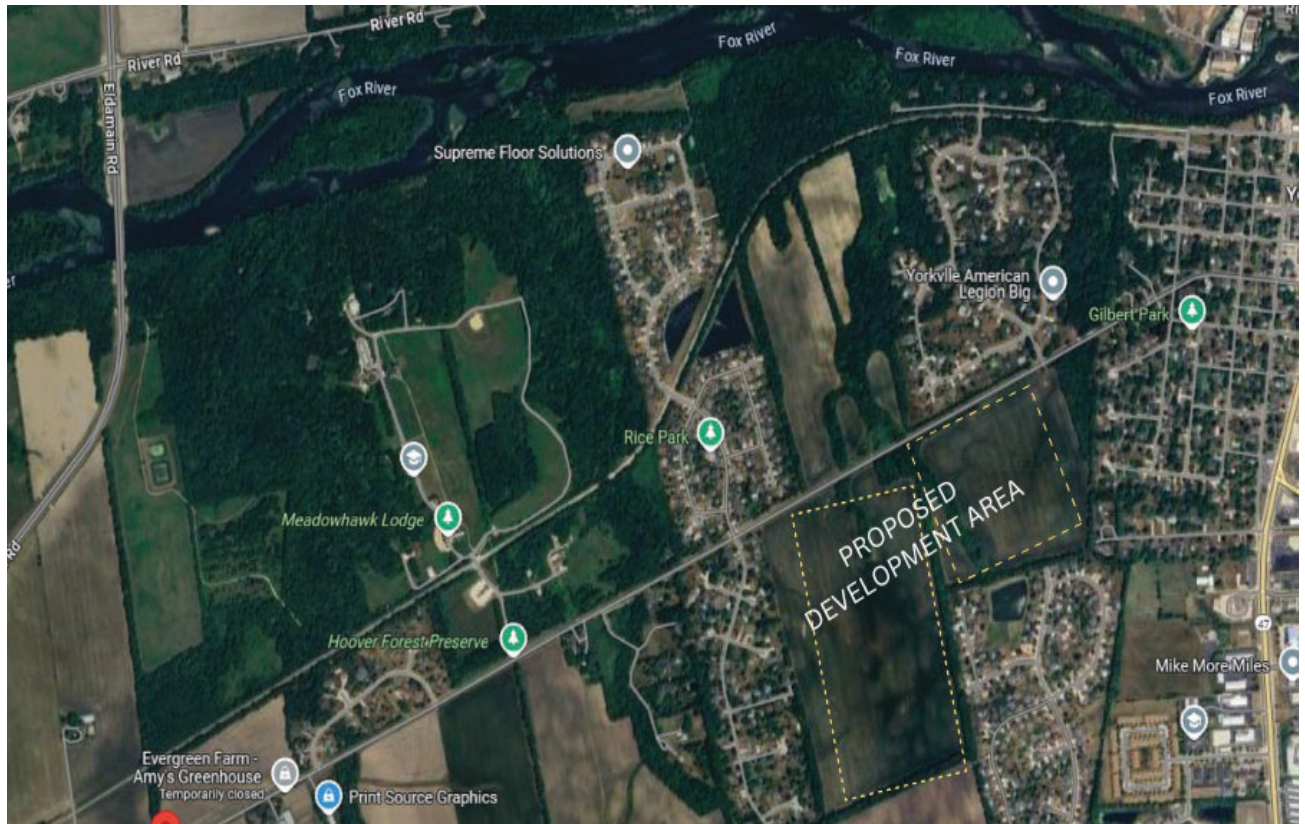
Based on these requirements and calculations, Parks and Recreation staff is recommending the following to the Park Board to review as related to park land dedication and/or land cash:

- a. The minimum size neighborhood park is five acres. We would request one(1) five-acre park site, centrally located and on level ground.
- b. The rest of the land cash obligation in cash to develop the park site.
- c. Significant road frontage on two sides.
- d. Eight foot wide pave trails in lieu of sidewalk on park land.
- e. Perpendicular parking stalls at the park site.
- f. Paved trail along Fox Road from White Oak Way to Poplar Drive.
- g. Crosswalks on Fox Road at White Oak Way and Poplar Drive.
- h. Electric, water and sewer to the Park site.

- i. Trail from westside of the development to connect with the Burning Bush Drive road stub in the Greenbriar subdivision. This will allow for pedestrian access to Price Park from the westside of the proposed development.
- j. Trail down one side of the developments north/south road to connect with the future Greenbrier Drive road extension.

### **Recommendation**

Staff seeks Park Board direction on the park land and land cash obligations staff recommendation of the proposed mixed-density residential development.







**AGE TARGETED:**  
**R3 ZONING / AGE TARGETED:**  
 SINGLE FAMILY LOT  
 (60'x150' OR 9,000 SF LOT)  
 SINGLE FAMILY LOT  
 (65'x150' OR 9,750 SF LOT)  
**R2D ZONING:**  
 DUPLEX LOT  
 (100'x150' OR 15,000 SF LOT)  
**R3 ZONING:**  
 4- PLEX LOT  
 (130'x130' OR 16,900 SF LOT)



**AGE RESTRICTED:**  
**R3 ZONING / AGE RESTRICTED:**  
 SINGLE FAMILY LOT  
 (65'x150' OR 9,750 SF LOT)  
**R2D ZONING:**  
 DUPLEX LOT  
 (100'x150' OR 15,000 SF LOT)  
**R3 ZONING:**  
 4- PLEX LOT  
 (130'x130' OR 16,900 SF LOT)  
**R2 ZONING:**  
 SINGLE FAMILY LOT  
 (80'x150' OR 12,000 SF LOT)



#### SITE LEGEND

- SINGLE FAMILY LOT  
(80'x150' OR 12,000 SF LOT)
- SINGLE FAMILY LOT  
(60'x150' OR 9,000 SF LOT)
- SINGLE FAMILY LOT  
(65'x150' OR 9,750 SF LOT)
- DUPLEX LOT  
(100'x150' OR 15,000 SF LOT)
- 4- PLEX LOT  
(130'x130' OR 9,000 SF LOT)

#### YORKVILLE PROPERTY SITE DATA - SITE PLAN 8 DATE: DECEMBER 23, 2024

ESM

DESCRIPTION	UNITS/ACRES/DENSITY			PARK/LANDSCAPE EASEMENT/DETENTION/OPEN SPACE			OPEN SPACE	
	TOTAL UNITS	TOTAL ACRES	DENSITY	PARK LAND	LANDSCAPE EASEMENT	DETENTION BASIN	DETENTION OPEN SPACE	TOTAL OPEN SPACE
<b>PARCEL 1:</b>								
<b>SINGLE FAMILY (R2 ZONING)</b>		59	1.71186	1.4	2.5	9.2		13.1
(80' x 150' LOT WIDTH - 12,000 SF LOT SIZE)	101							
<b>SUBTOTALS</b>	101							
<b>PARCEL 2:</b>								
<b>AGE TARGETED 55+(R3 ZONING)</b>		39	3.92308	4.1	1.6			5.7
<b>SINGLE FAMILY LOTS:</b>								
(60' x 150' LOT - 9,000 SF MIN.)	19							
(65' x 150' LOT - 9,750 SF MIN.)	10							
<b>DUPLEX/4 PLEX HOMES:</b>								
(DUPLEX HOMES - FRONT LOADED)	36							
(4-PLEX HOMES - FRONT LOADED)	68							
<b>SUBTOTALS</b>	153							
<b>AGE RESTRICTED 55+(R2D/R3 ZONING)</b>		39	2.35897		3.3	6	5	14.3
<b>SINGLE FAMILY LOTS:</b>								
(65' x 150' LOT - 9,750 SF MIN.)	67							
<b>DUPLEX/4 PLEX HOMES:</b>								
(DUPLEX HOMES - FRONT LOADED)	6							
(4-PLEX HOMES - FRONT LOADED)	19							
<b>SUBTOTALS</b>	92							
<b>TOTALS</b>	346	137	2.52555	5.5	7.4	15.2	5	33.1 24%

REVISIONS	BY

ESM CIVIL SOLUTIONS, LLC  
 Civil Engineering, Land Development & Planning  
 4400 Winfield Road - Suite 100, Warrenville, IL 60555  
 (630) 389-9991, e: info@esm-cs.com



## YORKVILLE DEVELOPMENT SITE SITE DESIGN STUDY

ESM  
 CIVIL  
 12/20/2024  
 1"=200'  
 A08 T01



# Memorandum

To: Plan Council  
From: Krysti Barksdale-Noble, Community Development Director  
Date: January 31, 2025  
Subject: **PZC 2025-02 Christie Property (Rezone & PUD)**  
Proposed Mixed-Density Residential Planned Unit Development

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I have reviewed the applications for Rezoning and Planned Unit Development (PUD) approval for a mixed-density residential development project known as the Christie Property received January 13, 2025 and submitted by Jason Mick, representing Fox River Enterprise, LLC, the petitioner, along with property owners Christie Family Trust. Also submitted is a concept PUD plan titled “Yorkville Development Site – Site Design Study” prepared by ESM Civil Solutions, LLC dated 12/20/24 and also dated December 23, 2024. The concept PUD plan includes architectural rendered elevations for each proposed dwelling type.

The petitioner plans to acquire and redevelop approximately 136 acres, two (2) unplatted parcels and 100 previously subdivided but undeveloped lots within the Williamsport development. The proposal requests rezoning of the property from R-1 Single-Family Suburban Residence District to R-2 Single-Family Traditional Residence District, R-2D Two-Family Attached Residence District, and R-3 Multi-Family Attached Residence District. Additionally, the developer is seeking Planned Unit Development (PUD) approval for a mixed-density residential project featuring 346 dwelling units. The proposed development will comprise single-family homes, age-targeted single-family homes, and age-restricted housing options, including single-family, duplex, and four-plex units. The site is generally situated south of Fox Road, west of Morgan Street, and north of the Greenbriar subdivision.

Based upon my review of the applications, documents, and concept plan, I have compiled the following comments:

## **GENERAL COMMENTS:**

1. The submitted Planned Unit Development (PUD) site plan is presented as a single-sheet sketch in a watercolor format, which has made it challenging to distinguish between the various residential land uses. While the site data table aids in density calculations, **staff recommends providing a hard-lined drawing with greater contrast to better differentiate the residential dwelling types.**
2. The land use plan deviates from the traditional density transition approach by placing higher-density four-plex units at the center, surrounded by lower-density single-family and duplex dwellings. It appears that the petitioner has buttressed the single-family units adjacent to existing single-family developments to the east, south, and north of Fox Road. As this approach to land planning for high-density residential developments is uncommon in Yorkville, **staff recommends including a written narrative with the application to explain the rationale behind this design.**

## **PROPERTY BACKGROUND:**

1. This subject property was originally annexed into Yorkville in 1972 via Ord. No. 21 as part of an approximately 230-acre area (see next page). An approximately 50-acre portion was subsequently final platted as the Williamsport Unit 1 Subdivision via Document No. 72-4821. However, two (2) unsubdivided parcels, PIN# 05-05-104-001 (~60 acres) located south of Fox Road and PIN# 02-32-301-003 (~88 acres) which lies north and south of Fox Road.



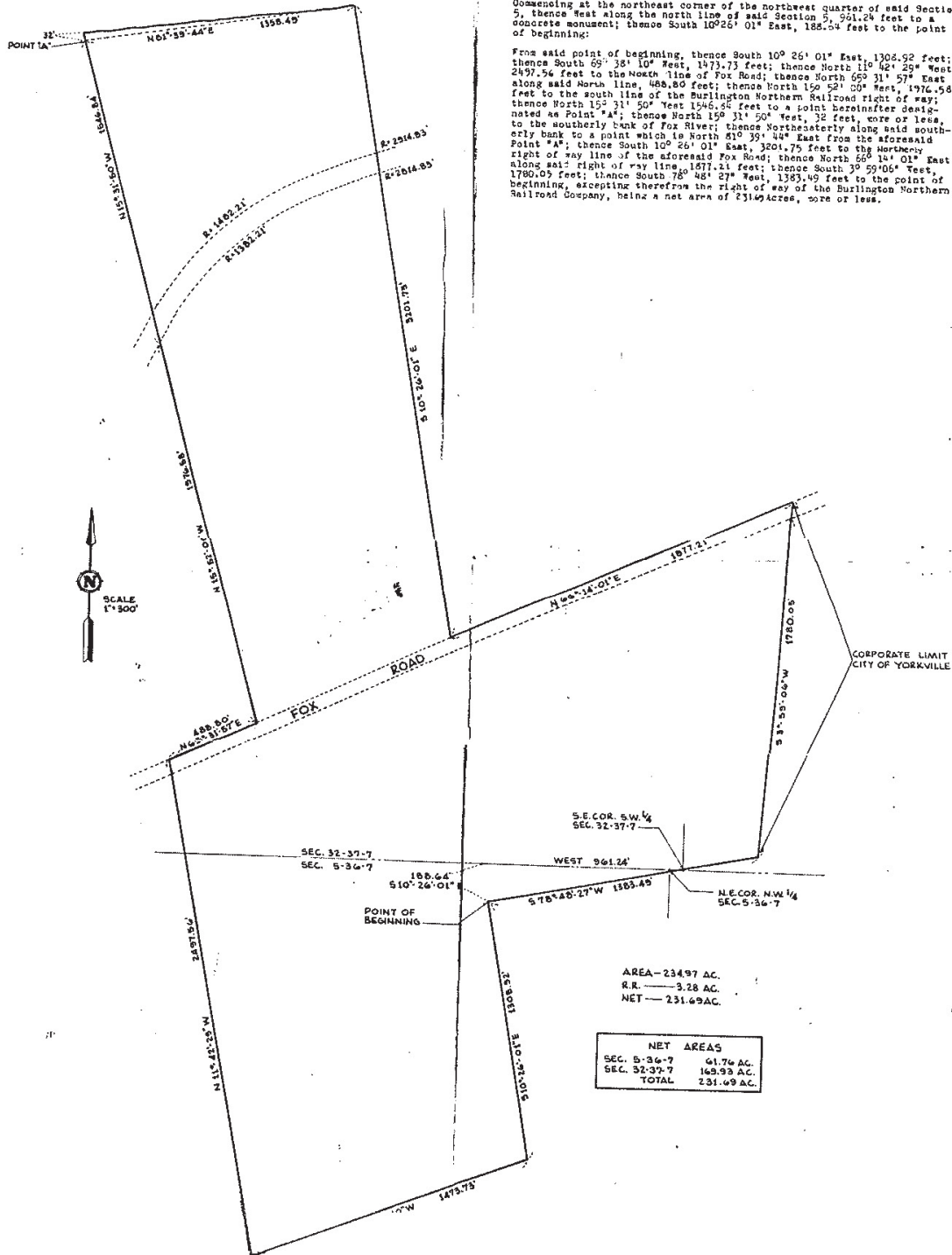
# ILLINOIS

## DESCRIPTION OF TERRITORY TO BE ANNEXED

A part of the east half of Section 31, Township 37 North, Range 7 East of the Third Principal Meridian, and a part of Section 32, Township and Range aforesaid, and a part of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the northeast quarter of said Section 5, thence West along the north line of said Section 5, 561.24 feet to a concrete monument; thence South  $10^{\circ}26'01''$  East, 188.54 feet to the point of beginning;

From said point of beginning, thence South  $10^{\circ}26'01''$  East, 1306.92 feet; thence South  $69^{\circ}38'10''$  East, 1473.73 feet; thence North  $11^{\circ}42'29''$  West, 2497.56 feet to the north line of Fox Road; thence North  $65^{\circ}31'57''$  East along said North line, 488.80 feet; thence North  $15^{\circ}52'09''$  East, 1976.58 feet to the south line of the Burlington Northern Railroad right of way; thence North  $15^{\circ}31'50''$  East 1546.86 feet to a point hereinafter designated as Point "A"; thence North  $15^{\circ}31'50''$  East, 32 feet, more or less, to the southerly bank of Fox River; thence Northeasterly along said southerly bank to a point which is North  $51^{\circ}39'44''$  East from the aforesaid Point "A"; thence South  $10^{\circ}26'01''$  East, 3201.75 feet to the Northerly right of way line of the aforesaid Fox Road; thence North  $65^{\circ}31'50''$  East along said right of way line, 1877.21 feet; thence South  $30^{\circ}59'06''$  East, 1780.05 feet; thence South  $78^{\circ}48'27''$  East, 1383.49 feet to the point of beginning, excepting therefrom the right of way of the Burlington Northern Railroad Company, being a net area of 231.69 acres, more or less.



- An approximately 60-acre portion was subsequently final platted as the Williamsport Unit 1 Subdivision via Document No. 72-4821. The Williamsport Subdivision, generally located southeast of Fox Road, consists of 98 single-family lots, all of which are at least 12,000 sq. ft. in size with a protective covenant listed on the plat requiring the ground floors must be at least 1,500 sq. ft. for a one-story home and a minimum of 1,200 sq. ft. for a two-story home. The plat also



has approximately thirteen (13) lots with direct access off of Fox Road and two (2) larger lots (No. 99 and 100) at the southwest and northeast corners of the subdivision, presumably for stormwater detention, as depicted below. The entire annexed and platted areas remain undeveloped over 50 years later.



## **PUD/ ZONING COMMENTS:**

1. **PURPOSE OF DISTRICTS** – Section 10-3-5 of the City’s Unified Development Ordinance establishes the purpose of the residential districts. Per the petitioner’s request, the following zoning districts shall apply to the proposed land plan:
  - a. **R-2 Single-Family Traditional Residence District.** The R-2, single-family traditional residence zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods. The primary permitted uses are single-family detached housing in addition to compatible and complementary cultural, religious, educational, and public uses.
  - b. **R-2D Duplex, Two-Family Attached Residence District.** The R-2D, duplex, two-family attached residence zoning designation is intended for moderate density duplex dwelling structures. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-family residences. Therefore, the R-2D, duplex district is intended to accommodate single-family attached dwelling structures of a size and character that are compatible with the surrounding single-family detached residential districts and adjacent to commercial, office and retail space.
  - c. **R-3 Multi-Family Attached Residence District.** The R-3, multi-family attached residence zoning designation is intended for moderate density residential developments near commercial areas and transportation corridors, and to promote economically mixed housing developments and the provision of a range housing types including multi-family buildings such as duplexes or townhomes.
2. **PLANNED UNIT DEVELOPMENT STANDARDS** – Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
  - a. The petitioner has identified six (6) modification standards the proposed PUD will meet per Section 10-8-8D.
    - i. Modification Standard #1 “Landscape Conservation and Visual Enhancement” which states the Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
      1. Staff believes this modification standard **does not** apply due to the existing densely vegetated mature trees on Lots 99 and 100 will not be preserved but utilized for stormwater detention. No existing natural features are identified for preservation.
    - ii. Modification Standard #3 Public Gathering Space which includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.
      1. Staff believes this modification standard **does** apply due to the inclusion of two proposed active park spaces, totaling 5.5 acres,

**within both the single-family and multi-family/attached family portions of the development.**

iii. Modification Standard #5 Universal Design includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

1. **Staff is uncertain whether this modification standard applies, as the petitioner has not provided a narrative specifying any planned accommodations for universal design.**

iv. Modification Standard #6 High Quality Building Materials which utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

1. **Staff is uncertain whether this modification standard applies, as the petitioner has not provided a narrative specifying any proposed high quality building materials.**

v. Modification Standard #7 Age-Targeted Development which includes residential dwelling units, amenities, and design characteristics intended to accommodate the lifestyles and needs of senior citizens.

1. **Staff believes this modification standard does apply due to the inclusion of twenty-nine (29) age-targeted and sixty-seven (67) age-restricted dwelling units.**

vi. Modification Standard #11 Funding or Construction of Public Roadways which includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does not apply due to no identified funding or construction of public roadways adjacent to the subject site as identified in an adopted transportation plan.**

b. Petitioner has provided written responses to the standards for a Planned Unit Development (PUD) which will be entered into the record during the public hearing process.

3. **REZONING** – The Petitioner is seeking a Planned Unit Development (PUD) to rezone the existing 137-acre subject property from R-1 Single-Family Suburban Residence District to the following underlying zoning districts:

Proposed Zoning	Proposed Dwelling Type	# of Units	Acreage
R-2 Single-Family Traditional Residence District	Single-Family Detached	197	59
R-2D Duplex, Two-Family Attached Residence District	Duplex	42	39
R-3 Multi-Family Attached Residence District	Single-Family Detached; Townhomes (4-Plex)	107	39
TOTAL		346 units	137 acres
OVERALL DENSITY		2.5 units/acre	

4. **SURROUNDING ZONING & LAND USES** - The following are the current immediate surrounding zoning and land uses to the subject property:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District R-1 Single-Family Suburban Residence District Fox Road	White Oak Estates & Rivers Edge Sub. Agriculture Transportation Land Use
East	R-2 Single-Family Traditional District	Single-Family Residence
South	R-2 Single-Family Traditional Residence District A-1 Agriculture (Unincorporated)	Greenbriar Subdivision Agriculture
West	R-4 Suburban Residential (Unincorporated)	Fox Lawn Subdivision

5. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “Single-Family Dwellings” are permitted land uses in the proposed R-2 Single-Family Traditional Residence, R-2D Duplex, Two-Family Attached Residence, and R-3 Multi-Family Attached Residence Districts. “Duplex Dwellings” are permitted land uses in the R-2D Duplex, Two-Family Attached Residence and R-3 Multi-Family Attached Residence Districts. Finally, “Townhouse Dwellings” are permitted land uses in the R-3 Multi-Family Attached Residence District.
6. **BULK & DIMENSIONAL STANDARDS** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following tables compare each of the proposed Planned Unit Development (PUD) dwelling type with the requested underlying zoning districts:

	R-2 Zoning Regulations	Proposed Single-Family
Min. Lot Area	12,000 sq. ft.	12,000 sq. ft.
Min. Lot Width	80 ft	80 ft
Front Yard Setback	30 ft	Undetermined
Rear Yard Setback	40 ft	Undetermined
Side Yard Setback	10 ft (30 ft corner)	Undetermined
Max. Density	N/A	1.7 du/acre
Max. Lot Coverage	45%	Undetermined
Max. Dwelling Height	30 ft	Undetermined

	R-2D Zoning Regulations	Proposed Duplex
Min. Lot Area	15,000 sq. ft.	15,000 sq. ft.
Min. Lot Size per DU	9,000 sq. ft.	Undetermined
Min. Lot Width	100 ft	100 ft
Front Yard Setback	30 ft	Undetermined
Rear Yard Setback	30 ft	Undetermined
Side Yard Setback	12 ft (30 ft. corner)	Undetermined
Max. Density	N/A	Undetermined <sup>1</sup>
Max. Lot Coverage	50%	Undetermined
Max. Dwelling Height	30 ft	Undetermined

<sup>1</sup> No acreage provided specifically for duplexes, only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.



	R-3 Zoning Regulations	Proposed SF Age-Targeted	Proposed SF Age-Restricted	Proposed TH (4-Plex)
Min. Lot Area	9,000 sq. ft.	9,000 – 9,750 sq. ft.	9,750 sq. ft.	16,900 sq. ft.
Min. Lot Size per DU	7,000 sq. ft.	N/A	N/A	Undetermined
Min. Lot Width	70 ft (90 ft. for attached)	60-65 ft	65 ft	Undetermined
Front Yard Setback	30 ft	Undetermined	Undetermined	Undetermined
Rear Yard Setback	30 ft	Undetermined	Undetermined	Undetermined
Side Yard Setback	10 ft (20 ft. corner)	Undetermined	Undetermined	Undetermined
Max. Density	5 du/ac	Undetermined <sup>2</sup>	Undetermined <sup>3</sup>	Undetermined <sup>4</sup>
Max. Lot Coverage	70%	Undetermined	Undetermined	Undetermined
Max. Dwelling Height	30 ft	Undetermined	Undetermined	Undetermined

**Staff found the site data table on the Concept Plan very confusing as to which zoning districts pertained to which dwelling type.**

7. **MINIMUM LOT SIZE/WIDTH PER DWELLING UNIT** – Minimum lot size per dwelling unit is 7,000 sq. ft. with a minimum lot width of 70 ft for detached uses and 90 ft. for attached uses in the R-3 Zoning District.
  - a. **It is noted the Petitioner is seeking relief from the minimum lot widths for the SF Age-Targeted and SF Age-Restricted dwelling units. Petitioner must provide a list of written requested deviations from the Unified Development Ordinance (UDO).**
  - b. **It is undetermined the minimum lot size per dwelling unit and minimum lot width for the proposed townhome (4-Plex) units. Petitioner must provide lot dimensions for the townhome dwelling units.**
  - c. **Note:** Any one-story structure in the R-3 District shall have a minimum of 1,200 square feet and any two-story structure shall have a minimum of 1,400 square feet of livable space. The petitioner illustrated townhome units will have 2 stories and the single-family age-targeted, single-family age-restricted and duplexes appear to be one-story dwellings. **What is the proposed minimum unit square feet of livable space for each dwelling type?**
8. **YARD SETBACKS – Petitioner shall clearly illustrate, with dimensions, where all proposed yards for each dwelling unit type within the development and determine if any relief is required.**
9. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-2, R-2D and R-3 Zoning Districts is 30 feet. While the Petitioner has provided architectural renderings of proposed residential elevations, **the Petitioner must denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance.**
10. **BUILDING SEPARATION** – Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi-**

<sup>2</sup> No acreage provided specifically for SF Age-Targeted, only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

<sup>3</sup> No acreage provided specifically for SF Age-Restricted, only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

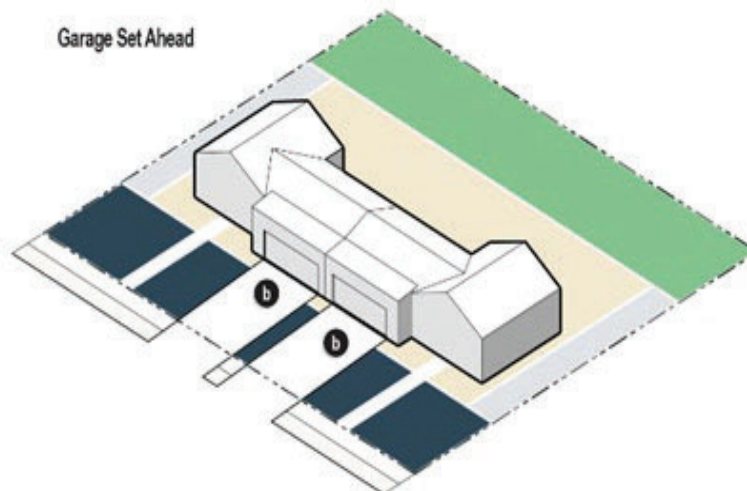
<sup>4</sup> No acreage provided specifically for TH (4-Plex), only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

**Family Attached Residence District (townhomes). The petitioner must provide minimum separation dimensions on the Concept Plan or a separate plan.** Below is the R-3 minimum building separation that shall apply to the proposed 4-Plex units in the PUD:

<b>Table 10-3-9(B) Building Separation Requirements in R-3</b>	
<b>Separation Type</b>	<b>Requirement</b>
Side to side	20 feet
Side to rear	40 feet
Rear to rear	60 feet
Front to side	50 feet
Front to front	50 feet
Rear to front	100 feet

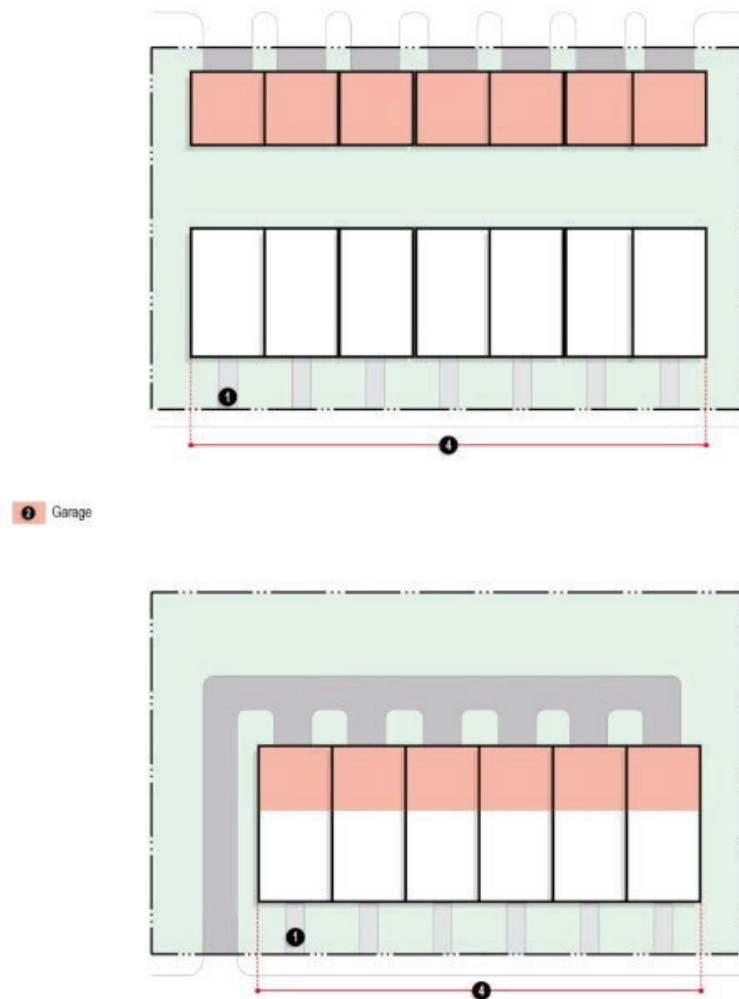
**11. DUPLEX DWELLING RESIDENTIAL USE STANDARDS** - Per Section 10-4-2(A) of the Unified Development Ordinance duplex dwelling developments shall meet the following standards:

- a. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this Title, shall be provided in an attached or detached garage. Attached garages are encouraged to be located on rear or side façades. **Since the proposed elevations indicate the attached garages for the duplex units are frontloaded (set ahead) on the primary facade, they shall comply with the following standards:**
  - i. Setback a minimum of twenty-five (25) feet from the street right-of-way or the required front yard setback, whichever is greater.
  - ii. The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.
  - iii. If the garage is set ahead from the front façade of the home, it shall not exceed forty-five (45) percent of the façade's total width.
- b. **The Petitioner shall verify in writing if a deviation from this provision of the Unified Development Ordinance (UDO) is requested.**



12. **TOWNHOUSE DWELLING RESIDENTIAL USE STANDARDS** – Per Section 10-4-2(C) of the Unified Development Ordinance townhouse dwelling developments shall meet the following standards:

- a. The entrance to a townhouse shall face the primary public street unless otherwise approved.
- b. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage.
- c. Attached garages shall be located on rear or side façades unless otherwise approved.
  - i. **Architectural renderings illustrate the attached garages are frontloaded. The Petitioner shall verify in writing if a deviation from this provision of the Unified Development Ordinance (UDO) is requested.**



- d. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.
  - i. **Petitioner shall provide maximum length of proposed 4-plex dwelling units.**
- e. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
  - i. **Petitioner shall provide building footprints for proposed 4-Plex (townhouse) units to determine if compliance with this standard is met or if a deviation should be requested.**

13. **APPEARANCE STANDARDS** – Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for residential developments, as explained below:

a. **Residential – Single-Family Detached and Duplexes** must adhere to Section 10-7-8 Anti-Monotony as described below:

- i. No new single-family or duplex dwelling units shall be similar in appearance to any other single-family or duplex dwelling units within three (3) units on either side of the subject property or on any of the five (5) units across the street from the subject property.
- ii. On cul-de-sac turnarounds, no single-family or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.



b. **Residential – Single-Family Attached and Multiple-Family Residential Units** must incorporate:

- i. Facade treatments that vary between buildings adjacent to one another. Facade variations may include building materials or colors in any one (1) or more of the following:
  1. Siding;
  2. Masonry;
  3. Roof;
  4. Paint/stain;
  5. Doors.
- ii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, and other innovative means so as to largely screen parking areas from view from public ways.
- iii. The height and scale of each building shall be compatible with its site and adjoining buildings.
- iv. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- v. The architectural character of the building shall be in keeping with the topographical dictates of the site.



- vi. Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.
  - c. **The petitioner has provided elevations for the proposed townhome dwelling units, however, it is difficult for staff to determine if any of the elevations will require relief from the required minimum masonry products or premium siding on the front façades of the buildings. Petitioner must verify the materials and percentages proposed.**
    - i. **However, staff has noted the elevations may qualify for a reduction in minimum required premium siding to 40% due to the presence of covered porches which is considered a major architectural feature which accounts for a 10% credit.**
14. **HOA – Is the developer proposing to create an HOA for the common open space (parks) and stormwater management outlot?**
- a. Per Section 10-7-5(B) of the Unified Development Ordinance, stormwater control facilities easements required for all basins and for overflow routes.
15. **LOTS – Per Section 10-7-2 of the Unified Development Ordinance, the size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated, as determined by the Planning and Zoning Commission and City Council.**
- a. **It is noted the Petitioner is seeking to resubdivide the existing Williamsport Unit 1 Final Plat since the fronting of residential lots on state and county highways or major thoroughfares, major collectors as designated in the comprehensive plan is prohibited per Section 10-7-2 (F) (2) of the Unified Development Ordinance.**
  - b. **Double frontage and reverse frontage lots shall be avoided, except where necessary to overcome disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists.**
    - i. **It is noted that double-frontage lots exist for the approximately 20 lots which abut Fox Road on the proposed concept PUD plan.**
    - ii. Per Section 10-7-2(D)(2), in these instances, double frontage lots shall be provided with suitable screening. **Since Fox Road is a Kendall County Highway with an equivalent of a City arterial road, the lots must provide a Type D transition yard (refer to #22 Landscape Review Comments below).**
    - iii. The double frontage lot may also be subdivided and utilize a separate lot or outlot where the rear property line abuts the roadway for the required transition yard. **It appears the Concept Plan shows this area as a ‘Landscape Easement’ separate from the parcel.**
      - 1. **Per Section 10-7-5 of the Unified Development Ordinance, Transition zone easements may be required if the easement is to also be used for public utilities, only such plant materials that have an ultimate growth not exceeding fifteen (15) feet shall be used.**

16. **ACCESS** – As proposed, the subdivision has three (3) primary points of access off of Fox Road (under Kendall County jurisdiction) for the mix-density residential development.

- a. Alignment – The Petitioner proposes to align access points off of Fox Road with White Oak Way within the White Oak Estates subdivision to the north.
- b. Connectivity – The Petitioner proposes a secondary access connection to Walsh Drive leading into the Greenbriar residential subdivision to the south. While this was not planned in the original platted portion of the Williamsport Unit 1 Final Plat, staff supports this connection point for efficient roadway circulation.
  - i. **It does not appear the Petitioner is proposing to extend Burning Bush Drive, existing east/west roadway within the Greenbriar Subdivision connecting the residential development to the Age-Restricted portion of the development. Does the Petitioner have a reason not to make this connection?**
  - ii. It appears the Petitioner is proposing to install a stub roadway connection to a future development to the south which is unincorporated and currently farmed.

17. **PARKING** - According to Table 10-5-1(H)(5) of the Unified Development Ordinance (UDO) stipulates that residential land uses shall provide the following minimum off-street parking spaces:

<b>Residential Uses</b>	<b>8,000 sq ft or less</b>
Dwelling, duplex	2/unit
Dwelling, multi-family	1.25/unit
Dwelling, single-family	2/unit
Dwelling, townhouse	2.25/unit
Senior housing, dependent	0.25/unit
Senior housing, independent	0.5/unit

- a. It appears the Petitioner is providing 2-3 car garage spaces for single-family and duplex dwelling units, however, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit. Petitioner must provide parking data table for all dwelling types to verify conformity with UDO, or a written request for deviation to this standard.**

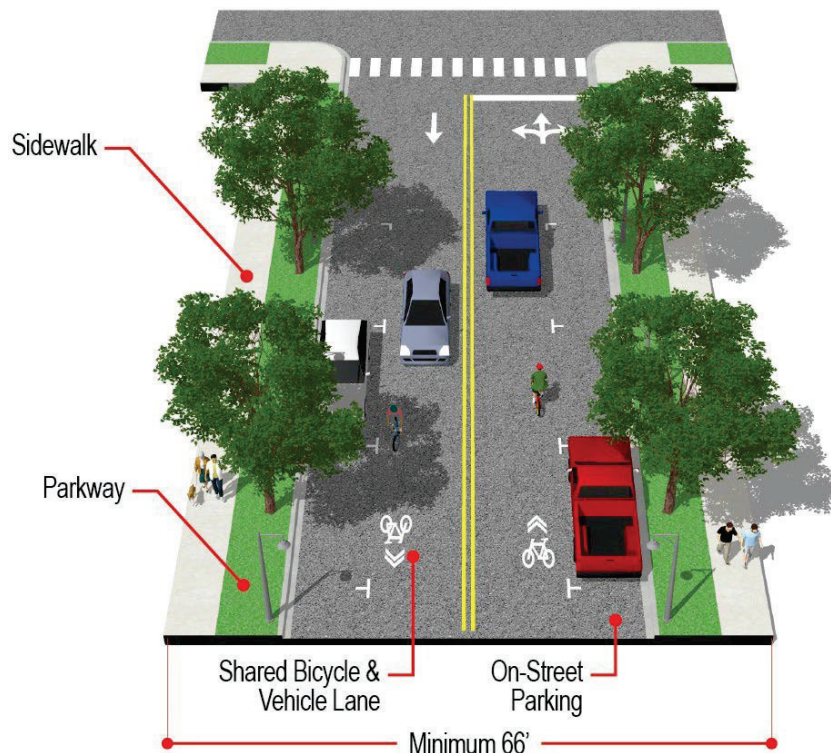
18. **DRIVEWAYS** - One (1) single slab driveway and one (1) curb cut shall be permitted per every seventy-five (75) feet of frontage of a single-family residential lot. New residential parcels taking access from collector or arterial streets, shall share driveways in order to protect public safety by limiting curb cuts.

19. **PEDESTRIAN CIRCULATION** – It appears per the proposed roadway via Walsh Drive the Petitioner is providing pedestrian circulation to an existing sidewalk network south through the Greenbriar subdivision to Greenbriar Road, and ultimately to IL Route 47 (Bridge Street).

- a. **It appears the petitioner is proposing an open greenspace area between two (2) lots on the southern property line adjacent to the Greenbriar subdivision stormwater detention basin. Is the intent to provide access to this parcel? If so, why? For City Public Works access to maintain the pond/mow, when needed?**

20. **STREET DESIGN** – Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length.

- a. **Please verify the street length of blocks between roadway nodes/intersections.**
- b. Cul-de-sacs shall not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn-around.
- c. **It is assumed the internal roadway network for the subdivision will be publicly dedicated streets, the following street design standards shall apply:**



- d. **Mailboxes** – consideration should be given to the placement of “gang” or “cluster” mailboxes within the subdivision, as this is the requirement by the United States Postal Service (USPS) for all new residential subdivisions.

21. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as “Suburban Neighborhood (SN)” which is primarily intended for single-family detached residential land uses to create well designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding zoning districts and areas, but well buffered from land uses of higher intensity.

- a. **While the proposed PUD includes a segment of mid-density residential units (4-plex), the overall subdivision density of 2.5 dwelling units per acre remains lower than the average density of an R-1 zoned development (2.9 DU/acre) or an R-2 zoned development (3.63 DU/acre). Given this, staff considers the proposed PUD to be consistent with the Comprehensive Plan’s future land use designation of “Suburban Neighborhood (SN).”**

#### **LANDSCAPE PLAN COMMENTS:**

22. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

a. Per staff's review, the following sections of the Landscape Plan would apply to the residential lots:

- i. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zones shall be provided based on Table 10-5-3(F)(2), except where adjacent uses are of a similar nature, scale, and intensity as determined by the Zoning Administrator. As per Table 10-5-3(F)(2), the type of required transition zone is dependent upon the land use type of the subject lot and the land use type of the adjacent lot(s).

**1. Transition Zone "D" Landscape buffer is required within the Landscape Easements between Fox Road and the single-family lots as depicted below:**



Table 10-5-3(F)(3) Transition Zone Types					
	Specification	Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
<i>Minimum Number of Landscape Elements per 100 Linear Feet</i>					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
<i>Notes:</i>					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					

**2. A Transition Zone is not required between the subject property and the adjacent Greenbriar subdivision along the south and east boundaries due to the adjacent and proposed land uses being single family residential and the existence of a very dense hedgerow.**

**23. TREE PRESERVATION - No live tree(s) with a four (4) inch diameter at breast height may be removed without first applying for tree removal and receiving approval from the City.**

- a. Every reasonable effort shall be made to retain existing trees shown in the tree survey prepared by a registered landscape architect through the integration of those trees into the site and landscape plan for a proposed development.



- b. Development on all parcels four (4) acres or greater in area shall require the submittal and approval of a tree removal plan.
- c. Any tree approved for removal shall be replaced with new trees in accordance with the following schedule:

<b>Table 10-5-3(H)(3)(a) Tree Replacement Approved For Removal</b>	
<b>Caliper (Inches) of the tree to be removed</b>	<b>Number of Replacement Trees</b>
30 or Greater	6
13-29	5
8-12	4
4-7	2

- d. In the event that a tree identified to be preserved is removed or damaged, such tree shall be replaced as follows:

<b>Table 10-5-3(H)(3)(b) Tree Replacement Identified For Preservation</b>	
<b>Caliper (Inches) of the tree to be removed</b>	<b>Number of Replacement Trees</b>
30 or Greater	12
13-29	10
8-12	8
4-7	4

- e. **Fee in Lieu** - A fee may be provided in lieu of the replacement of trees or preservation of existing trees as established in the City of Yorkville's adopted ordinances. These fees will be based upon wholesale pricing for a two and a half (2½) to three (3) inch tree and shall cover the cost of the tree and the estimated cost of the installation of the trees required to be planted. Money collected from the fee in lieu option shall be deposited into a Tree Bank Fund to be used towards tree replacement and plantings throughout the City.

**24. SIGNAGE** – The petitioner has not provided a signage plan for the mix-density residential planned unit development (PUD).

- a. Residential subdivisions are allowed a “single-tenant monument” type sign at the gateway or entryways, per Section 10-6-4 of the Unified Development Ordinance (UDO).
  - i. Single-tenant monument signs utilizing base quality sign materials shall meet the following dimensional standards:
    - 1. Maximum 32 square feet in area; maximum 8 feet in height.
  - ii. Single-tenant monument signs utilizing high quality sign materials shall meet the following dimensional standards:
    - 1. Maximum 48 square feet in area; maximum 12 feet in height.
  - iii. A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of lot frontage.
  - iv. Base landscape plant material is required.
- b. **Will subdivision entryway monument signs be proposed?**

- i. **If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?**

25. **PARKS & SCHOOLS** – Per Section 10-7-9 of the Unified Development Ordinance, a condition for approval of a final plat of a subdivision, the developer shall dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the development, or a cash contribution in lieu of the land dedication, or a combination of both, at the discretion of the City.

- a. **Per the City's calculations of the dwelling types proposed, a minimum dedication of 10.728 acres of park land or \$1,083,528 is required and a minimum dedication of 14.163 acres of school land or \$1,430,494 is required (see attached calculations and sample fee sheet).**
- b. **Staff will recommend the following to the Park Board related to park land dedication and land cash:**
  - i. The minimum size neighborhood park is five acres. We would request one(1) five-acre park site, centrally located and on level ground.
  - ii. The rest of the land cash obligation in cash to develop the park site.
  - iii. Significant road frontage on two sides.
  - iv. 8' wide pave trails in lieu of sidewalk on park land.
  - v. Perpendicular parking stalls at the park site.
  - vi. Paved trail along Fox Road from White Oak Way to Poplar Drive.
  - vii. Crosswalks on Fox Road at White Oak Way and Poplar Drive.
  - viii. Electric, water and sewer to the Park site.
  - ix. Trail from westside of the development to connect with the Burning Bush Drive road stub in the Greenbriar subdivision. This will allow for pedestrian access to Price Park from the westside of the proposed development.
  - x. Trail down one side of the developments north/south road to connect with the future Greenbrier Drive road extension.

[illegible]

# United City of Yorkville Land Cash Analysis for Christie Property

5-Feb-25

ESTIMATED POPULATION PER DWELLING UNIT						
TYPE	PRE-SCH	ELEMENT	JHS	HS	ADULTS	TOTAL
DETACHED SINGLE FAMILY						
2 BDRM	0.102	0.191	0.054	0.057	1.694	2.098
3 BDRM	0.254	0.44	0.126	0.179	1.921	2.92
4 BDRM	0.413	0.665	0.19	0.34	2.142	3.75
5 BDRM	0.236	0.488	0.139	0.249	2.637	3.749
ATTACHED SINGLE FAMILY (TOWNHOMES & DUPLEXES)						
1 BDRM	0	0.064	0.018	0.037	1.068	1.187
2 BDRM	0.092	0.198	0.056	0.074	1.776	2.196
3 BDRM	0.231	0.298	0.085	0.103	1.805	2.522
4 BDRM	0.332	0.452	0.13	0.205	2.243	3.362
APARTMENTS						
Efficiency	0	0.064	0.018	0.037	1.36	1.479
1 BDRM	0	0.64	0.18	0.038	1.749	1.869
2BDRM	0.042	0.16	0.045	0.079	1.614	1.94
3BDRM	0.05	0.339	0.096	0.153	2.499	3.137

DEVELOPMENT SPECIFICATIONS		
Detached Single Family	=	<b>197</b>
Attached Duplex	=	<b>42</b>
Attached Townhomes	=	<b>107</b>
Attached Apartments	=	<b>0</b>
Total Units	=	<b>346</b>

POPULATION CALCULATIONS							
TYPE	% of Units with BDRM Number	PRE-SCHOOL	ELEMENTARY	JUNIOR HIGH SCHOOL	HIGH SCHOOL	ADULTS	TOTAL PE
DETACHED SINGLE FAMILY							
2 BDRM	0%	0	0	0	0	0	0
3 BDRM	0%	0	0	0	0	0	0
4 BDRM	100%	81.361	131.005	37.43	66.98	421.974	738.75
5 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	81.361	131.005	37.43	66.98	421.974	<b>738.75</b>
ATTACHED DUPLEX							
1 BDRM	0%	0	0	0	0	0	0
2 BDRM	50%	1.932	4.158	1.176	1.554	37.296	46.116
3 BDRM	50%	4.851	6.258	1.785	2.163	37.905	52.962
4 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	6.783	10.416	2.961	3.717	75.201	<b>99.078</b>
ATTACHED TOWNHOMES							
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	9.844	21.186	5.992	7.918	190.032	234.972
BDRM 3	0%	0	0	0	0	0	0
BDRM 4	0%	0	0	0	0	0	0
TOTAL	100%	9.844	21.186	5.992	7.918	190.032	<b>234.972</b>
APARTMENTS							
Efficiency	0%	0	0	0	0	0	0
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	0	0	0	0	0	0
BDRM 3	0%	0	0	0	0	0	0
TOTAL	100%	0	0	0	0	0	<b>0</b>

## PARKS CALCULATION



Land required for detached single family	7.388 acres
+ Land requirement for attached duplexes	0.991 acres
+ Land required for attached townhomes'	2.350 acres
+ Land required for apartments	0.000 acres

**TOTAL PARK LAND-CASH REQUIREMENT FOR DEVELOPMENT: 10.728 ACRES**

Total park land-cash requirement for development	10.728 acres
- Park acreage dedicated	0 acres
<b>REMAINING UNFULFILLED LAND-CASH REQUIREMENT</b>	<b>10.728 ACRES</b>

Remaining unfulfilling land-cash requirement	10.728 acres
x Current land-cash acreage value	\$101,000 per acre
<b>REMAINING LAND-CASH REQUIREMENT LAND VALUE</b>	<b>\$1,083,528</b>

What amount (if any) will be paid up front by the developer? \$0

**REVISED PARK LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING: \$1,083,528**

		<u>Unit PE as % of Total PE</u>
Single Family PE	738.75	69%
Duplex PE	99.078	9%
Townhomes PE	234.972	22%
Apartments PE	0	0%

**Single Family Permit: \$3,787.50**  
**Duplex Permit: \$2,382.59**  
**Townhomes Permit: \$2,217.96**  
**Apartments Permit: N / A**

#### SCHOOL COMPUTATION

<b>DETACHED SINGLE FAMILY ACRE REQUIREMENT</b>	
Elementary	4.789 acres
+ Junior HS	1.386 acres
+ High School	5.597 acres
<b>TOTAL</b>	<b>11.772 ACRES</b>

<b>ATTACHED DUPLEX ACRE REQUIREMENT</b>	
Elementary	0.388 acres
+ Junior HS	0.110 acres
+ High School	0.311 acres
<b>TOTAL</b>	<b>0.808 ACRES</b>

<b>ATTACHED TOWNHOMES ACRE REQUIREMENT</b>	
Elementary	0.700 acres
+ Junior HS	0.222 acres
+ High School	0.662 acres
<b>TOTAL</b>	<b>1.583 ACRES</b>

<b>APARTMENTS ACRE REQUIREMENT</b>	
Elementary	0.000 acres
+ Junior HS	0.000 acres
+ High School	0.000 acres
<b>TOTAL</b>	<b>0.000 ACRES</b>

**TOTAL SCHOOL LAND-CASH ACREAGE REQUIRED: 14.163 ACRES**

Total school land-cash acreage required	14.163 acres
- School acreage dedicated	0 acres
<b>REMAINING SCHOOL LAND CASH REQUIREMENT</b>	<b>14.163 ACRES</b>

Remaining school land-cash requirement	14.163 acres
x Current land-cash acreage value	\$101,000 per acre
<b>REMAINING LAND CASH REQUIREMENT VALUE</b>	<b>\$1,430,493.73</b>

What amount (if any) will be paid up front by the developer? \$0

**REVISED LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING: \$1,430,494**

**Single Family Permit: \$5,000.33**  
**Duplex Permit: \$3,145.54**  
**Townhomes Permit: \$2,928.19**  
**Apartments Permit: N / A**

## Christie Property FEES PER UNIT

A paid receipt from the School District Office, 602-A Center Parkway  
Yorkville, must be presented to the City prior to issuance of permit \$3,000

Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D. \$1,870

### United City of Yorkville Fees

1. Building Permit \$650 + \$0.20(SF)  
Cost \$650 plus \$0.20 per square foot (SF)

2. Water Connection Fees SF \$7,555  
(see note 'a" below) DU/TH \$6,761

3. Water Meter Cost \$550 Current Rate

4. City Sewer Connection Fees \$2,000

5. Water and Sewer Inspection Fee \$25

6. Public Walks/Driveway Inspection Fee \$35

7. Development Fees

Public Works	\$700
Police	\$300
Building	\$1,759
Library	\$500
Parks & Recreation	\$50
Engineering	\$100
Bristol-Kendall Fire	<u>\$1,200</u>
Development Fees Total	\$4,609

8. Land Cash Fees	Apartment	Townhome	Duplex	Single Family
Park	N / A	\$2,218	\$2,382.59	\$3,787.50
School	N / A	<u>\$2,928.19</u>	<u>\$3,145.54</u>	<u>\$5,000.00</u>
<b>Land-Cash Fees Total</b>	\$0.00	\$5,146.15	\$5,528.13	\$8,787.50

9. Road Contribution \$2,000

10. Weather Warning Siren Fee (paid at time of Final Plat) \$75/acre 137 acres \$10,275

#### Notes:

a. Rate effective 5/1/25 and subject to annual increases per Ord. 2023-28

**United City of Yorkville Land Cash Analysis for Christie**  
**Property**

6-Feb-25

ESTIMATED POPULATION PER DWELLING UNIT						
TYPE	PRE-SCH	ELEMENT	JHS	HS	ADULTS	TOTAL
DETACHED SINGLE FAMILY						
2 BDRM	0.102	0.191	0.054	0.057	1.694	2.098
3 BDRM	0.254	0.44	0.126	0.179	1.921	2.92
4 BDRM	0.413	0.665	0.19	0.34	2.142	3.75
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2 BDRM	0.092	0.198	0.056	0.074	1.776	2.196
3 BDRM	0.231	0.296	0.085	0.163	1.805	2.522
4 BDRM	0.332	0.452	0.13	0.205	2.243	3.362
APARTMENTS						
Efficiency	0	0.064	0.018	0.037	1.36	1.479
1 BDRM	0	0.64	0.18	0.038	1.749	1.869
2BDRM	0.042	0.16	0.045	0.079	1.614	1.94
3BDRM	0.05	0.339	0.096	0.153	2.499	3.137

DEVELOPMENT SPECIFICATIONS		
Detached Single Family	=	197
Attached Duplex	=	42
Attached Townhomes	=	107
Attached Apartments	=	0
Total Units	=	346

POPULATION CALCULATIONS							
TYPE	% of Units with BDRM Number	PRE-SCHOOL	ELEMENTARY	SCHOOL	HIGH SCHOOL	ADULTS	TOTAL PE
DETACHED SINGLE FAMILY							
2 BDRM	0%	0	0	0	0	0	0
3 BDRM	0%	0	0	0	0	0	0
4 BDRM	100%	81.361	131.005	37.43	66.98	421.974	738.75
5 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	81.361	131.005	37.43	66.98	421.974	738.75
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1 BDRM	0%	0	0	0	0	0	0
2 BDRM	50%	1,932	4,158	1,176	1,554	37,296	46,116
3 BDRM	50%	4,851	6,258	1,785	2,163	37,905	52,962
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TOTAL	100%	6,783	10,416	2,961	3,717	75,201	99,078
ATTACHED TOWNHOMES							
BDRM 1	0%	0	0	0	0	0	0
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BDRM 3	0%	0	0	0	0	0	0
BDRM 4	0%	0	0	0	0	0	0
TOTAL	100%	9,844	21,186	5,992	7,918	190,032	234,972
APARTMENTS							
Efficiency	0%	0	0	0	0	0	0
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	0	0	0	0	0	0
BDRM 3	0%	0	0	0	0	0	0
TOTAL	100%	0	0	0	0	0	0

PARKS CALCULATION	
Land required for detached single family	7,388 acres
+ Land requirement for attached duplexes	0,991 acres
+ Land required for attached townhomes'	2,350 acres
+ Land required for apartments	0,000 acres
<b>TOTAL PARK LAND-CASH REQUIREMENT FOR DEVELOPMENT:</b>	<b>10,728 ACRES</b>
Total park land-cash requirement for development	10,728 acres
- Park acreage dedicated	5.5 acres
<b>REMAINING UNFULFILLED LAND-CASH REQUIREMENT</b>	<b>5.228 ACRES</b>
Remaining unfulfilling land-cash requirement	5.228 acres
x Current land-cash acreage value	\$101,000 per acre
<b>REMAINING LAND-CASH REQUIREMENT LAND VALUE</b>	<b>\$528,028</b>
What amount (if any) will be paid up front by the developer?	\$0
<b>REVISED PARK LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING:</b>	<b>\$528,028</b>
Unit PE as % of Total PE	
Single Family PE	738.75 69%
Duplex PE	99.078 9%
Townhomes PE	234.972 22%
Apartments PE	0 0%
<b>Single Family Permit:</b>	<b>\$1,845.74</b>
<b>Duplex Permit:</b>	<b>\$1,161.09</b>
<b>Townhomes Permit:</b>	<b>\$1,080.86</b>
<b>Apartments Permit:</b>	<b>N / A</b>

\$1,845.74  
\$1,161.09  
\$1,080.86  
#DIV/0!

SCHOOL COMPUTATION	
DETACHED SINGLE FAMILY ACRE REQUIREMENT	
Elementary	4,789 acres
+ Junior HS	1,386 acres
+ High School	5,597 acres
TOTAL	11,772 ACRES
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Elementary	0.388 acres
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TOTAL	0.808 ACRES
ATTACHED TOWNHOMES ACRE REQUIREMENT	
Elementary	0.700 acres
+ Junior HS	0.222 acres
+ High School	0.662 acres
TOTAL	1.583 ACRES
APARTMENTS ACRE REQUIREMENT	
Elementary	0.000 acres
+ Junior HS	0.000 acres
+ High School	0.000 acres
TOTAL	0.000 ACRES
<b>TOTAL SCHOOL LAND-CASH ACREAGE REQUIRED:</b>	<b>14.163 ACRES</b>
Total school land-cash acreage required	14.163 acres
- School acreage dedicated	0 acres
<b>REMAINING SCHOOL LAND CASH REQUIREMENT</b>	<b>14.163 ACRES</b>
Remaining school land-cash requirement	14.163 acres
x Current land-cash acreage value	\$101,000 per acre
<b>REMAINING LAND CASH REQUIREMENT VALUE</b>	<b>\$1,430,493.73</b>
What amount (if any) will be paid up front by the developer?	\$0
<b>REVISED LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING:</b>	<b>\$1,430,494</b>
<b>Single Family Permit:</b>	<b>\$5,000.33</b>
<b>Duplex Permit:</b>	<b>\$3,145.54</b>
<b>Townhomes Permit:</b>	<b>\$2,928.19</b>
<b>Apartments Permit:</b>	<b>N / A</b>

\$5,000.33  
\$3,145.54  
\$2,928.19  
#DIV/0!

# Christie Property

## FEES PER UNIT

A paid receipt from the School District Office, 602-A Center Parkway  
Yorkville, must be presented to the City prior to issuance of permit \$3,000

Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D. \$1,870

### United City of Yorkville Fees

1. Building Permit \$650 + \$0.20(SF)  
Cost \$650 plus \$0.20 per square foot (SF)

2. Water Connection Fees SF \$7,555  
(see note 'a" below) DU/TH \$6,761

3. Water Meter Cost \$550 Current Rate

4. City Sewer Connection Fees \$2,000

5. Water and Sewer Inspection Fee \$25

6. Public Walks/Driveway Inspection Fee \$35

7. Development Fees

Public Works	\$700
Police	\$300
Building	\$1,759
Library	\$500
Parks & Recreation	\$50
Engineering	\$100
Bristol-Kendall Fire	<u>\$1,200</u>
Development Fees Total	\$4,609

8. Land Cash Fees	Apartment	Townhome	Duplex	Single Family
Park (Donated 5.5 acres)	N / A	\$1,081	\$1,161.09	\$1,845.74
School	<u>N / A</u>	<u>\$2,928.19</u>	<u>\$3,145.54</u>	<u>\$5,000.00</u>
<b>Land-Cash Fees Total</b>	\$0.00	\$4,009.05	\$4,306.63	\$6,845.74

9. Road Contribution \$2,000

10. Weather Warning Siren Fee (paid at time of Final Plat) \$75/acre 137 acres \$10,275

Notes:

a. Rate effective 5/1/25 and subject to annual increases per Ord. 2023-28





# ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

February 6, 2025

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
651 Prairie Pointe  
Yorkville, IL 60560

**Re: Christie Property  
Concept Plan Review  
United City of Yorkville**

Dear Krysti:

We have reviewed the concept plan for the above-referenced project dated December 23, 2024.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. Kendall County will need to approve the access location on Fox Road. The City and EEI should be copied on all correspondence with Kendall County. Preliminary comments from the County are as follows:
  - a. Fox Road is designated as Access 3 and per ordinance requires  $\frac{1}{4}$  mile spacing for public roadways. The proposed three access points do not meet the ordinance. Any proposal outside of the ordinance, would require County Board approval.
  - b. The developer should consider eliminating the center access point.
  - c. The developer should consider moving the westerly access point east, to create a  $\frac{1}{4}$  miles spacing from Poplar Drive. The location needs to work for the property to the north also.
2. A share-use path should be considered along Fox Road.
3. The City will want to confirm the downstream capacity of the sanitary sewer during preliminary engineering. The addition of 346 units will add significant flow to the sewers.
4. The master water plan indicates a possible pressure zone change on the western portion of the property. Detailed modeling will need to be performed by the City as part of the preliminary engineering process to confirm the improvements.

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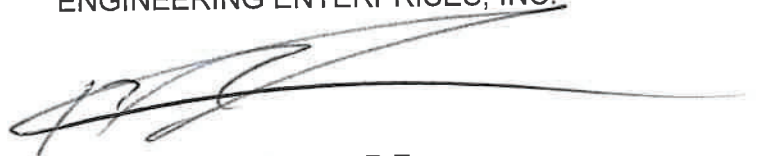
Ms. Krysti Barksdale-Noble  
February 6, 2025  
Page 2

5. A tree preservation and landscape plan will be required to be provided as part of preliminary engineering.
6. A traffic impact study may be required as part of preliminary engineering.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Mr. Pete Ratos, Building Department (via email)  
Mr. David Hansen, Senior Planner (via email)  
Ms. Sara Mendez, City Planner (via email)  
Ms. Gina Nelson, Admin Assistant (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Jason Mick, Fox River Enterprise, LLC (via email)  
TNP, PGW2, EEI (Via e-mail)



**Yorkville Police Department Memorandum**  
**651 Prairie Pointe Drive**  
**Yorkville, Illinois 60560**  
**Telephone: 630-553-4340**  
**Fax: 630-553-1141**

**Date:** January 16, 2025  
**To:** Krysti Barksdale-Noble (Community Development Director)  
**From:** James Jensen (Chief of Police)  
**Reference:** Plan Review: PZC 2025-02  
List Project Name: Christie Property  
List Applicant Name: Jason Mick (Fox River Enterprise, LLC)  
List Project Manager: Jason Mick (Fox River Enterprise, LLC)  
List Project Location: Fox Road West of Rt. 47, South of Fox Road, Yorkville, IL

Please see comments listed below pertaining to the project referenced above:

### Signage

Handicapped Signage Required: ☐ Yes ☐ No

Comments: **IF handicapped parking will be provided the signage must meet MUTCD standards and fine amounts must be listed on sign.**

Speed Limit Signage Required/Recommended ☒ Yes ☐ No  
School Zone Special Signage ☐ Yes ☒ No  
Special Speed Zone Signage Requested ☐ Yes ☒ No

Comments: **Will this property be HOA Controlled? If not properly posted speed limit signs should be placed at the entrance to the development.**

No Parking Signage Required? ☒ Yes ☐ No  
☒ No Parking After 2" Snow Fall

No Parking Locations: **No parking locations, if listed must be signed appropriately.**

Dedicated parking signage needed? ☐ Yes ☐ No

Comments: **I have not seen plans with special parking identified. Depending on roadway widths, consideration should be given to no parking on one side of street.**

☐ Located by Park  
☐ School



## Yorkville Police Department Memorandum

651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4340  
Fax: 630-553-1141

\_\_\_\_ Common Parking Area

Are there Street Name Conflicts? \_\_\_\_ Yes \_\_\_\_ No

Comments: **I have not seen documents that list street names.**

Pedestrian/Bike Path Crossing Signage? **X** Yes \_\_\_\_ No

Comments: **Proper signage should be included if a bike path will be added to the development.**

NO Construction Traffic Signage being requested? **X** Yes \_\_\_\_ No

Location: **Construction traffic should be kept only to the developed area. No Construction traffic should not go into existing subdivisions.**

*\*\*\*We request that all signage is posted prior to the first occupancy permit being issued for each phase.\*\*\**

*\*\*\*All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels\*\*\**

### Roadway

Street Width: **If parking is allowed on both sides of the roadway there needs to be room for emergency vehicular traffic. If parking is restricted on one side of the street, it should be restricted on fire hydrant side.**

Should parking be allowed on BOTH sides of road? \_\_\_\_ Yes \_\_\_\_ No

Should parking be restricted to fire hydrant side? \_\_\_\_ Yes \_\_\_\_ No

Center Roadway Medians: \_\_\_\_ Yes \_\_\_\_ No

Limit Parking on Median? \_\_\_\_ Yes \_\_\_\_ No

Signage Needed? \_\_\_\_ Yes \_\_\_\_ No

Room for Emergency Veh. w/ one lane Obstructed? \_\_\_\_ Yes \_\_\_\_ No

Do you have intersection Concerns? \_\_\_\_ Yes **X** No

Comments: **There are three (3) planned entrance/exits to the subdivision.**

### Landscape

Low Growth or Ground Cover Landscaping? \_\_\_\_ Yes \_\_\_\_ No



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Low Growth or Ground Cover Landscaping by windows? ☐ Yes ☐ No  
Low Growth or Ground Cover Landscaping by Entrances ☒ Yes ☐ No

Comments: **Low growth landscaping should be placed at entrance/exit points to the subdivision and at roadway crossings within the subdivision.**

*\*\*\*Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines\*\*\**

### **Ingress / Egress**

Entrance/Exits match up with adjacent driveways? ☐ Yes ☐ No  
Total Entrance/Exits for development? 3

Are vehicle entrance/exits safe? ☒ Yes ☐ No  
Are warning signs for cross traffic requested? ☐ Yes ☒ No

Raised Median & Signage for Right in & Right Out? ☐ Yes ☒ No  
Concerns: \_\_\_\_\_

Emergency Contact for after hours during construction: \_\_\_\_\_  
\_\_\_\_\_

Is this a gated or controlled access development? ☐ Yes ☒ No  
If yes, will police & Fire and Access? ☐ Yes ☐ No

### **Miscellaneous**

Individual Mailboxes? ☐ Yes ☐ No  
Cluster Mailbox Kiosks? ☐ Yes ☐ No  
Will this cause traffic choke points? ☐ Yes ☐ No

Comments: **Will there be individual, or cluster mailbox kiosks being used? If they will be using cluster mailbox kiosks they should be placed so as not to disrupt the flow of traffic.**





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Are sidewalks being planned for the development? ☒ Yes ☐ No

Are sidewalk crosswalks needed? ☒ Yes ☐ No

Are there walking/bike paths planned for the subdivision? ☒ Yes ☐ No

Proper Signage needed for walking/bike paths ☒ Yes ☐ No

☒ Stop Signs ☐ Yield Signs ☒ NO Motorized Vehicles

☐ Trespassing ☐ Other \_\_\_\_\_

Is this an HOA Controlled Roadway OR Parking Areas? ☐ Yes ☐ No

Comments: **This is an age restricted HOA? Will the city be responsible for maintaining the roadways as well as traffic enforcement?**

Comments: **Who is responsible for re-surfacing and re-striping?**

### **Security**

Will security cameras be in use? ☐ Yes ☒ No

Comments:

Will the business/management provide the police department remote access to the camera system (User credentials only)? ☐ Yes ☐ No

Comments:

What are the business Hours of Operation? \_\_\_\_\_

Will the property be alarmed? ☐ Yes ☐ No

Comments:

Will you provide Floor Plans/Maps to the police department ☐ Yes ☐ No

Comments: **Will building floor plans be made available in case of an emergency for law enforcement use?**

Will a Knox Box be placed on Site? ☐ Yes ☐ No

Location of Knox Box:



## **Yorkville Police Department Memorandum**

**651 Prairie Pointe Drive**

**Yorkville, Illinois 60560**

**Telephone: 630-553-4340**

**Fax: 630-553-1141**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.



# United City of Yorkville

*County Seat of Kendall County*

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-8545

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

February 13, 2025

Mr. Jason Mick  
President  
Hanna Design Group  
1955 W. Downer Place  
Aurora, Illinois 60506

(VIA E-MAIL [JMICK@HANNADESIGNGROUP.COM](mailto:JMICK@HANNADESIGNGROUP.COM))

**RE: Christie Property – Rezone & Planned Unit Development (PUD) Concept Plan Approval  
Plan Council Meeting Follow-Up**

Dear Mr. Mick,

This correspondence is intended to follow-up on the recent Plan Council meeting held today to discuss the applications for Planned Unit Development (PUD) and Rezoning approval for the above project. Per that discussion, below are the comments presented during the meeting for which additional information, and/or a written response was requested.

**GENERAL COMMENTS:**

1. Petitioner will submit a revised hard-lined Concept Plan drawing with greater contrast to better differentiate the residential dwelling types.
2. Petitioner will provide a written narrative with the application summarizing the proposed development, specifically explaining the rationale behind the plan's deviation from the traditional density transition approach by placing higher-density four-plex units at the center, surrounded by lower-density single-family and duplex dwellings as well as the decision not to provide roadway connectivity to Burning Bush Drive.

**PUD/ZONING COMMENTS:**

3. Petitioner should provide written justification as to how the proposed development meets the following identified Planned Unit Development (PUD) modification standards:
  - a. Modification Standard #5 Universal Design includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.
  - b. Modification Standard #6 High Quality Building Materials which utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.
4. Petitioner will verify if the proposed R-2 Single-Family Traditional Residence, R-2D Duplex, Two-Family Attached Residence, and R-3 Multi-Family Attached Residence Districts bulk and dimensional standards deviate, meet, or exceed the minimum standards required for each district identified in staff's memo as "Undetermined".

- a. Staff recommends providing this information as part of a Site Data table on the Concept Plan would be useful.
  - b. Any requested deviations from the minimum UDO standards must be provided in writing by the Petitioner.
5. Petitioner shall provide typical lot dimensions on the Concept Plan for each dwelling unit type/proposed zoning designation.
6. Petitioner will provide the proposed minimum unit square footage of livable space for the townhome dwellings.
7. Petitioner will provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.
8. Petitioner must denote the proposed maximum building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance.
9. Petitioner must verify if a deviation from Section 10-4-2(A) of the Unified Development Ordinance regarding frontloaded garages for duplexes will be required.
10. Petitioner must verify if a deviation from Section 10-4-2(C) of the Unified Development Ordinance regarding frontloaded garages for townhomes will be required.
11. Petitioner must verify the maximum width of the townhome units.
12. Petitioner must verify the materials and percentages proposed for each housing type to ensure compliance with the Appearance Standards in Section 10-5-8 of the Unified Development Ordinance.

**STREET DESIGN COMMENTS:**

13. Petitioner must verify the right-of-way width of proposed internal road network and the street length of blocks between roadway nodes/intersections.

**LANDSCAPE COMMENTS:**

14. Petitioner may submit a landscape plan for review or acknowledge in writing that the following landscape standards, in addition to all other applicable landscaping requirements in the Unified Development Ordinance, will apply to the proposed development:
  - a. Transition Zone “D” Landscape buffer is required within the Landscape Easements between Fox Road and the single-family lots.

**SIGNAGE COMMENTS:**

15. Petitioner will provide a signage plan for the residential development to be included as part of the Planned Unit Development if deviations from the Unified Development Ordinance are requested.

**COMMUNITY MEETING COMMENTS:**

16. The Petitioner will make contact with the homeowners within the Greenbriar subdivision and the White Oak Estates prior to the Planning and Zoning Commission (PZC) public hearing to present the plan and solicit feedback from the residents.

**PARKS COMMENTS:**

17. The following comments from the Parks & Recreation Department must be addressed in writing or on the Concept Plan:
  - a. The minimum size neighborhood park is five acres. We would request one (1) five-acre park site, centrally located and on level ground.
  - b. The rest of the land cash obligation in cash to develop the park site.
  - c. Significant road frontage on two sides.
  - d. 8’ wide pave trails in lieu of sidewalk on park land.

- e. Perpendicular parking stalls at the park site.
- f. Paved trail along Fox Road from White Oak Way to Poplar Drive.
- g. Crosswalks on Fox Road at White Oak Way and Poplar Drive.
- h. Electric, water and sewer to the Park site.
- i. Trail from westside of the development to connect with the Burning Bush Drive road stub in the Greenbriar subdivision. This will allow for pedestrian access to Price Park from the westside of the proposed development.
- j. Trail down one side of the developments north/south road to connect with the future Greenbrier Drive road extension.

**ENGINEERING COMMENTS:**

18. Petitioner will need to provide a Traffic Impact Study as part of the preliminary engineering process, however if the Petitioner has general trip generation modeling for the proposed development, this is encouraged to be shared.

We kindly request that the written responses and updated Site Plan be provided no later than, **Friday, February 21, 2025**, so that staff may incorporate the necessary information into our review for upcoming Economic Development Committee meeting.

The Community Meeting feedback should be provided no later than **Wednesday, April 2, 2025**, so that staff may incorporate the necessary information into our review prior to the Planning and Zoning Commission meeting.

Should you have any questions, please feel free to contact me at 630-553-8573, or via email [knoble@yorkville.il.us](mailto:knoble@yorkville.il.us).

Sincerely,

*Krysti Barksdale-Noble*

Krysti J. Barksdale-Noble, AICP  
Community Development Director

Cc: Dan Kramer, Petitioner's Attorney (via e-mail)  
Eric Mancke, ESM Civil Solutions, LLC (via e-mail)  
Bart Olson, City Administrator (via e-mail)  
Megan Lamb, City Attorney (via e-mail)  
Jori Behland, City Clerk (via e-mail)  
Tim Evans, Parks & Recreation Director (via e-mail)  
Brad Sanderson, EEL, City Engineer (via e-mail)  
David Hansen, Senior Planner (via e-mail)  
Sara Mendez, Planner I (via e-mail)