

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, JANUARY 26, 2016**

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

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
	Kot	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Teeling	Present

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Police Chief Hart, Deputy Chief of Police Hilt, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Golinski stated item # 6 (ADM 2016-08) on the Consent Agenda, Ordinance Providing for Issuance of United City of Yorkville, Kendall County, Illinois Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016, be moved to the regular meeting under Administration Committee.

Amendment approved unanimously by a viva voce vote.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Paul LaLonde, assistant executive director of the Voluntary Action Center, spoke in favor of the senior independent living facility. As an advocate for the senior community the two most important issues are access to the businesses and services of the community and affordable housing. He feels that this project meets both of these requirements.

Geraldine S. lives in area senior housing. She can say that the residents of her senior housing offer no negative impact to the area of which they live. She said there is a waiting list for the building she is in and she is in favor of additional senior housing in the area.

Rita Murphy thinks the City needs to consider this. Housing is not a luxury but a necessity. She hopes the City will allow this senior housing to be built.

Karylin Clevenger, Kendall County Information & Assistance Specialist, stated working with seniors is her passion. She is concerned with the lack of available senior housing in Kendall County. She described the many positive attributes of the senior housing development. Her research shows that all the Kendall County senior housing is full. She believes it is important that the community provides this type of housing for its aging residents, so they are not displaced to other communities.

Darin Peterson, lifelong resident of Yorkville, spoke in favor of the senior housing development project. When completed, this project should not be burden on the community. He supports the project due to the positive impact it will have on the properties where he lives. He believes all should look at the greater good of Yorkville's community.

Scott Flynn, business owner and resident of Yorkville on Walnut Street, stated when he moved to Yorkville, he chose to live on a spacious lot with lots of open area around him. He understands the need for this project, but doesn't feel this is the correct place to build it.

Regina Moe, resident, is not against affordable senior housing. She if this is built, then when she is outside, her privacy is gone. She strongly feels this senior living independent housing does not belong in the proposed location. This is not acceptable to them.

Greg Rourke, Longford Lakes subdivision, is concerned about this project. He feels that the size of the building may create a serious water runoff problem and questions whether the size of the water retention area is large enough.

Hartley Pierson, 12 year resident of Yorkville, has strong feelings towards Yorkville. He thinks it is essential to have affordable senior living housing in Yorkville. The biggest problem with the senior independent living facility is that the site is too small for the building and the building is too tall for the neighborhood. He took a poll of the residents in his community and found out that all but one were against this project. He believes this would be a fine facility for another location in the City.

Ann Moehring, 14 year resident, discussed how the senior independent living facility will negatively affect property values of the adjacent properties.

CONSENT AGENDA

1. Wrigley Site Expansion – EDP (Intersection Improvements) – **MFT Resolution 2016-03** – authorize City Clerk to execute (PW 2015-79)
2. Water Department Reports for September – December 2015 (PW 2016-01)
3. **Ordinance 2016-09** Authorizing and Granting a Franchise to Northern Illinois Gas Company (d/b/a Nicor Gas Company) Its Successors and Assigns, to Construct, Operate and Maintain a Natural Gas Distributing System in and Through the City of Yorkville, Illinois – authorize Mayor and City Clerk to execute (PW 2016-03)
4. Mill Street LAFO (PW 2016-05)
 - a. **Resolution 2016-04** Authorizing the City to Share in the Construction Costs for the Roadway Improvement of the Mill Street LAFO Project – authorize Mayor and City Clerk to execute
 - b. Local Public Agency Agreement between the City and the State – authorize Mayor and City Clerk to execute
 - c. Construction Engineering Services Agreement for Federal Participation between the City and Engineering Enterprises, Inc. – authorize Mayor and City Clerk to execute
5. Monthly Treasurer's Report for November and December 2015 (ADM 2016-02)

Mayor Golinski entertained a motion to approve the consent agenda as amended. So moved by Alderman Milschewski; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0
Colosimo-aye, Milschewski-aye, Tarulis-aye, Frieders-aye,
Funkhouser-aye, Koch-aye, Teeling-aye, Kot-aye

MINUTES FOR APPROVAL

None.

BILLS FOR PAYMENT

Mayor Golinski stated that the bills were \$1,548,222.55.

REPORTS

MAYOR'S REPORT

**Comprehensive Plan Steering Committee Appointment
(CC 2016-06)**

Mayor Golinski entertained a motion to approve the Mayor's appointment of Randy Harker to the Comprehensive Plan Steering Committee. So moved by Alderman Tarulis; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Milschewski-aye, Teeling-aye, Koch-aye,
Kot-aye, Frieders-aye, Tarulis-aye, Colosimo-aye

PUBLIC WORKS COMMITTEE REPORT

**Ordinance 2016-10 Proposing the Establishment of Special Service Area Number 2016-1 in the
United City of Yorkville, Kendall County, Illinois and Providing for
Other Procedures in Connection Therewith (Caledonia)
(PW 2016-06)**

Alderman Funkhouser made a motion to approve an ordinance proposing the establishment of special service area number 2016-1 in the United City of Yorkville and providing for other procedures in

connection therewith (Caledonia) and authorize the Mayor and City Clerk to execute and also setting a public hearing date of April 12, 2016; seconded by Alderman Koch.

Alderman Colosimo and City Attorney Orr discussed this ordinance.

Motion approved by a roll call vote. Ayes-8 Nays-0
Milschewski-aye, Teeling-aye, Koch-aye, Kot-aye,
Frieders-aye, Tarulis-aye, Colosimo-aye, Funkhouser-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

**Ordinance 2016-11 Establishing a New Single-Family Attached Dwelling Construction Incentive Program (B.U.I.L.D. T.O.O. Program)
(EDC 2015-43)**

Alderman Koch made a motion to approve an ordinance establishing a new single-family attached dwelling construction incentive program (B.U.I.L.D. T.O.O. program) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

Alderman Kot was for the original B.U.I.L.D. program. He would like to know if there is a way to put in a provision which offers the benefit to owner occupied properties only. He asked City Attorney Orr if the property was sold during the 12 month waiting period if there is a provision that allows the City to have funds returned. City Attorney Orr said there would have to be a provision put in by the Council. Alderman Colosimo is not in support of the B.U.I.L.D. as originally structured and finds it difficult to believe that the addition of multi-family units to a new program will make it anymore advantageous to the City. He will be voting against this and encourages his fellow Alderman to do the same. Alderman Koch sees a need to monitor the year long residency requirement. He will not be supporting this ordinance. Alderman Teeling read a prepared written statement that she wrote regarding the history of the B.U.I.L.D Program and how it has benefited the community over the past few years. She is in support of renewing the program. Alderman Funkhouser was a proponent of the original B.U.I.L.D. program but does not support this ordinance of B.U.I.L.D. T.O.O. Alderman Colosimo defended his position and does not believe that a \$5000 incentive will entice an individual to move to Yorkville. He feels the only way to draw people to the community is to support business growth and the jobs they bring to a community. Mayor Golinski is a strong supporter of the B.U.I.L.D. program. Alderman Colosimo believes Yorkville is out performing Oswego in build permits due to the number of significant changes the City has made and not to the credit of the B.U.I.L.D. program. Alderman Funkhouser stated the facts show that the highest percentage of people taking advantages of the program came from outside the Yorkville area. Alderman Kot stated the Ryland builders attributed a very good number of new housing starts to the B.U.I.L.D. program. Mayor Golinski stated Yorkville is being forward thinking and doing things to get rooftops here.

Motion approved by a roll call vote. Ayes-5 Nays-4
Teeling-aye, Koch-nay, Kot-aye, Frieders-aye, Tarulis-nay,
Colosimo-nay, Funkhouser-nay, Milschewski-aye, Mayor Golinski-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

**Ordinance Providing for Issuance of United City of Yorkville, Kendall County, Illinois Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 - authorize Mayor and City Clerk to execute
(ADM 2016-08)**

Alderman Milschewski made a motion to approve an ordinance providing for issuance of United City of Yorkville, Kendall County, Illinois Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 - authorize Mayor and City Clerk to execute; seconded by Alderman Frieders.

City Administrator Olson stated the City is recommending tabling this ordinance for two weeks while the City fills in some of the blanks and change a couple of the words and meaning in the ordinance.

Peter Rafael, City's underwriter of this bond, gave a short explanation of the actual bond itself, and what he is going to be doing to pre-market the bond before the City approves it on the next City Council meeting.

Alderman Milschewski made a motion to table the ordinance providing for issuance of these bonds until February 9, 2016; seconded by Alderman Kot.

Motion approved by a roll call vote. Ayes-8 Nays-0

Colosimo-aye, Funkhouser-aye, Milschewski-aye, Teeling-aye,
Koch-aye, Kot-aye, Frieders-aye, Tarulis-aye

PARK BOARD

Ordinance 2016-12

**Amending the Liquor Regulations to Continue to Allow Possession
and Consumption of Alcoholic Beverages at the Steven G. Bridge
Park During Adult Softball League Games
(CC 2016-07)**

Mayor Golinski entertained a motion to approve an ordinance amending the liquor regulations to continue to allow possession and consumption of alcoholic beverages at the Steven G. Bridge Park during adult softball league games and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Frieders.

Alderman Frieders asked if the City had any complaints or issues last year. The answer was no.

Motion approved by a roll call vote. Ayes-8 Nays-0
Teeling-aye, Koch-aye, Kot-aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

PLAN COMMISSION

**GC Housing Development – Senior Independent Living Facility
(Rezoning and Variance) – Northeast Corner of Walnut and Freeman
(PC 2015-16 and ZBA 2015-06)**

Jeffrey Crain addressed the Mayor, Council, and residents of Yorkville. He presented the GC Housing Development. He described why Yorkville was chosen for this development. He stated that the site for this project was chosen because it best meets all the criteria of the Illinois Housing Development Authority, which is the department that will determine which properties will qualify for a tax credit. He then described how the property would be used and best blend in with the surrounding neighborhood. This group met with the City's staff and took into account a number of their recommendations. Mr. Crain presented several illustrations showing the recommended modifications. He disused how the lot coverage for the site far exceeds the City's 7% maximum standard, and provides approximately 58% lot usage. Alderman Funkhouser questioned the impact on the lot coverage ratio for Longford Lakes. Mr. Crain could not answer the impact as questioned. Community Development Director Barksdale-Noble answered the density of Longford Lakes is 5.4. Mr. Crain went on to describe the structure of the building and how it far exceeds the requirements of the City's building ordinance. He covered the existing plan, the plans density, and lot coverage. He then described the many benefits this project brings to the City of Yorkville.

Mayor Golinski wanted his thoughts on the record. He is a strong advocate for this development. He read a portion of the draft report of the City's new comprehensive plan, which is on the City's webpage. Mayor Golinski feels there is truly a need for this type of housing in Yorkville. The City has an obligation to provide an affordable option to keep its senior residents in this community. Mayor Golinski feels this is a perfect location for this GC Housing Development. It is walk able to all kinds of amenities. He feels that this area should have always been zoned R4. Though two committees voted this housing project down, the committees had a more restrictive criteria to work with and the Council needs to consider the whole picture. He asked the Council not to squander this opportunity. Alderman Milschewski can't see a four story building in that area. She would support something there for seniors but not a four story building. She doesn't feel that fits. Her concern is that the project was presented as a low income development, and the cost structure for the facility does not seem to reflect that. She stated that many seniors just can't afford this.

Jeffrey Crain responded to Alderman Milschewski's comments. He stated that 20% of the units will be at the 30% adjusted median income, which would be 15 apartments. He stated that this has never been characterized as low income, but as affordable. He discussed the complications that were presented when looking into buying the adjacent property. He also discussed landscaping provisions that far exceed the minimum requirements of the City. He stated that he tried to address the most obvious concerns of the neighbors.

Alderman Frieders can see both sides of this issue. He believes that the financial benefits to the City outweigh the burden it puts on these few residents. He believes the City needs to focus on providing housing for its seniors. Mayor Golinski added that Yorkville was voted one of the top cities in Illinois to raise a family. He doubts Yorkville would make the list of top places to retire. It is time to change that. Alderman Funkhouser went over the merits of the proposed project, and asserts that this project is not suited for the proposed parcel. Jeffrey Crain explained the rationale for making the project a four story building. The reason for this was to accommodate access to indoor first floor parking and to limit the amount of service parking area. If the project was changed to a three story building it would greatly increase the lot coverage ratio by requiring additional service parking and thus reducing the green area. He believes the project as presented provides the most benefit for the City and the residents of this

building. Alderman Tarulis feels, that too often, communities of this nature are located to far from services that the seniors need. This project is located so that the seniors could benefit from area businesses. Jeffrey Crain reiterated that the proposed site is in fact the most suited property in the City to meet the criteria set forth by the State to allow for the tax credits to be awarded. Alderman Funkhouser discussed the senior housing in the area and how it differs from this project. He would more likely be in favor of the project if it was limited to a three story building. Alderman Kot stated his decision on this came easily. He views himself as a voice of his constituents. He stated that the majority of the residents that have weighed in on this issue are against it. He believes there is a definite need for senior housing but just not in this location.

Mayor Golinski stated this will be back in front of the Council in two weeks to be voted on.

**9923 Walker Road in Kendall Township – Special Use – 1.5 Mile Review
(PC 2015-17)**

Mayor Golinski stated that this was informational. There was no discussion on this topic.

ZONING BOARD OF APPEALS

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

None.

CITIZEN COMMENTS

None.

ADJOURNMENT

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 9:01 p.m.

Minutes submitted by:



Beth Warren,
City Clerk, City of Yorkville, Illinois

REGULAR CITY COUNCIL MEETING

January 26, 2016

BARBARA NIELSEN
 NAME: Sett Flynn
Sondra Taylor
Geraldine Salemi
Paul LaZonde
Karin Clevenger
Andrew Block
Jeff Crum
TRACY KASTON
DAWN CAMP
~~ROBERT WEAVER~~
BRENDAN GROSS
RALPH GRANPE
JIM DALEXANDER
Kelly Helland
W Woodward
J Hill
DAN LANE

SIGNIN

Jim Jensen
Spertley Peterson
Jim Davis
Phil Haugen
Steve Chmielaw

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JOHN SCHNEIDER

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WALNUT ST

DALTON ST - Longford Lakes

DALTON ST - Longford Lakes

REGULAR CITY COUNCIL MEETING
Public Comment

January 26, 2016

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NAME:

SUBDIVISION OR BUSINESS:

Paul Zaj

VAC

Kate Murphy
Hugin Cleveland

senior services

Darin Peterson

Longford Lakes

Reggie Mae

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