

APPROVED 7/16/15

**UNITED CITY OF YORKVILLE
COMP PLAN STEERING COMMITTEE MEETING
Thursday, May 21, 2015 7:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

In Attendance:

Committee Members

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| Amy Cesich, Park Board | James Weaver, Plan Commission |
| Tom Kozlowicz, Chamber Member | Bill Gockman, Resident |
| Joel Frieders, Alderman | Tim Shimp, Yorkville School District |
| Bob Delo, Windett Ridge | Reagan Flavin Goins, Zoning Board of Appeals |
| Russ Walter, Library Board | Erin Dickens, Resident |

City Officials

Krysti Barksdale-Noble, Community Development Director
Mr. Chris Heinen, City Planner

Other Guests

Nick Kalogeresis, Lakota Group
Justin Weidl, Lakota Group
Zach Lowe, Goodman Williams Group
Linda Goodman, Goodman Williams Group

Welcome

The meeting was called to order by Chairman Amy Cesich at 7:00pm.

Roll Call

Roll call was taken and a quorum established.

Previous Meeting Minutes January 22, 2015

The minutes were approved as read on a motion by Tom Kozlowicz and second by Bob Delo. Voice vote approval.

Citizen Comments None

New Business

Community Engagement Activity Review

Mr. Kalogeresis said a State of the City will be presented at the next meeting. A workshop was held a month ago with 30 people attending and he provided details of the recent activities in which the Comp Plan Team has engaged.

Stakeholder Interview

Sessions

Mr. Kalogeresis said his team has spoken with about 62 different persons/groups including city staff, business owners, Wrigley, hospitals, BKFD, County, township, etc. and received excellent feedback.

He provided an overview of each of the bullet points from the draft Public Input Summary Report that each committee member received:

●Downtown Yorkville

The improved Rt. 47 is a blessing and a curse, truck traffic is fast, making it difficult to cross the street, barriers are not aesthetically pleasing, bridge and train tracks are barriers, downtown parking is a problem, viewpoint expressed that City needs to take a more active role in providing parking, many development opportunities along riverfront, promote downtown, promote/develop “Hydraulic” street name. Mr. Weidl said the feeling was that the downtown was under-utilized and the character of the downtown must be determined.

●Land Use and Development

Existing infrastructure should be developed, concentrate on downtown and Rt. 34/47, strong desire for southside grocer, update subdivision codes and appearance codes, possible residential in the downtown, look at Rt. 34 & Eldamain corridor growth, need diversity of housing products/range of options, consider smaller lots, need for a Metra station. There was also a discussion of condos and the legal definitions. In a future workshop, feedback will be invited regarding condos.

●Infrastructure Systems

City does good job on infrastructure, some sanitary system issues, water master plan needs updating,

●Open Space and Recreation

Need for southside park, need redevelopment of some parks, many trails planned, but not built, need good bike trail, many parks are private, determine how much open space to keep, formation of park district in future?

●Institutions

Schools are doing their own planning and project 1-2 additional schools if full buildout of Yorkville. Transportation is not easy for schools and plowing is an issue.

●Urban Design

Need placemaking using banners, signs, etc to bind the community

Community Workshop #1, April 16, 2015

Exhibits were displayed, demographic information was provided and transportation infrastructure was discussed. A questionnaire was given to participants for basic feedback regarding bicycling and walking. It was also noted that there are many pockets of land not in the City limits and how should those should be addressed?

- Station 3 Route 47 Focus Area

Workshop participants were asked to place stickers on a map to indicate where they wanted to see certain amenities/businesses. The most interest was shown for the water park area and people suggested hotels, restaurants, sports, ballfields. Mr. Weidl questioned whether the City should define itself by agriculture at the northern entrance or where the entrance sign should be placed.

- Eldamain Focus Area

Ms. Cesich questioned the zoning on Eldamain. It is zoned business and the land is a special use for agriculture. Alderman Frieders noted that the dynamics would change if there was a bridge on Eldamain.

- Downtown Focus Area

The team divided the downtown in four quadrants. Mr. Weidl said the downtown is under-utilized and it was questioned how it could be made unique. He suggested the sawmill could offer a workshop on woodworking, there are cooking classes already and brewing classes could be offered. Many participants felt the City should have a presence in the downtown, even suggesting a city hall there.

- Overall City Map

Ideas included senior housing and civic uses. The southern gateway to the City should be promoted.

Preliminary Online Survey Results

Mr. Weidl said 152 people took the survey that was available for three months. In general, city services were rated good. Housing information was surveyed and many felt more retail was needed especially downtown. Many felt they would like the population to grow. Shopping, trails, destination shopping, bed and breakfasts were also desired. Another survey will be done at a later time. Mr. Walter asked how many participants answered the library question so he can report back to the Library Board.

Overview of Major Planning Issues

Mr. Kalogeresis summarized the information from the bullet points above. He also mentioned a “conservation subdivision” where development is concentrated in one area with open space in the rest, however, Ms. Barksdale-Noble said it was rejected by developers and the Zoning Commission recommended against preservation areas. She added that Lakota could create an overlay district and this concept could be added back in the zoning districts. Mr. Weidl asked the committee to review Section 4 prior to the next meeting and send feedback via email to Krysti or Justin. The committee will meet again in July.

Project Schedule Update

A state of the City report will be given on June 26th to summarize all analyses and a July meeting will be held for revisions and then on to the planning portion. In late September-early October, the next workshop will be held and choices will be presented.

Mr. Delo asked if the City Council will receive the final report and he said it must constantly be evolving. It will be used for direction by staff when special projects or developments come forward. Ms. Cesich commented that the County 10-year plan did not account for the recession that occurred and the foreclosures were very high.

Additional Business

Chairman Cesich asked that members not present at the last meeting, introduce themselves.

Adjournment

There was no further business and the meeting adjourned at 8:23 on a motion by Mr. Frieders and second by Mr. Weaver.

Minutes respectfully submitted by Marlys Young, Minute Taker