



THE YORKVILLE PLAN

CONNECTING OUR PAST TO THE FUTURE

The United City of Yorkville is currently undertaking a collaborative process with the community to update its Comprehensive Plan. The Comprehensive Plan is an important document that outlines policies and strategies for addressing issues related to infrastructure, capital improvements, community design and aesthetics, downtown business development, housing and neighborhoods, parks and open spaces, transportation, historic resources, and community sustainability and resiliency. The goal of the Plan Update is to provide a compelling vision for the United City of Yorkville and will be the official public document to help guide the City’s future.

The process for developing the Plan Update provides a unique opportunity for the community to communicate their ideas regarding Yorkville’s long term future. The planning process also encourages community involvement and citizen participation. This Community “Speak-Out” is just one important way in which local citizens can be involved.

Phases of Comprehensive Plan development include the following:

PHASE 1: STATE OF THE CITY

The focus of Phase 1 is to establish a dynamic community planning process that involves a wide range of community stakeholders and public agency representatives, and to create a comprehensive information base and analysis maps to facilitate discussion and understanding of existing conditions.

The information and maps produced during this phase will determine and clearly define community constraints, weaknesses, strengths and opportunities, as well as form the basis for developing the Comprehensive Plan and Implementation Strategy.

1

PHASE 2: COMMUNITY VISIONING & PLAN FRAMEWORK

During this phase, the Team, together with City leaders, property/business owners, and residents, will generate a range of comprehensive planning ideas and concepts through a visioning session and workshop. From this idea exchange, a series of planning options will evolve that address the community planning, economic development, flood mitigation, and Downtown and neighborhood revitalization.

A Draft Comprehensive Plan, which outlines existing conditions, issues and opportunities, and planning goals, strategies and recommendations, will be prepared at the end of this phase.

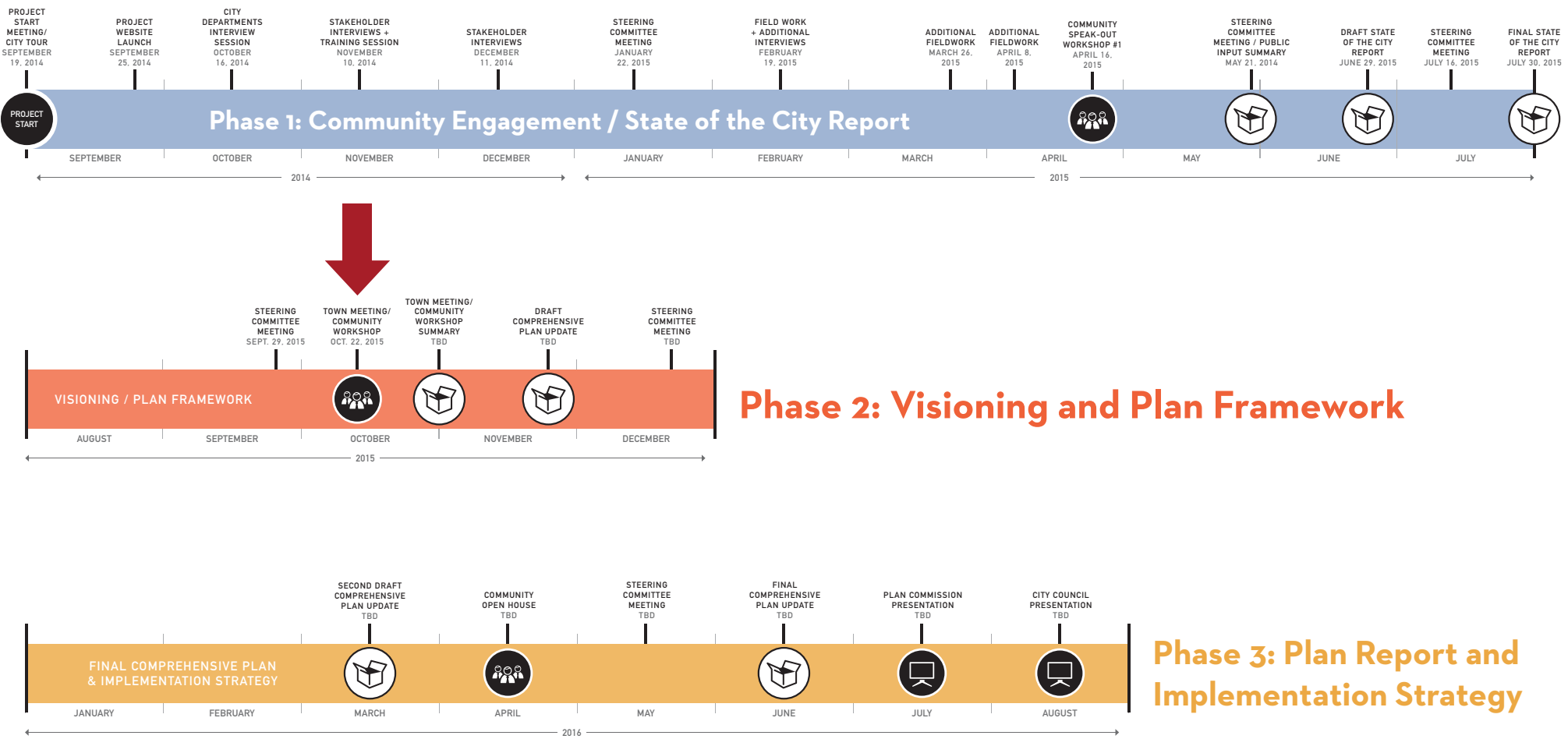
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PHASE 3: COMPREHENSIVE PLAN

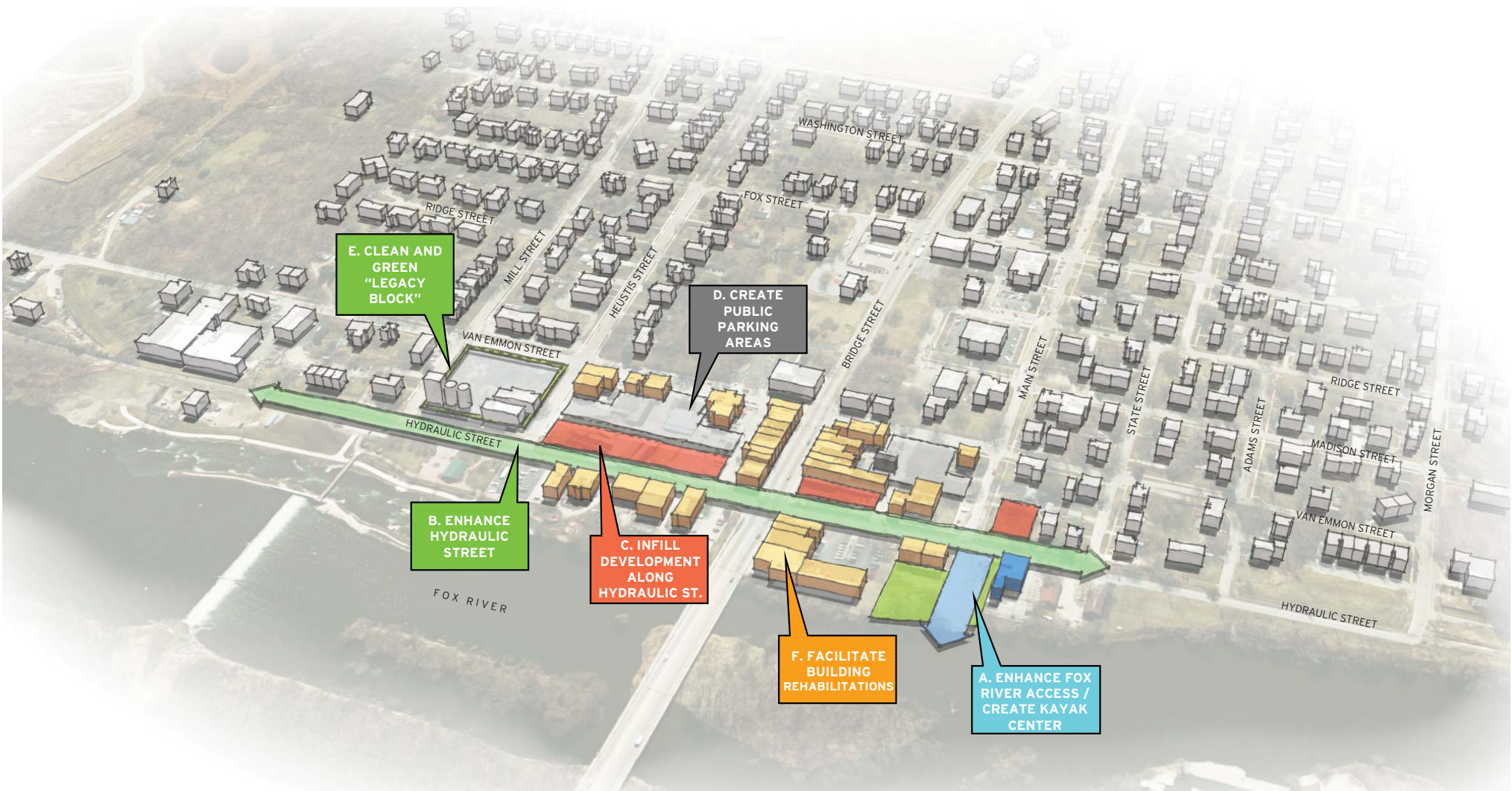
In Phase 3 the Team will further refine the Draft Comprehensive Plan and Implementation Strategy by seeking additional community and stakeholder input.

Based on this input, the Team will complete a Second Draft of the Comprehensive Plan. The second draft will serve as the basis for a second Town Hall to solicit additional feedback and input, and a Final Draft will then be prepared and presented to the City Council for review and adoption.

3



Downtown Revitalization Strategies • Near-Term Strategies (1 - 10 years)



A Enhance Fox River Access / Create Kayak Center

C Infill Development along Hydraulic Street

E Clean and Green the “Legacy Block”

B Enhance Hydraulic Street

D Create Public Parking Areas

F Facilitate Building Rehabilitations

A Enhance Fox River Access / Create Kayak Center

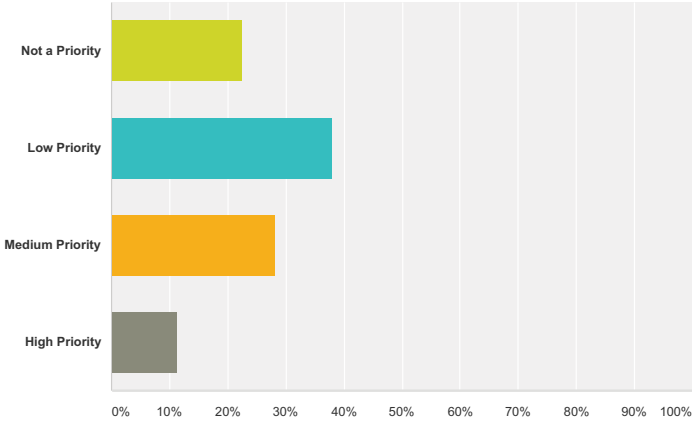
Access to the Fox River near Hydraulic Street and Main Street could be enhanced by improvements such as:

- Install new boat launch ramps
- Design new park/green space adjacent to boat launch
- Convert Parks Department building to a Boating/Kayaking Center
- Buffer/landscape boat launch against adjacent residential use



Q1 A-Enhance Fox River Access / Create Kayak Center

Answered: 195 Skipped: 6



Answer Choices	Responses	
Not a Priority	22.56%	44
Low Priority	37.95%	74
Medium Priority	28.21%	55
High Priority	11.28%	22
Total		195

Additional Comments Included:

- Kayak Center should be where Geneva Kayak Center used to be above the dam.
- There is already a Kayak rental 100 yards up river right at the white water rapids transition. This location gives easy access to both sides of the dam. The location proposed is not as convenient and as a result not a good place for that type of business. Please keep using the parks building for community services which will be used all week and all year rather than a Kayak shop that would be used 3 days out of the week for 6 months out of the year. I would support a boat launch with adequate parking for vehicles with trailers along with a dock that is on the down stream side of the launch to help prevent the occasional unmanned boat floating down the river.
- How much revenue is brought it currently by the Kayak Center of Yorkville?
- We have a Kayak business and a shoot at Riverfront park
- If the market is not there for a kayak site (we have one already) then why build it?

B

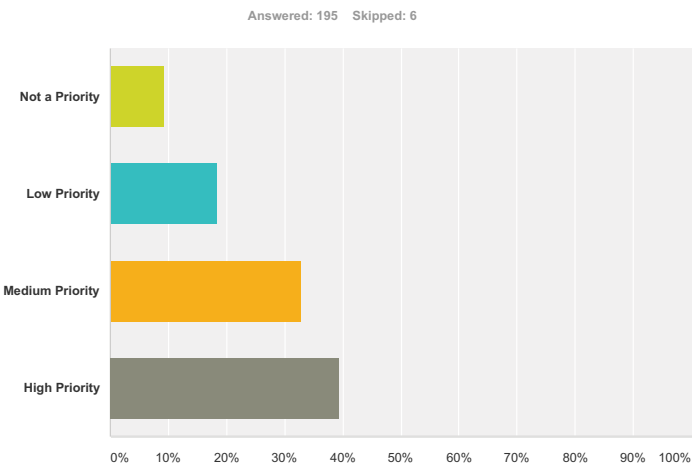
Enhance Hydraulic Street

Hydraulic Street could become more pedestrian friendly with urban design enhancements such as:

- New sidewalk installations
- Railroad crossing and intersection improvements
- Gateways and wayfinding signage
- Landscaping
- New lighting



Q2 B-Enhance Hydraulic Street



Answer Choices	Responses	
Not a Priority	9.23%	18
Low Priority	18.46%	36
Medium Priority	32.82%	64
High Priority	39.49%	77
Total		195

Additional Comments Included:

- what are you going to do with the railroad tracks?
- There is no reason to update Hydraulic Street unless the option C of Infill and Development was going to happen immediately afterwards. Even with updating the street with walking paths and shops it is still out of the way so much that the amount of traffic will likely make it difficult for the shops to keep open as we see on 47 right now due to lack of marked public parking.
- Fix the roads! They're crap!
- The city has focused on sending all of the local festivals to "downtown" and hydraulic street, it would be nice if it was appealing and actually looked safe.

C

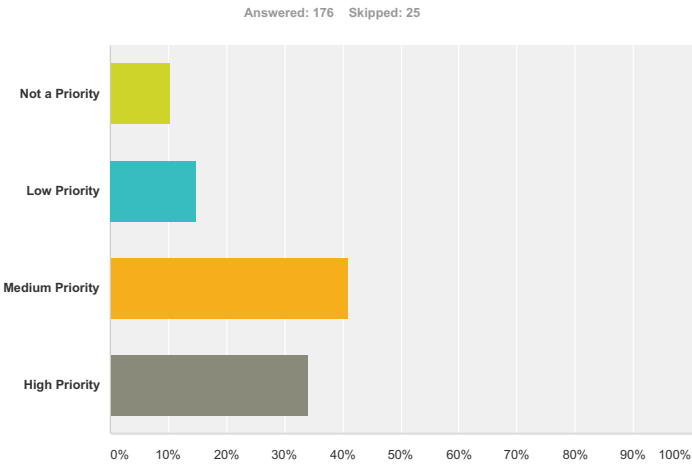
Infill Development along Hydraulic Street

New infill development along Hydraulic Street could help to revitalize downtown and should also:

- Address development obstacles, including brownfield issues
- Encourage appropriate mixed use development on downtown core block (between Bridge and Heustis Streets)



Q4 C-Infill Development along Hydraulic Street



Answer Choices	Responses	
Not a Priority	10.23%	18
Low Priority	14.77%	26
Medium Priority	40.91%	72
High Priority	34.09%	60
Total		176

Additional Comments Included:

- It would be nice to have a more developed/inviting area of Hydraulic street to attract residents/tourists
- It really needs a clean up. It needs upscale restaurants and places that someone would like to spend some time at. Right now, you'll have ice cream and don't want to really be down there as it looks like an ongoing construction project.
- A couple of restaurants overlooking the river with outdoor dining would be a big attraction.

D

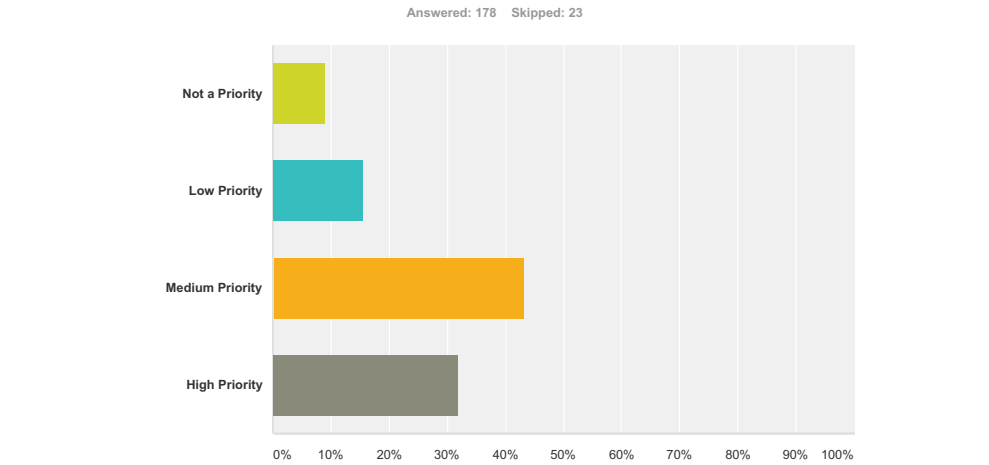
Create Public Parking Areas

Downtown could become more inviting with designated public parking areas. Implementation steps may include:

- Purchasing key sites for use of public parking lots/areas
- Designing parking areas with adequate landscaping and signage



Q5 D-Create Public Parking Areas



Answer Choices	Responses	
Not a Priority	8.99%	16
Low Priority	15.73%	28
Medium Priority	43.26%	77
High Priority	32.02%	57
Total		178

Additional Comments Included:

- The ideas are grandiose. There will still be limited parking and therefore the business possibilities are very limited. Not a good choice for spending.
- PARKING is #1 need - you can have all the businesses in the world and if it's a hassle to park or parking is nonexistent, people will not come
- For events downtown, suitable parking needs to been created...
- I think the parking should be farther away to allow more business growth in the downtown.
- Let's start making the riverfront functional and provide parking for the increased traffic.
- PARKING - PARKING - PARKING - we need not just parking lots but a PARKING DECK - the more parking the more people who will come. Right now there's not even parking for the employees in the existing stores.....do you want consumers to come or not? Of course! PARKING IS ABSOLUTELY NECESSARY!!!
- However due to parking constraints, only one restaurant remains open.

E

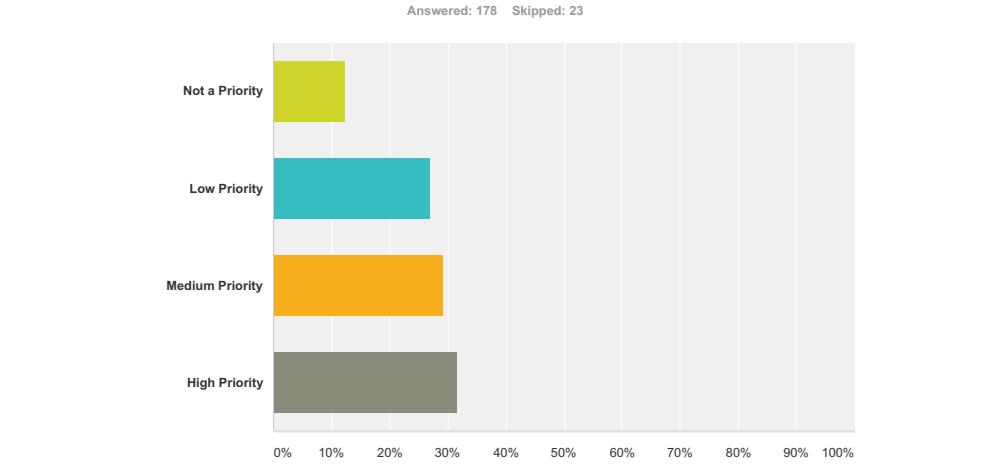
Clean and Green the “Legacy Block”

The block between Hydraulic, Van Emmon, Heustis and Mill Streets is centrally located in the downtown and highly visible to visitors. The City should work with property owners to:

- Facilitate property improvements, including landscaping, screening and fencing
- Encourage “placemaking” with signage and artwork on identifiable structures



Q6 E-Clean and Green the “Legacy Block”



Answer Choices	Responses	
Not a Priority	12.36%	22
Low Priority	26.97%	48
Medium Priority	29.21%	52
High Priority	31.46%	56
Total		178

Additional Comments Included:

- Clean up “The Mill”. It's an eye sore and I know you've tried before, but seriously it's not right.
- And please get rid of that disgusting sawmill.
- That junkyard on Van Emmon/Hydraulic has to go!!!!!!
- I doubt the plan for the Legacy block is good enough. What is the reason for people to get back there? Can we learn from St. Charles and Geneva and not make the same mistake as Batavia?
- Make Nicholson clean up and/or fence the mess. Should not be done with taxpayer dollars.
- The legacy block needs to be more attractive. Give it a “vintage” feel and surround it with life rather than having t the way it is - a dump on the tracks that is dark, seemingly unsafe and tattered.
- I have heard the Legacy Block being an issue for years. I don't understand why the owner is not responsible for cosmetic needs. If you live in HOA that would not be acceptable by any means. How does it happen in the center of our city?
- GET THAT SAWMILL OUT OF HERE, or at least put up a pretty fence that we can admire from afar.

F

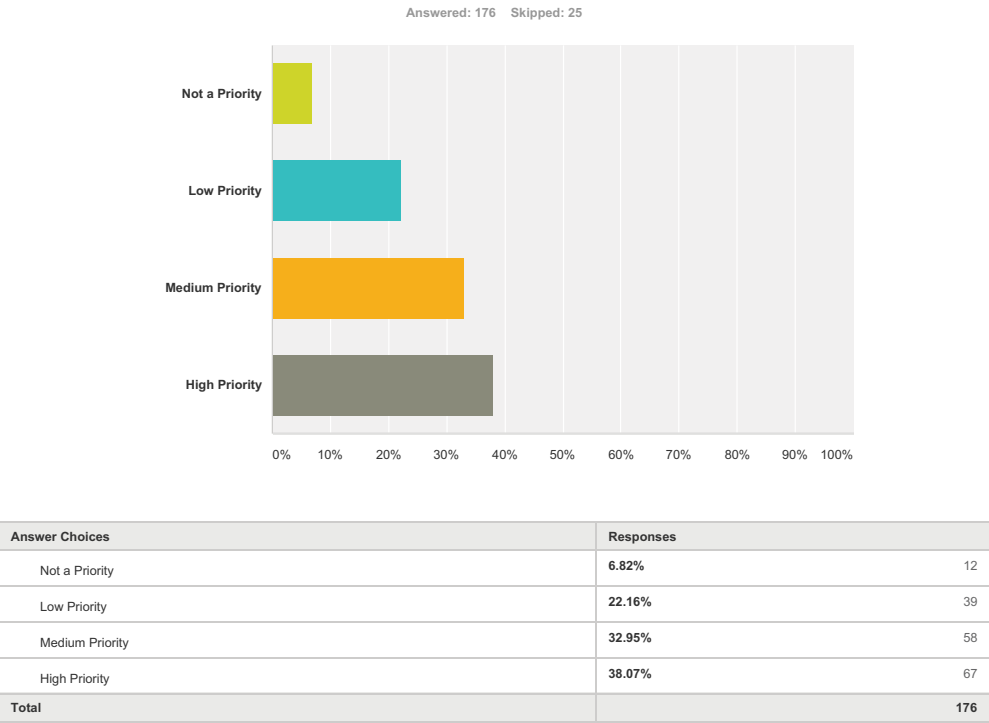
Facilitate Building Rehabilitations

Existing buildings in the downtown could become more attractive with rehabilitation. The City should:

- Create a building improvement incentives program
- Encourage improvements to building storefronts, facades, signage and rear entries



Q7 F-Facilitate Building Rehabilitations



Additional Comments Included:

- In my opinion, the city should focus on reopening or re-establishing the business and restaurants that are currently closed on Route 47.
- If we can stimulate the area by matching funds for high quality storefront renovations, OK if tied to other renovations and long term commitments. Like a five year payback and no grants.
- Until we create a plan for what we want our city to be and to look like, I.e. Geneva, we can't expect to draw interesting businesses. Rehabbing the existing buildings to support that vision is vital.
- The history of Yorkville should be preserved. Business owners should not be made to pay for any facade or decorating that is desired. They should be included in all talks and their input should be prized.
- Again, it would be nice to see the rehabilitation of the buildings but it would be good to see businesses stay open and established. It was great to see the restaurants rehabilitated, however, it was disheartening to see that they closed.
- Cobblestone was a great restaurant.

Additional Comments Included:

- Our lack of a nice down town area will be the downfall of our city.
- This may be all well and good for the community but tax dollars should not be used. The dollars to fund this should come from the private sector.
- Clean the lights on the Bridge! The river is our life blood. Make it as beautiful as possible!
- I do not think we should pay to enhance river front private property. If we as a City own the land then I am all for it. If the owners of this expensive land want to develop it and sign iron clad agreements to do same, then lets go ahead. But economic development should be designed top bring private money into the area for development because it makes them money. We should not pay to develop with the hope of attacking someone. Look how that worked out! Any city development must be tied to private development or there will be no tax base for maintaining whatever we build. I enjoy the area and have lived here for awhile. What I see are friends of old mayors still in control and making decisions that do not make economic sense just as he did.
- Get Tollefson out of Yorkville, he has no clue how to develop a downtown. And that hideous metal fence that is all uneven behind the cement wall is an eyesore. What blind idiot decided that would look good? The people making the decisions in this town have no clue how to develop and improve a town. There are soooo many eyesores in this town. They need to go, there needs to be standards if you are in town or near town. And the drug houses near Smokeys should not be allowed to be here. I would love to move out of this town if only my house was worth what I paid for it.
- I think linking a side walk/multipurpose bike path is much more needed to Hoover on W. Fox St. Also, connect a river path along the south end of the Fox River to River's Edge would be again more beneficial to the residents.
- The downtown needs to be revitalized after the long route 47 project
- There needs to be some draw to want to go downtown, a gathering area for the community that is central based.
- Fix my road. You sent out of crew to put the worst patch jobs in I've ever seen. It's dangerous for my kids to ride their bike on our street, due to how terrible it is. Almost shameful.
- who pays for this
- The river is a huge and valuable asset; it should be taken advantage of. San Antonio riverwalk, Naperville river walk should serve as inspiration for development of this area.
- This is one of the best areas in Yorkville - some priority to use the area for everyone's benefit is a great idea
- Why do restaurants open and then close
- Lower property taxes and fix 47 with all those stupid curbs first!
- Downtown Yorkville Bridge Street completed walkways and railings absolutely a disaster and extremely NOT USER FRIENDLY or pretty. Looks like a tacky deserted one block area and no pre-design for a friendly classy town. Awful.....
- We need to make our down town business area attractive otherwise no business will want to be there. Parking is secondary but needs to be considered.

- Not at tax payers expense, rather incentives for and regulations to get owners to clean their area up.
- I'm really not quite sure what you are trying to accomplish. The descriptions of "improvements" are very grandiose but there is no room to do all these things. You are boxed in. Why not go further out from Bridge street where these types of things could be done more easily and for lower cost.
- Again it looks pretty and sounds good but it needs to be built not using tax dollars.
- Again, if we own the property and the work can attack private investment, great. Again, this lake front property is a gold mine and the taxes should reflect that. The owner can sit on it as long as they pay the taxes. If they cannot let them sell to someone who can develop the property. That is the purpose of highest and best use concept. Government ought not be in the business of enhancing private property. If this revitalization will bring business investment, show me those plans.
- CLEAN UP THIS TOWN!!!! The shit houses have to go!!! The drug houses have to go!!!! The eyesores on Rt 47 have to go.....thanks to Tollefson and all of his closed business, this town looks like shit.
- Though each of these proposals are eventually necessary in the near term, what I do not see if an overall vision for the downtown area. Perhaps development and discussion of that should come first.....then rate the various proposals that would fit and follow from the plan.
- Look what all the revitalization of the west side of rte 47 did? Don't let one bad businessman "work his magic" or lack there of get to control it. The parking lots that have been made/redone aren't being used right now. Wait until businesses return and then put up more parking. But again farther away to allow for business growth.
- Stop giving tax breaks to the guy that owns most of downtown. Because if he decides to change things the town is then under his control. Just short of a monopoly it's time to help out the other small businesses and stop letting all control go to one person.
- Encourage local and small shops, no chains or franchises. Create a comfortable downtown where people can park their car and walk all the shops, Zona Rosa in Kansas City, St Joseph, Michigan are examples of this model
- I totally agree that the core block along with the supporting surrounding areas of parking and sprucing up the Legacy Block would do a lot to attract the people needed to make the business last.
- A downtown area that is inviting is the key. The work done at the riverfront park is phenomenal, but is really the only area worth visiting on foot. Once there's more of a reason to visit downtown, the businesses will come.
- A revitalization needs to happen downtown. Residents expected that with the new businesses opened by The group with Cornerstone. This is very disheartening to those who moved here with the promise of growth.
- Fix 47 with the stupid curbs and lower property taxes before ANYTHING

Downtown Revitalization Strategies • Mid-Term Strategies (10 - 20 years)



A Create Riverfront Park west of Bridge St.

C Enhance Main and Van Emmon Streets

E Expand Riverfront Park to the East

B Infill Development along Hydraulic Street

D Create a Kendall County Campus

F Redevelop Industrial Land

A Create Riverfront Park west of Bridge St.

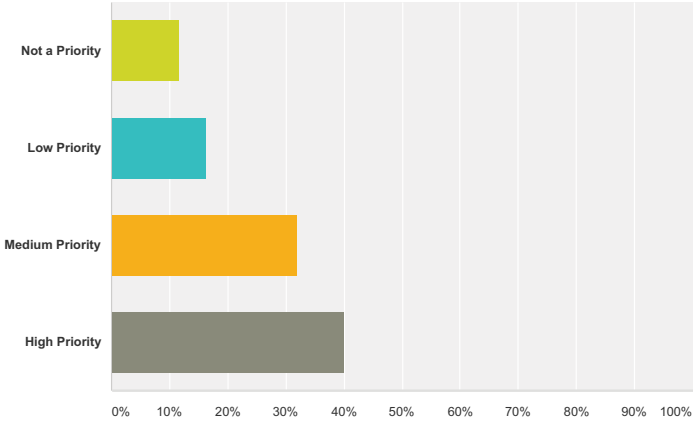
West of Bridge Street, the downtown could become more inviting with new park space along the riverfront. Implementation steps may include:

- Designing new park and green space
- Purchasing additional property as necessary to complete the park



Q9 A-Create Riverfront Park west of Bridge Street

Answered: 172 Skipped: 29



Answer Choices	Responses
Not a Priority	11.63%20
Low Priority	16.28%28
Medium Priority	31.98%55
High Priority	40.12%69
Total	172

Additional Comments Included:

- We need to enhance our areas along the river.
- Again, any development on public land for parks is usually a good thing if designed to increase the tax base. A park in front of residential real estate only enhances private property at public expense.
- Creating a gathering area is vital is pulling the community into a solid vision for what they want our city to look like. But we have to back that gathering area up with events and planning to support a thriving city....
- There is no need to purchase land to build a park that is across the river from a sewer treatment plant. Focus the river park improvements to the park on the East side of 47.
- Parks are great, but we need more than a park to visit downtown.
- A riverfront park would bring more people to the area. If the canoe chute is an attraction to lure non-residents, then why not have a suitable green space to keep them here wanting more? It would be wonderful for residents, too, and could have amazing opportunities with the festivals that are currently held in the pavilion.
- Park on West side of 47 is more of a priority.

B

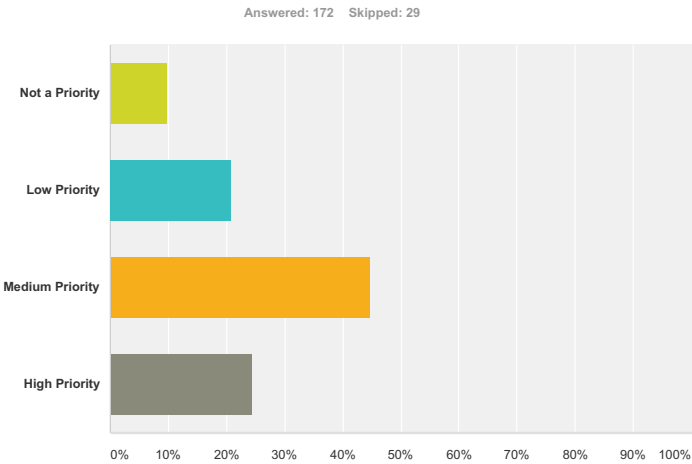
Infill Development along Hydraulic Street

Additional infill development along Hydraulic Street could continue to revitalize the downtown. Implementation steps may include:

- Addressing any development obstacles, including brownfield issues
- Encouraging appropriate mixed use development on downtown core block (between Bridge and Heustis Streets)
- Encouraging housing and mixed-use in other downtown parcels



Q10 B-Infill Development along Hydraulic Street



Answer Choices	Responses	
Not a Priority	9.88%	17
Low Priority	20.93%	36
Medium Priority	44.77%	77
High Priority	24.42%	42
Total		172

Additional Comments Included:

- As a current resident of Hydraulic St, some improvements would be great, but there is already an issue with uncouth individuals hanging out at the boat launch at all hours of the night. I wouldn't want anything that would encourage such behavior further. I also wouldn't want to lose the building that I live in.
- until the railroad tracks are removed this area is too dangerous
- Yes, government should support development , but through zoning and quality service.
- The infill of Hydraulic to the West of Main St should only be residential.
- This would be where the infill along hydraulic could be beneficial, and provides a nice alternative for trying to stuff businesses along bridge St.
- There are several open units for shopping outlets in the Target/Kohls strip mall, that need to be established first.

C

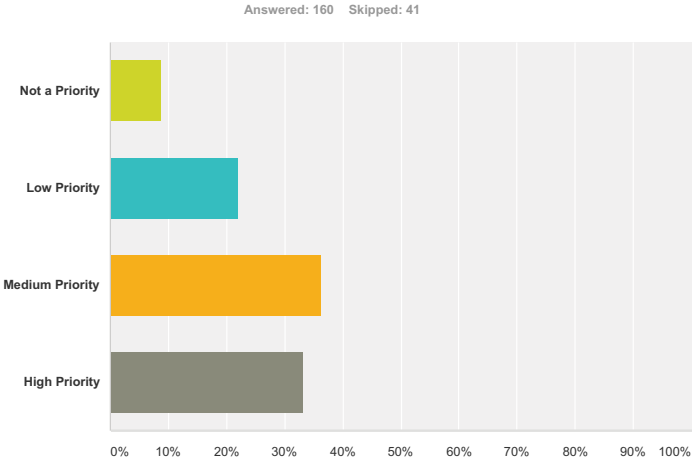
Enhance Main and Van Emmon Streets

Main and Van Emmon Streets could become more pedestrian friendly with urban design enhancements such as:

- New sidewalk installations
- Railroad crossing and intersection improvements
- Gateways and wayfinding signage
- Landscaping
- New lighting



Q12 C-Enhance Main and Van Emmon Streets



Answer Choices	Responses	
Not a Priority	8.75%	14
Low Priority	21.88%	35
Medium Priority	36.25%	58
High Priority	33.13%	53
Total		160

Additional Comments Included:

- Van Emmon and Main are crucial for safe and free flowing pedestrian traffic. Right now no one walks around. There is too much disconnect from one side of 47 to the other. The town needs a comprehensive plan to link the two sides together, foster growth and increase retail interest.

D

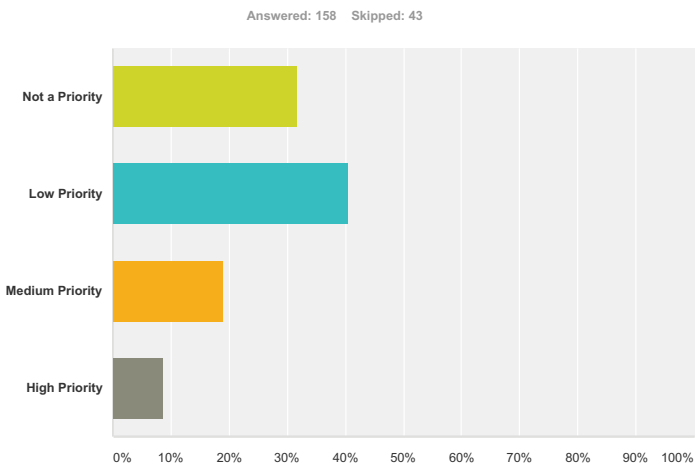
Create a Kendall County Campus

The area around the old Kendall County Courthouse could be designated as a Kendall County Government Campus which could include:

- Addition/rehabilitation of buildings
- Campus landscaping and urban design treatments



Q13 D-Create a Kendall County Campus



Answer Choices	Responses	
Not a Priority	31.65%	50
Low Priority	40.51%	64
Medium Priority	18.99%	30
High Priority	8.86%	14
Total		158

Additional Comments Included:

- If by a campus you mean for shopping, college and retail business, then I am for it.
- YES YES YES to the above!!!! Do something with that stupid weed-field in front of the courthouse!!! And having some realtor sell space on that hill is the most asinine thing I have heard of!!!! Why not landscape it and make it look beautiful, respect the history of this town. Develop the abandoned Tollefson failures on 47, dummies!
- anything with the county should be paid by the county
- The Kendall county campus is unnecessary. Keep that along 34 rather than causing more traffic and congestion downtown.
- The county takes the 3rd highest amount of taxes in the country and their facilities look like crap. I wouldn't ask them to organize ANYTHING because I would be the one paying for it. Let's kick Kendall county OUT OF KENDALL COUNTY!

E

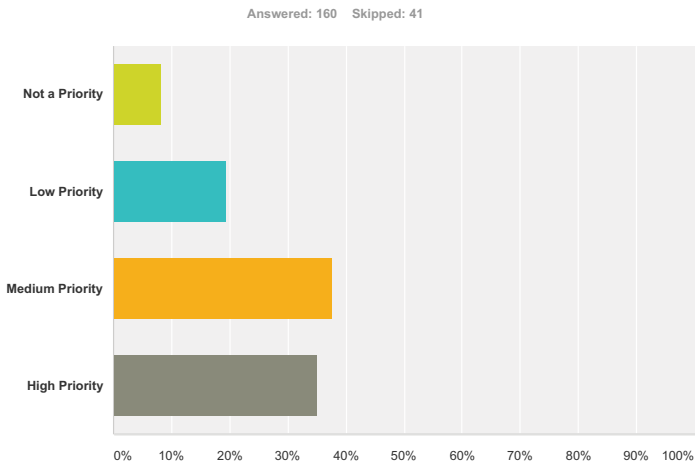
Expand Riverfront Park to the East

Downtown could become more inviting with additional parkspace along the Fox River. To the east of Riverfront Park, implementation steps may include:

- Designing new park/green space
- Purchasing additional land as needed
- Buffering/landscaping park against adjacent uses



Q14 E-Expand Riverfront Park to the East



Answer Choices	Responses	
Not a Priority	8.13%	13
Low Priority	19.38%	31
Medium Priority	37.50%	60
High Priority	35.00%	56
Total		160

Additional Comments Included:

- Let's start making the riverfront functional and provide parking for the increased traffic.

F

Redevelop Industrial Land

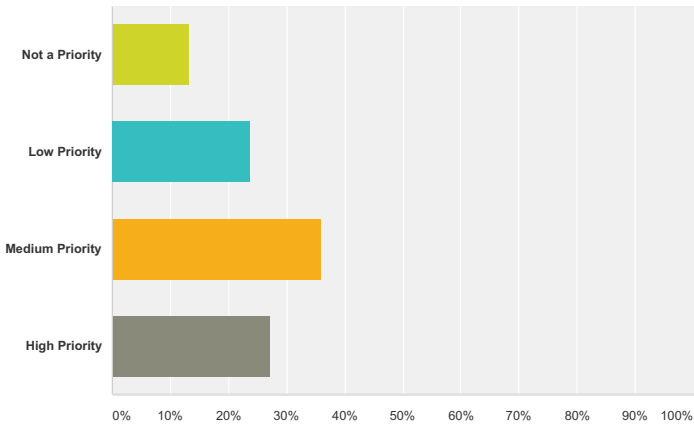
Land east of Mill Street may be a desirable place for new residential or mixed-use development which could revitalize downtown. Implementation steps may include:

- Addressing any development obstacles
- Encouraging appropriate mixed-use or residential developments east of Mill Street



Q15 F-Redevelop Industrial Lands

Answered: 159 Skipped: 42



Answer Choices	Responses	
Not a Priority	13.21%	21
Low Priority	23.90%	38
Medium Priority	35.85%	57
High Priority	27.04%	43
Total		159

Additional Comments Included:

- I see any industrial are in close proximity will destroy any hope of a park like feeling over the long term. If, however, you have craftsman's shops, like a wood working shop, a large cooperative artist's studio, etc. that brings shoppers and restaurants and people to fill them great, but I do not see that in these plans.
- No housing right now! If the park goes in connect a path to Hoover center/rivers edge by Fox River.
- The old dead properties from FS, silo and saw mill can be a real goldmine.
- Industrial development that is focused on crafts and not iron smelting (LOL) would bring people to shop, eat, and relax. Yorkville could become the center for pottery, wood working, sculpture, Yoga, etc.
- River front land should not be industrial land.

Additional Comments Included:

- too much money has been put in to an unsuccessful downtown already
- Tollefson needs to go. He needs to stay in the gymshoe business, not restaurants. Open some boutiques, coffee shops, ice cream shops, restaurants with good menus. Look at Oswego, Naperville, Morris, duh!!! Figure it out, what you have all been trying here is not working....One man, who is an idiot, having a monopoly downtown, is a bad idea. And he is not even a nice person. Are you people stupid?!?!
- Fix up what you already ruined
- PARKING - PARKING - I'll say it again - PARKING - that's what's needed. If I could take this survey 100 times so that my "Parking" vote would be given more weight, I would. That's how important PARKING is to Yorkville's downtown growth!!!
- Widening Bridge Street has destroyed any future for the downtown. An overhead bridge should have been considered. Don't throw good money after bad. Just write it off.
- This all looks great show us how you intend to fund these projects without raising taxes!
- These are not separate projects. They have to go hand in hand.
- Make the city beautiful. Keep it groomed. Draw attention. Attract business.
- Parking - for any of this, you need parking!! Let's put the horse before the cart, folks!
- These all seem like great ways to SPEND residents' money...what can we do that is going to reduce our outrageously high property taxes and bring taxable business to the area? These options are great to encourage small business...but we are in dire need of a larger taxable base without draining the income of residents.
- Neighborhoods such as Bristol Bay, Grand Reserve, and Raintree need to be complete first before Mill Street.

Downtown Revitalization Strategies • Long-Range Strategies (20+ years)



A Enhance Van Emmon Street

C Redevelopment of “Legacy Block”

E Redevelop Land South of Van Emmon St.

B Create Downtown Civic Complex

D Riverfront Trail Extension

F Redevelop Land East of Mill Street

A Enhance Van Emmon Street

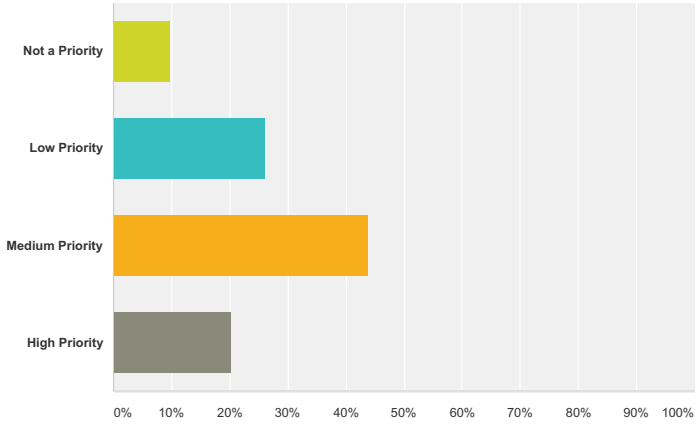
Van Emmon Street could become more pedestrian friendly with urban design enhancements such as:

- New sidewalk installations
- Intersection improvements
- Gateways and wayfinding signage
- Landscaping
- New lighting



Q17 A-Enhance Van Emmon Street

Answered: 153 Skipped: 48



Answer Choices	Responses
Not a Priority	9.80%15
Low Priority	26.14%40
Medium Priority	43.79%67
High Priority	20.26%31
Total	153

Additional Comments Included:

- Van Emmon borders the riverfront area and would become a “gateway” to the area and future parking.
- Van Emmon improvements must come hand in hand with long term downtown development.

B

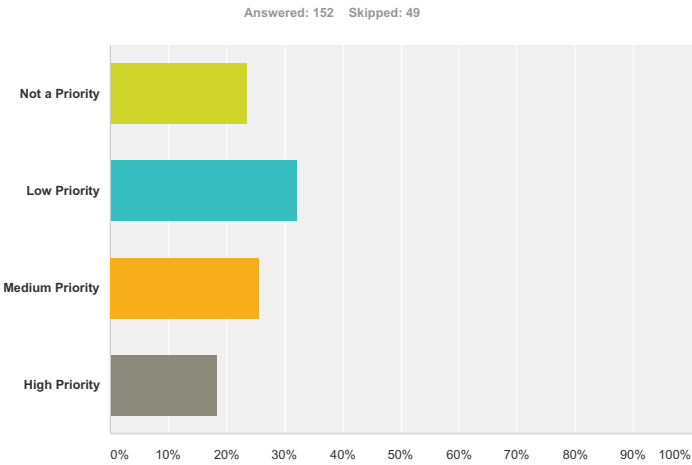
Create Downtown Civic Complex

The area east of the old Kendall County Courthouse could compliment county facilities with civic uses. The City should consider:

- Relocating Yorkville City Hall to the southeast corner of Van Emmon and Bridge Streets.



Q18 B-Create Downtown Civic Complex



Answer Choices	Responses	
Not a Priority	23.68%	36
Low Priority	32.24%	49
Medium Priority	25.66%	39
High Priority	18.42%	28
Total		152

Additional Comments Included:

- In this area it would be very expensive to do major construction of large buildings. The area east of the Old Courthouse is a massive slope which is not feasible for this kind of construction. The Old Second building at the southeast corner of Van Emmon and Bridge is more or less in a depression and would be very expensive for this use. It doesn't seem to fit with your other suggestions. Why would you use this "valuable" space for Government buildings???
- All this seems to be getting expensive. What would a downtown civic center do that the library or high school gym cannot do?
- Focus on private business, forget about government civic centers and public buildings; businesses create jobs and bring money.
- Downtown Civic Complex? Seriously? This would mean more congestion where we already have a parking problem. Tackle the parking issue first before you consider adding congestion. WE need PARKING!!!!
- All government buildings could be moved out in the area of the courthouse including City Hall. This would allow the current "old" courthouse and buildings to be used as a museum attraction
- Don't build Civic buildings on prime land.
- It would be nice to move the police station, where all the sex offenders are brought, because currently the sex offenders get to stand in the middle of a thousand teenagers.

C

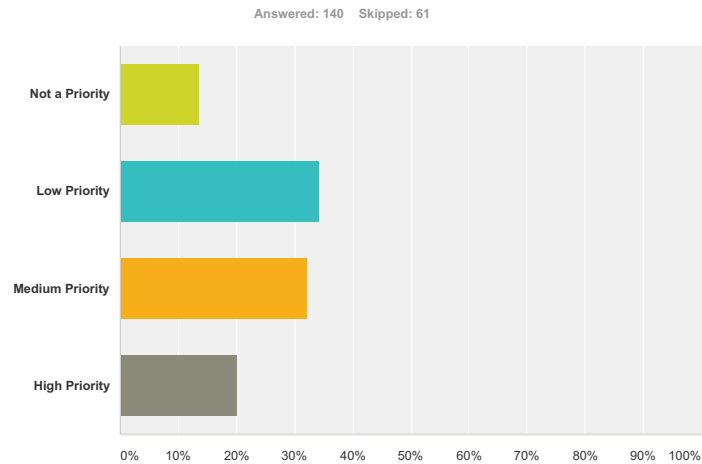
Redevelopment of "Legacy Block"

New mixed-use development could help to revitalize downtown. Implementation steps may include:

- Encouraging new mixed-use development along the Hydraulic, Van Emmon and Huestis Street frontages
- Ensuring new development design is compatible with downtown's existing scale



Q20 C-Redevelopment of "Legacy Block"



Answer Choices	Responses	
Not a Priority	13.57%	19
Low Priority	34.29%	48
Medium Priority	32.14%	45
High Priority	20.00%	28
Total		140

Additional Comments Included:

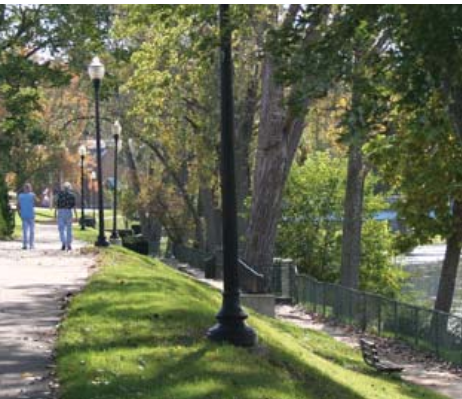
- Allow niche stores. The sawmill should either be bought or enhanced through decorative fencing etc but in a good, strong, positive way with the current owner.
- Keep the focus on improving the core block area.

D

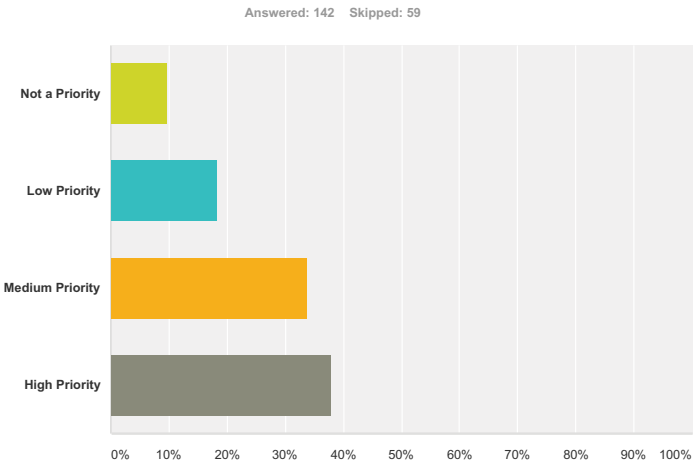
Riverfront Trail Extension

A continuous riverfront trail could become an amenity for Yorkville residents as well as bring new visitors into the downtown. Implementation steps may include:

- Extending the riverfront trail/path both west and east
- Purchasing additional land/easements where needed to extend the trail



Q21 D-Riverfront Trail Extension



Answer Choices	Responses
Not a Priority	9.86%14
Low Priority	18.31%26
Medium Priority	33.80%48
High Priority	38.03%54
Total	142

Additional Comments Included:

- Need a bike path!
- So sad--20 year plan for D. Seriously?!? We could be an even more recreational city if these paths were in place now. Why isn't this a priority in the short term?
- Focus on enhancing the river front and creating a place for families to enjoy walking or biking or concerts in the park..!
- A riverfront trail would be wonderful, but focus on bringing in tax dollars first.

E

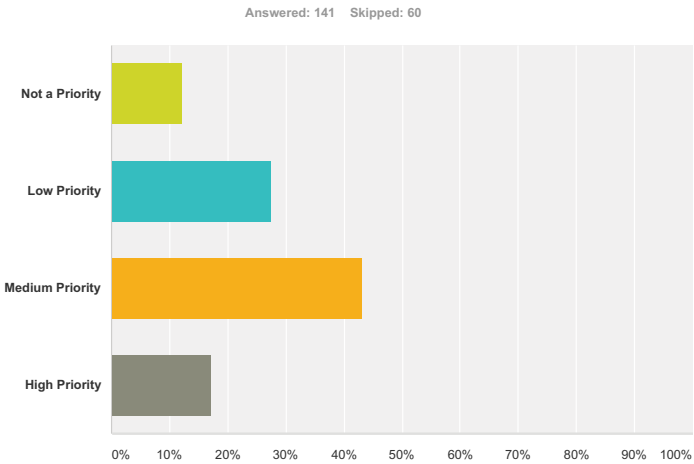
Redevelop Land South of Van Emmon Street

New mixed-use or residential development south of Van Emmon Street could help to revitalize downtown. Implementation steps may include:

- Encouraging mixed-use and new residential developments, including townhome and apartments adjacent to Downtown
- Ensuring new development design is compatible with downtown's existing scale



Q22 E-Redevelop Land South of Van Emmon Street



Answer Choices	Responses
Not a Priority	12.06%17
Low Priority	27.66%39
Medium Priority	43.26%61
High Priority	17.02%24
Total	141

Additional Comments Included:

- You need more shopping for the current residents. Why not focus on filling out the existing mall areas? Please, no more tax incentives for business interests. Make them want to come here because they can make money.

F

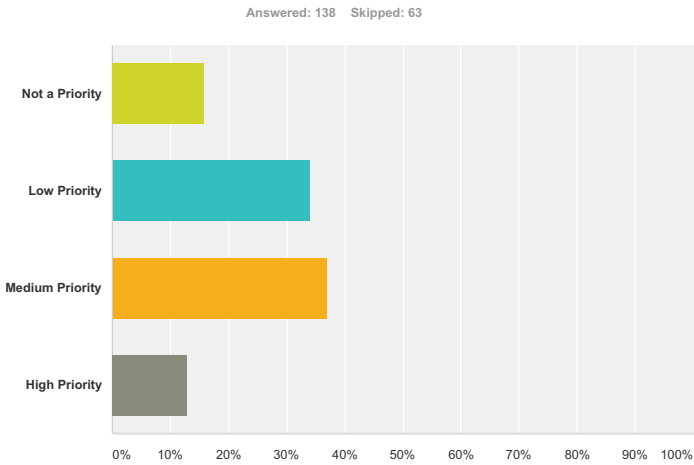
Redevelop Land East of Mill Street

More residential units in the downtown could help to support downtown businesses and bring “life” to the downtown area. The City should:

- Encourage new residential developments, including townhome and apartments adjacent to downtown



Q23 F-Redevelop Land East of Mill Street



Answer Choices	Responses	
Not a Priority	15.94%	22
Low Priority	34.06%	47
Medium Priority	36.96%	51
High Priority	13.04%	18
Total		138

Additional Comments Included:

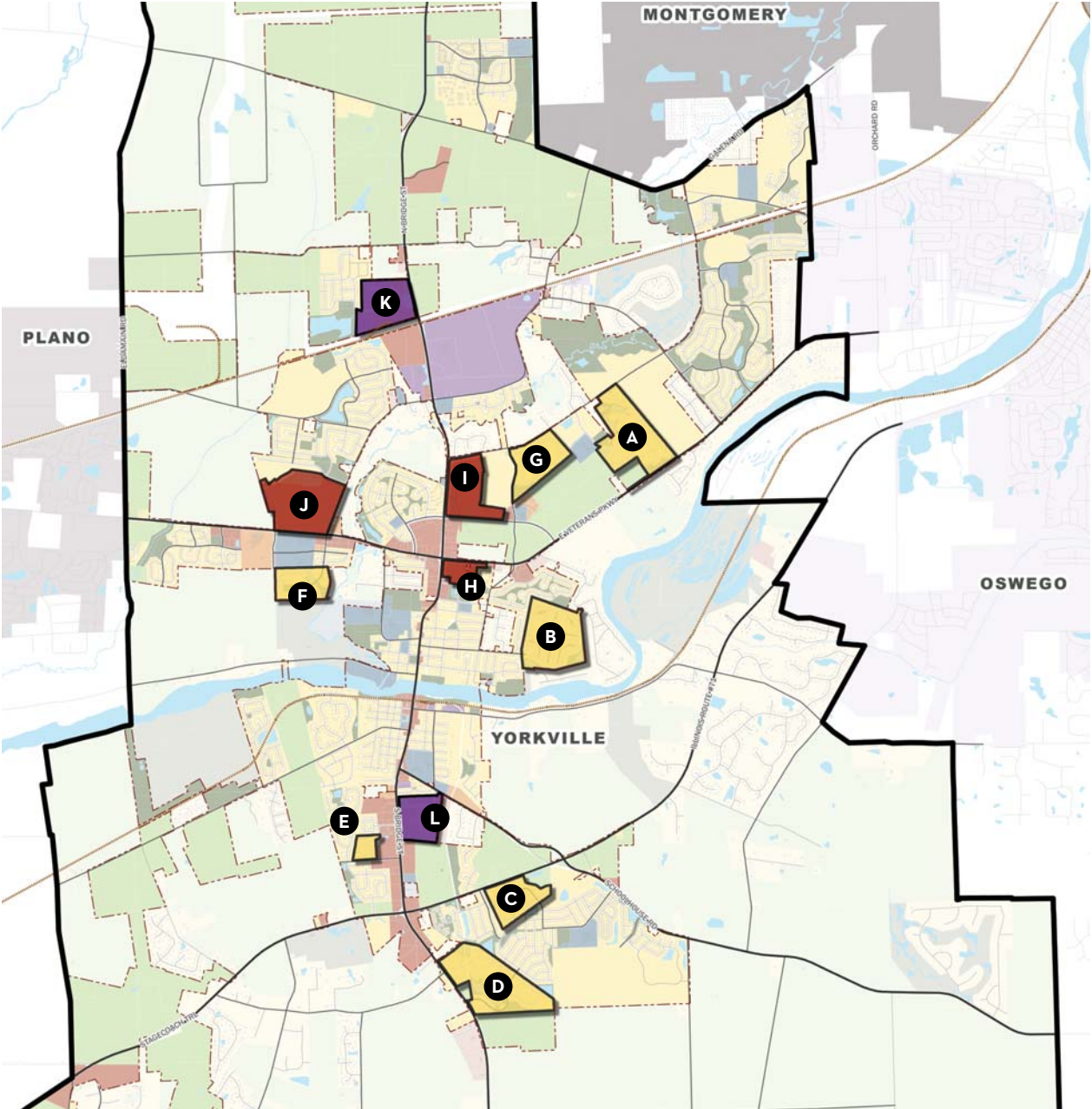
- The current state of the real estate in the area is sad. Any revitalization would be welcomed.

Additional Comments Included:

- this ideas are a nice idea but not practical
- Again, Get monopolizers out of here like Tollefson. Get the hillbillies out of here with their junkyards. Get the druggies out too.
- Again, this is not an either-or question. There needs to be a plan and timeline for all.
- Again, to keep residents in town, there should before flowing pedestrian access, but retail and restaurants are necessary, too.
- This survey is getting difficult because I do not know what you mean by “redevelop.” New sidewalks, pull down buildings? I cannot help much here as I have little clear and direct knowledge of the cities goals.
- I moved here 11 years ago hoping for the promised downtown renovation. IMO it has only gotten worse. I’m embarrassed to say I am from Yorkville.
- Parking!!! We need a parking deck to accommodate existing businesses before we think additional businesses will come here to grow!

City-Wide Land Use Strategies • Tier 1 Development Areas

DEVELOPMENT	AREA / UNITS LEFT TO BUILD
A. Autumn Creek	33 units
B. Heartland Circle	33 units
C. Country Hills	36 units
D. Windett Ridge	122 units
E. Briarwood	21 units
F. Blackberry Woods	42 units
G. Prairie Meadows	48 units
TOTAL RESIDENTIAL	335 units
H. Yorkville Marketplace	3 acres
I. Menards Commons	36 acres
J. Kendall Marketplace	30 acres
TOTAL COMMERCIAL	69 acres
K. Yorkville Business Center	25 acres
L. Fox Industrial Park	2 acres
TOTAL INDUSTRIAL	27 acres



Additional Comments Included:

- Taxes are ridiculous -- both sales and property. Improve these issues and give us more nationally based shopping and people will come.
- commercial development over any residential
- Get the drug houses out of here. Focus on that. Why would anyone want to come here when the houses near downtown are shit and dangerous.
- Fire Bart Olson
- MORE MORE MORE

A-G Tier 1 Residential Development Areas

Tier 1 residential development areas are those with completed infrastructure in which homes are currently being built, considered active.

- Facts**
- Yorkville has executed annexation agreements on 44 residential developments, most in the late 1990s and early 2000s.
 - 12 developments are fully built out while 31 are not.
 - The seven developments that are active represent a total of 335 entitled units left to be built.
 - At post-recession construction levels, the remaining homes represent a supply of more than three years.

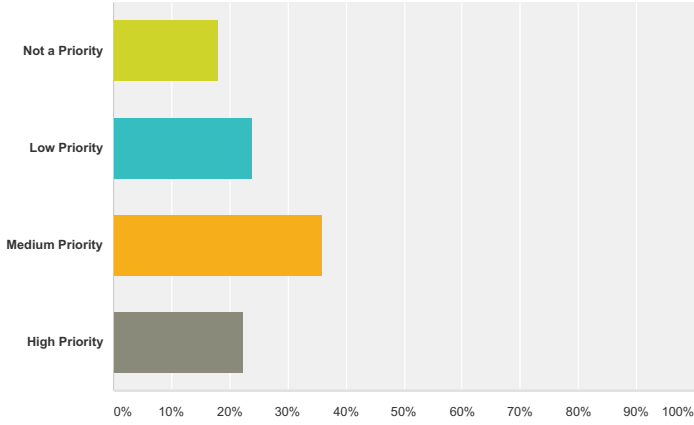
Implementation Steps
The City should work with property owners, developers and builders to:

- Expedite the completion of Tier 1 residential subdivisions
- Continue and/or enhance BUILD program and create other incentives as needed
- Consider urban design enhancements and other “placemaking” initiatives



Q25 A-G Tier 1 Residential Development Areas

Answered: 139 Skipped: 62



Answer Choices	Responses	
Not a Priority	17.99%	25
Low Priority	23.74%	33
Medium Priority	35.97%	50
High Priority	22.30%	31
Total		139

Additional Comments Included:

- Development must be private 100%. Developers have destroyed whole communities like Raintree and Windett while going to the City and county for help. Then the residents from Bristol to Country Hills are stuck with harsh and corrupts HOA's and a City that sys, "HUH, WHAT CAN WE DO?" Residential development need only city facilitation of privately funded projects. No more HOAs or SSAs. Half a million dollar homes are selling for \$250K and we need more house? Look at those communities and how they failed and don't repeat that mess. Those HOAs have destroyed people's lives and many wonderful people have moved from Yorkville because of how these communities were developed. Developers must be watched if you really care about the community. Money, not people and their enhances enjoyment have been all the developers have wanted. The city's goal should be on ensuring the quality of life of it's citizen's, not the developers who don't pay their taxes.
- How about getting these developers or land owners to at least put sidewalks so the children and residents that live in these subdivisions get to ride and walk somewhere safer than the street!
- Do not approve any new development areas.
- Let the builders fill their lots with homes at fair and acceptable prices. All of the price breaks are not good for anyone.
- With the talks of schools not being able to keep up with added students, this may not be a high priority.

H-J

Tier 1 Commercial Development Areas

Yorkville Marketplace

Yorkville Marketplace is a neighborhood center with 111,591 square feet of leasable space. It is anchored by Jewel-Osco, Office Max, and Panera Bread.

Facts

- In addition to the existing space, original plans called for a second phase which, if built, would add roughly 100,000 more square feet to the center.

Implementation Steps

The City should work with the property owner to complete development/redevelopment of remaining commercial lots/ out parcels.

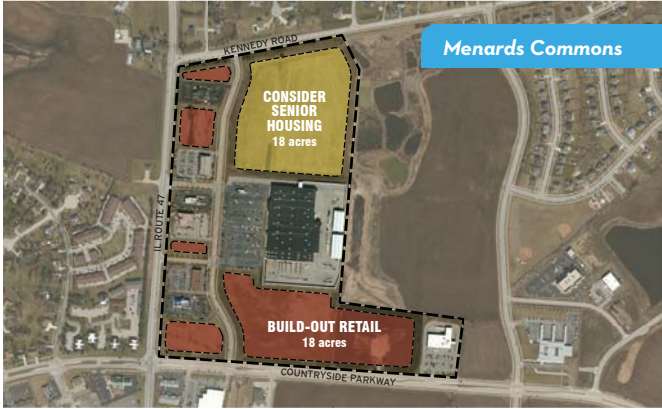


Menards Commons / Yorkville Crossing

The Yorkville Crossing shopping center is located north and east of the Illinois 47 and U.S. 34 intersection. In addition to the anchor, Menard's, current retailers include Ace Hardware; AutoZone, discount grocer Aldi, and thrift store Goodwill. A planned Walmart was never built.

Implementation Steps

The City should work with the property owner to build out retail on remaining land south of Menard's and consider a residential/senior housing development north of Menard's.



Kendall Marketplace

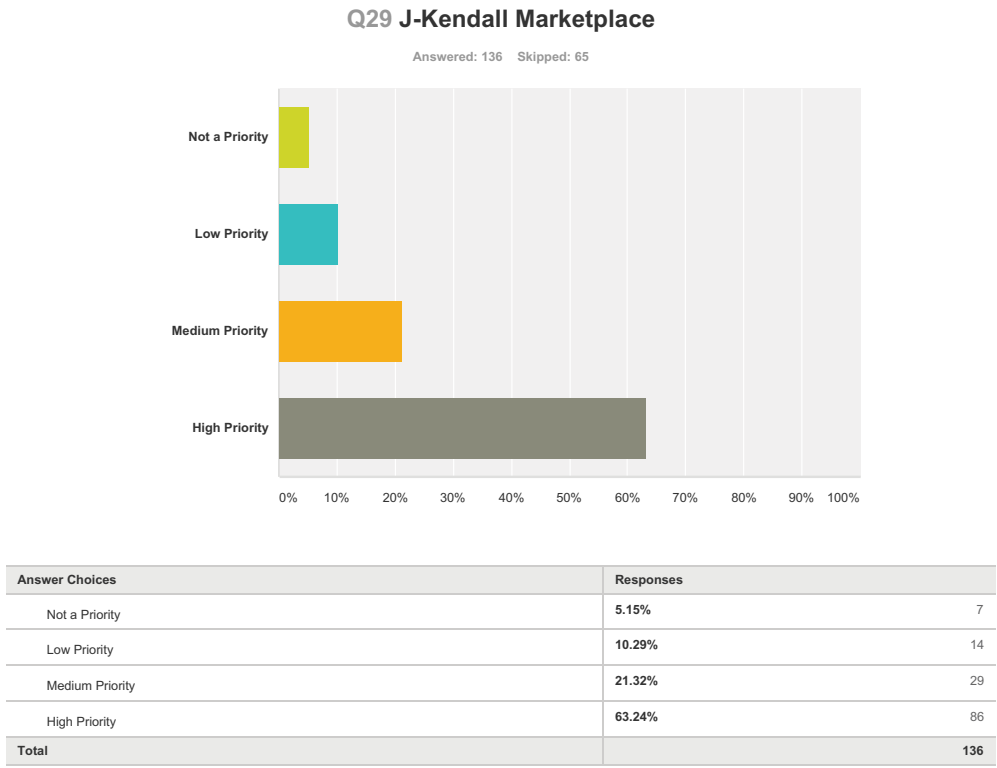
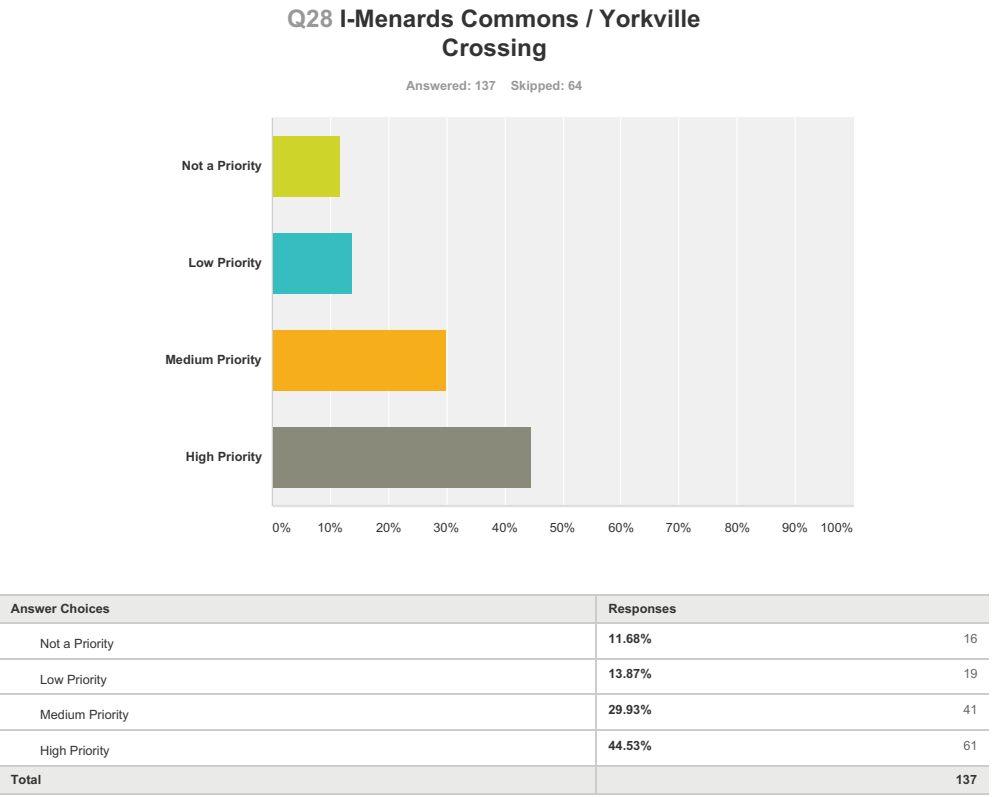
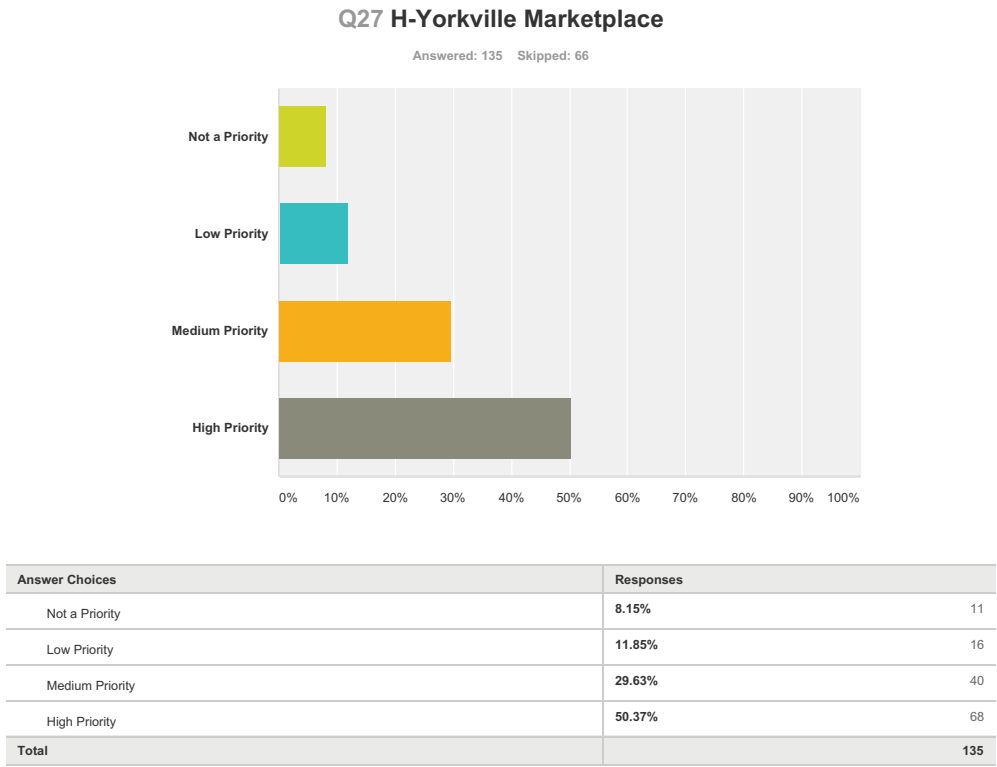
Kendall Marketplace, developed in 2008, was conceived as a major regional destination with 750,000 square feet of gross leasable area. Anchor tenants include: Marshall's, Super Target, Kohl's, Dick's Sporting Goods, and Home Depot.

Facts

- Currently, 19 retail spaces out of a total of 36 are vacant and available for lease. In addition, 19 out parcels remain undeveloped.

Implementation Steps

- Develop remaining out parcels with office, retail, medical, governmental and/or other institutional uses.



- Additional Comments Included:
- We need the tax revenue from business.
 - any commercial development s/b hi priority
 - When there is demand, development will come.
 - Work on the downtown. If the outlying areas are improved, then there is no reason to come to the downtown area.
 - Anywhere where there is existing parking availability, I believe should be a high priority to develop.
 - With the huge increase of residential population in Yorkville I am totally against any kind of incentives for any chain stores.
 - City should not have major role in commercial and industrial developments unless commercial vacancies skyrocket.
 - YES!!! There is no point in residents staying/moving here if we have to drive 15-20 miles elsewhere for shopping/business. Currently, I shop largely in Oswego/Montgomery...even with us having some of the same stores in Yorkville (ex. Jewel-Osco, Walgreens, Chase Bank)...it is a direct result of convenience/traffic patterns, and my ability to get more done in one shopping trip (with other stores nearby).
 - We need additional convenience store with gas stations
 - We need to take advantage of the spaces that already exist and entice businesses to come into the area!
 - We need more business to diversify the tax base and provide relief to our residents. It should not be this hard economically to live in Yorkville.
 - The city needs to bring in more retail, period. Residents of Yorkville travel to Oswego and Geneva to shop. There is so little in town to keep shopping local.

K-L

Tier 1 Industrial Development Areas

Yorkville Business Center

The Yorkville Business Center is currently a mix of commercial with industrial uses. Approximately 25 acres of land remain undeveloped within this business park.

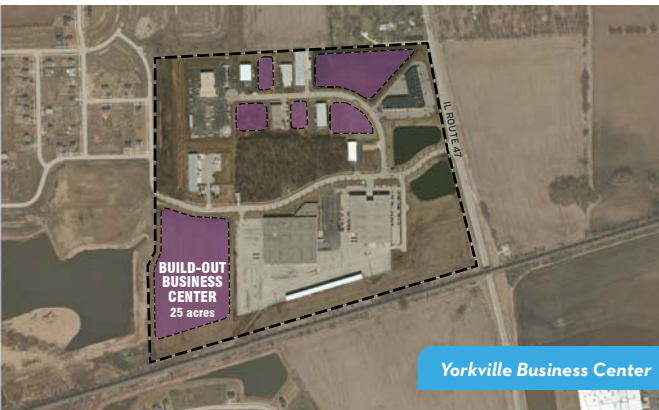
Implementation Steps

The City should work with property owners and developers to:

- Build-out remaining acres and parcels
- Consider incentive program to facilitate build-out
- Consider additional urban design and “placemaking” improvements such as gateway signage, landscaping and lighting



Yorkville Business Center



Yorkville Business Center

Fox Industrial Park

The Fox Industrial Park is approximately 54 acres of industrially-zoned land located southeast of the intersection of Route 47 and East Schoolhouse Road. Some of the single-tenant buildings were constructed as early as the 1970s.

Facts

- The diverse mix of businesses located in the Fox Industrial Park includes Merlin 200,000 Miles Autobody Shop, Kendall County Food Pantry, and O’Malley Welding and Fabricating.

Implementation Steps

- Encourage new development/redevelopment on remaining lots and consider urban design, gateway and placemaking enhancements.



Fox Industrial Park



Fox Industrial Park



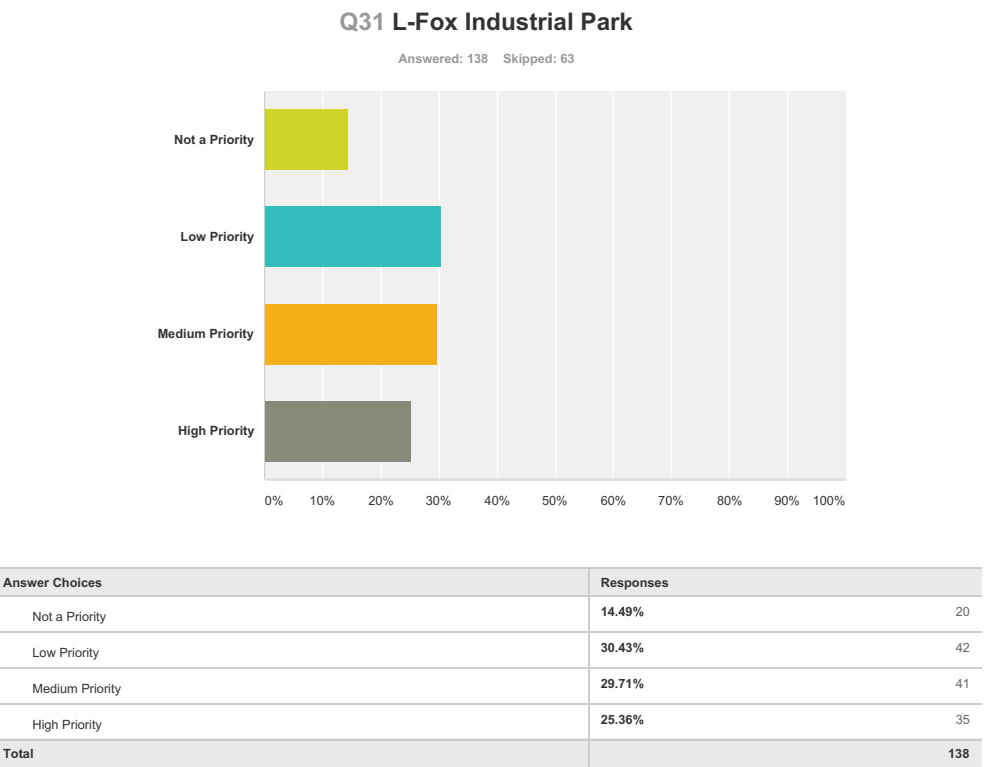
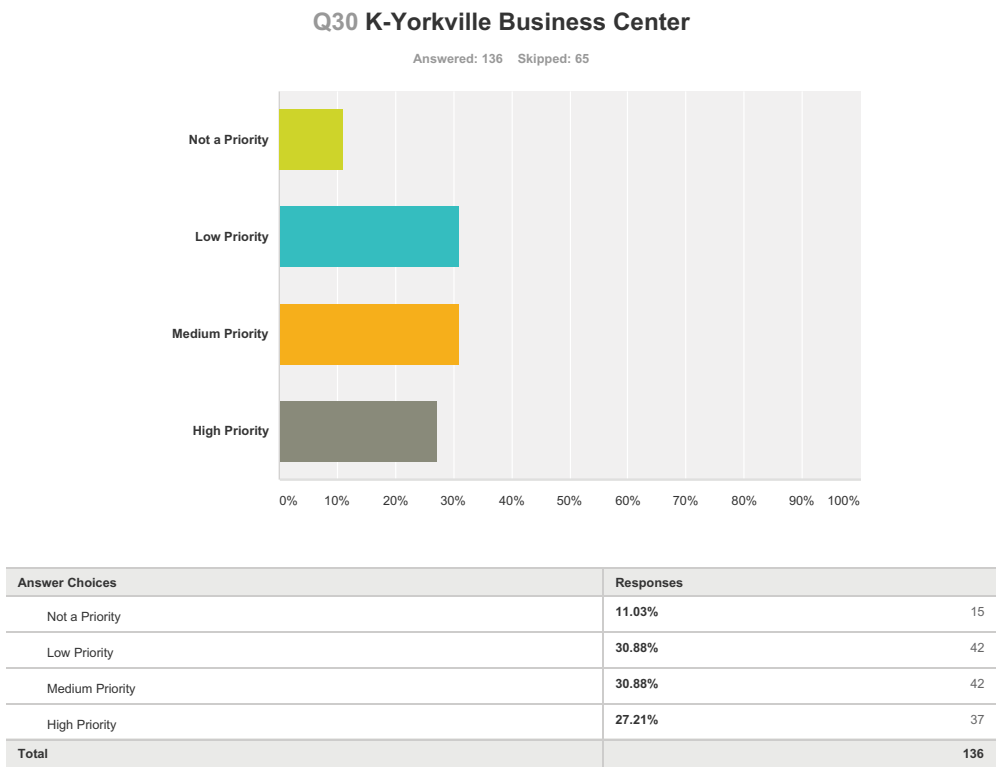
Business Park Landscaping



Business Park Landscaping



Business Park Landscaping

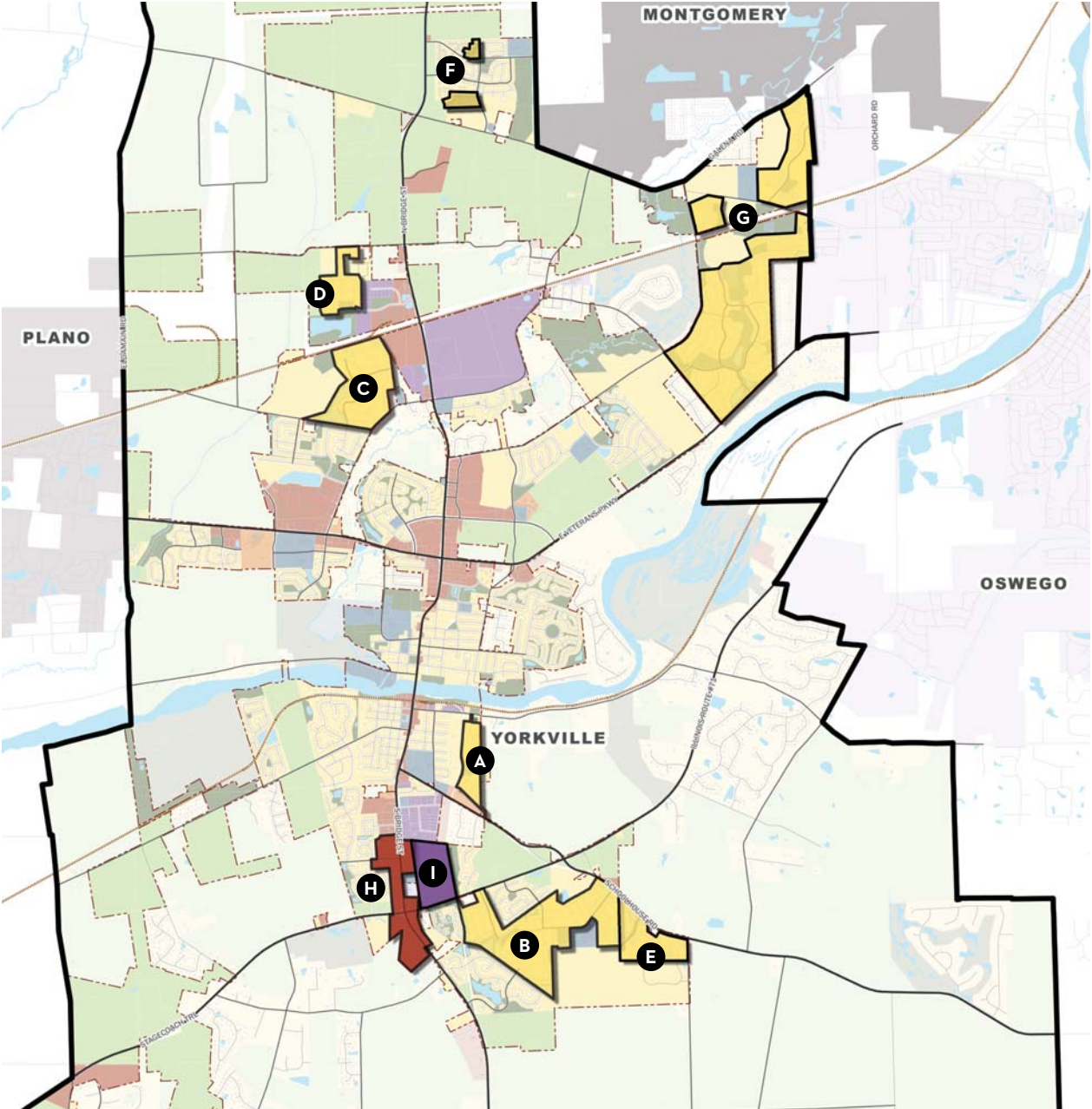


Additional Comments Included:

- It all depends on the industry supported. No toxic or filthy industries ought to be tolerated anywhere near our town, let alone the river. Industry may bring a few jobs, but tens of millions in infrastructure and maintenance cost. Lets not mortgage our city to pay developers for enhancements that never take place. We get ours before the developers get there! If there is real money in it they will develop. If not, they won't and we won't be left holding an empty bag as we have the last ten years. It is beet to do nothing than develop ourselves into the poorhouse.
- Again stop giving money to the one person that is gaining more and more control of this town. What about Sunflower? Over a year to get a sign and not even a bit of landscaping done. It's all weeds and we pay \$8k plus a year in taxes!
- Businesses, industrial and manufacturing should be given incentives to establish themselves in Yorkville. This will bring more people, build more houses and generally help the community.
- This brings in taxes, don't give tax breaks and lower property taxes and fix the stupid curbs on 47

City-Wide Land Use Strategies • Tier 2 Development Areas

DEVELOPMENT	AREA / UNITS LEFT TO BUILD
A. Kendallwood Estates	83 units
B. Raintree Village (single-family)	196 units
B. Raintree Village (duplex-units)	59 units
B. Raintree Village (town-homes)	108 units
C. Whispering Meadows	71 units
D. Caledonia (Phase 1 and 2)	96 units
E. Prestwick of Yorkville (Unit 1)	104 units
F. Bistol Bay (town-homes)	60 units
G. Grande Reserve (single-family)	690 units
G. Grande Reserve (duplex-units)	36 units
G. Grande Reserve (town-homes)	74 units
TOTAL RESIDENTIAL	1,577 units
H. Grocery Anchored Development	10 acres
TOTAL COMMERCIAL	10 acres
I. Fox Industrial Park Expansion	60 acres
TOTAL INDUSTRIAL	60 acres



Additional Comments Included:

- There needs to be speed bumps in downtown like Plainfield has. The trucks are going by side by side at 40 mph. That's insane. Trucks should be left lane only, and there should be speed bumps south of the river to fox street. It's not that hard to figure out!!!!!!!!!!
- Complete sidewalks and parks and businesses and people will come.
- Sunflower Estates? Left without continued maintenance again!
- Love a grocery anchored development near Rt 71
- Do not approve any additional developments.
- These developments will develop when demand warrants it. Developers should fund infrastructure.
- Finish existing neighborhoods, or at least their infrastructure.

A-G

Tier 2 Residential Development Areas

Tier 2 residential development areas are areas with completed roadway and utility infrastructure, but are considered dormant (i.e., in which homes are not currently being built).

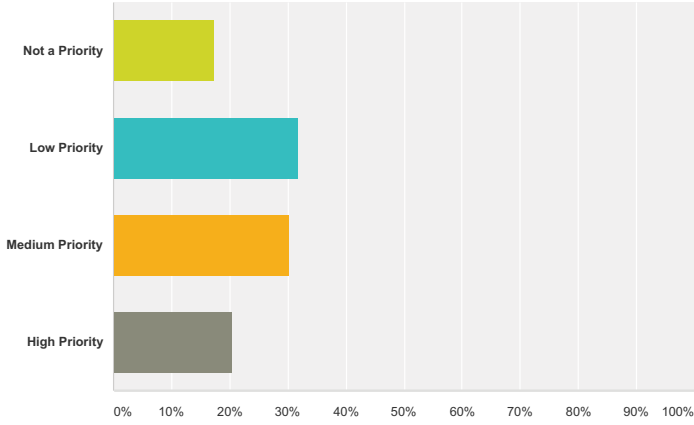
- Facts**
- Yorkville has executed annexation agreements on 44 residential developments, most in the late 1990s and early 2000s.
 - 12 developments are fully built out while 31 are not.
 - The seven developments that are dormant represent a total of 1,577 entitled units left to be built.
 - At post-recession construction levels, the remaining homes represent a supply of more than 14 years.

- Implementation Steps**
The City should work with property owners, developers and builders to:
- Facilitate completion of Tier 2 residential subdivisions
 - Encourage urban design and “placemaking” enhancements
 - Complete road, sidewalk, utility, stormwater and other infrastructure improvements as needed



Q33 A-G Tier 2 Residential Development Areas

Answered: 132 Skipped: 69



Answer Choices	Responses	
Not a Priority	17.42%	23
Low Priority	31.82%	42
Medium Priority	30.30%	40
High Priority	20.45%	27
Total		132

Additional Comments Included:

- In all these developments these developers are not honest nor responsive to the communities. I heard the developers in Raintree village have taken over the board, installed a convicted violent felon on the board and are threatening the residents. The city just sits there so I believe any development will be done badly. If the building will be done and codes followed (tornado, etc. because the wind is strong here) and the city does not cave to these guys as it always does then fine. High quality upscale home, yes great, but I believe the construction and design will be allowed to be sub-par. The current prices for homes will not support quality construction. Look at the mail box problems in Windett and Carlo has no clue what to do. People cannot even get their mail and our city is powerless. How did this get past the planners? This is what developers do, they screw people and leave. No mail delivery, felon's running HOA and whole communities without a say in their own HOA??????? The city is not competent to direct quality of life issues where residential use is concerned. No more SSAs and no more HOA.....that must be a serious quality of life issues. Janitors and felons cannot run large communities withing our city, but of course they will. A simple rule excluding felons from HOA boards would solve that problem, etc. The city can regulate developers, but our legal team cannot help our council to construct viable legislation to protect us. Felon's running HOA board? Developers run those boards and pay no HOA fees? Now the owners, god bless them, have taxation without representation. How insane is that? And you won't help? What is development for? In Yorkville it is to bring criminals and liars into our community to destroy it. Set up rules and enforce them.
- I live here - and have to admit that I am disappointed by the support the city has provided. There have been mistakes and we need a sound strategy to attract builders and I honestly don't see any compelling approach from the city to do so. Can we work on the problem first and then find a solution?
- Sidewalks please!
- Fix the streets in this area.....people will come when we have nice streets and parking.

H

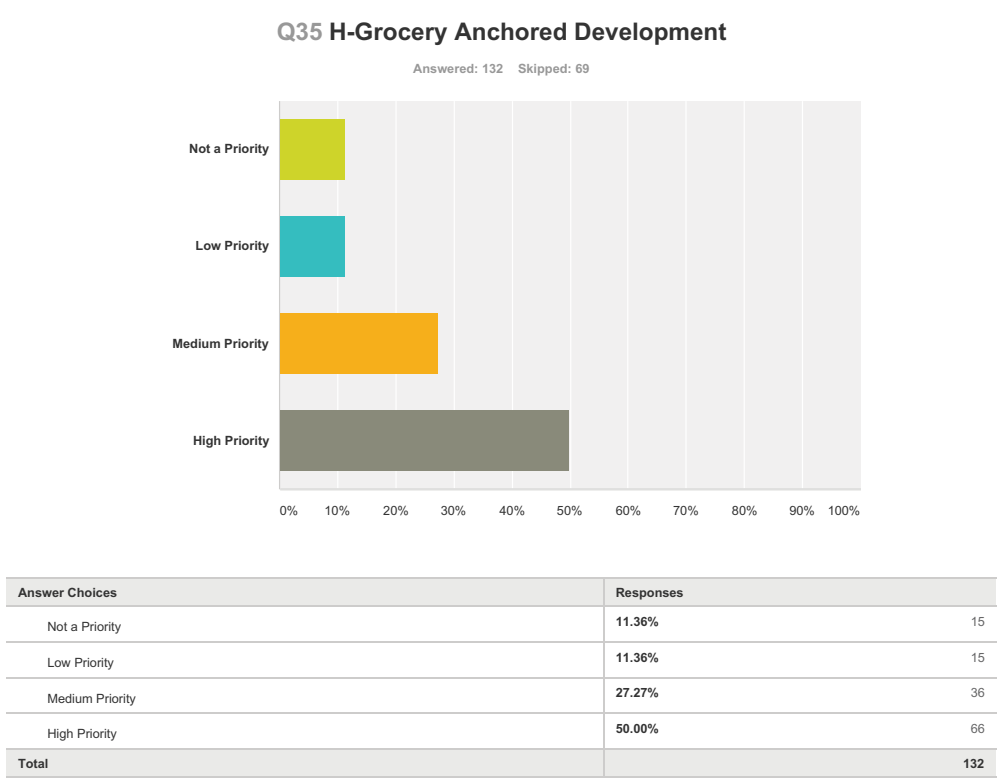
Tier 2 Commercial Development Area

Grocery Anchored Development
Yorkville may have the potential to support an additional specialty grocery store development. An estimated gap of more than \$26 million in grocery spending would, if realized, support the addition of a mid-size specialty or regionally-based grocer.

- Implementation Steps**
- The City should encourage a grocery-anchored development with in-line/outparcel developments on site A, B or D (10 acres or more) or encourage a grocery-only development on sites C, E or F (10 acres or less).



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- Additional Comments Included:
- This should be high priority.
 - Groceries south of the river would be great.
 - Jewel needs competition in this town. We need a health foods store like Trader Joe's as well. Please place a grocer south of the river now!
 - We desperately need better grocery options
 - Site B option for grocery development.
 - High priority for a produce grocery store. Not a priority for any other grocery store.
 - Please no Walmart!!! Meijer is alright.
 - Yes, it would be great to have other options for shopping (Trader Joe's, etc...Whole Foods is nice but way over-priced, I think, for our demographic, but maybe not...)...
 - It would be wonderful to have a specialty story that would lure in spending from other towns. However it does not sit in a well traveled or accessed part of town.
 - I do not like the Grocery store idea at all look at Cosmopolitan they are closing all ready. Jewel and Aldis are fine.

I

Tier 2 Industrial Development Area

Fox Industrial Park Expansion

The undeveloped industrially-zoned land to the south of Fox Industrial Park could provide a long-range opportunity to expand that park, as well as redesign and redevelop it into a more modern, landscaped setting.

Facts

- Fox Industrial Park would provide for additional land for light industrial uses.
- Yorkville's relative distant location from interstate roadway access may be a limiting factor in recruiting larger scale industrial and warehousing uses, at least in the short-term.

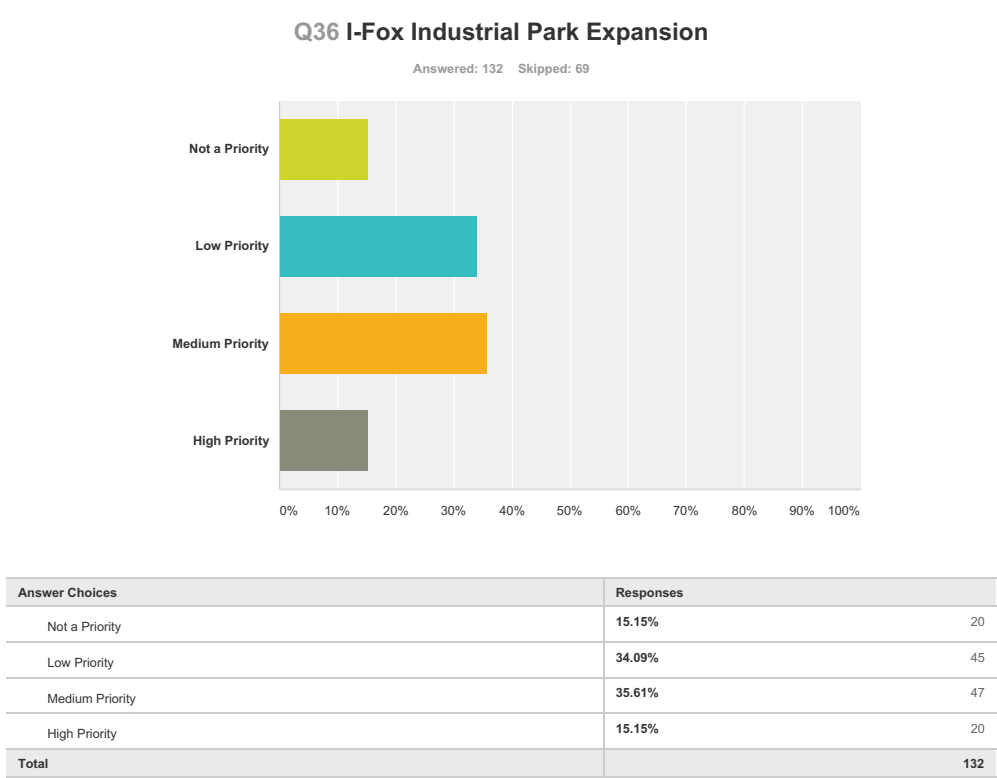
Implementation Steps

The City should work with the property owner to:

- Encourage light industrial uses, warehousing and office in an expansion of the Fox Industrial Park
- Develop expansion area in an industrial park setting similar to Yorkville Business Center
- Maintain the tree grove on the eastern edge of the park expansion
- Preserve and buffer any wetland or creek areas

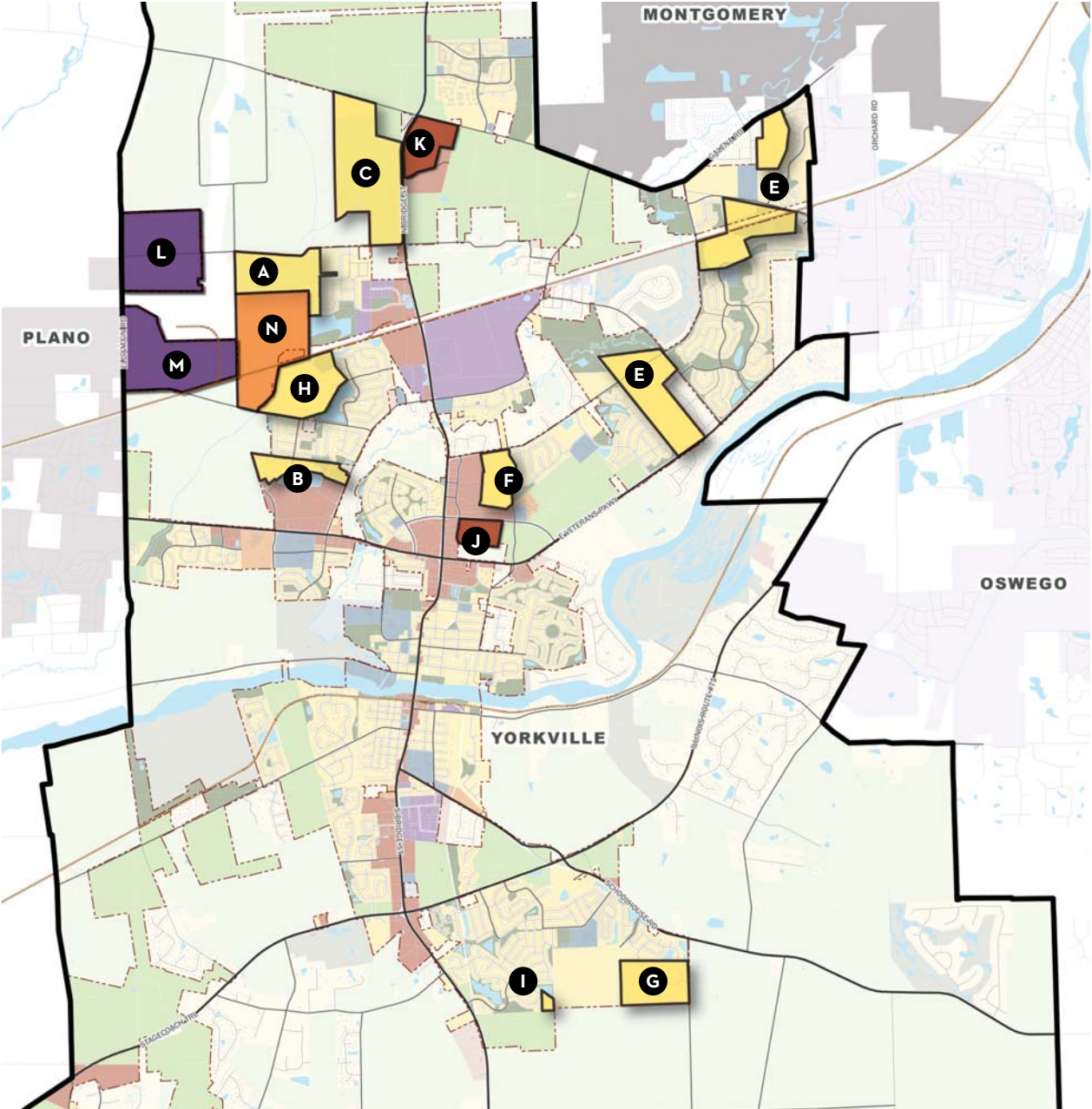


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City-Wide Land Use Strategies • Tier 3 Development Areas

DEVELOPMENT	AREA / UNITS LEFT TO BUILD
A. Westbury South Village (single-family)	181 units
A. Westbury South Village (town-homes)	294 units
B. Kendall Marketplace (single-family)	28 units
B. Kendall Marketplace (town-homes)	164 units
C. Westbury East Village (single-family)	293 units
C. Westbury East Village (town-homes)	605 units
D. Heartland Meadows	47 units
E. Grande Reserve (single-family)	371 units
E. Grande Reserve (duplex-units)	332 units
E. Grande Reserve (town-homes)	405 units
E. Grande Reserve (apartments)	300 units
F. Prairie Meadows (multi-family)	268 units
G. Prestwick of Yorkville	248 units
H. Whispering Meadows	150 units
I. Windett Ridge	16 units
TOTAL RESIDENTIAL	3,702 units
J. Menards Commons	23 acres
K. Raging Waves Support Retail	65 acres
TOTAL COMMERCIAL	88 acres
L. Konick Property / Lincoln Prairie	200 acres
M. Healy Asphalt / Lincoln Prairie	200 acres
TOTAL INDUSTRIAL	400 acres
N. METRA STATION TOD	215 acres



Additional Comments Included:

- Look, residential housing has proven to be badly done from Windett to Bristol. HOA must never again be part of any planned development. No one needs a stone sign placed up with a name for \$1000 a year HOA fee. Any new development must not have HOAs or SSAs. The design should be what sells with emphasis of flooding and wind issues. We do not need neighbors saddened or destroyed by cracked foundations, landscaping that floods basements or grass that won't grow in clay soil. yes, developers remove the top soil and put grass directly on clay soil. It does fine for a few years, but without major help looks horrible. Think about what you are actually supporting in design issues. It is internal and external to each home.
- Work on the abandoned buildings in town instead of building more.
- About time you put in apartments on the list. That should keep residential areas from turning into rentals.

A-I

Tier 3 Residential Development Areas

Conventional Subdivision Design

Tier 3 residential development areas are those consisting of undeveloped agricultural land that have been entitled, but not platted.

The nine developments in Tier 3 represent a total of 3,702 units left to be built, a supply of more than 33 years. Since these areas have not been platted, the City could guide the style of future development. Conventional subdivision design is typically characterized by:

- Curvilinear street layout
- Regular-sized lots
- Standard housing design



Traditional Neighborhood Design

It may be appropriate for developments that are closer to the traditional town center to follow a Traditional Neighborhood Design pattern, which is typically characterized by:

- Gridded or axial street layout
- Regular sized lots with some variety
- Planned around formal space: square, park
- Noe-traditional housing design



Conservation Design

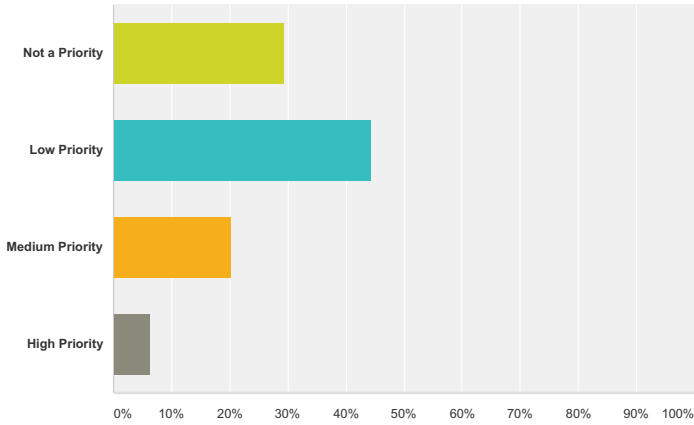
It may be appropriate for developments that are located on the outside edges of Yorkville to follow a Conservation Design pattern, which is typically characterized by:

- Street layout follows natural topography
- Smaller-sized lots
- Preserved open space and natural areas
- Clustered residential development



Q38 A-I Conventional Subdivision Design

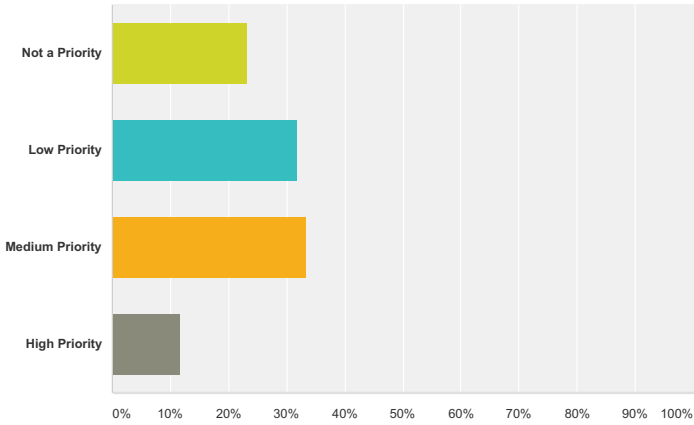
Answered: 129 Skipped: 72



Answer Choices	Responses	
Not a Priority	29.46%	38
Low Priority	44.19%	57
Medium Priority	20.16%	26
High Priority	6.20%	8
Total		129

Q39 A-I Traditional Neighborhood Design

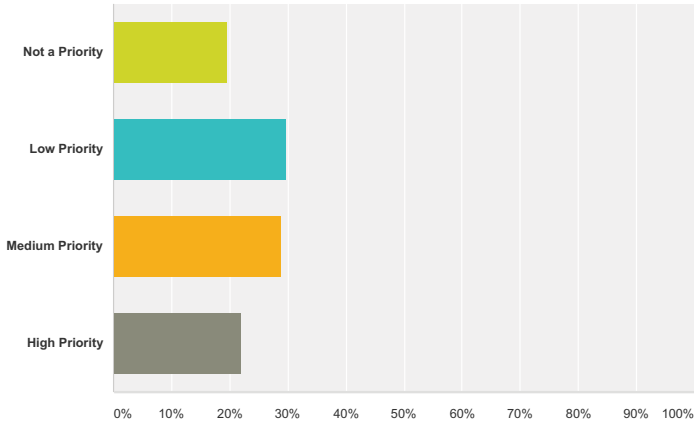
Answered: 129 Skipped: 72



Answer Choices	Responses	
Not a Priority	23.26%	30
Low Priority	31.78%	41
Medium Priority	33.33%	43
High Priority	11.63%	15
Total		129

Q40 A-I Conservation Design

Answered: 128 Skipped: 73



Answer Choices	Responses	
Not a Priority	19.53%	25
Low Priority	29.69%	38
Medium Priority	28.91%	37
High Priority	21.88%	28
Total		128

Additional Comments Included:

- Conservation! Solar Power, community garden, even a tiny house subdivision
- Do not plat the areas until the other developments are cleared of their inventory.

J

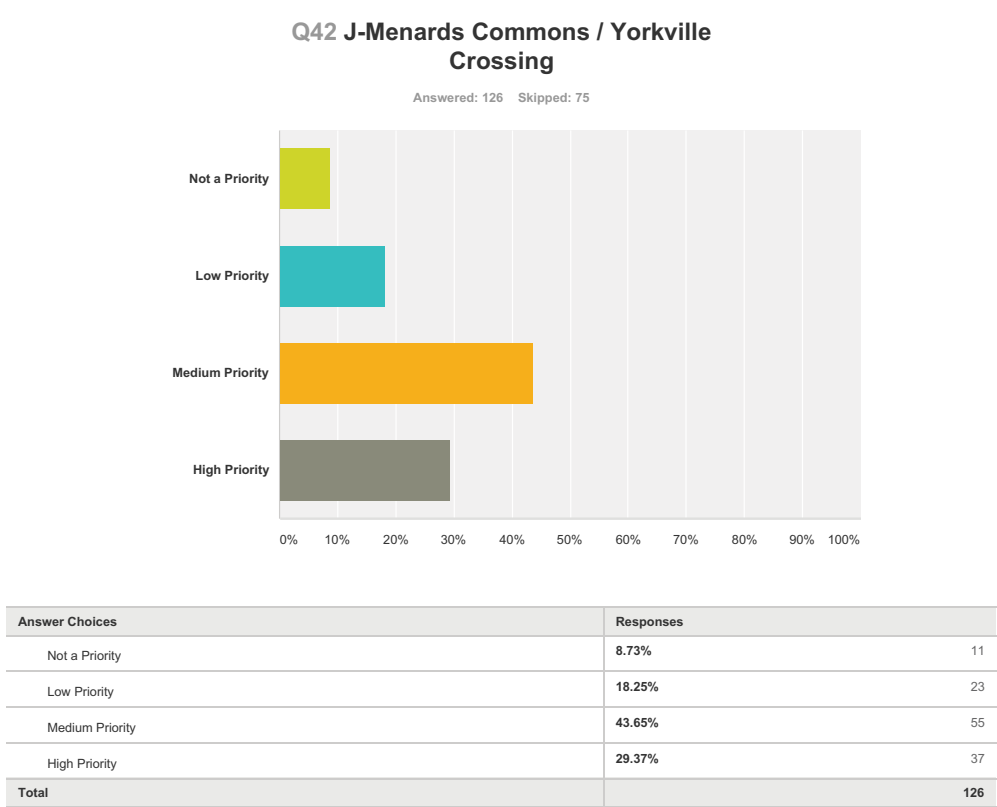
Tier 3 Commercial Development Area

Menards Commons / Yorkville Crossing
Yorkville in general has an over-supply of commercially zoned land.

- Implementation Steps**
- In order to attract new commercial and retail development, enhanced public spaces could be created to attract new development.*
 - South of Countryside Parkway and east of Illinois Route 47, a green space could be created to provide a unique “sense of place” that may attract new commercial or retail businesses.*



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Additional Comments Included:

- Support projects that generate a positive ROI and generate tax revenue for the city.
-

K

Tier 3 Commercial Development Area

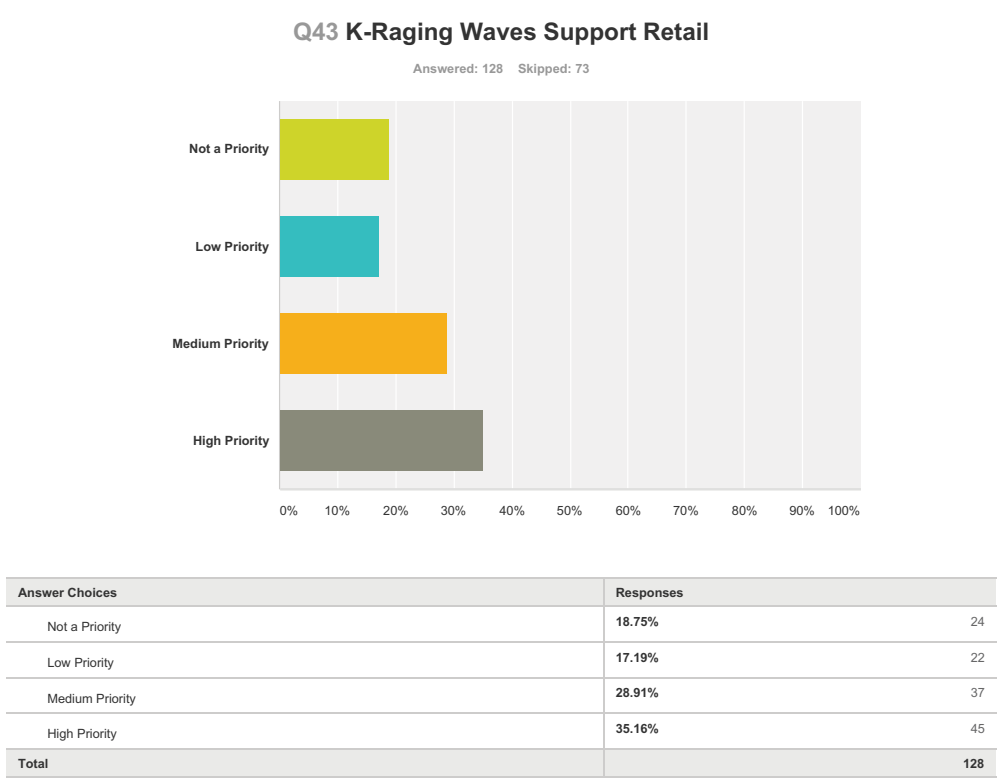
Raging Waves Support Retail
Raging Waves, which opened in 2008, is Illinois’ largest outdoor waterpark and is situated on 45 acres in Yorkville. Nearly 3,000 people visit the waterpark daily during the summer months.

Implementation Steps

- *There may be an opportunity to develop commercial and retail businesses near the waterpark to provide support services for those visitors.*
- *An indoor or outdoor sports complex could be also be developed to create a critical mass of destination facilities.*
- *This could further attract commercial developers who see an opportunity to serve the needs of visitors and residents with restaurants and/or hotels.*



.....



Additional Comments Included:

- *raging waves are just temporary and the future is not stable*
- *Sports facilities bring teams from all around the country and would add to tourism dollars spent in our town!*
- *I am all for green spaces that attract people, but no a large picnic area for a private water park. A large park for resident's to enjoy is always a great thing for quality of life. but if all it does is help a business, then let the business build it.*
- *This town has a major attraction that brings people from all over the state. It needs to capitalize on that with hotels, restaurants and other retail establishments that will make the area more attractive. It's a wasted opportunity right now.*
- *I don't see the need to developed land further from the city, when we have undeveloped land in the main part of town. I prefer shopping when things are closer together.*
- *Raging Waves too much money. And it is invaded by people from all over. Yorkville needs a community pool south of town, like Oswego has, for those of us that do not want to be in a crowded overpriced area surrounded by people that are from all over.*

L-M

Tier 3 Industrial Development Areas

Much of the land along Eldamain Road north of Route 34 in the City of Yorkville is zoned industrial, although agricultural uses still predominate, with the exception of the ComEd transfer station that distributes and services the City of Yorkville.

Facts

- Past plans for this land included a 32-acre industrial park across from the Menard's distribution center, and a 234-acre commercial and residential development.

Implementation Steps

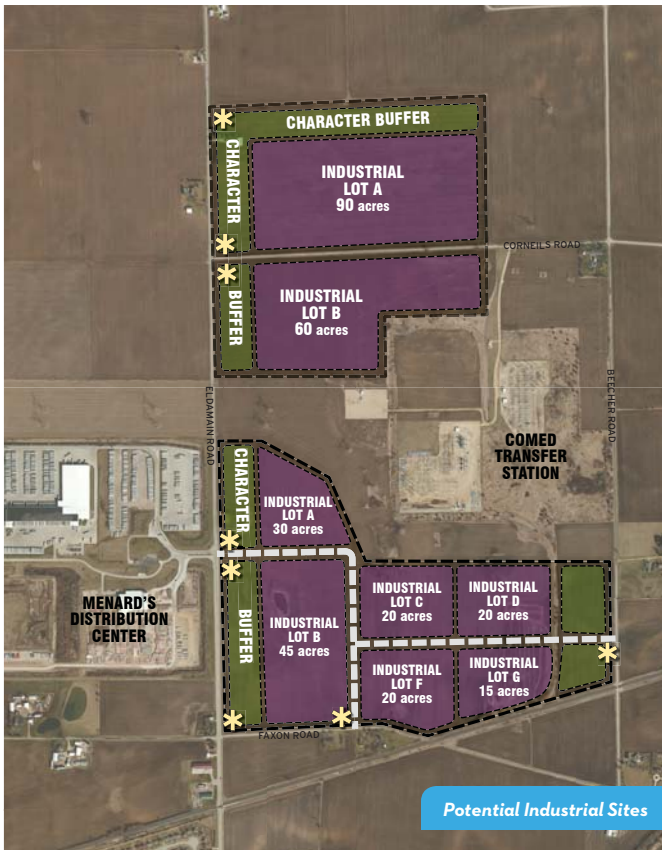
- These locations appear to be appropriate for future industrial expansion, although, such development may be long-term.
- Planned residential uses in this area should be carefully considered given that potential conflicts could exist between residential and industrial uses.
- Ideally, Eldamain Road north of these sites should be improved to accommodate long-term industrial development.
- Character buffers should be incorporated into industrial developments to preserve a rural and agricultural aesthetic, and to minimize conflicts with potential adjacent residential developments.



Industrial Landscape Buffer



Industrial Site Landscaping



Potential Industrial Sites



Midewin Prairie National Tallgrass Prairie, Illinois



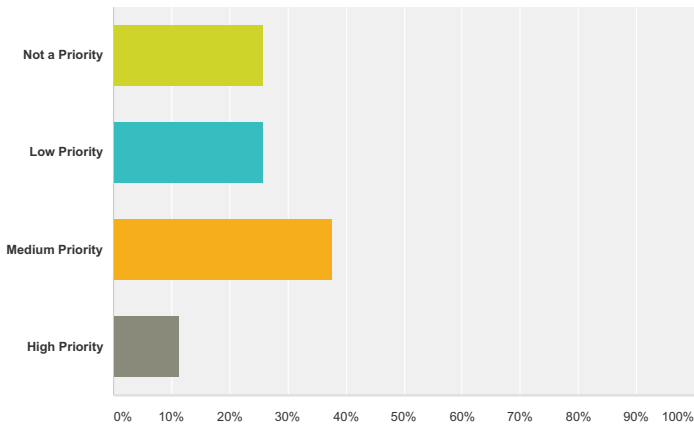
Industrial Green Roof Dearborn, Michigan



Green Roof Washington D.C.

Q45 L-M Industrial Development Areas

Answered: 125 Skipped: 76



Answer Choices	Responses	
Not a Priority	25.60%	32
Low Priority	25.60%	32
Medium Priority	37.60%	47
High Priority	11.20%	14
Total		125

Additional Comments Included:

- Part of the charm of Yorkville is the mix of suburban qualities and natural landscapes... zoning everything detracts from that and at best, will create a lot artificial landscaping (like we see in Naperville), at worse it will cause a lot of noise, light, air pollution.

N

Tier 3 Mixed-Use Development Area

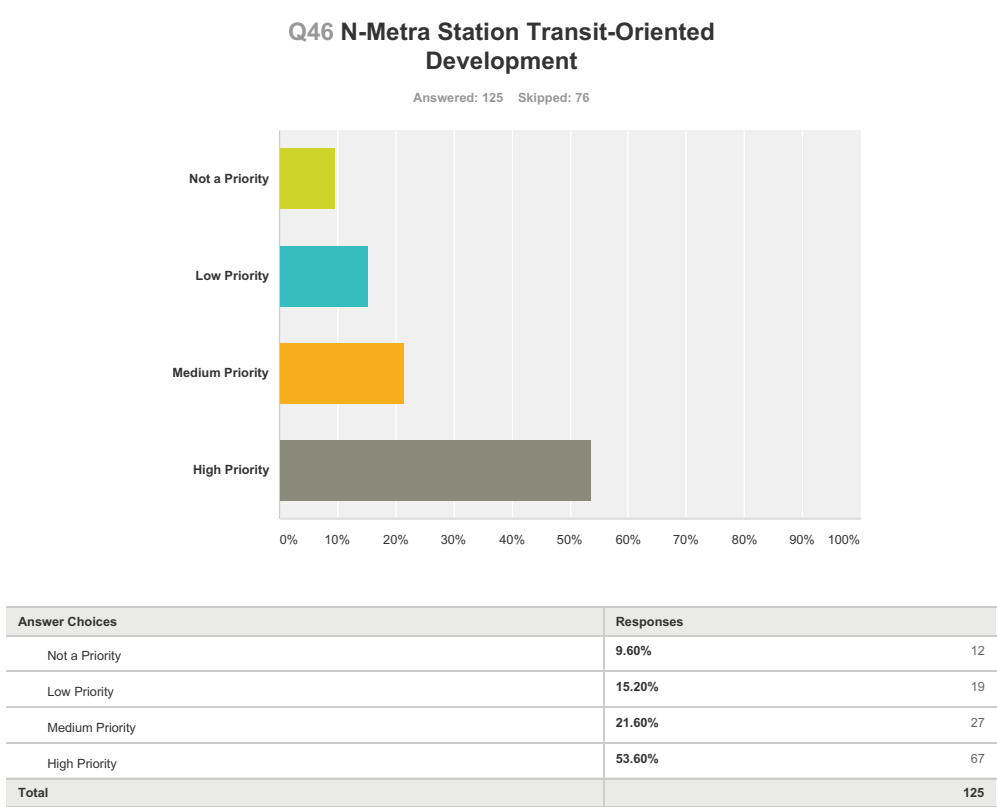
Metra Station Transit-Oriented Development
Metra is currently investigating the feasibility of extending its commuter rail service to Yorkville. If the conclusions reached are favorable and a station is built, new opportunity for residential development could be feasible.

Implementation Steps

- *New development opportunity would most likely emanate from moderate-density townhomes and rental apartments.*
- *A land use strategy that focuses on transit-oriented development would be needed surrounding the area where the Metra station is planned.*



.....



Additional Comments Included:

• WE NEED METRA HERE. you can build all the subdivisions you like but they need to commute to the city with out that good luck!

• Yes, if we can get to Union station this community will boom overnight. Property values will double in three years. Hastert has a study that shows that the key to this area is a commuter rail station. There is also a way to structure shops and restaurant around the station if done near the river rail line if that is possible. That would be the most significant development opportunity in the next 20 years. I believe the plans actually said that 20 years is how long it would take to implement. Heck, I will be dead, but maybe you guys can call the governor.

• No Metra please!!!! We don't want Chicago's problems to move out to us. Aurora's station is very close.

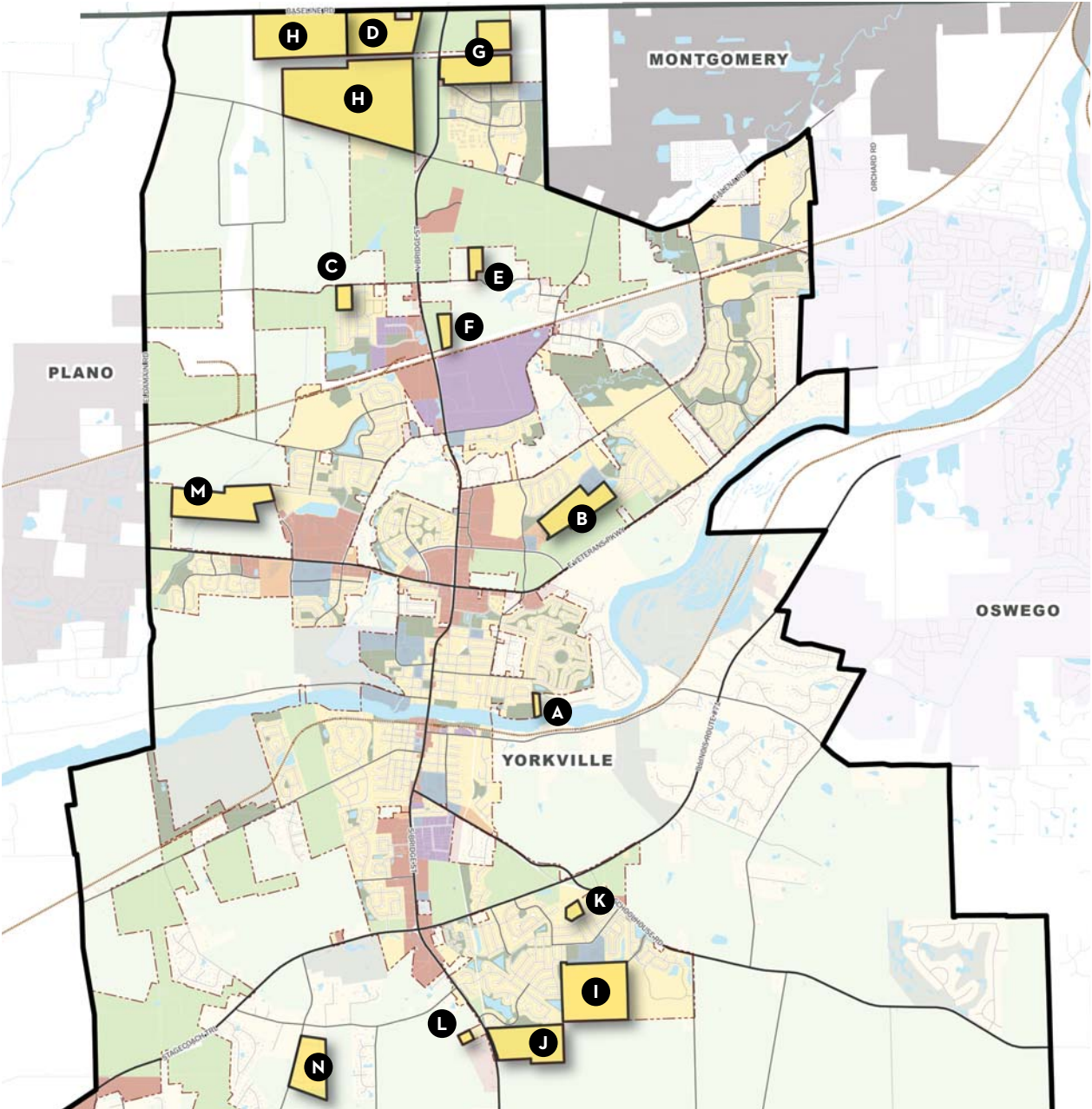
• Metra train station development is a good idea

• Metro has already stated that the expansion is dead in the water. However, should it garner support again, isn't there a better location for a station?

• Metra would be awesome if it doesn't cost to much. It would really attach us to the greater Chicago land area.

City-Wide Land Use Strategies • Tier 4 Development Areas

DEVELOPMENT	AREA LEFT TO BUILD
A. Zangler Property	6 acres
B. Yorkville Crossing	69 acres
C. B&P Properties	14 acres
D. Bailey Meadows	112 acres
E. Corneils Crossing	15 acres
F. Fisher Property	15 acres
G. Schramm Property	110 acres
H. Westhaven	506 acres
I. Hudson Lakes	142 acres
J. Townes at Windett Reserve	93 acres
K. Windmill Farms	9 acres
L. Kleinwachter	5 acres
M. Rob Roy Falls	108 acres
N. Tanglewood Trails	68 acres
TOTAL RESIDENTIAL	1,272 acres



Additional Comments Included:

- So far I have only seen one place where consideration was given for senior housing....the only 55 and over community in Yorkville has units that sell before they even hit the market... perhaps more senior housing should be a target.
- Don't ruin our small town atmosphere
-

A-N

Tier 4 Residential Development Areas

Conservation Design

Tier 4 residential development areas are those consisting of undeveloped agricultural land that have not been entitled or platted.

The City could guide the style of future development in these areas. It may be appropriate for developments that are located on the outside edges of town to follow a Conservation Design pattern, which is typically characterized by:

- Street layout follows natural topography
- Smaller-sized lots
- Preserved open space and natural areas
- Clustered residential development



Conservation Design
Chagrin Falls, Ohio



Conservation Design
Chagrin Falls, Ohio

Estate Residential Design

It may also be appropriate for developments that are located on the outside edges of town to follow an Estate Residential Design pattern, which is typically characterized by:

- Large-lot, single-family homes within a rural setting
- One unit per acre minimum density



Estate Residential Design
Round Lake, Illinois



Estate Residential Design
Round Lake, Illinois

Agriculture / Open Space

It may be appropriate for developments that are located on the outside edges of town to remain agricultural or be preserved as open space.



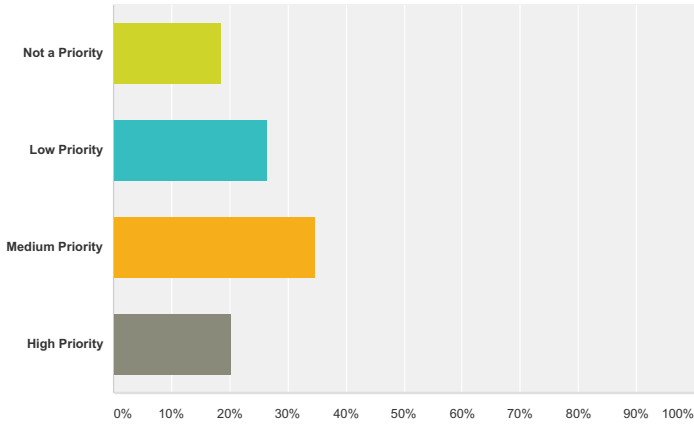
Agriculture / Open Space
Yorkville, Illinois



Agriculture / Open Space
Yorkville, Illinois

Q48 A-N Conservation Design

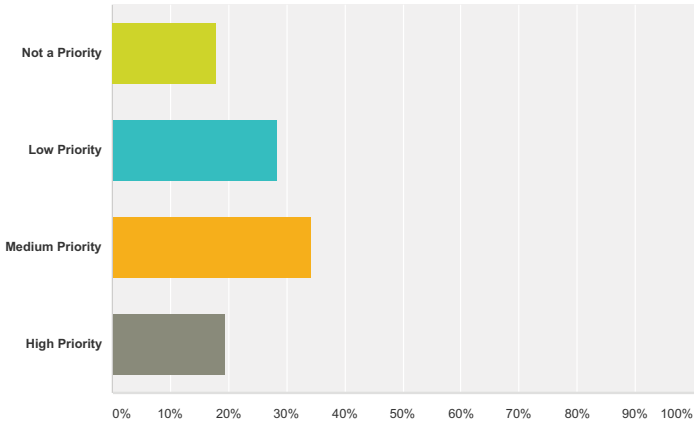
Answered: 124 Skipped: 77



Answer Choices	Responses	
Not a Priority	18.55%	23
Low Priority	26.61%	33
Medium Priority	34.68%	43
High Priority	20.16%	25
Total		124

Q49 A-N Estate Residential Design

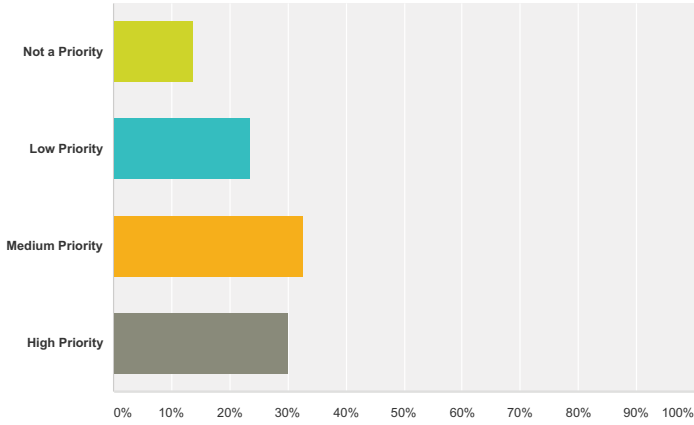
Answered: 123 Skipped: 78



Answer Choices	Responses	
Not a Priority	17.89%	22
Low Priority	28.46%	35
Medium Priority	34.15%	42
High Priority	19.51%	24
Total		123

Q50 A-N Agriculture / Open Space

Answered: 123 Skipped: 78

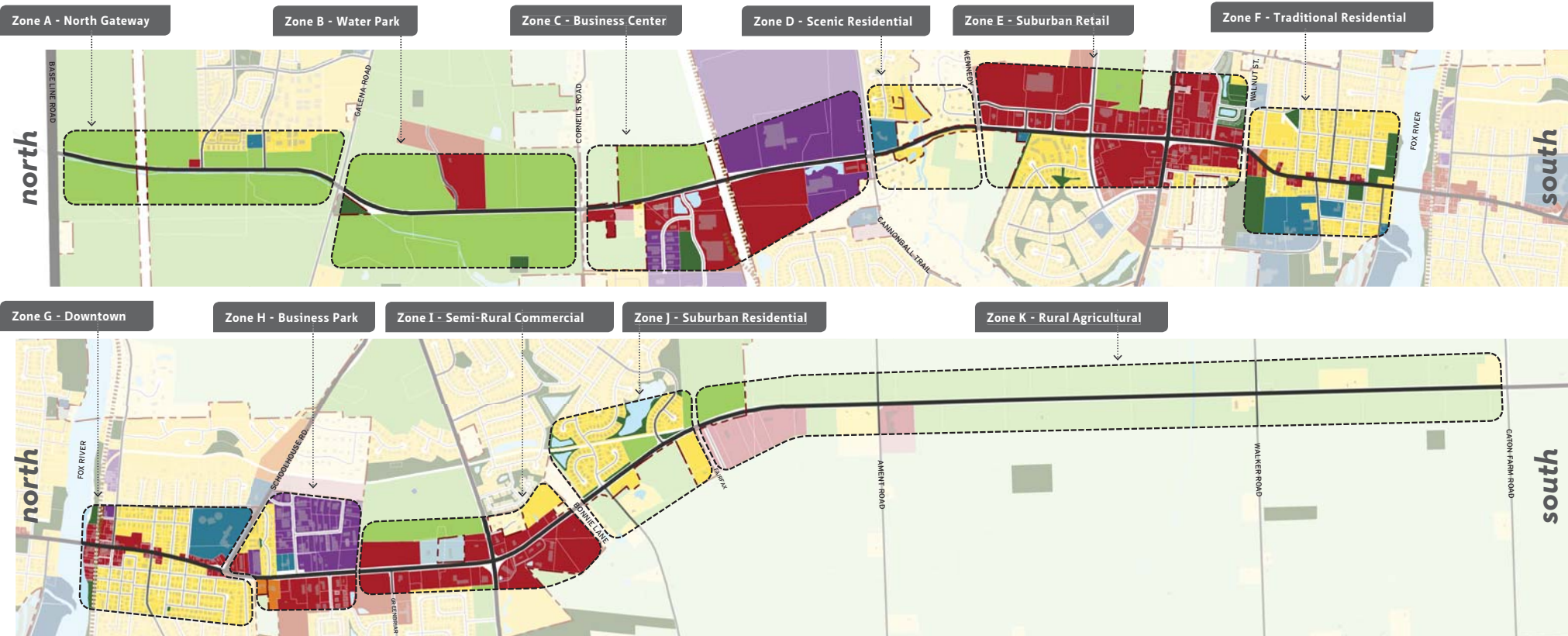


Answer Choices	Responses	
Not a Priority	13.82%	17
Low Priority	23.58%	29
Medium Priority	32.52%	40
High Priority	30.08%	37
Total		123

Additional Comments Included:

- need to keep rich farmland
- Anything upscale helps us all, but look at the developments north and south of the river. Criminals, HUD rentals, felons and pedophiles abound in Raintree a very upscale development. So what does that mean?
- Keep the agriculture and open space, it is the only beautiful thing we have left in Yorkville.
- Keep agriculture in the mix. Kids don't understand where food comes from now!
- I like open spaces and space between buildings.

Key Corridors • Route 47 Corridor Opportunities



A Zone A - North Gateway (Baseline Road to Galena Road)

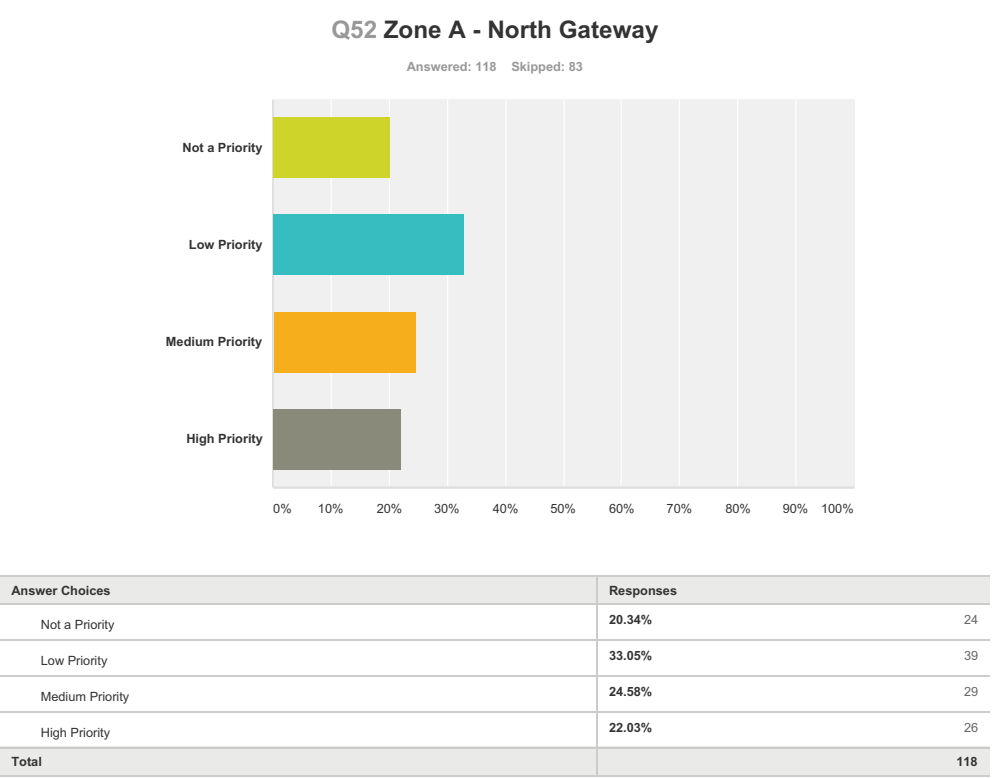
The existing rural and agricultural character acts as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300' buffer creates a semi-rural character. Strategies in this zone include:

- Create gateway signage at Baseline Road
- Dedicate landscape buffer along Route 47
- Enhance roadway with rural character elements and landscaping



Additional Comments Included:

- Why would we need signage, etc.? Get the right business atmosphere and people will find you.
- Anything that makes our community look and feel welcoming is good, but cost benefit is the issue. yes it should be considered, but what will we get and what will the future costs be for maintenance of these lands?
- Community pool south of river would be nice.
- The water park should contribute with fees - they will benefit a lot from a hotel/retail concept
- Can we first complete what we've started before we open new areas?
- Still no mention of senior housing!!!
- The rural landscape would be attractive, but improvements near the water park are a must.
- Whatever can be done to screen the eyesore water park should be considered.
- Retail is already under used. I do not see that changing in ten years. When it does let talk about new retail. Everything else is scenic enough when I drive by.
- anything that looks nice would be great. the eyesores in this town are abundant.
- How about Scenic Senior Residential....in town senior living....
- Need to build the tax base.
- The zone E signs and creating a uniform would be very aesthetically pleasing. Currently it is a jumbled mess and one parcel cannot be distinguished from another.
- Our downtown is a priority and adds to the Character, but with the new road and limited parking it is a bust. Nothing could help our community more that a great river front, but who has \$45,000,000 to do it right and where would the revenues come from? Our river front is a great asset, but private ownership makes real development impossible. Are you going to condemn and rebuild the area? Not likely.
- In general we need businesses...commercial and industrial to begin to invest and build in Yorkville...then people will follow and the demand for housing will also follow. Having an overall plan in place will help speed this process along once the industry and commercial development has begun.
- need to keep farmland in rural area of 47
- Famers always enhance the communities, but chemical spray must be monitored Residential must stop. Really, look at the insanity of the past ten years from Minooka to Sugar Grove. Single homes, no HOAs, no SSAs and no forced private water hookups.



B Zone B - Water Park (Galena Road to Corneils Road)

The character of this zone is largely defined by Raging Waves Water Park which is highly visible due to the height of water park structures. The Westbury East Village subdivision is currently dormant with no homes built. The remaining land in this zone is agricultural. Strategies in this zone include:

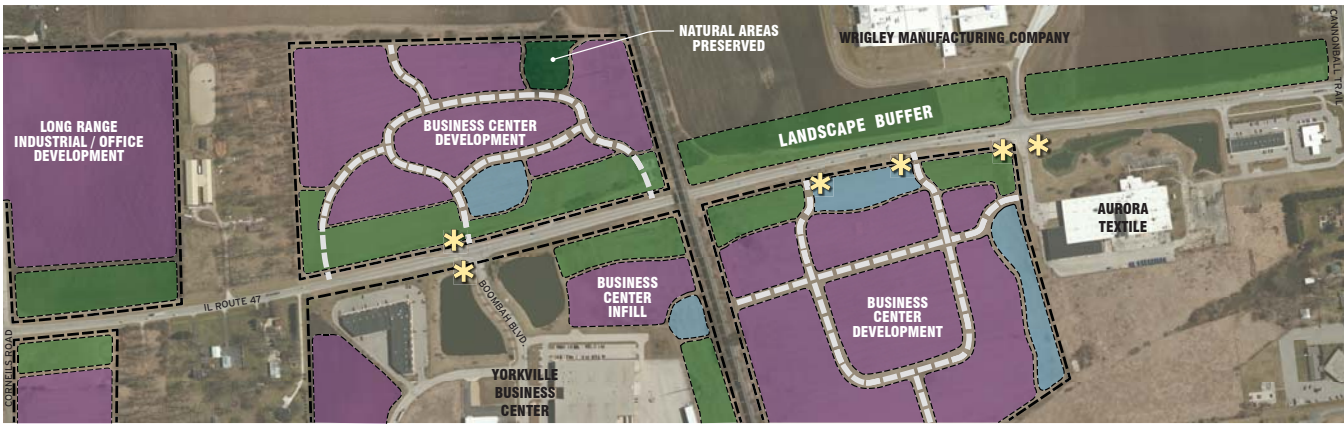
- Develop entertainment and support retail, such as restaurants and hotels, north of Raging Waves Waterpark
- Consider sports fields or passive recreation to the north and south of Raging Waves Waterpark
- Dedicate rural landscape buffer along Route 47



C Zone C - Business Center (Corneils Road to Cannonball Trail)

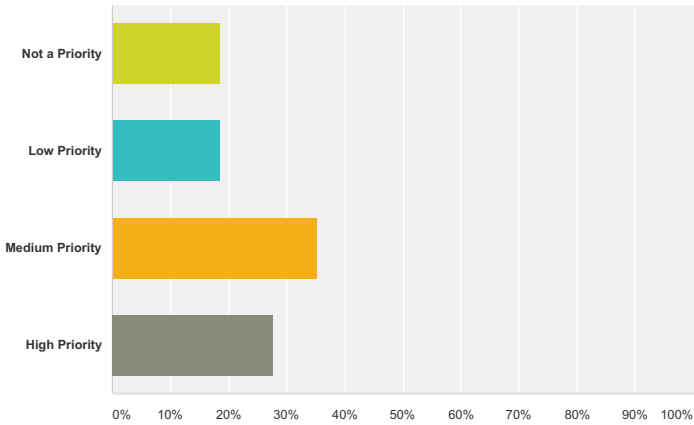
Although primarily agricultural in land use, this zone's character is represented by the Yorkville Home Design Center including the Yorkville Home Design Center. This zone is also defined by the Wrigley Manufacturing Company and has a strong industrial/manufacturing appearance. Strategies in this zone include:

- Update/revise design standards for industrial, business, and office use frontages
- Install branding elements related to industrial, business, and office uses at gateways and development entrances
- Dedicate landscape buffer along Route 47



Q53 Zone B - Water Park

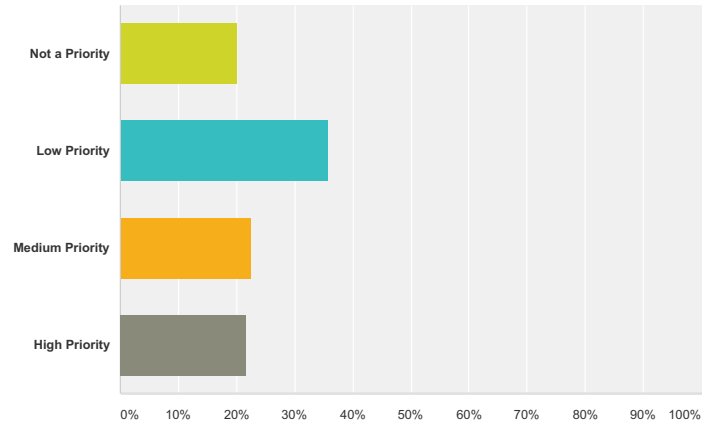
Answered: 119 Skipped: 82



Answer Choices	Responses	
Not a Priority	18.49%	22
Low Priority	18.49%	22
Medium Priority	35.29%	42
High Priority	27.73%	33
Total		119

Q55 Zone C - Business Center

Answered: 115 Skipped: 86



Answer Choices	Responses	
Not a Priority	20.00%	23
Low Priority	35.65%	41
Medium Priority	22.61%	26
High Priority	21.74%	25
Total		115

D Zone D - Scenic Residential (Cannonball Trail to Kennedy Road)

This zone is anchored by Blackberry Creek and is characterized by a number of single-family residential properties. Trinity Church, which has a 200 foot setback, Blackberry Creek, and residential properties with mature shade trees give this zone a scenic and natural character. Strategies in this zone include:

- Preserve scenic vistas and mature landscape as a buffer between the business center and suburban retail zones
- Maintain and enhance residential character



Blackberry Creek
Yorkville, Illinois



Existing Agricultural Land
Yorkville, Illinois

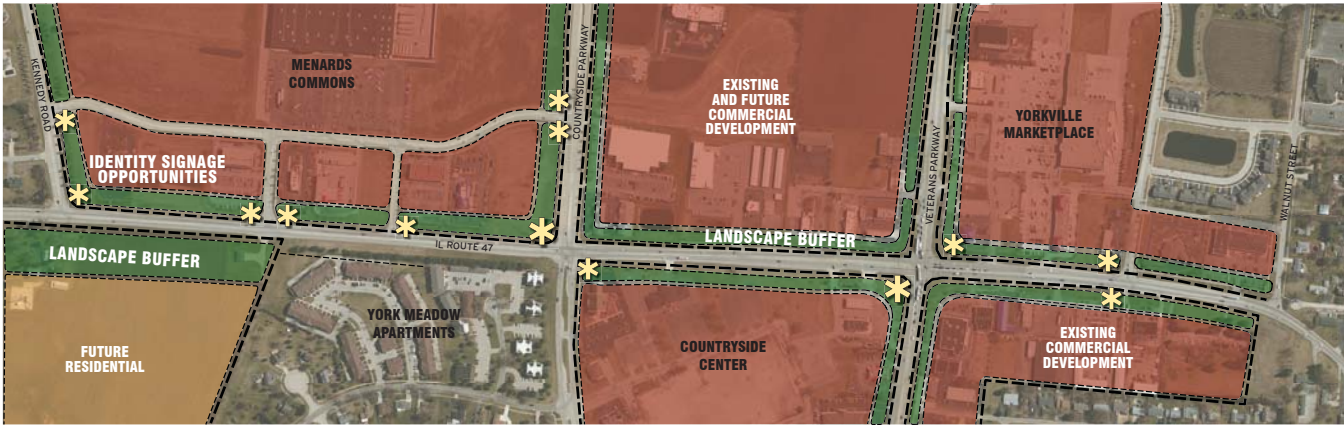


Mature Landscaping
Yorkville, Illinois

E Zone E - Suburban Retail (Kennedy Road to Walnut Street)

The majority of this zone is characterized by suburban retail consisting of out-parcels located along the roadway with big box retail behind. Portions of the west side of Route 47 are characterized by a continuous row of evergreen trees screening multi-family residential from roadway. Strategies in this zone include:

- Create design standards for commercial and retail use frontages
- Develop signage, gateways and other branding elements related to commercial and retail uses



Retail Out-parcel
Yorkville, Illinois



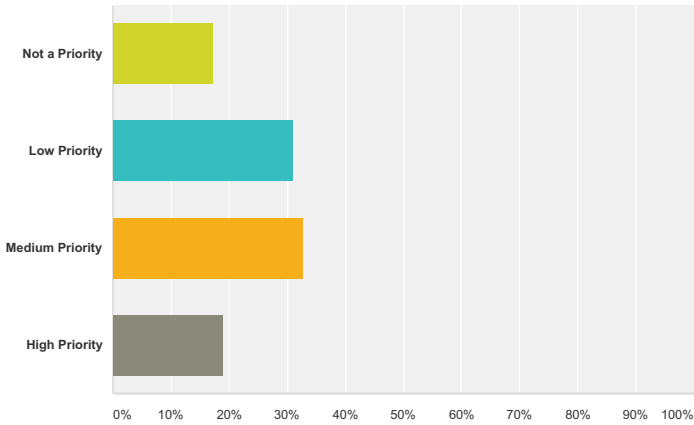
Retail Frontage
Long Grove, Illinois



Branding Elements
Anson, Indiana

Q56 Zone D - Scenic Residential

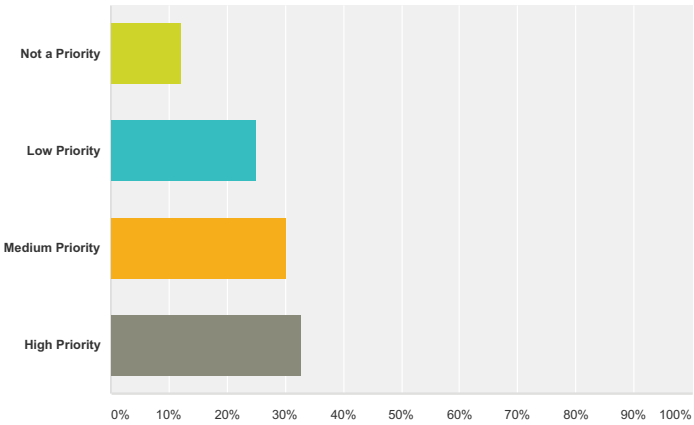
Answered: 116 Skipped: 85



Answer Choices	Responses	
Not a Priority	17.24%	20
Low Priority	31.03%	36
Medium Priority	32.76%	38
High Priority	18.97%	22
Total		116

Q57 Zone E - Suburban Retail

Answered: 116 Skipped: 85



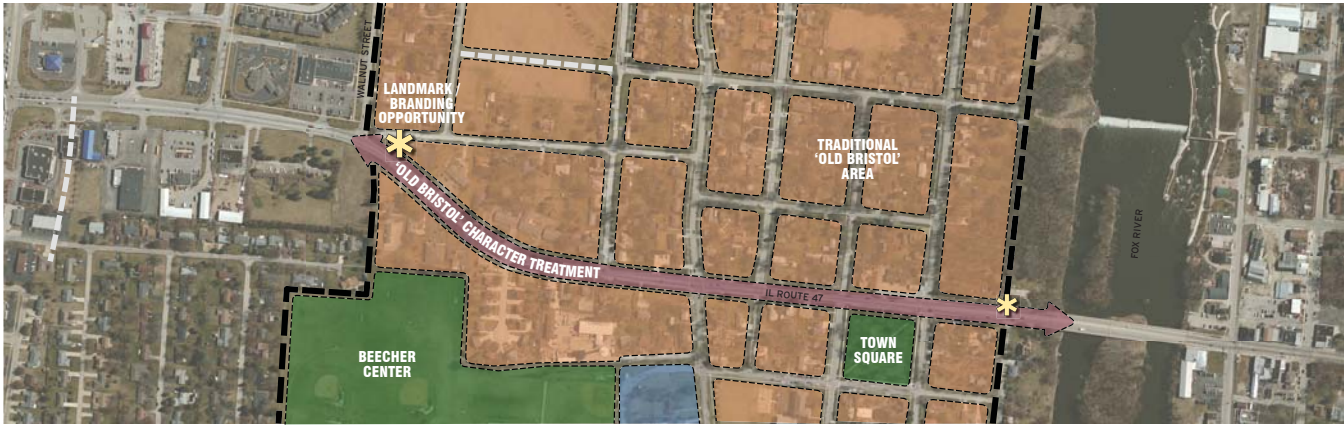
Answer Choices	Responses	
Not a Priority	12.07%	14
Low Priority	25.00%	29
Medium Priority	30.17%	35
High Priority	32.76%	38
Total		116

F

Zone F - Traditional Residential (Walnut Street to Fox River)

This zone is characterized by single-family housing organized along a traditional gridded street network. Neighborhood oriented and small scale office, retail and institutional uses are scattered throughout this zone, as well as civic park spaces. Strategies in this zone include:

- Maintain and enhance the traditional residential development pattern
- Develop gateway signage and other branding elements related to the “Old Bristol” neighborhood



Traditional Single-Family
Yorkville, Illinois



Branding Elements
Frankfort, Illinois



Civic Park Space (Town Square)
Yorkville, Illinois



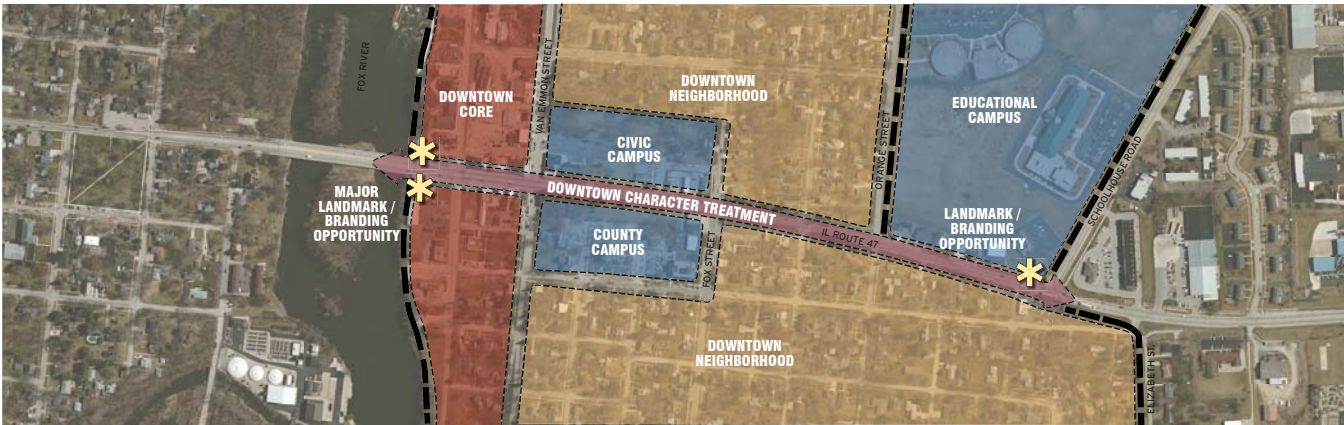
Gateway Signage
Riverside, Illinois

G

Zone G - Traditional Downtown (Fox River to Schoolhouse Road)

This zone is characterized by traditional single-family housing organized along a grid street network. The northern portion of this zone has a significant cluster of commercial uses defining the downtown core of Yorkville. Other small scale commercial uses are scattered along the corridor with a significant institutional use located at the Schoolhouse Road intersection. Strategies in this zone include:

- Maintain and enhance the traditional downtown development pattern
- Develop branding elements related to “Downtown Yorkville”



Downtown Commercial
Yorkville, Illinois



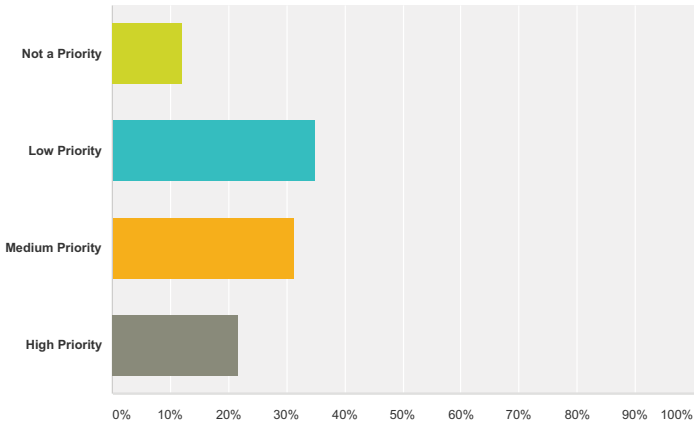
Branding Elements
Frankfort, Illinois



Gateway Signage
Batavia, Illinois

Q59 Zone F - Traditional Residential

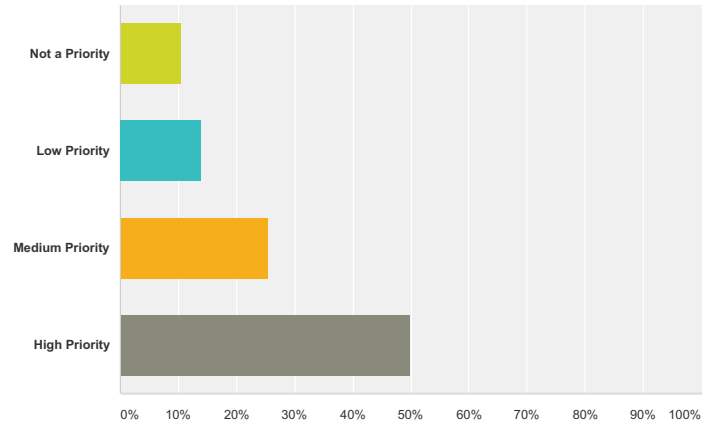
Answered: 115 Skipped: 86



Answer Choices	Responses	
Not a Priority	12.17%	14
Low Priority	34.78%	40
Medium Priority	31.30%	36
High Priority	21.74%	25
Total		115

Q60 Zone G - Traditional Downtown

Answered: 114 Skipped: 87



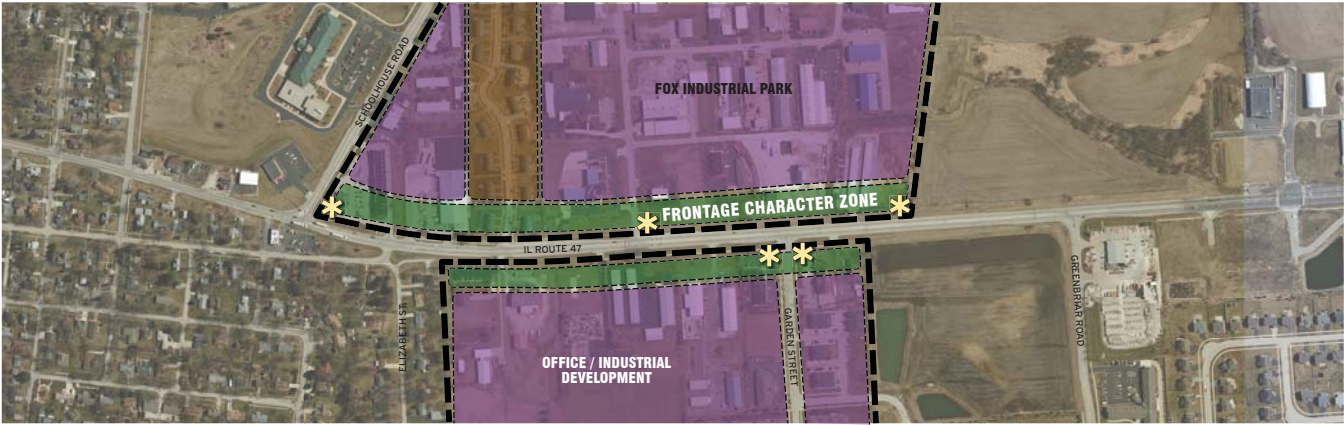
Answer Choices	Responses	
Not a Priority	10.53%	12
Low Priority	14.04%	16
Medium Priority	25.44%	29
High Priority	50.00%	57
Total		114

H

Zone H - Business Park (Schoolhouse Road to Garden St./Greenbriar Rd.)

This zone is characterized by the Fox Industrial Park and primarily includes industrial and commercial land uses. Setbacks, building orientation and architectural styles vary. Strategies for this zone include:

- Create design standards for industrial, business and office use frontages
- Develop gateway signage and other branding elements related to industrial, business and office uses

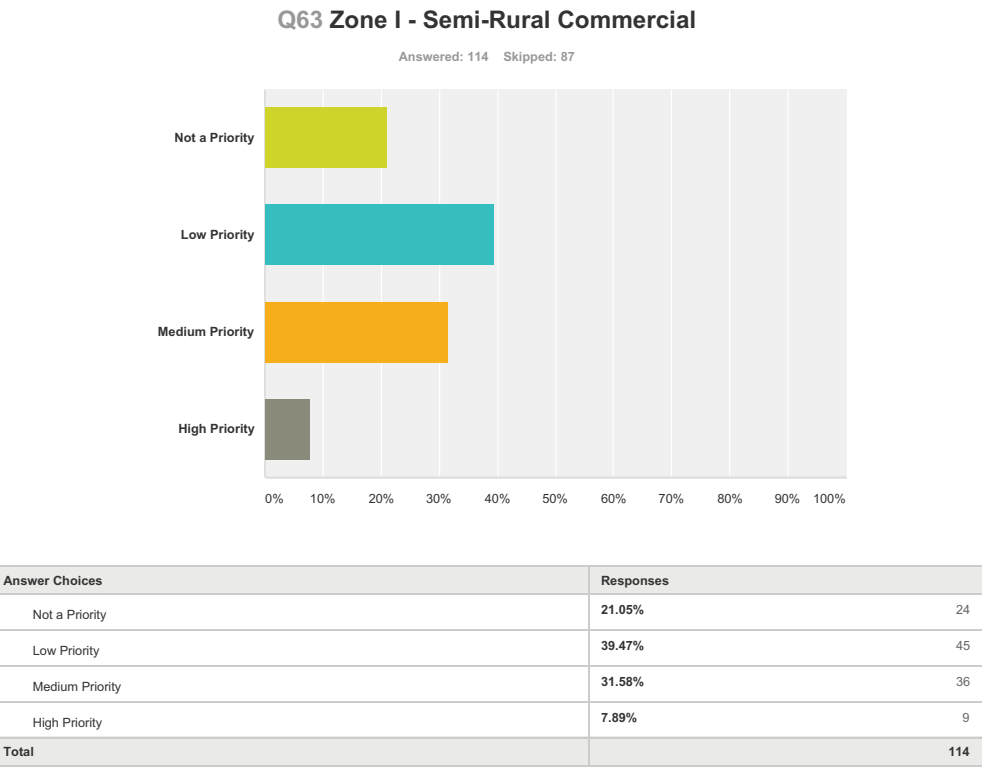
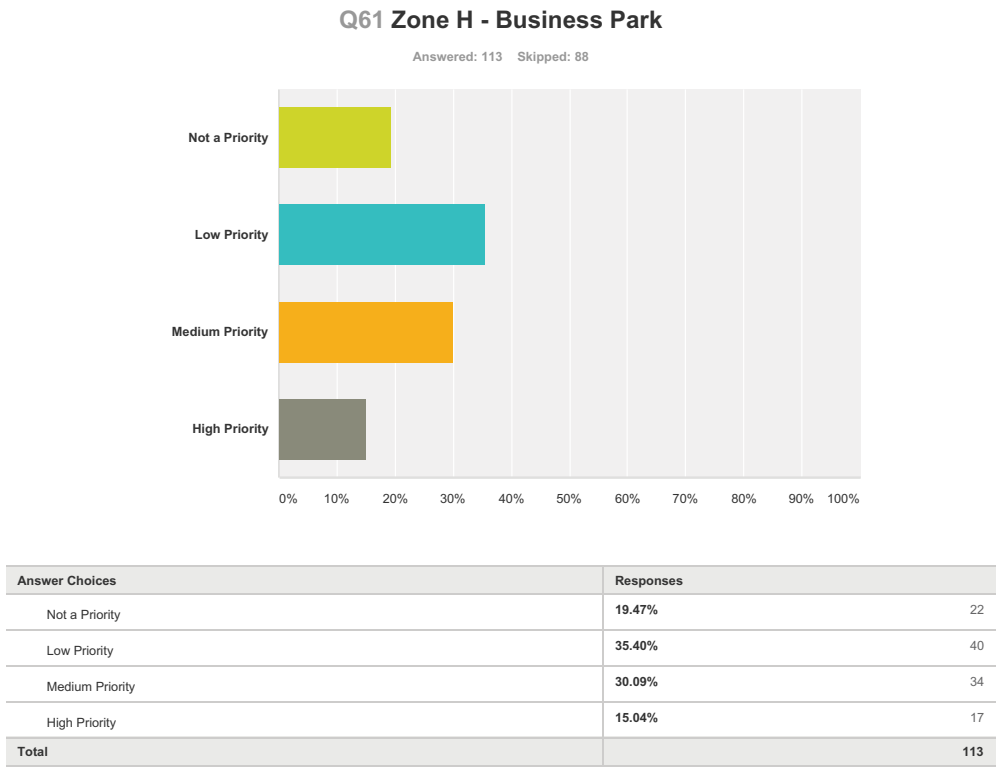


I

Zone I - Semi-Rural Commercial (Garden/Greenbriar to Bonnie Lane)

This zone is characterized by a mix of commercial and agricultural land uses. Setbacks, building orientation and architectural styles vary. Strategies in this zone include:

- Create design standards for commercial and retail use frontages
- Develop gateway signage and other branding elements related to commercial and retail uses

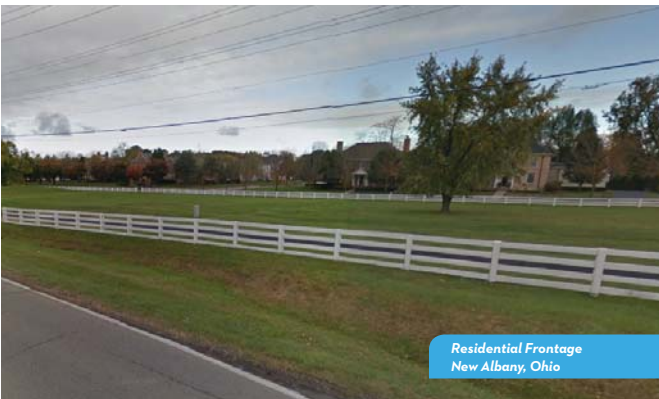
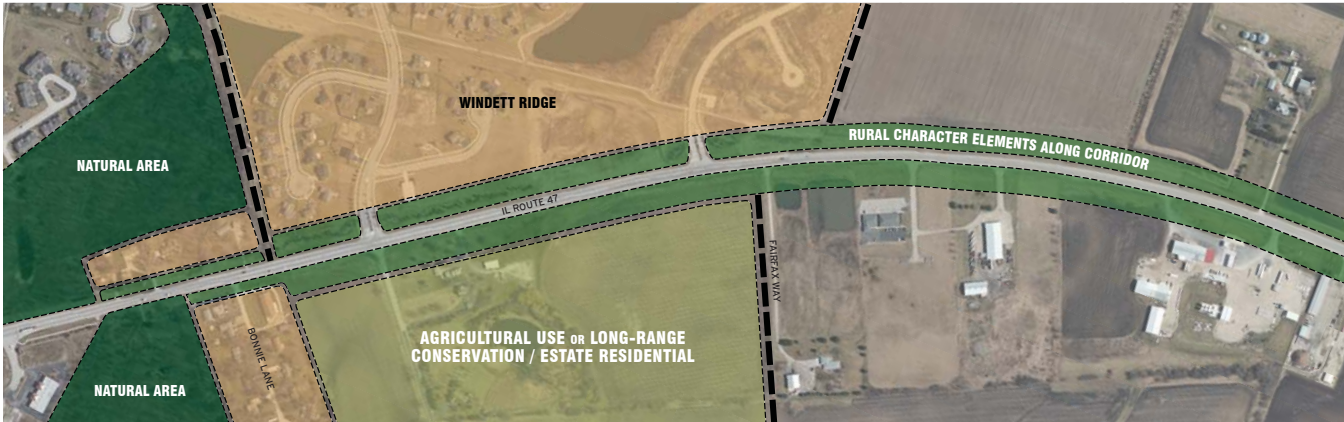


J

Zone J - Suburban Residential (Bonnie Lane to Fairfax Way)

This zone is characterized by single-family residential subdivision development with some agricultural land uses. A majority of homes back onto the roadway. Strategies in this zone include:

- Enhance residential character
- Create design standards for residential use frontages
- Dedicate landscape buffer along Route 47

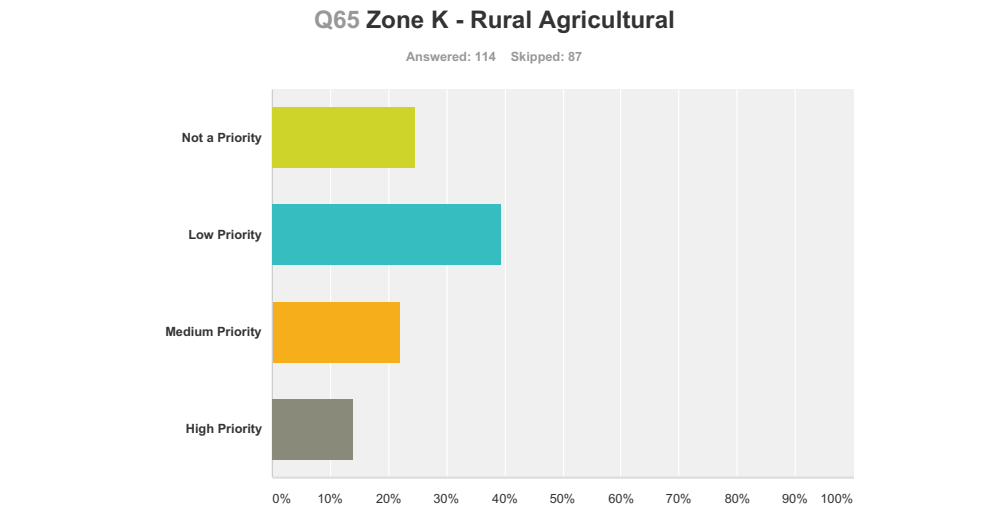
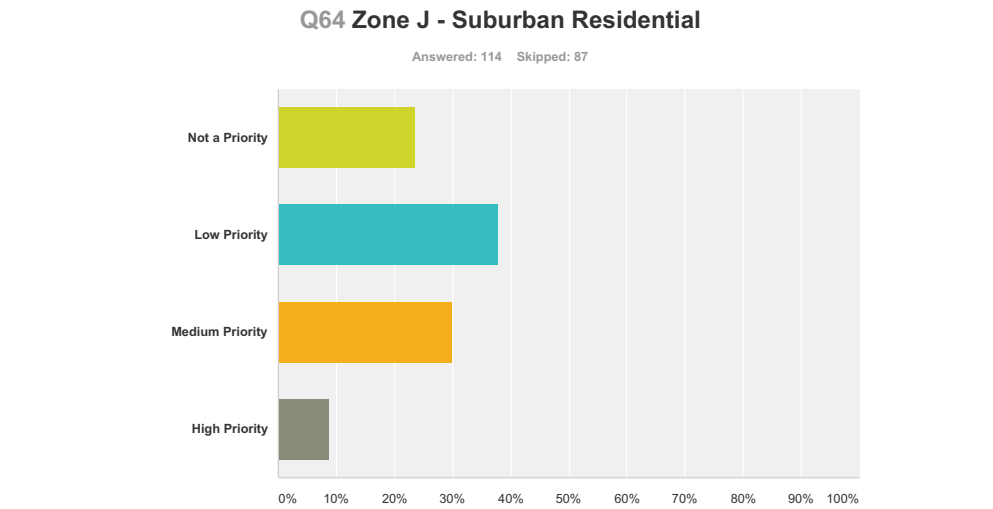
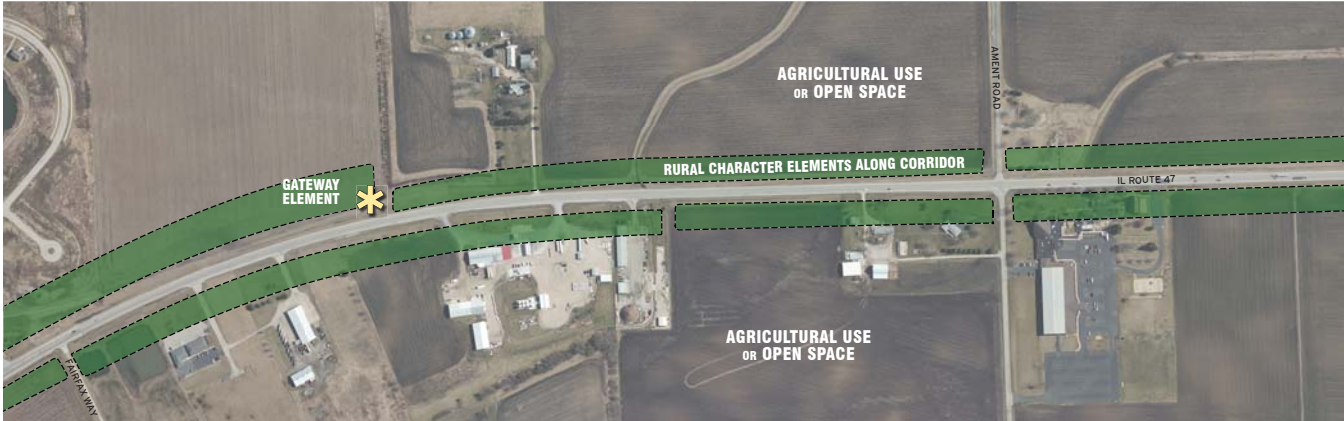


K

Zone K - Rural Agricultural (Fairfax Way to Caton Farm Road)

While there are a few scattered residential and commercial properties, this zone is primarily agricultural and rural in character. Strategies in this zone include:

- Create gateway signage near Fairfax Way
- Preserve rural character with branding elements and landscaping
- Dedicate landscape buffer along Route 47



Answer Choices	Responses	
Not a Priority	23.68%	27
Low Priority	37.72%	43
Medium Priority	29.82%	34
High Priority	8.77%	10
Total		114

Answer Choices	Responses	
Not a Priority	24.56%	28
Low Priority	39.47%	45
Medium Priority	21.93%	25
High Priority	14.04%	16
Total		114

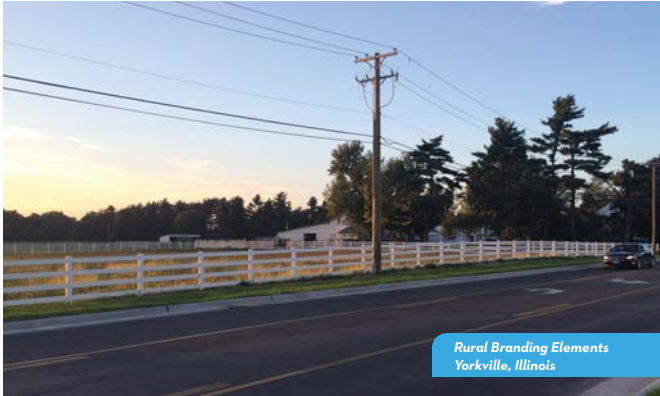
Key Corridors • Eldamain Road Corridor Opportunities



A Zone A - Rural Agricultural (Baseline Road to Corneils Road)

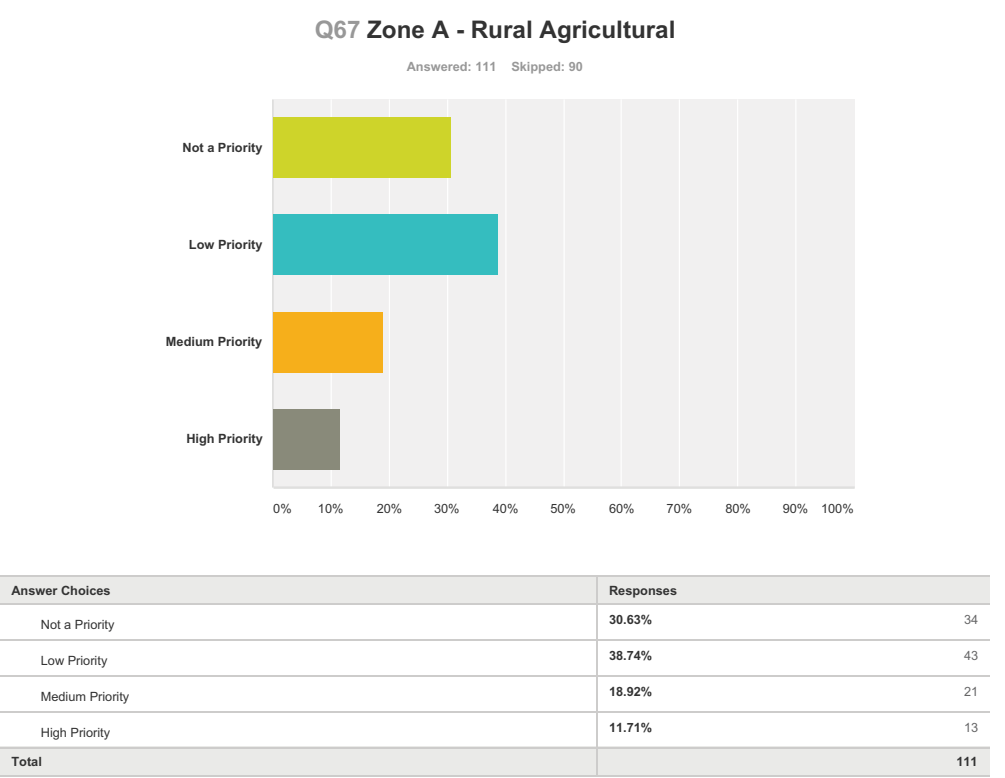
While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. Strategies for this zone include:

- Create gateway signage at Baseline Road
- Preserve rural character with branding elements and landscaping



Additional Comments Included:

- keep farmland enhance distribution area
- Agriculture is a great use of land and distribution provided jobs with only minimal traffic concerns. If this is down south of the city away from present developments i am for it. But no dumps or facilities that can be turned into dumps once zoned for distribution!!!!!!
- Would like to see Faxon Road be finished. From 47 to Eldamain
- Eldamain bridge is ok
- Quality of life and this is a no brainer like Hover and Silver Spring. Very important. Again the cost must be appropriate.
- Improve the riverfront. It sucks now.
- I'm sorry, but this survey is so poorly structured, I don't know how the city will extract any usable data from it. I write surveys as part of my job, and I'm cringing as I try to answer these questions with integrity. I'm making this comment here, because I don't know if there will be an opportunity to make it later... The photos and maps are great, but the questions/organization of the questions makes for redundant and confusing decisions on the part of the person taking it... This is an important issue for Yorkville residents, I hope you can find a way to get an accurate reading on how we feel about the development of the land around us. It's my professional opinion as a researcher that this survey will not do that. Thanks :)
- Why redone from commercial to residential?? There is already the fight over new schools and overcrowding. You want to keep people here, not send them packing.
- Find a way to get the trucks out of downtown. Like Plainfield did. Duh.
- Existing roads are perfectly adequate.



B

Zone B - Distribution (Corneils Road to Railroad Right-of-Way)

This zone is characterized by the Menard's Distribution Center to the west and the ComEd Facility to the east. These two large land uses are surrounded primarily by agricultural land. Strategies in this zone include:

- Create design standards for potential industrial use development frontages
- Develop branding elements related to industrial land uses
- Dedicate rural landscape buffer along Eldamain Road

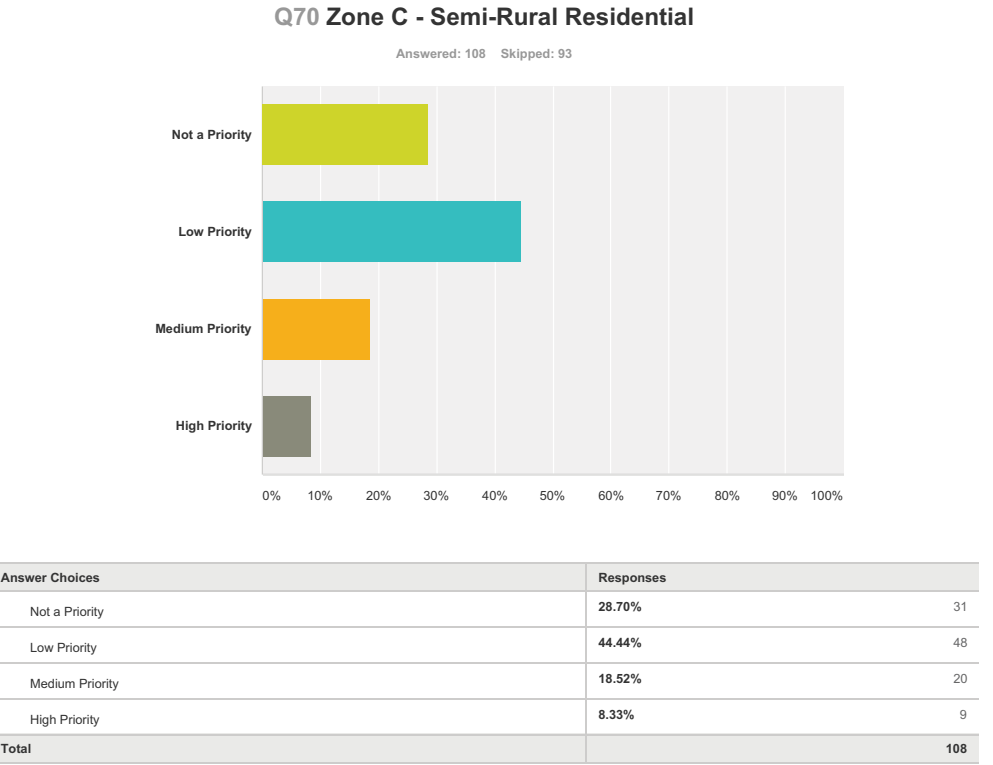
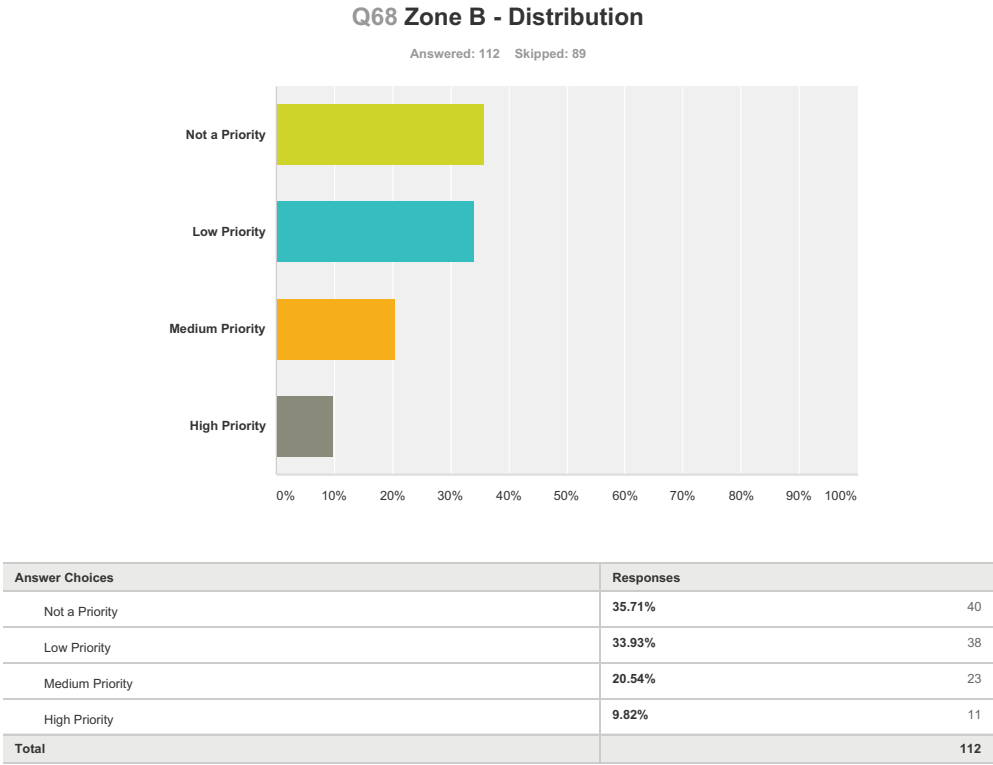


C

Zone C - Semi-Rural Residential (Railroad Right-of-Way to Rena Lane)

This zone is characterized by single-family residential subdivision development to the west with agricultural land uses to the east. Strategies in this zone include:

- Preserve rural character with branding elements and landscaping
- Consider zoning change from commercial to residential and create design standards for residential frontages



D

Zone D - Scenic Agricultural (Rena Lane to River Road)

This zone is characterized by topographic features, wooded areas, agricultural land and the Subat Forest Preserve. Strategies in this zone include:

- Maintain natural areas
- Preserve rural character with branding elements and landscaping
- Consider conservation or estate residential development in the long-range



Natural Features
Yorkville, Illinois



Subat Forest Preserve
Kendall County, Illinois



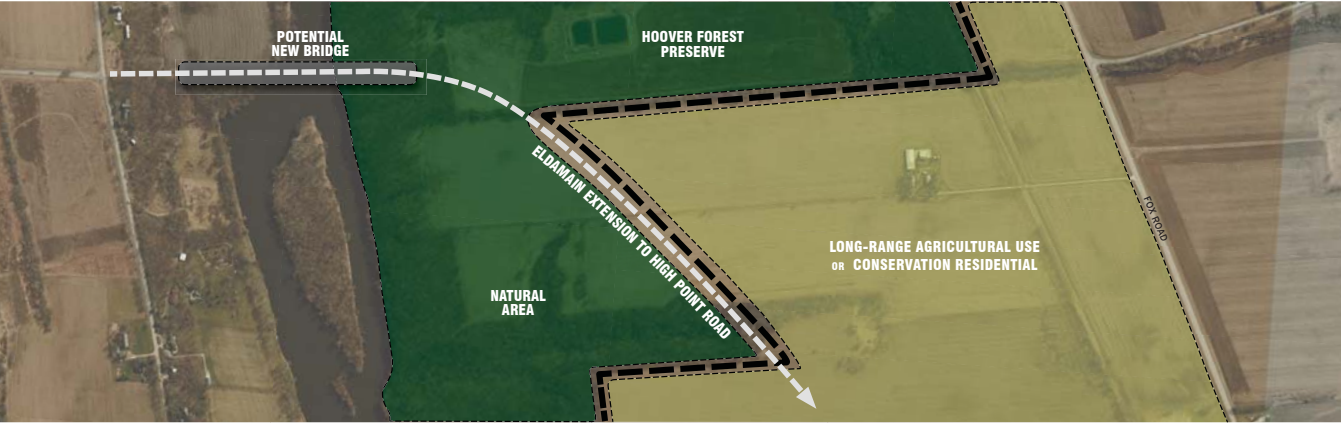
Rural Character
Yorkville, Illinois

E

Zone E - Scenic Riverfront (Fox River to Railroad Right-of-Way)

A new bridge and roadway connecting Eldamain Road to Fox Road and High Point Road would run adjacent to the Hoover Forest Preserve and through existing agricultural land. Topographic and directional changes provide an opportunity to create scenic viewsheds of the Fox River and existing woodlands. Strategies in this zone include:

- Create and preserve scenic vistas of the Fox River and existing woodlands
- Preserve rural character with branding elements and landscaping



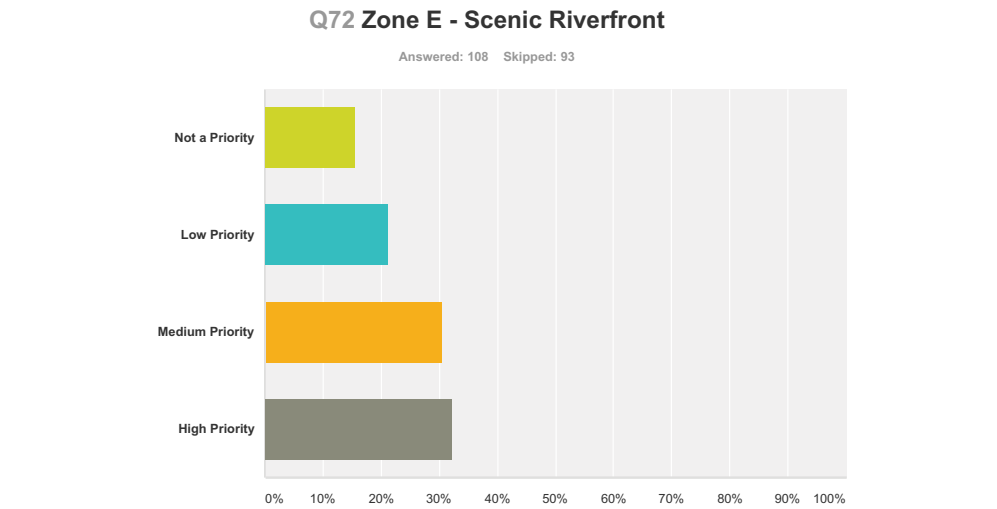
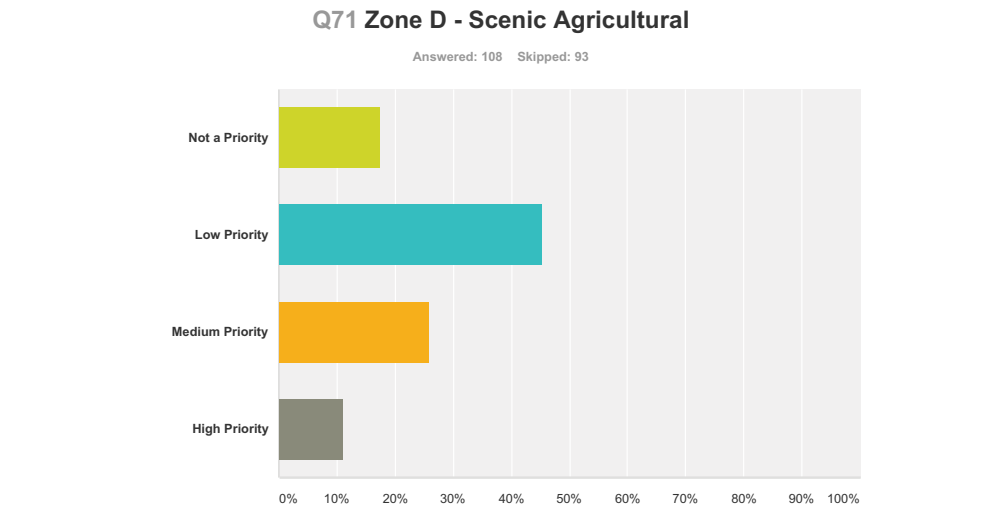
Rural Character
Yorkville, Illinois



Agricultural Land Uses
Yorkville, Illinois



Scenic Roadway
Newfields, Ohio



Answer Choices	Responses	
Not a Priority	17.59%	19
Low Priority	45.37%	49
Medium Priority	25.93%	28
High Priority	11.11%	12
Total		108

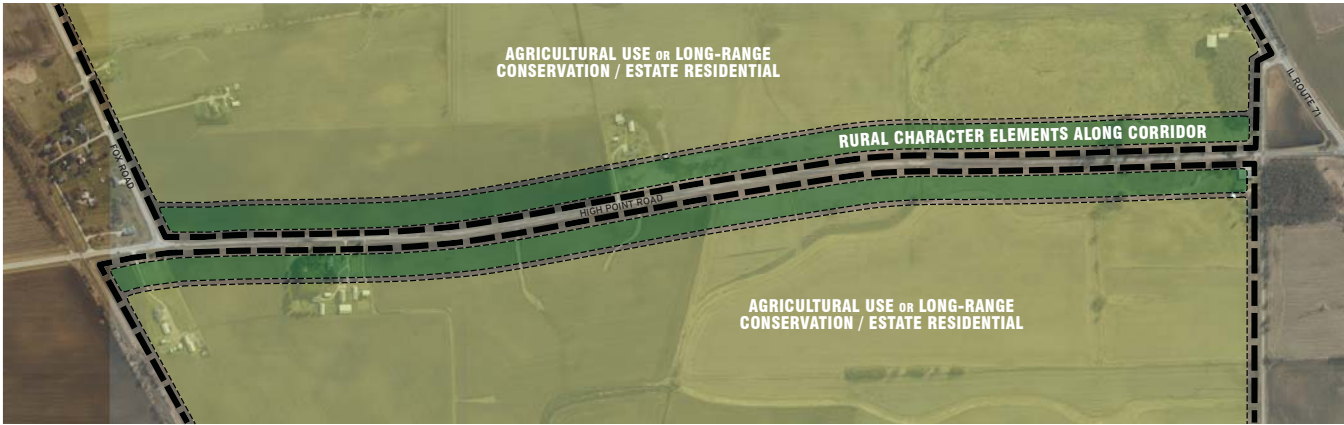
Answer Choices	Responses	
Not a Priority	15.74%	17
Low Priority	21.30%	23
Medium Priority	30.56%	33
High Priority	32.41%	35
Total		108

F

Zone F - High Point Road (Railroad Right-of-Way to Route 71)

Improvements to High Point Road may be needed due to an anticipated increase in traffic. The existing character of this zone is largely agricultural. Strategies in this zone include:

- Preserve and enhance rural character with branding elements and landscaping
- Consider conservation or estate residential development in the long-range

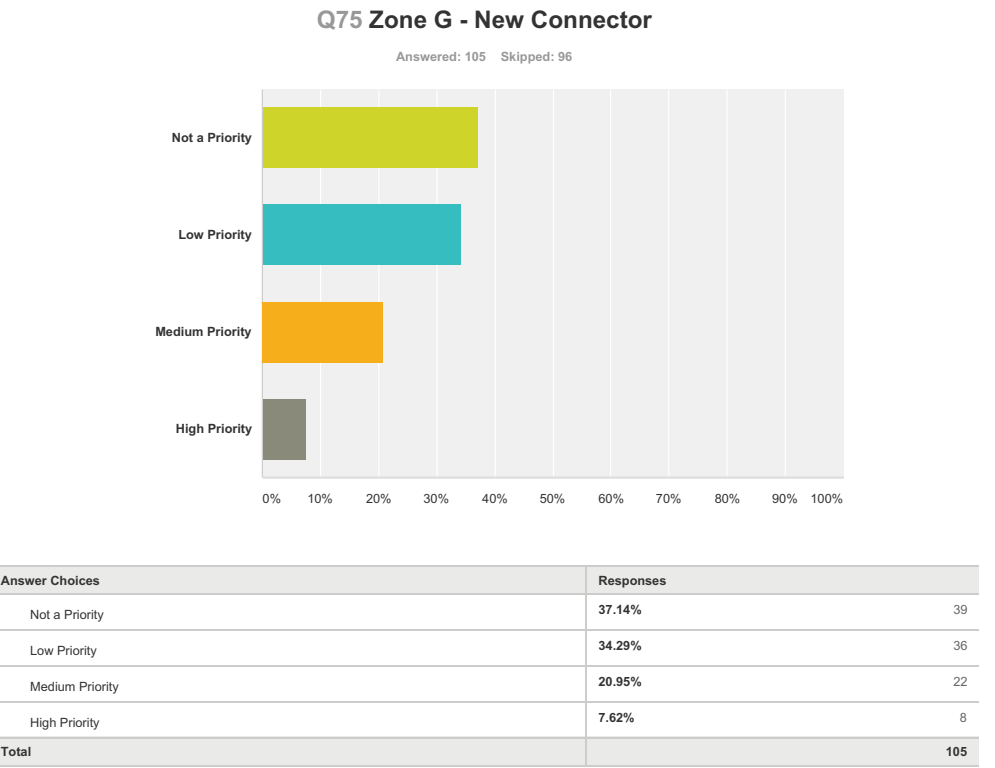
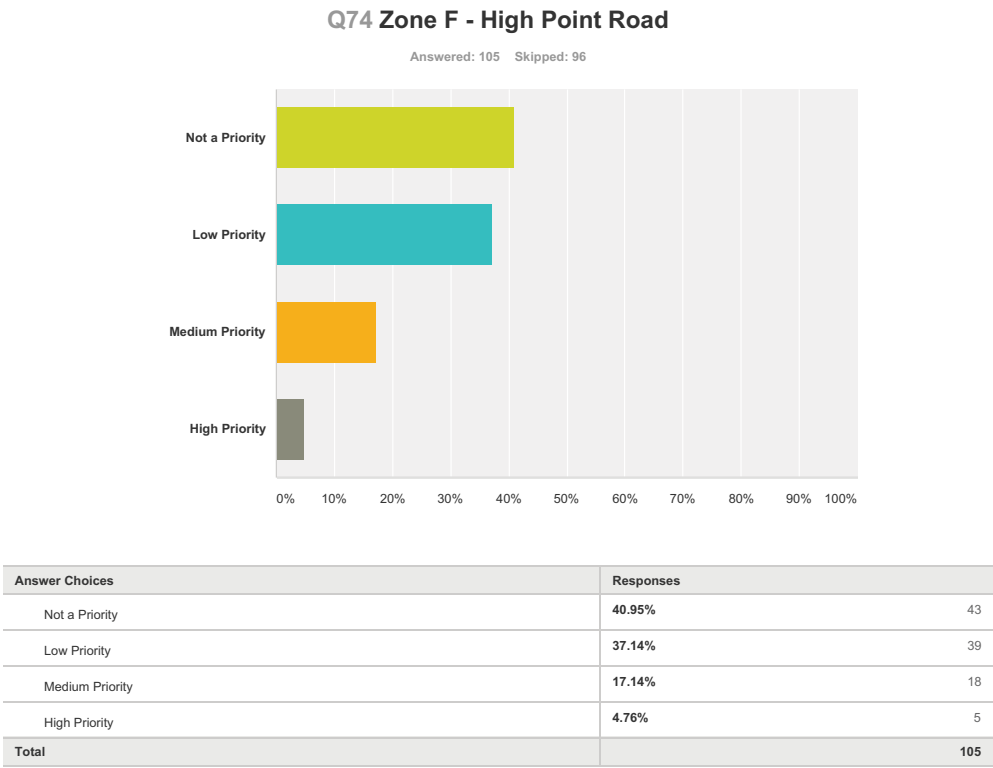


G

Zone G - New Connector (Route 71 to Lisbon Road)

Roadway realignments may be needed to connect High Point Road to Lisbon Road near the Route 71 intersection. While properties located around the intersection of High Point Road and Route 71 are designated as commercial land uses, the character of this area is agricultural. Properties north of the existing High Point Road alignment are residential in character. Strategies for this zone include:

- Preserve and enhance rural character with branding elements and landscaping
- Consider zoning change from business and residential to agricultural

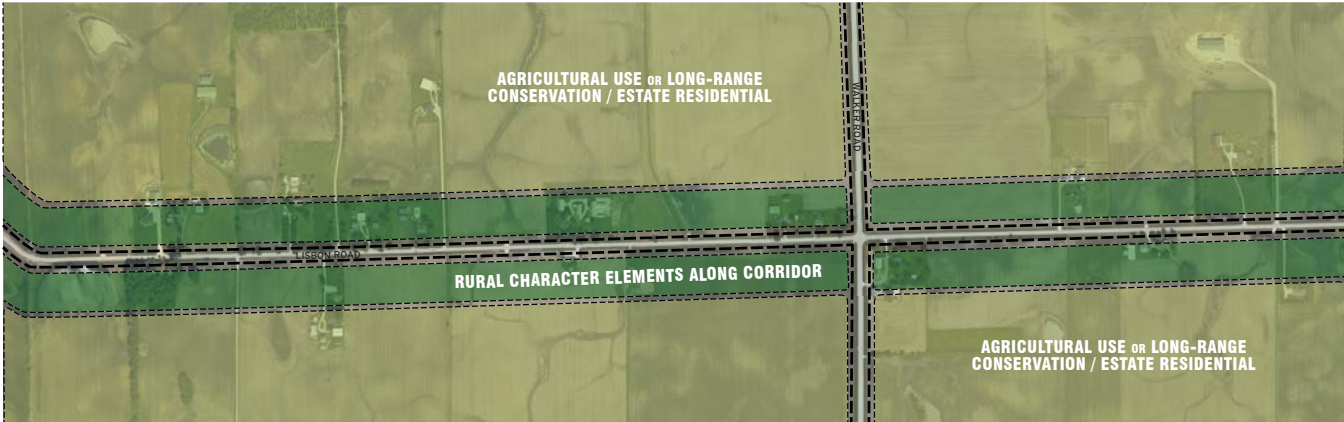


H

Zone H - Lisbon Road (Highpoint Road to Caton Farm Road)

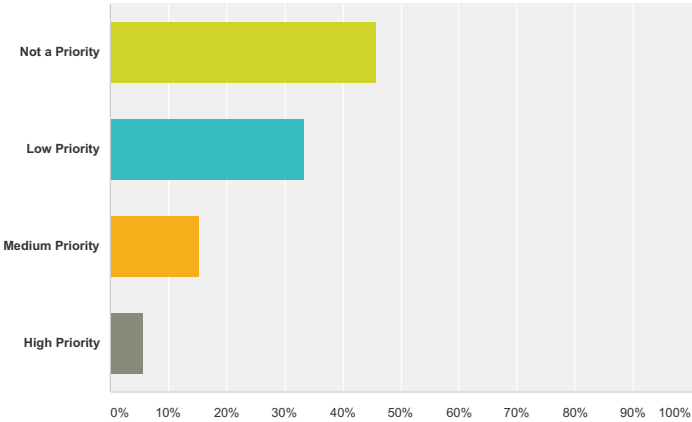
This zone is characterized by a mix of agricultural land with a number of estate residential properties located along Lisbon Road. Strategies in this zone include:

- Preserve and enhance rural character with branding elements and landscaping
- Consider conservation or estate residential development in the long-range



Q76 Zone H - Lisbon Road

Answered: 105 Skipped: 96



Answer Choices	Responses	
Not a Priority	45.71%	48
Low Priority	33.33%	35
Medium Priority	15.24%	16
High Priority	5.71%	6
Total		105

Additional Comments Included:

- can't grow without industry limit residential growth keep farmland
- Make the Bridge over the river as presentable as possible! Thousands of cars & future patrons pass that way everyday. Clean it! Dress it, decorate it...the art 47 corridor is our greeting card to the world and it looks like shit! Fine landowners that don't cut grass. Send city workers to clean posts, lamps and sidewalks...show some damn pride and leadership and maybe others will as well...create a welcoming downtown, otherwise forgo the investment and spend our money elsewhere...its silly that you need to be told this...
- Lets not start buying gyms again or enhancing private property one place and not another. Lets pass ordinances that stop HOA abuses. Hey, what does it take to require some oversight on HOA boards and developers. In may be new law, but lets see if we cannot control the abuses. Is anyone against a law that requires HOA boards to restrict officers with criminal theft convictions? Lets get real!!! Or developers who own a board, but pay no HOA dues. Do you want our citizens to have to deal with that in the future? When thinking about development. residential and commercial, try am work solutions into the mix for past problems. NO more HOAs, no more, SSAs, no felons or thieves allowed to serve on HOAs(Developer abuse example, they placed the current board on and pay no HOA fees), Mail delivery everywhere (Developer abuse example), and those are just two example that come to mind. Think about the people and how your choices will affect them. We have no power and cannot whisper in your ear as those with money and influence. We can only hope and trust you will take affirmative steps to make things batter as the years go by....I hope you do. I know the developers will knowingly sell a home without mail delivery and another installed a known felon on an HOA board and took complete control of the HOA for over 300 Yorkville residents? How can any elected official not be moved by these two developer's actions. A law requiring all developments have mail service? That's not hard. A law requiring real names and criminal records of any developer or their associates like HOA board members? That is what zoning and use laws are about.
- Tollefson needs to go. He has proven to be a failure. Improve the eyesores downtown and promote development there, instead of building new stuff. Get the drug-houses and junkyards out of here. Put in some nice shopping, etc downtown, instead of three restaurants in a row. It doesn't take a rocket scientist to figure out that wasn't going to work. Duh, idiots!!!!
- We really could use a lifetime fitness in Yorkville..... Not only a fitness center it has classes for kids/families. Plus it has swimming which we don't have. The watermark is not fit swimming.
- Thank you for seeking our input! I feel strongly about W. fox St. Needing a path connecting to Hoover and a Trader Joe's to the south side. Thank you!
- Have a vision...what should Yorkville look like in 10-20 years....then seek industrial and commercial development to fit that plan....do NOT just accept any proposal...such as putting in a row of restaurants in downtown just because someone had the money and wanted to do it. One the vision is clear and industry and commercial development fitting with the vision come in, the people who work in those place will need places to live and we certainly have open residential lots to accommodate them. Allowing our senior citizens to remain in the area is also crucial as the population numbers are every expanding in this area. Over 55 living arrangements; full service independent to nursing home facilities would be beneficial as well. Thanks for listening.
- There is a community feel that was the appeal to Yorkville. Improvements are important to attract more people. City services have declined in recent years, tax base is negotiated away, the tax rates on real estate are the highest in history. Using the plan to achieve being able to make this a desired location based on services, access to amenities and reasonable taxes AND FEES would seem like a reasonable approach. More money has to come into town to pay for this.
- Create another route for truck/commercial traffic that does not go through "downtown". Develop the riverfront into a walk&shop experience.
- PARKING!!! Downtown Yorkville needs Parking! Please emphasize. Thank you!
- This survey was way too long. I couldn't bear to look at the last pages.

- Yorkville needs to have 4 lane bridges over Blackberry Creek (both 47 and 34) with sidewalks.
- My comment from earlier: I'm sorry, but this survey is so poorly structured, I don't know how the city will extract any usable data from it. I write surveys as part of my job, and I'm cringing as I try to answer these questions with integrity. I'm making this comment here, because I don't know if there will be an opportunity to make it later... The photos and maps are great, but the questions/organization of the questions makes for redundant and confusing decisions on the part of the person taking it... This is an important issue for Yorkville residents, I hope you can find a way to get an accurate reading on how we feel about the development of the land around us. It's my professional opinion as a researcher that this survey will not do that. Thanks for listening :)
- Lower taxes, tearing down the house that has been vacant off of 34 at the intersection of 34 and Fox Hill subdivision, it has been vandalized and looks trashy. Continuing the four lanes all the way through Yorkville on 34, as it still is congested by the bridge where you turn by the high school. More individuals will want to move to Yorkville if the property taxes where lowered.
- Yorkville has so many opportunities for economic growth, but it is not capitalizing on anything. There is a riverfront that is not highlighted at all. There is the water park which is a ridiculous structure that appears out of the cornfields with no development around it. There are shopping centers with unfilled out lots. There is an empty parcel at Autumn Creek Blvd. and Rt. 34 which is a perfect spot for a CVS and maybe a dry cleaner. But there are such wide gaps in retail and restaurant that residents are forced to leave this town and go to Oswego, Naperville and Geneva to shop. Fine a way to make your like attractive to its residents and the neighboring towns. Find a way to fund the infrastructure problems that have beleaguered older parts of town. Manage the money without constantly increasing our utility bills. Make Yorkville a city people want to move to or stay in. Because right now it's neither of those things.
- Quit adding business that just shut down, stop building subdivisions where every house looks the same and think about how this affects the future of this great town
- Bring more tax base with bigger business, lower property taxes, fix the curbs on 47 that stunt traffic flow, and again, expand your business tax base and relieve homeowners.