

APPROVED 9/29/15

**UNITED CITY OF YORKVILLE
COMP PLAN STEERING COMMITTEE MEETING
Thursday, July 16, 2015 7:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

In Attendance:

Committee Members

Chairman Amy Cesich, Park Board	Russ Walter, Library Board
Tom Kozlowicz, Chamber of Commerce	Bill Gockman, Resident
Joel Frieders, Alderman	Erin-Mickal Dickens, Resident
Deb Horaz, White Oaks Estates	Adalma Stevens, Resident
Bob Delo, Windett Ridge	Tim Shimp, Yorkville School District
Anthony Hansen, Resident	Reagan Flavin Goins, Zoning Board of Appeals

City Officials

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

Other Guests

Nick Kalogeresis, Lakota Group	Zach Lowe, GoodmanWilliams Group
Justin Weidl, Lakota Group	Jim Considine, T. Y. Lin

Welcome

The meeting was called to order by Chairman Amy Cesich at 7:04pm.

Roll Call

Roll call was taken and a quorum established.

Previous Meeting Minutes May 21, 2015

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

Citizen Comments None

New Business

STATE OF THE CITY REPORT PRESENTATION

1. Introductory Chapters

Nick Kalogeresis welcomed all and re-introduced members of the consulting team. He said he would give an overview of the “state of the City” report he distributed which will be revised at the end of the

month and post it on-line for the public. He said Phase I is ending and the planning phase will begin in the next few months. Concentration was on land and land use issues and the team studied zoning, transportation and conducted extensive analysis of market conditions. They held a community workshop and talked with many people. They also looked at IDOT plans and the Retail Coach Study and tried to align with the 20/40 (regional plan) of CMAP.

Plan Process: The team established a plan area and Mr. Weidl commented that there were many holes in the corporate boundary posing a challenge as well as opportunity.

2. Overview of Land Use Issues

Mr. Weidl said land use was classified into six different categories: residential, commercial/office, industrial, public/quasi-public, park/open space, agricultural and discussed them as follows.

Residential

They divided the community into 2 parts: the center of the community and newer subdivisions. A buildout scenario was considered and they estimated 110 units per year with a 50-year time frame to buildout. If less than that is built, they will further determine what area to focus on if building growth is slow. Infrastructure, including water is thought to be adequate for this time.

Steering Committee member Adalma Stevens asked if the consultants had projected the population 20 years from now. Mr. Lowe replied they looked at Esry Business Analyst and Mr. Heinen said staff estimates about 19,000 people in the year 2020. Ms. Noble said the staff budgets for 60 units per year.

Mr. Kalogeresis said they considered whether different housing is needed. Current prices range from about \$225,000 to \$275,000. He said they observed some monotony in the current housing stock and landscaping and side windows could be changed to make the housing more attractive.

Commercial Land Use

Most of the commercial is north of the Fox River and they considered how to plan for future retail. Community comments suggested the downtown should be made more attractive. It was also questioned if too much land is zoned commercial vs. residential and population. He discussed where additional commercial development could happen. Mr. Frieders commented that commercial zoning has happened by default. Mr. Weidl said the commercial is scattered and he said some zoning might be reconsidered. Mr. Delo asked where the retail analysis numbers came from.

Mr. Freiders suggested that expensive homes should not be built behind commercial. Mr. Weidl said there should be more buffering and a smoother transition in these situations. In the past, developers were guiding the development and there was no Comp Plan, said Ms. Noble. Developers saw cheap land and there was very little planning. She said there is only a small area for manufacturing and more is needed to allow for an increase in jobs.

Mr. Lowe commented on the amount of spending by consumers in the City vs. the spending on those goods from persons outside the City. Spending habits can be obtained from the federal government through the reporting of sales tax to the State and federal government, said Ms. Noble. Mr. Weidl said they are aware of the desire for another grocery store and City residents only spend \$9 million in Yorkville of the \$34 million being spent on groceries by the residents. Russ Walter asked about on-line buying—it is covered in the category “non-store retailer” category.

Industrial

Mr. Kalogeresis said Eldamain Rd. presents some challenges. The community will be asked if they want industrial uses near residential areas, light manufacturing near the downtown where there are industrial properties or do they want a bigger industrial area? There are some areas that could be redeveloped in addition to the existing industrial park that could be expanded.

Public & Quasi-Public Land Use

Kendall County desires to expand their facilities--should it be downtown? Also, should city hall be downtown?

Parks/Open Space

The City is well served by parks, open space and forest preserves etc. The Parks Dept. asked where an indoor recreation facility could be sited in the future. Other suggestions included expanding the riverwalk and a more realistic bike plan. Chairman Cesich said Farmers Market could also be done under Parks and that staffing has been a problem. Regarding indoor facilities, she asked at what population level should there be a park district? Ms. Noble said if there was a park district, the City's involvement would be different with the Parks as they would no longer be part of the City.

Agricultural

Agriculture represents 72% of the current plan area and serves as some open space. Mr. Weidl said typically agriculture land is not annexed into the City until it is being developed, however, Yorkville is an exception. Should it be preserved or developed to develop a tax base? Ms. Stevens asked what agri-tourism means--it could be spending a week on a farm, learning how they operate etc.

PUD

Ten PUD's are complete and are a mix of residential and commercial developments. There are others in various stages of development.

Historic Resources

The consultants found information that was collected by the State in Illinois in the 1970's and most historic buildings are in the downtown. Mr. Kalogeresis said there is a grant program offered by the State, though the current budget problems could affect this.

3. Overview of Transportation and Infrastructure Issues

Jim Considine addressed the transportation issues and highlighted the improvements planned or in construction. He said there is no activity on the Prairie Parkway, though it is still shown on regional plans so it was included on the maps related to the Comp Plan. Other proposed improvements include the proposed Eldamain bridge and Wik-a-duke (close proximity to the City).

Transportation

Several trail plans are shown throughout the community and were built to coincide with development. Mr. Considine noted there is little connectability between subdivisions. Regarding public transportation, Metra is studying an extension. He said there are 3 proposed bridges over the Fox River, though he is not sure a third one is needed. That location is north of White Oak Subdivision. Mr. Weidl commented that due to early and fast growth, the City is in good shape regarding roadway capacity.

Infrastructure

Mr. Considine said no documentation was available regarding the water supply, however, the City Engineer had an old report from 10 years ago. Water sources will need to be addressed separately and he said there is a long-term regional study underway. Mr. Frieders added that EEI did a study on local need and would make sense to include. YBSD reps were at a plan meeting this year and said there is no room for expansion where they are. The system is currently at 80% of capacity. With building permits increasing, additional capacity will be needed and will need to be considered ahead of water. YBSD had a permit to expand and it has now expired. Alderman Frieders noted that a portion of the City is connected to Fox Metro. He said many areas are not connected to YBSD and that lift stations might be needed

4. Major Planning Issues

Mr. Considine said planning and boundary agreements are related to infrastructure and Yorkville has done a great job on boundary agreements with neighboring towns. He commented on areas to the south saying Joliet is growing into Yorkville's plan area and Millbrook is very close to the City. He said there are several areas close to the City that are unincorporated developments. From a planning standpoint, the City and County must establish policy and work together. Alderman Frieders asked if there is a method that can be used to accept property into the City and have the responsibility on the landowner. Mr. Considine said these situations are labor intensive for the City Staff.

Mr. Weidl summarized the planning issues and asked the committee members to prioritize the 12 major planning issues shown at the end of the handout ("The Yorkville Plan") distributed at this meeting. The results were collected to give the consultants guidance as to the importance of each issue. He invited comments about the "Yorkville Plan" report or other topics. This will be made public on the website.

PROJECT SCHEDULE UPDATE

State of the City Report Revisions Timeline & Community Workshop No. 2

A state of the City report will be compiled before the end of the month and a community workshop will be held in September or October.

Ms. Stevens asked about the legal name of the City which is United City of Yorkville, but it is shortened to City of Yorkville.

The next meeting will be held in early September.

Adjournment

There was no further business and the meeting adjourned at 8:45pm on a motion by Mr. Frieders and second by Mr. Delo. Voice vote approval.

Minutes respectfully submitted by Marlys Young, Minute Taker