

**UNITED CITY OF YORKVILLE
COMP PLAN STEERING COMMITTEE MEETING
Thursday, September 29, 2015 7:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

Welcome

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

Roll Call

Roll call was taken and a quorum established.

Tom Kozlowicz-present, Joel Frieders-present, Deborah Horaz-present, Bob Delo-present, Russ Walter-present, Amy Cesich-present, Bill Gockman-present, Erin-Mickal Dickens-present, Anthony Hansen-present, Adalma Stephens-present

City Officials

Krysti Barksdale-Noble, Community Development Director

Other Guests

Nick Kalogeresis, Lakota Group
Justin Weidl, Lakota Group

Zach Lowe, GoodmanWilliams Group
Jason Addington, Lakota Group

Previous Meeting Minutes July 16, 2015

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

Citizen Comments None

New Business

Justin Weidl introduced the other consultants and said this is the fourth meeting of the steering committee. He presented 2 handouts, one of which was a slide-by-slide presentation and the other was a handout to prioritize issues. Prioritizing will assist them in preparing for the October 22nd open house for the public and first draft recommendations. He said they are kicking off Phase 2 at this time and Phase 3 will begin next year.

Overview of Planning Issues:

Recap of Planning Issues from State of the City Report

There were 12 planning issues discussed at the last meeting and the committee members were asked to rank the issues at that meeting.

Results from Steering Committee Meeting #3 Voting Exercise

Mr. Weidl said there were 2 clear, high-priority issues: the downtown area and infrastructure systems. The next most important issues were: existing residential development, retail sales in commercial areas and future developments and Mr. Weidl said these 3 would be grouped together as City-Wide Growth

Strategy. The remaining issues--transportation, schools, land use regulations, parks and open space will depend on decisions made about Growth Strategies. He said tonight's focus will be: 1) downtown revitalization, 2) growth strategies and 3) Rt. 47 and Eldamain corridors.

Downtown Revitalization:

Near-Term Strategies

Ideas are: 1) improved river access off Main St., 2) enhance Hydraulic St. and its heritage—possible new main street, 3) in-fill development along Hydraulic, 4) create/enhance public parking lots, possible parking decks downtown, signage and landscaping, 5) 'Heritage Block' bordered by Mill, Heustis, Van Emmon and Hydraulic, enhance sawmill with fence or mural, building renovations, 6) incentivize building renovations

Ms. Cesich asked how realistic Hydraulic is for a main street with the train tracks so close. Mr. Weidl said it could be an opportunity due to the history of the railroad.

Ms. Cesich said the park closest to the rapids had a grant, and the right of way is being leased from the railroad. Parking is limited there and she questioned how there could be walkways. It was noted there is a large railroad easement and there are 1-2 trains a day.

A demolition permit has been received for the old FS building, said Ms. Noble. Committee members shared other concerns in the downtown area with the consultants.

Mid-Term Strategies

Ideas are: 1) create riverfront park west of Bridge St., 2) increase townhomes/living arrangements along West Hydraulic, 3) create campus for county buildings with green space and enhancements, 4) bike trail extension along river to east of Rt. 47, 5) re-think land use by Van Emmon & Hydraulic for higher density residential

Long-Range Strategies

Mr. Weidl presented these suggestions: 1) Van Emmon St. as a possible main street, 2) city hall presence at Van Emmon & Rt. 47 to give importance to the downtown, 3) redevelop area along Van Emmon & Heustis/Mill as part of “heritage block” to bring more people downtown, 4) trail exit along river.

City-Wide Growth Strategies

Mr. Weidl said the City is spread out with some areas not in the City, even though they are close. The consultants developed the tier system to indicate where the focus should be and to guide development.

Tier 1 Development Areas

He said there are 7 active residential developments with 335 lots left to be built (3 years worth). He said the city should help with incentives. Commercial and industrial areas have also been ID'd as a primary focus. Yorkville Marketplace and Kendall Marketplace were recently purchased and he said the City should reach out to the owners to bring to completion. He said the Menards commercial area is a high priority also. Yorkville Business Center has 25 acres remaining and Fox Industrial Park has only 2 acres remaining. The 6 outlots by the theatre were also discussed.

Tier 2 Development Areas

Mr. Weidl identified subdivisions that have not had permits pulled in the last 5 years and need to be restarted: Kendall Estates, Raintree Village, Whispering Meadows, Caledonia. Mr. Frieders commented that these developers do not think the roads in these subdivisions are theirs to maintain. He said no topcoat has ever been put on his street in Whispering Meadows.

Mr. Weidl noted that many residents ask for a grocery store on the south side. He also said Raintree and Windett Ridge still have lots to be built. Industrial development possibilities include land south of Fox Industrial Park.

Tier 3 Development Areas

Three residential developments (964 units) were discussed: Prestwick, Bristol Bay and Grande Reserve. They are Tier 3 since they are on the edge of the City. Industrial area includes the Menards property south of Countryside Parkway. Land by the Raging Waves is an opportunity for hotels and restaurants. There are 2 current industrial properties on Eldamain, however, Mr. Weidl said these might not develop if the Eldamain bridge is not built. A Metra Station was also discussed and there are about 300 undeveloped acres there. Mr. Kozlowski said he thought a train station was about 10 years in the future. Mr. Gockman commented that 1 piece of the train area is part of Whispering Meadows. Mr. Walter commented that part of Eldamain is under construction for 4 lanes south of Jericho.

Key Corridors

Route 47 Corridor Opportunities

Mr. Weidl said Rte. 47 is comprised of different zones or “rooms”, with business, agriculture, entertainment, rural, etc. He asked if this should be developed as different rooms or 1 uniform road.

Eldamain Road Corridor Opportunities

This corridor is largely agriculture now and transitions into a natural preservation area south of Rte. 34. South of the river, larger estate homes are envisioned with low density while maintaining the character.

Additional Business

Mr. Weidl asked the committee members to rank the various components in the presentation.

Alderman Frieders said the McDonald's sign on the railroad bridge is unique to the environment and was like a gateway to the city. He asked the consultants to research options for the bridge. It was noted that the railroad refuses to work with IDOT for expansion in Sugar Grove.

The next meeting will be an open house for the public on October 22nd from 6-8pm. It was also noted that Mr. Kalogeresis attended the Hometown Days and shared information about the plan. The State of the City is on the website

Adjournment

There was no further business and the meeting adjourned at 8:38pm on a motion and second by Mr. Frieders and Mr. Kozlowski, respectively.

Minutes respectfully submitted by Marlys Young, Minute Taker