

APPROVED 9/14/16

**UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION**

City Council Chambers  
Wednesday, August 10, 2016 7:00pm

**Commission Members in Attendance:**

Chairman Randy Harker	Don Marcum
Jeff Olson	Richard Vinyard
Bill Gockman	Reagan Goins
Deborah Horaz	

**Other City Staff**

Krysti Barksdale-Noble, Community Development Director  
Jason Engberg, Sr. Planner  
Chris Funkhouser, Alderman

**Other Guests**

Christine Vitosh, Depo Court	Megann Horstead, <i>Beacon News</i>
Nick Kalogeresis, Lakota Group	

**Meeting Called to Order**

Chairman Randy Harker called the meeting to order at 7:00pm.

**Roll Call**

Roll call was taken and a quorum was established.

**Previous Meeting Minutes** None

(No minutes, this is the first meeting of this newly formed Commission).

**Citizen's Comments** None

**Public Hearings**

Chairman Harker explained the procedure for the Hearing and swore in those who would speak at the Public Hearing. A motion to open the Public Hearing was made and seconded by Commissioners Horaz and Goins, respectively, at approximately 7:03pm. Roll call: Goins-yes, Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes. Passed 7-0.

- 1. PZC 2016-01 The United City of Yorkville will conduct a Public Hearing regarding the adoption of a proposed update to the Yorkville Comprehensive Plan, including a new future land use map, pursuant to section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code.**

(See Court Reporter's Transcript of Hearing)

After the Comp Plan presentation was concluded at approximately 7:47pm, a motion was made by Vinyard and seconded by Horaz to close the Public Hearing.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Harker-yes. Passed 7-0.

### **Old Business** – None

### **New Business**

#### **1. PZC 2016-01 Comprehensive Plan** (see #1 above)

##### **Action Item**

##### **Comprehensive Plan Adoption**

Chairman Harker commented that The Lakota Group did a fantastic job on the Plan. He asked for a motion of approval of the Finding of Fact and adoption of the Plan.

Commissioner Horaz made a motion as follows: In consideration of testimony presented during a Public Hearing on August 10, 2016 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request to adopt the proposed Comprehensive Plan Update as prepared and presented by The Lakota Group dated August 4, 2016 and summarized in a staff memorandum dated August 3, 2016. Seconded by Commissioner Goins.

Roll call: Marcum-Abstain, Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Horaz-yes, Harker-yes. Passed: 6 yes, 1 abstain.

- 2. PZC 2016-02 Jet's Towing and Services, petitioner, has filed an application with Kendall County requesting a Zoning Map Amendment (rezoning) from A-1 Agricultural to M-1 Limited Manufacturing. The property is located at 790 Eldamain Road in Bristol Township and is currently being used for a towing and truck storage area.**

##### **Action Item**

##### **1-1/2 Mile Review (Special Use)**

Ms. Noble said this case was a compliance issue and the petitioner is operating illegally since it is not zoned for this use. It is a 9-acre parcel and the owner wants to rezone. The current Comp Plan shows this area as industrial and the owner is looking at a new use to be consistent with the Comp Plan. City staff has objections to the petition as outlined in the staff memo and the County objects also. The committee opposed the current use and noted the owner lives there also. Mr. Marcum made a motion to recommend a formal objection be made which will be filed with the County and to also approve staff recommendations. Ms. Goins seconded the motion.

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Horaz-yes, Marcum-yes, Harker-yes. Passed 7-0.

### **Additional Business**

Chairman Harker welcomed Jason Engberg, who is the new Sr. Planner for the City as of August 1<sup>st</sup>. He was previously a City intern 3-4 years ago.

The Commission will meet on the second Wednesday of the month at 7:00pm. Mr. Engberg said there may be training at either the October or November meeting and will be take about 2-2.5 hours. The training will be done by someone who conducts Planning and Zoning training all over the State.

2. Appointment of a Vice-Chairperson for the Planning and Zoning Commission  
This is an appointment made each Fiscal Year. Chairman Harker nominated Reagan Goins in a motion and Mr. Marcum seconded the motion. No objections.

**Adjournment**

There was no further business and meeting adjourned at 8:04pm.

Respectfully submitted by  
Marlys Young, Minute Taker

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6 UNITED CITY OF YORKVILLE  
7 YORKVILLE, ILLINOIS  
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10 PLANNING AND ZONING COMMISSION MEETING  
11 PUBLIC HEARING  
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16 800 Game Farm Road  
17 Yorkville, Illinois  
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20 Wednesday, August 10, 2016

21 7:00 p.m.  
22  
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24

## PRESENT:

Mr. Randy Harker, Chairman,

Ms. Reagan Flavin Goins,

Mr. Bill Gockman,

Ms. Deborah Horaz,

Mr. Don Marcum,

Mr. Jeff Olson,

Mr. Richard Vinyard.

## ALSO PRESENT:

Ms. Krysti Noble, Community Development

Director,

Mr. Jason Engberg, Senior Planner,

Ms. Marlys Young, Minute Taker.

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(The following  
proceedings were had in  
public hearing:)

CHAIRMAN HARKER: There is one public  
hearing on tonight's agenda for the Planning and  
Zoning Commission meeting.

The purpose of this hearing is to  
invite testimony from the members of the public  
regarding the proposed request that is being  
considered before the board.

Public testimony from persons  
present who wish to speak may be for or against  
the request or ask questions to the petitioner  
regarding the request being heard.

Those people or those persons  
wishing to testify are asked to speak clearly,  
one at a time, state your name and who you  
represent, if anyone. You are also asked to sign  
in at the podium if you haven't already done so.

If you plan to speak at tonight's  
public hearing as a petitioner, member of the  
public, please stand, raise your right hand and  
repeat after me.

(Witness sworn.)

1 CHAIRMAN HARKER: Okay. So the order in  
2 which we're going to go through this, the  
3 petitioner will do his presentation and then  
4 anyone wishing to speak in favor of the request,  
5 those in opposition, and then any questions we  
6 might have from the Planning and Zoning  
7 commissioners to the petitioner.

8 May I have a motion to open the  
9 public hearing on petition number PZC 2016-01?

10 COMMISSIONER HORAZ: Motion.

11 COMMISSIONER GOINS: Second.

12 CHAIRMAN HARKER: Can I get a roll call  
13 on the vote, please?

14 MS. YOUNG: Yes.

15 Goins.

16 COMMISSIONER GOINS: Yes.

17 MS. YOUNG: Horaz.

18 COMMISSIONER HORAZ: Yes.

19 MS. YOUNG: Marcum.

20 COMMISSIONER MARCUM: Yes.

21 MS. YOUNG: Olson.

22 COMMISSIONER OLSON: Yes.

23 MS. YOUNG: Vinyard.

24 COMMISSIONER VINYARD: Yes.

1 MS. YOUNG: Gockman.

2 COMMISSIONER GOCKMAN: Yes.

3 MS. YOUNG: Harker.

4 CHAIRMAN HARKER: Yes.

5 All right. PZC 2016-01, United City  
6 of Yorkville will conduct a public hearing  
7 regarding the adoption of the proposed update to  
8 the Yorkville Comprehensive Plan, including a new  
9 future land use map, pursuant to Section 11-12-7  
10 of the Illinois Municipal Code, 65 ILCS  
11 5/11-12-7, and Section 9-1-1 of the Yorkville  
12 City Code.

13 Is the petitioner ready?

14 MR. KALOGERESIS: Yes.

15 CHAIRMAN HARKER: Awesome.

16 NICK KALOGERESIS,  
17 having been first duly sworn, testified as  
18 follows:

19 MR. KALOGERESIS: Thank you. My name  
20 is, as I've said, Nick Kalogeresis. I am with  
21 the Lakota Group, and we are a planning and urban  
22 design firm based in Chicago, Illinois.

23 As I'm sure some of you are aware,  
24 we have been engaged with the City over the last



1 couple years to develop a comprehensive plan. It  
2 is an update to the 2008 plan, and we are almost  
3 to the finish line, and what we'll present  
4 tonight is sort of an overview of the plan.

5 As you can see in front of you,  
6 we've kind of killed the Siberian Forest by  
7 printing out the plan, but -- It is a lengthy  
8 plan, but we do have an executive summary that  
9 kind of summarizes the major contents of the  
10 plan, and my Power Point tonight will just go  
11 over some of the major highlights of the plan,  
12 and feel free to ask any questions as we go  
13 through the Power Point. There is a lot within  
14 the plan.

15 First of all I would like to say  
16 that it has been a pleasure to work with the City  
17 on this plan and with Krysti and her staff over  
18 the last couple years. We've had a very good  
19 process and we feel that this plan represents  
20 what the community would like to see happen in  
21 the future.

22 So hopefully -- I'm not sure if you  
23 are going to be able to read all that, but I do  
24 have a copy of the Power Point hand-out, so you

1 will be able to read it a little bit later on.

2 But why, updating the plan. I think  
3 one of the first things that we recognized --  
4 it's a little small -- but one of the things we  
5 went on to recognize is that since 2008 a lot of  
6 things have changed, especially in terms of the  
7 economy.

8 I think a lot of communities before  
9 2008 had a much different comprehensive plan  
10 focus. Since 2008, with the economic recession,  
11 a lot of communities are now re-examining their  
12 comprehensive plans in that light, and obviously  
13 it's always a good practice to update your  
14 comprehensive plan every five to ten years.

15 One thing that this plan looks  
16 towards is we are looking at another five to ten  
17 years ahead, what are some of the major  
18 strategies and major things that we need to look  
19 at as a community in terms of the downtown, the  
20 residential areas, city infrastructure, your  
21 transportation network, and so we took a close  
22 look at all of those things and provided sort of  
23 high level strategies in which we can proceed  
24 going forward.

1                   As I said, we are almost at the  
2                   finish line, it has been a two-year process, and  
3                   the process started with an assessment of the  
4                   community and then we went into an envisioning  
5                   phase to really talk with the community about  
6                   what they would like to see happening going  
7                   forward, and we have spent since January refining  
8                   the strategies in this comprehensive plan. We  
9                   are almost ready for City adoption.

10                  In a nutshell, the comprehensive  
11                  plan is organized in two parts. The first part  
12                  is really kind of a summary of existing  
13                  conditions, basically a summary of what we did  
14                  during the first phase of this process, and the  
15                  second part is the comprehensive plan, and as  
16                  I've said, we took a close look at several  
17                  different areas, your downtown, residential  
18                  areas, your transportation network, and some  
19                  implementation strategies, so there is two parts  
20                  to the comprehensive plan.

21                  One of the things we did throughout  
22                  this process, as in any good comprehensive plan  
23                  process, is that we had a community engagement  
24                  program, and we did -- along during this process

1 we did a series of community workshops,  
2 stakeholder interviews, and, most importantly, we  
3 worked with a steering committee to help us craft  
4 this plan. Some of you sat on that steering  
5 committee.

6 I have to say it was one of the best  
7 steering committees I have worked with on a  
8 comprehensive plan. You seemed really engaged  
9 and you really helped us craft a good plan going  
10 forward. So we did get a chance to really talk  
11 to the community during this process.

12 And first, to start off, I think --  
13 as I've said, the first part of the plan is a  
14 summary of the existing conditions, and I'm not  
15 going to go over the first part in any great  
16 detail tonight because I want to talk about the  
17 comprehensive plan, but totally different  
18 planning issues did come before.

19 We were looking at issues related to  
20 your housing, your subdivisions, what to do with  
21 the downtown district, looking at your  
22 transportation network, not just the roads, but  
23 looking at your bicycle and trail networks, your  
24 green and open space, how do we enhance that, and

1 looking at your infrastructure issues, and so we  
2 took a very close look at that, and it's all  
3 summarized in Section 2 of the comprehensive  
4 plan, and I think probably the big take-away in  
5 the sections here is that we're definitely not  
6 Yorkville pre-net 2008.

7 We're a different Yorkville in terms  
8 of where our growth strategy is going to be, in  
9 terms of how our neighborhoods are going to look  
10 like, our commercial areas are going to look  
11 like, and where is the emphasis in terms of our  
12 energies as a community moving forward in terms  
13 of enhancing areas like your downtown, and I  
14 think we heard clearly from the community over  
15 the process that downtown is very important. We  
16 need to start focusing on that.

17 So we're not Yorkville, 2008. We  
18 are probably going to grow a little bit slower, a  
19 little bit more incrementally, but I think one  
20 thing is it gives a chance to the community to  
21 really take a look at not just your downtown, but  
22 how does a community look and appear over time,  
23 so we have a chance to manage that growth a  
24 little bit better.

1                   Now going into the comprehensive  
2 plan -- and I'm just pointing out certain pages  
3 within the document -- and the first thing that  
4 we have in our comprehensive plan is an overall  
5 vision statement and to sort of summarize where  
6 we want to go as a community as the ultimate  
7 benchmark, and it's also summarizing the  
8 executive summary as well, so it just gives an  
9 overview of where our -- what our ultimate goal  
10 as a community is going to be in the future, and  
11 the bulleted -- the points up on the Power Point  
12 really summarize what we really want to  
13 accomplish.

14                   One is we want to encourage  
15 diversity in our land use. We may not just want  
16 to be a single-family suburb, suburban community  
17 that has a \$200,000 home next to a housing  
18 product that we offer.

19                   We want to be able to diversify the  
20 land use a little bit more so that we can  
21 encourage a wide variety of people who can come  
22 and live in Yorkville.

23                   As I said, we want to revitalize the  
24 downtown. Very big focus. We want to have

1 sustainable residential development, which means  
2 we may want to think about really focusing in on  
3 the residential areas we do want to fill in,  
4 rather than encouraging development further out  
5 on the fringe, so we really want to focus in  
6 closer to the community.

7 We want to be able to have our  
8 transportation system that is multi-modal, not  
9 only cars, but completing the bicycle trail  
10 network.

11 We also want to have more  
12 recreational amenities, and I'll talk more about  
13 that.

14 I think a big focus of the plan also  
15 is, as you've probably read or heard in other  
16 places, we want a place in Yorkville, we want  
17 people to understand that when they live here,  
18 they live in Yorkville, and we heard from a  
19 variety -- a number of community residents who  
20 kind of said they associate themselves living  
21 with their subdivisions rather than associating  
22 themselves living in the community of Yorkville,  
23 so how do we better tie the growing areas of  
24 Yorkville together to make it one cohesive place.

1                   And last, but not least, we want to  
2                   have high quality community services.

3                   So that's really kind of summarizing  
4                   the community vision statement.

5                   I'm not going to go into all of  
6                   these in great detail; they are kind of  
7                   summarized on 78. Everything I kind of mentioned  
8                   summarizes a series of goals of what we want to  
9                   be able to do.

10                  Again, sustainable growth,  
11                  revitalize downtown, be able to plan what happens  
12                  along your major corridors in terms of Illinois  
13                  Route 47, Eldamain Road, so looking at how do we,  
14                  you know, manage growth along those corridors and  
15                  encourage good community design along the way.

16                  We want to be able to fill in our  
17                  residential neighborhoods, we want to have high  
18                  quality design. We want to be able to continue  
19                  to build the open space network that is here in  
20                  Yorkville, and I'm trying to -- complete the  
21                  transportation network, and then we want to have  
22                  a systematic approach to growth, and I'll talk  
23                  little bit more later on as to how we grow in the  
24                  future.



1           This is a future land use map, a  
2       copy is in front of you in the executive summary,  
3       it's also within the document on Page 80, and  
4       I'll get a little bit more into this.

5           The future land use map does change,  
6       has changed, since the 2008 plan in terms I think  
7       of a couple of big things. One is we are not  
8       expecting the Prairie Parkway to happen. We are  
9       not expecting it to happen, so we have this large  
10      planning area.

11          We still took it into account, that  
12      we had this large planning area, but we are not  
13      thinking the Prairie Parkway is going to happen  
14      and, secondly, we think you are probably going to  
15      grow at a more modest rate, maybe a hundred  
16      housing units per year, maybe a little bit more,  
17      a little bit less, so we also think your  
18      commercial area is not going to grow as fast as  
19      what the 2008 plan looked at, so we made some  
20      changes in some areas where we thought in 2008 it  
21      was going to grow commercial areas.

22          We are now going to turn some of  
23      those areas to open space, but we can always  
24      think of that as a temporary change because we

1 never know in the future when commercial growth  
2 will start to happen again in Yorkville, but  
3 we're mainly looking at areas north on 47 and the  
4 areas south of 47 where we had some of those  
5 commercial happen, but without Prairie Parkway,  
6 slower residential growth, we don't think those  
7 commercial areas are going to happen.

8 A couple of things that really --  
9 I'll try to point them out a little bit more, but  
10 we do take into account that METRA is still  
11 looking at feasibility for a future train  
12 station, storage yard, and we have two areas in  
13 the land use plan that could potentially be the  
14 location of that, and they are on north 47 as  
15 well as -- I'm sorry, there is an area --

16 MS. NOBLE: You've got a pointer.

17 MR. KALOGERESIS: Is there?

18 MS. NOBLE: Yeah, it's at the top.

19 MR. KALOGERESIS: There we go. Thank  
20 you.

21 So we are looking at potential --  
22 you know, this is where METRA is currently  
23 looking at in terms of the storage yard and the  
24 linkage station.

1                   Here is the area that the 2008 plan  
2                   called out. We left that in just in case, you  
3                   know, METRA may decide to look at a different  
4                   location, so we have those there.

5                   As I said earlier about the  
6                   commercial areas, your 2008 plan had commercial  
7                   growth going up these spines along 47. We  
8                   actually have actually taken that out because  
9                   simply, as I say, we don't think the Prairie  
10                  Parkway is going to happen.

11                  So those are really kind of the  
12                  major changes in the land use plan. The only  
13                  other major change that we're recommending is  
14                  that there is an area here near your shopping  
15                  cluster at 47 and 34 where we're actually  
16                  recommending some higher density residential in  
17                  that area simply because they could be closer.  
18                  This is an area we think is appropriate, it's  
19                  closer to shopping, closer to downtown, and there  
20                  is available land we could do some higher  
21                  density.

22                  That's really kind of the major  
23                  changes -- not too many major changes -- in the  
24                  land use plan.

1                   Again, I'm not going to go into any  
2                   great detail; these are the land use categories  
3                   that are depicted in the future land use map, so  
4                   we haven't changed -- we haven't changed the  
5                   terminology too much, the only exception being is  
6                   that we have added a mid-density residential  
7                   area, the area that I showed near 47 and 34. We  
8                   added that category in there. We also have a  
9                   transit-oriented development land use as well.  
10                  So that's really the only major changes in the  
11                  land use strategy.

12                  Within the comp plan what we've done  
13                  is sort of explain this a little bit more. On  
14                  Page 85 we have what is called a land use matrix,  
15                  and within this matrix we take each of those  
16                  categories and we sort of describe in detail what  
17                  should be recommended in those areas in terms of  
18                  the use, in terms of the physical design, how  
19                  does it relate to nearby land uses, so this will  
20                  help the Planning and Zoning Commission be able  
21                  to make -- have a better understanding of what  
22                  happens in each of those land use areas in  
23                  Yorkville.

24                  So this matrix describes with text

1 and pictures the ideal development and the design  
2 of that development, so you can take a look at  
3 all of those. We have illustrated all of those  
4 land use areas within the comp plan, so that's  
5 the land use strategy in a nutshell.

6 I wanted to get a little bit more in  
7 depth in terms of specific recommendations within  
8 the plan. We are starting at Section 5, we call  
9 it prosperous city. This is where -- this is the  
10 chapter that looks at downtown, it looks at your  
11 other commercial areas, and it looks at your  
12 industrial areas, and we have some simple goal  
13 statements.

14 One is downtown should be a focus of  
15 our community planning and development going  
16 forward, and I will describe some more of those  
17 strategies in a moment.

18 We took a look at your commercial  
19 areas, and a lot of the strategy here is really  
20 just focusing on your existing commercial areas,  
21 try to fill those commercial areas in, and in  
22 some cases there may be commercial areas where  
23 you may want to change the zoning or land use a  
24 little bit in order to fill those out, and then

1 we took a look at some of your two major -- or  
2 three major industrial -- or two major industrial  
3 areas, and took a closer look at those in terms  
4 of the future.

5 Now, the downtown, we have several  
6 different strategies for the downtown. We kind  
7 of summarized it all in the strategy map, which  
8 is on Page 99, and I will describe some of the  
9 major concepts of the downtown.

10 Overall what we were thinking in  
11 terms of the downtown obviously with the  
12 expansion of Illinois 47, it's no longer the  
13 downtown it used to be.

14 We now have basically a highway that  
15 goes through your downtown, and we took a little  
16 bit different tact I believe from the last  
17 downtown plan.

18 Our focus in this plan is to  
19 actually reorient downtown east and west rather  
20 than making major vessels around 47, just looking  
21 from east and west along Van Emmon and Hydraulic  
22 Street to really make these areas kind of a more  
23 production oriented, commercial oriented,  
24 downtown.

1                   Another big focus of the plan is  
2 really expanding the riverfront park,  
3 Bicentennial Riverfront Park. We think there are  
4 opportunities both east and west to kind of  
5 expand it a little bit more to make that a major  
6 destination not only for the community, but for  
7 tourists and visitors.

8                   It really is a great asset to have  
9 this park here and to be able to expand it a  
10 little bit more, might make it a more attractive  
11 amenity, so really kind of extending the park and  
12 reorienting the downtown both east and west.

13                  Now, you see this area in yellow?  
14 These are your existing buildings. Really kind  
15 of a focus here is to do some rehabilitation and  
16 reuse of these buildings.

17                  We recognize you're probably not  
18 going to be able to keep all of them maybe, but  
19 really kind of focus on keeping that small town  
20 commercial character in downtown Yorkville as  
21 much as possible, so trying to have a focus on  
22 rehabilitation and reuse.

23                  We looked at this site here really  
24 kind of focusing people to that as temporary

1 parking for the short-term, and maybe long-term  
2 encouraging some development to happen on this  
3 parcel.

4 The parcel -- a development that  
5 could be oriented towards Hydraulic Street and it  
6 could be mixed use. Ideally it would be mixed  
7 use, probably maybe three or four stories in  
8 height. So really encouraging some development  
9 here.

10 We call this the Legacy Block  
11 because there is an older business there, you  
12 have these grain elevators, and as a short-term  
13 strategy we recommend actually trying to do a  
14 clean and green of this block to make it more  
15 visually appealing.

16 We've tried to detail it in the  
17 plan, but just making it visually clean as long  
18 as the business is there, just make it a walkable  
19 area, just clean it up and maybe put some public  
20 art on the elevator to make it -- give it a sense  
21 of destination or a place to make the downtown a  
22 little bit, but long-term you could redevelop the  
23 entire block for a new development if you wanted  
24 to.



1                   We do look along here, long-term in  
2                   terms of you already have some light industrial  
3                   uses here, maybe long-term looking at in-fill  
4                   housing or a mixed use development to this area  
5                   to be able to strengthen that end of the downtown  
6                   and make it -- basically kind of expand your  
7                   downtown to the east a little bit.

8                   We have two areas in the blue; one  
9                   is the county courthouse. We did have  
10                  discussions with Kendall County about their  
11                  facilities, and what they have told us is they  
12                  want to be able to potentially expand their  
13                  facilities in this location, and so one of the  
14                  recommendations we have is to work with the  
15                  county and make this a county -- Kendall County  
16                  complex, make it its own campus.

17                  We know it's tight in there, there  
18                  is not a lot of land to work with, but they are  
19                  thinking about potential redevelopment or at  
20                  least adding one building as an administrative  
21                  center.

22                  And then another long-term is maybe  
23                  relocating city hall in this area. One thing we  
24                  heard from residents is they would like to have

1 another anchor in the downtown, preferably city  
2 hall, so there is probably some potential here to  
3 maybe locate city hall at some point in the  
4 future.

5 So that's really kind of the  
6 downtown strategies overall. You see some --  
7 These red lines, these are both -- Van Emmon,  
8 Hydraulic and Main Street would be areas where  
9 you could do some special streetscaping, again,  
10 to make it a very pedestrian-oriented downtown, a  
11 lot of effort -- or at least looking at trying to  
12 make the pedestrian crossings across 47 a little  
13 bit better than what they are right now. Some  
14 streetscaping will help sort of unify the  
15 downtown and make it more attractive. So that's  
16 downtown in a nutshell.

17 We do -- Apart from downtown we do  
18 look at some of the other commercial areas, and  
19 this is outlined on Page 100.

20 As I've said before, a lot of our  
21 recommendations are really focusing on in-fill,  
22 the existing shopping areas. There is available  
23 land, as I'm sure you are aware, so really  
24 focusing economic development efforts on filling

1 out those areas, so we've outlined those.

2 We also outlined the two TOD zones  
3 as two areas where you could potentially expand  
4 some commercial in the future.

5 We did take a look at several sites  
6 in the plan, just pointing out a couple here.  
7 One thing we heard loud and clear, not only  
8 downtown, but we want a grocery store in the  
9 community, and so looking at the southern end of  
10 47 near 71 and that intersection and taking a  
11 look at several different parcels or land areas  
12 where the grocery store could happen, and so  
13 we've developed some concepts for how the grocery  
14 store could be located and sited.

15 There were a couple parcels that we  
16 think would really work well. This one is Site A  
17 over here. This is Site A. We think that would  
18 be a suitable area for a grocery store or outlet  
19 or out-parcel development, so it would be a  
20 substantial size, but then we looked at a couple  
21 other sites.

22 This is Site C, further south, which  
23 I think there is a grocery store looking at right  
24 now, if I remember it correctly, so we did, you

1 know, develop a couple site options for how a  
2 grocery store could be developed along 47.

3 Now going further north, we are  
4 looking at parkway, a parkway development site.  
5 This is just north of the Raging Waves water  
6 park, and the reason why we took a look at this  
7 area is we feel like this could potentially  
8 happen in maybe the ten-year time frame of this  
9 plan.

10 We think this would be the furthest  
11 north that commercial development could happen in  
12 Yorkville along 47, especially if some of the  
13 subdivisions around it continue to build out.

14 We took a look at this site and we  
15 developed a concept for some smaller commercial  
16 sites and sort of making it sort of, you know,  
17 restaurant oriented, especially if you have a  
18 water park right here.

19 We did try to respond to some ideas  
20 from the community about adding some park space,  
21 so putting in an active park or recreation  
22 facility on the other side might be something to  
23 look at, whether they be future ball fields or  
24 play fields or so forth.

1           A couple people asked us whether or  
2 not a hotel could go on this site. We didn't  
3 program one in there, but feasibly maybe a hotel  
4 could locate in there.

5           One thing to note in this concept is  
6 that you will see our corridor plans, and we  
7 introduced this concept throughout the plan as  
8 maybe trying to encourage a landscape buffer  
9 along the road. It could be anywhere from ten to  
10 50 feet, and we put that in there simply because  
11 that could be a character defining element for  
12 Yorkville.

13           We heard again from the community  
14 that one of the reasons why they moved here, the  
15 residents, is that they liked the small town  
16 character of Yorkville and is there a way we can  
17 maintain that feel of that environment, so we  
18 incorporated that landscape buffer as part of it.

19           We do show pictures in the plan  
20 where you -- and other communities have done  
21 this, we're not just proposing it for Yorkville,  
22 but other communities have done it, where they do  
23 have some defining like fencing or gateways,  
24 again, to be able to tie the community of

1 Yorkville together, so we've seen -- I guess  
2 there are some horse farms nearby and there could  
3 be some sort of tie-in to that rural feel.

4 The industrial areas, we took a look  
5 at the two you have here. We did take a look at  
6 potentials on Eldamain Road. Overall we don't  
7 recommend a big expansion of industrial, but we  
8 just took a look at what you have already.

9 So our plan kind of reemphasizes,  
10 you know, filling out the available industrial  
11 land that you have along 47. This may happen in  
12 the future, we don't know, but if it does happen,  
13 we would kind of limit the industrial expansion  
14 to this area because we know we'd like to reserve  
15 some of this land over here for residential or a  
16 transient-oriented development.

17 So we did take a look at the Fox  
18 Industrial Park, which is at Route 47 -- near  
19 Route 47 along Illinois Route 71. The Fox  
20 Industrial Park to the north, the existing area  
21 here, could potentially also be re-developed, but  
22 we took a look at the land south of there as a  
23 potential expansion of the park.

24 We have an opportunity to add some

1 more industrial uses long-term and maybe sort of  
2 design it in terms of a more modern industrial  
3 park with the type of landscaping that you see in  
4 the new industrial parks, so we looked at this  
5 area as a potential expansion in the future.

6 Sorry, I didn't include the other  
7 industrial areas, but anyway, we think this could  
8 be a potential focus for development in the  
9 long-term.

10 So we -- Now going into the  
11 neighborhoods, the neighborhood policies, we  
12 start on Page 112. We kind of divide the  
13 residential areas in Yorkville in terms of the  
14 areas around the downtown that were developed  
15 when the downtown was developed, so we're looking  
16 sort of like from the 1870's all the way to the  
17 1940's, and then the rest of the community where  
18 residential happened was after the 1950's, and so  
19 we kind of divided the residential areas in that  
20 time frame, and so we have the plan, we have a  
21 traditional zone, traditional housing, where  
22 really there is a focus of trying to maintain  
23 that core as much as possible, try to encourage  
24 compatible development in this area, encourage

1 physical improvements, capital improvements to  
2 maintain these areas as much as possible, whether  
3 they be sidewalks or so forth, so really kind of  
4 focusing on maintaining this area, sort of a  
5 historic, traditional core of Yorkville, and we  
6 do have recommendations on branding, sort of  
7 providing gateways into this area to sort of set  
8 it apart a little bit.

9 We did take a long look at the other  
10 areas besides the traditional core, looking at  
11 the other residential areas in Yorkville, and we  
12 sort of divided the residential areas according  
13 to the typology in terms of what we would like to  
14 see happen in the future, and I don't know why my  
15 Power Point shows these light green areas as  
16 yellow here, but what we see in the green is sort  
17 of what we call estate residential, so if we were  
18 to encourage residential in these areas, they  
19 would be larger lot interior homes basically.

20 If you see in these light green  
21 areas, or yellow areas, we call these suburban  
22 improvements, and these are areas where your  
23 typical subdivisions are occurring, and as I have  
24 explained before, we do have an area over here



1 called mid-density residential where we could  
2 encourage apartments and higher density  
3 residential to happen, and then we have these two  
4 zones, I'll call them the two transient  
5 development zones, where we want to do probably a  
6 mix of housing in order to have some density near  
7 the potential transit station.

8 Now, throughout the uni-plan we also  
9 took a look at the neighborhoods in terms of  
10 where they're at in terms of their development,  
11 and I'm sure as you know we have subdivisions  
12 that are almost complete and then we have  
13 subdivisions that haven't even gotten off the  
14 ground, they're just what we call paper  
15 subdivisions, and so we try to take a look at  
16 what the strategy is for these areas, what do we  
17 want to see happen, and basically we kind of  
18 divide it into four tiers in terms of where is  
19 the zoning or entitlements, whether they have  
20 infrastructure in them and the level of  
21 development, and so the first tier being the  
22 active subdivisions, and these being subdivisions  
23 we really want to focus our energies on  
24 completing them, and then we have all the way to

1 tier four, which are the paper subdivisions.  
2 They are not entitled and they're not platted,  
3 and it's in these -- and it's in tier four where  
4 we think we can do something a little bit  
5 different in terms of the land use, and so I show  
6 a map here in terms of the tier four  
7 subdivisions.

8                   These are the subdivisions that  
9 haven't been worked on, so as you go forward,  
10 these are areas where you may want to consider  
11 changing the zoning or looking at something  
12 different, or a different type of housing  
13 project, and so in these areas it could go back  
14 to agriculture, it can go to open space, it can  
15 go to estate residential, so as a Plan  
16 Commission, this is an area -- these are areas  
17 where you may want to think what's going to  
18 happen long-term.

19                   Okay. A few more slides. We did  
20 take a look at your transportation systems and  
21 your infrastructure and tying that to growth a  
22 little bit, and so we have sort of six major  
23 goals.

24                   One is to continue sort of

1 monitoring what happens to your transportation  
2 system in terms of what IDOT is planning on  
3 doing; building out your bicycle and trail  
4 networks; managing the parking supply in downtown  
5 Yorkville and updating some of your  
6 infrastructure systems in terms of its planning  
7 so you can have updated infrastructure systems,  
8 and then adding to your open space and managing  
9 community growth.

10 And just to highlight a few things  
11 in the transportation section, we did take a look  
12 at your bicycle trail network.

13 In the 2008 plan there was an  
14 extensive bicycle trail plan, and a lot of that  
15 was very reliant on subdivisions being built out  
16 and having that trail network being all connected  
17 to each other.

18 Well, now that there is a different  
19 landscape out there in terms of the development  
20 that's happening, there needs to be sort of a  
21 better emphasis on maybe looking at on-street  
22 connections to be able to connect the bicycle  
23 trail network together.

24 Community systems and

1 infrastructure; one of the things that we were  
2 looking at is sort of what your infrastructure  
3 needs are, and a couple of things.

4 One is there needs to be an update  
5 to the water supply and infrastructure plan  
6 currently, and coordinating what the  
7 Yorkville-Bristol Sanitary District does and the  
8 overall plan of expansion of its treatment system  
9 and then focusing an in-fill development on the  
10 existing areas, so there is a major part of  
11 community systems infrastructure planned.

12 We did look at your growth  
13 management strategies, and taking a look at a  
14 couple of things. One is making sure that all  
15 your boundary agreements are updated.

16 There needs to be a boundary  
17 agreement over here with Millbrook. I believe  
18 that your boundary agreement with Joliet is going  
19 to expire.

20 MS. NOBLE: We don't have one with --

21 MR. KALOGERESIS: Oh, you don't have one  
22 with Joliet. I'm sorry. Don't have one with  
23 Joliet, so it would be good going forward to have  
24 some boundary agreements in place.

1                   This map kind of shows in purple all  
2                   the unincorporated subdivisions that are new to  
3                   Yorkville, and the fact that you as one of the  
4                   communities within your extra-territorial  
5                   jurisdiction are allowed to kind of enforce your  
6                   subdivisions regulations on subdivisions that are  
7                   within your jurisdiction, and it's something you  
8                   may want to think about, is exercising that right  
9                   on subdivisions that are right next to your --  
10                  right within your planning area.

11                  We have another map that's in the  
12                  plan that shows a few subdivisions that are less  
13                  than 60 acres, and those are subdivisions you may  
14                  want to think about annexing into Yorkville.

15                  But, anyway, you do have a lot of  
16                  development that's happening in and around  
17                  Yorkville and you may want to think about really  
18                  working and making sure that those subdivisions  
19                  are designed and up-to-date with your  
20                  subdivisions.

21                  We focused on parks, and we only  
22                  have a few recommendations on parks. I already  
23                  talked about Riverfront Bicentennial Park being a  
24                  major recommendation and expanding that.

1 Another thing is potentially looking  
2 at developing a park district so that it can be  
3 able to have the tools necessary to add parks,  
4 park space, and maintain the amenities that are  
5 located within those parks.

6 We did take a look, extensive look,  
7 at your corridors. There is one chapter in  
8 itself starting on Page 143, and then there is  
9 really a major emphasis of the corridors, you  
10 know, trying to maintain the community character  
11 and trying to make sure that we have managed  
12 growth in certain areas of the corridors, that  
13 character buffer being a significant future along  
14 the Eldamain corridor and certain parts of  
15 Illinois Route 47.

16 So I am just showing one aspect of  
17 the corridor plan there, Illinois 47 going south  
18 of the Fox River and sort of highlighting ideally  
19 where they should be located.

20 We do show how a character buffer  
21 could work, you know, however big it is and  
22 maintaining that character buffer especially at  
23 its an entry points into Yorkville.

24 And then the last chapter, starting

1 on 169, is implementation, and we focus on  
2 funding sources, we talk a little bit more about  
3 placemaking, we talk about streetscape and we  
4 talk about implementation priorities within that  
5 chapter.

6 And, again, I'm not going to go into  
7 any great detail; we do have several funding  
8 sources that can be used to develop or at least  
9 carry out some aspects of the plan whether or not  
10 they include your capital improvements plan, tax  
11 increment financing.

12 I'm sure you've heard of special  
13 service areas in terms of the subdivisions, but  
14 special service areas are used in communities  
15 that are -- most predominantly in their  
16 commercial districts, so that is a tool you can  
17 potentially use.

18 In the plan we do recommend some  
19 code changes; one taking a look at your  
20 subdivision code and updating it in certain ways.  
21 We also discuss a little bit more about zoning  
22 and other tools that are available, such as a  
23 form-based code, which is a different type of  
24 zoning that could be used for implementing in

1 your downtown.

2 We do talk about placemaking in a  
3 couple items. One way in which to sort of brand  
4 Yorkville and to sort of tie the various parts of  
5 the community together is to have a  
6 community-wide wayfinding and gateway systems,  
7 and we have -- you know, we've developed a  
8 concept gateway finding over here and encouraging  
9 public art in the community. Your downtown would  
10 be a great location for public art.

11 We do have an illustration of the  
12 potential streetscape project, how the  
13 streetscape could look or new development could  
14 look in downtown Yorkville, and again, we think  
15 Van Emmon and Hydraulic Street would be great  
16 candidates for certain streetscape improvements,  
17 and we do recommend sort of taking a look at  
18 developing more comprehensive streetscape  
19 programs to make downtown Yorkville more  
20 walkable. Obviously in this one we are showing  
21 you the streetscape.

22 We like the idea of really kind of  
23 branding Hydraulic Street, it's a really a cool  
24 name for a street in downtown, so I was thinking



1       there could be a Hydraulic Street Brewery that  
2       could open up at some point, so we think there is  
3       a lot of potential for Hydraulic Street to really  
4       become a nice active street especially because  
5       it's near the Fox River.

6                       And then last, but not least, we  
7       have some recommendations on how to use the  
8       comprehensive plan, sort of guide your work with  
9       the Planning and Zoning Commission, guiding your  
10      work with the City Council.

11                      Our approach on comprehensive plans  
12      is not to get too technical with them, we like to  
13      have broad stroke strategies, that if you can,  
14      you know, look at it and implement it. So, you  
15      know, we think we were able to do that with this  
16      comprehensive plan, so any questions. I know  
17      there is a lot here.

18                      COMMISSIONER VINYARD: How important do  
19      you see a possible METRA annexation out here? It  
20      is something that's kind of important.

21                      I have seen other towns, how they  
22      develop around that, how it actually brings  
23      people from the more inner city area out this  
24      way.

1           The key is jumping on the train and  
2     getting to work, when you can live 20 minutes --  
3     or 20 miles away from downtown and still have an  
4     hour commute, so do you see that as being an area  
5     where we should maybe put as much effort as we  
6     can put into as a way of getting more people to  
7     the community? More access to trains, the more  
8     people coming out.

9           MR. KALOGERESIS: I think so. I think  
10    it's the belief of our team that it's pretty  
11    important. It would help the community for sure,  
12    you know, because there are going to be people  
13    who are going to take the train and not  
14    necessarily go all the way to Chicago.

15           COMMISSIONER VINYARD: Right.

16           MR. KALOGERESIS: They may want to go  
17    into Naperville.

18           COMMISSIONER VINYARD: Well, there is  
19    going to be a fine line of being able to get  
20    people to come out here to partially finance some  
21    of these beautifications, and, you know, it kind  
22    of goes hand-in-hand, you've got to put some  
23    rooftops and businesses in here to pay for some  
24    of it, so I think that's a great way.

1                   You look at downtown Wheaton,  
2                   downtown Winfield, I mean, that's kind of the  
3                   look that you're giving here and it seemed to  
4                   work there, so...

5                   MR. KALOGERESIS: Yeah, absolutely. I  
6                   mean, having a METRA station, it's just an added  
7                   amenity, attraction, for people, and there are  
8                   going to be people who want to move out here like  
9                   I said just because they like the small town  
10                  atmosphere, but may have a job somewhere else, so  
11                  a METRA station would help that mobility for  
12                  sure.

13                  MS. NOBLE: Staff is actually meeting  
14                  with METRA in the next couple of weeks to talk  
15                  about a location north of Wrigley. They have  
16                  performed -- the funds are set aside to go  
17                  forward with their research and the plan for  
18                  feasibility.

19                  COMMISSIONER VINYARD: That seems so  
20                  important especially to me, not that I'm going  
21                  to -- you know, not that I'm going to be relying  
22                  on it, but in the grand scheme of things, we need  
23                  to get people out here.

24                  MS. NOBLE: Right, right.

1 COMMISSIONER VINYARD: We want our  
2 business in Yorkville, not in Naperville or  
3 Oswego, or -- you know, we want people to live  
4 here, spend their money here and jump on a train  
5 and get out of here.

6 MS. NOBLE: Right, and the natural  
7 course revolved a train is retail and then  
8 residential.

9 COMMISSIONER MARCUM: What's a realistic  
10 timetable for METRA to make a decision like that?

11 MS. NOBLE: Well, right now they're  
12 doing their feasibility study, so that can take  
13 anywhere from six months to a year because they  
14 have to do -- depends on how far they go with  
15 their feasibility.

16 I think they're going to start over  
17 with population calculations, because the last  
18 time they did the feasibility study was early  
19 2000's, 2001, right when the boom was still  
20 taking off, hadn't crashed yet, so the numbers  
21 have changed as far as population, so we'll see  
22 where we are there, and then if they did decide  
23 to go into the investment of engineering studies,  
24 which they do have the funds for, we'll see how

1 long that may take.

2 CHAIRMAN HARKER: Thanks. You don't  
3 have anything else right now, do you?

4 MR. KALOGERESIS: No.

5 CHAIRMAN HARKER: Okay. Thank you.

6 MS. NOBLE: And the staff just wants to  
7 mention a few things. Just some of the  
8 implementation strategies, we will be happy to  
9 work on those, and so we are looking into parking  
10 studies in the downtown, other aspects. Staff  
11 will probably be taking on form-based code,  
12 zoning layers, updating our subdivision control  
13 ordinance, a lot of things that were pointed out.

14 CHAIRMAN HARKER: And that's going to  
15 help everything get going.

16 MS. NOBLE: Correct.

17 CHAIRMAN HARKER: Awesome. Thank you.

18 Is there anybody here present that  
19 would like to speak in favor of the request?

20 (No response.)

21 CHAIRMAN HARKER: Seeing none, is there  
22 anybody here that would like to speak opposed to  
23 the request?

24 (No response.)

1 CHAIRMAN LINDBLOM: Seeing none, good to  
2 go. Okay.

3 Seeing that all of the public  
4 testimony has been taken on this proposed request  
5 at this public hearing, can I get a motion to  
6 close out of our public hearing?

7 COMMISSIONER VINYARD: Motion.

8 CHAIRMAN HARKER: Second?

9 COMMISSIONER HORAZ: Second.

10 CHAIRMAN HARKER: Roll call vote on the  
11 motion, please?

12 MS. YOUNG: Yes.

13 Horaz.

14 COMMISSIONER HORAZ: Yes.

15 MS. YOUNG: Marcum.

16 COMMISSIONER MARCUM: Yes.

17 MS. YOUNG: Olson.

18 COMMISSIONER OLSON: Yes.

19 MS. YOUNG: Vinyard.

20 COMMISSIONER VINYARD: Yes.

21 MS. YOUNG: Gockman.

22 COMMISSIONER GOCKMAN: Yes.

23 MS. YOUNG: Goins.

24 COMMISSIONER GOINS: Yes.

1 MS. YOUNG: Harker.

2 CHAIRMAN HARKER: Yes. All right.

3 (Which were all the  
4 proceedings had in the  
5 public hearing portion  
6 of the meeting.)

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 45, inclusive, is  
8 a true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 1st day of September, A.D., 2016.

19 \_\_\_\_\_  
20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
22  
23  
24



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