

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
HELD IN THE CITY COUNCIL CHAMBERS,  
800 GAME FARM ROAD ON  
TUESDAY FEBRUARY 14, 2017**

Mayor Golinski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Teeling	Present

Also present: City Clerk Warren, Attorney Gardiner, City Administrator Olson, Police Chief Hart, Deputy Chief of Police Hilt, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Morrison, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

None.

**PUBLIC HEARINGS**

1. Dover Development, LLC has filed an application requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage. The real property consists of approximately 6.7 acres, and is generally located at the northeast corner of US HWY 34 (Veterans Parkway) and Cannonball Trail, in Yorkville, Illinois.

Please, see attached report of proceedings by the Court Reporter for the public hearing.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

1. **Resolution 2017-10** Approving an Amendment to the Employee Manual (Cell Phone Policy) – *authorize the Mayor and City Clerk to execute (ADM 2017-07)*
2. **Ordinance 2017-03** Amending the Yorkville City Code as it Relates to the Appointment of Municipal Officers – *authorize the Mayor and City Clerk to execute (ADM 2017-08)*
3. **Resolution 2017-11** Authorizing a Contract with Alpha Building Maintenance Service, Inc. for the Interior City Hall Painting Project – *authorize the Mayor and City Clerk to execute (ADM 2017-11)*
4. **Resolution 2017-12** Authorizing a Contract with Tiles in Style LLC, of Willowbrook, Illinois for the City Hall Flooring Project – *authorize the Mayor and City Clerk to execute (ADM 2017-12)*

Mayor Golinski entertained a motion to approve the consent agenda as presented. So moved by Alderman Koch; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Colosimo-aye, Milschewski-aye, Tarulis-aye,  
Frieders-aye, Funkhouser-aye, Koch-aye, Teeling-aye

**MINUTES FOR APPROVAL**

1. Minutes of the Regular City Council – January 10, 2017  
Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of January 10, 2017 as presented. So moved by Alderman Colosimo; seconded by Alderman Milschewski.

Minutes approved unanimously by a viva voce vote.

**BILLS FOR PAYMENT**

Mayor Golinski stated that the bills were \$1,214,232.08.

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**REPORTS**

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**MAYOR'S REPORT**

No report.

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**Ordinance 2017-04**

**Authorizing the Fourth Amendment to the Annual Budget for the  
Fiscal Year Commencing on May 1, 2016 and Ending on  
April 30, 2017 (Parks Lawn Mower Purchase)  
(CC 2017-03)**

Mayor Golinski entertained a motion to approve an ordinance authorizing the fourth amendment to the annual budget for the fiscal year commencing on May 1, 2016 and ending on April 30, 2017 and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Colosimo.

Alderman Funkhouser and Director of Parks and Recreation Evans discussed this issue.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Frieders-aye, Tarulis-aye, Colosimo-aye, Funkhouser-aye,  
Milschewski-aye, Teeling-aye, Koch-aye

**PLAN COMMISSION**

No report.

**ZONING BOARD OF APPEALS**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

No report.

**PRESENTATION (cont'd):**

**Leopardo Energy  
(PW 2016-21)**

Mayor Golinski stated that the Leopardo Energy presentation will be put off till May. Alderman Funkhouser stated this came from committee to the Council and explained the reasons Leopardo did not present.

**ADDITIONAL BUSINESS**

**Achievement For Excellence In Financial Reporting**

Mayor Golinski congratulated Finance Director Fredrickson because for the sixth year in a row Yorkville was rewarded the Achievement For Excellence In Financial Reporting .

**Breakfast With Congressman Hultgren**

Mayor Golinski gave a quick updated on his breakfast with Congressman Hultgren. The breakfast was for all the mayors in the 14th district to give an update of what is going on in Washington. Mayor Golinski did speak with him about Yorkville's situation with the special census. Congressman Hultgren has reached out to the census bureau and there is no update as of yet. Mayor Golinski gave background information on the special census issue.

**EXECUTIVE SESSION**

Mayor Golinski stated the Council will adjourn for executive session for the purpose of

1. Litigation
2. Property acquisition
3. Personnel

The City Council entered Executive Session at 7:21 p.m.

The City Council returned to regular session at 7:42 p.m.

**CITIZEN COMMENTS**

Andrew Graham, Countryside, discussed being able to use another powered motored driven mobility device. He stated that it is his right, as a disabled person, to do so. He discussed the sidewalks in his neighborhood. He also discussed discrimination in regards to his situation. He believes using his golf cart is a reasonable accommodation.

**ADJOURNMENT**

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 7:48 p.m.

Minutes submitted by:

  
Beth Warren,

City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Tuesday, February 14, 2017

7:00 p.m.

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PRESENT:

- Mr. Gary Golinski, Mayor;
- Mr. Carlo Colosimo, Alderman;
- Mr. Ken Koch, Alderman;
- Ms. Jackie Milschewski, Alderman;
- Mr. Chris Funkhouser, Alderman;
- Mr. Joel Frieders, Alderman;
- Ms. Diane Teeling, Alderman;
- Mr. Seaver Tarulis, Alderman.

ALSO PRESENT:

- Ms. Beth Warren, City Clerk,
- Mr. Tom Gardiner, City Attorney.
- Ms. Krysti Barksdale-Noble, Community  
Development Director.

- - - - -

1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing:)

4 MAYOR GOLINSKI: We do have a public  
5 hearing, so, for the record, I will read this.

6 We will go into hearing for Dover  
7 Development, LLC, has filed an application  
8 requesting authorization of an amendment to the  
9 existing Cannonball Trails Planned Unit  
10 Development and Annexation Agreement for the  
11 purpose of constructing a new two-story assisted  
12 living with memory care facility.

13 The petitioner seeks to amend the  
14 previously approved exhibits in the Planned Unit  
15 Development to incorporate a revised conceptual  
16 site plan and to allow for all uses that are  
17 currently permitted in the B-1 Local Business  
18 District, B-2 Retail Commerce Business District,  
19 and O Office District, specifically and without  
20 limitation to assisted living and memory care,  
21 adult daycare facilities and medical office uses.

22 Additional requested amendments to  
23 the Planned Unit Development and Annexation  
24 Agreement relate to expiration of recapture

1 payments, requirements for certain public  
2 infrastructure improvements, and site signage.

3 The real property consists of  
4 approximately 6.7 acres and is generally located  
5 at the northeast corner of U.S. Highway 34 and  
6 Cannonball Trail in Yorkville, Illinois.

7 With that, we will open the public  
8 hearing and, Mr. Schultz, you have something to  
9 present?

10 JORDAN DORSEY,  
11 addressed the Council from the podium as follows:

12 MR. DORSEY: Good evening. I'm Jordan  
13 Dorsey. I am with Dover Development and  
14 Cedarhurst Living.

15 As you just stated, we're proposing  
16 a 73-unit assisted living and memory care  
17 facility at Cannonball Trail and Highway 34.

18 We've got a color rendering here;  
19 this is sort of what it will look like. 53 units  
20 will be assisted living and 20 units will be  
21 memory care, which is a portion of the building  
22 devoted to residents with Alzheimer's and related  
23 dementias.

24 It's an approximately 12 million

1 dollar project, you know, huge tax generator, and  
2 by all accounts we've seen it's a huge need in  
3 this community and we're real excited to be here,  
4 so I'll limit it to that.

5 I am happy to answer any other  
6 questions that anybody has.

7 MAYOR GOLINSKI: Okay. Are there any  
8 questions from the public on this development?

9 (No response.)

10 MAYOR GOLINSKI: Any questions from the  
11 Council? Chris?

12 ALDERMAN FUNKHOUSER: I just wanted to  
13 follow up on our conversation from EDC.

14 Has Staff had a chance to discuss it  
15 or, Dave, have you had a chance to discuss the  
16 questions we had regarding signage and some of  
17 the other comments that were brought up at EDC?

18 MS. NOBLE: Yes, I did discuss it with  
19 Dave a little further. The signage is going  
20 to -- especially at the public hearing that we  
21 had with the Planning and Zoning Commission -- is  
22 going to remain as presented, and it was  
23 recommended with the Staff's recommendation for  
24 the signs.



1                   They are looking at probably putting  
2 together a maximum height or some type of signage  
3 plan to present to the Council, but they will not  
4 have them as an exhibit to the actual agreement  
5 because it may change in some shape or form,  
6 maybe material, maybe the signage area.

7                   They did present some at the EDC  
8 meeting, but they just wanted to give you an idea  
9 of what type of signage they had.

10                   And then you had a question about  
11 sidewalk extension as well?

12                   ALDERMAN FUNKHOUSER: Right.

13                   MS. NOBLE: That's something that  
14 Engineering is looking at; I don't know  
15 necessarily that we can require it. We can have  
16 it as a trigger, and upon --

17                   ALDERMAN FUNKHOUSER: Right. Now, on  
18 the signage, I understand that if we were to  
19 attach the signage as an exhibit, it's  
20 conceptual, it can change. No problem.

21                   Was there any discussion on the  
22 height in terms of reducing the height from the  
23 12 foot requested down to something that's more  
24 fitting with the neighborhood?

1 MR. DORSEY: Actually that 12 foot  
2 dimension is the width, so it's about seven feet,  
3 almost eight feet high. I actually have an  
4 exhibit if you'd like to look at it.

5 ALDERMAN FUNKHOUSER: If it's the same  
6 as what was presented at EDC, that's fine.

7 MR. DORSEY: Yeah.

8 ALDERMAN FUNKHOUSER: What's in the  
9 packet is significantly larger than what was  
10 presented.

11 What was presented to me would be  
12 acceptable for the height of the sign in that  
13 neighborhood there, fitting in with what's around  
14 there, but the language in the agreement is -- I  
15 believe was 10 by 15 or 12 by 15, that seems a  
16 little excessive, but the architecture that was  
17 presented is fitting, so that's where I am coming  
18 from on that.

19 MS. NOBLE: Yes. What's presented is  
20 actually a maximum size, but, again, they have  
21 committed to a size that's going to be about  
22 seven or eight by 15, seven feet high, eight feet  
23 high, and that's from the crown of the road.  
24 They just did not want to include that as an

1 attachment, as an exhibit.

2 ALDERMAN FUNKHOUSER: But that language  
3 would be revised from what's in the packet?

4 MS. NOBLE: As of now, the Planning and  
5 Zoning Commission did recommend the language as  
6 included and that's what's presented to the  
7 Council on the 28th.

8 ALDERMAN FUNKHOUSER: Okay. Thank you.

9 MAYOR GOLINSKI: Anyone else? Yes, sir.

10 ALDERMAN FRIEDERS: Do you have a rough  
11 idea of the number of employees that will be  
12 here?

13 MR. DORSEY: Yes. Between 30 and 40  
14 full-time employees on three different shifts, so  
15 10 to 15 in the building at any given time.

16 ALDERMAN FRIEDERS: Okay.

17 MAYOR GOLINSKI: Anyone else?

18 MS. NOBLE: There is one more  
19 clarification.

20 MAYOR GOLINSKI: Yes.

21 MS. NOBLE: In the draft attachment of  
22 the Annexation Agreement language, we are going  
23 to revise that to clarify that the term of this  
24 agreement will be 20 years from the date of the

1 first amendment, which was in October of 2008, so  
2 this agreement would run into 2028.

3 MAYOR GOLINSKI: Okay. Well, thank you,  
4 gentlemen. It's definitely a welcome and needed  
5 facility. Thank you very much.

6 MR. DORSEY: Thank you.

7 MAYOR GOLINSKI: And we will close the  
8 public hearing.

9 (Which were all the  
10 proceedings had in the  
11 public hearing portion  
12 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 10, 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 7th day of March, A.D., 2017.

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Christine M. Vitosh, CSR  
Illinois CSR No. 084-002883

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*Vitosh Reporting Service*

815.993.2832 cms.vitosh@gmail.com

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REGULAR CITY COUNCIL MEETING

February 14, 2017

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

ANDREW GRAHAM

COUNTRYSIDE

RHONDA MILLER

OAK KNOLLS

DAVID SCHULTZ

HRB INC.

Loren Miller

OAK KNOLLS

Jordan Dorsen

Dover Development

ROB J. GRIDER

DOWNTOWN

Syren Dubajic

DCK LLC - Economic Development

SIGNIN