

---

# Yorkville Update

---

Bart Olson, City Administrator  
United City of Yorkville  
March 11, 2025

---

# My background

---

## □ Bart Olson

- City Administrator for Yorkville since 2009
    - Top appointed official
    - Manage the day-to-day operations of all departments except Police
  - Northern Illinois University Master of Public Administration Graduate, 2006
  - Yorkville High School Graduate
  - Chamber of Commerce Board member since 2009
-

# What's going on in Yorkville?

---

- ❑ 2024 review
  - ❑ 2025 Economic Development Update
  - ❑ Project Updates
-

# Year in Review

## Opening

---



# Year in Review

## Openings

---



# Year in Review

## Openings



# Year in Review

## Openings



# Years in Review

## Openings

---





# 2024 Review

## Openings, expansions, remodels

---

- ❑ ACE Taekwondo / BH Martial Arts
  - ❑ Association for Individual Development
  - ❑ BrightFarms
  - ❑ Edward Jones – Seth Wormley
  - ❑ Hoffman Fluid Power
  - ❑ iBoba “The Bubble Shop”
  - ❑ Images Med Spa
  - ❑ Infinity Designs Beauty Bar
  - ❑ J&E Restorations
  - ❑ John Chambers Garage
  - ❑ Langston Pediatric Physical Therapy
  - ❑ Midwest Cardiovascular Institute
  - ❑ My Auto Doctor
  - ❑ Primary Maintenance
  - ❑ Station One Smokehouse
  - ❑ Steam and Cuts
  - ❑ Summers Heating & Cooling
  - ❑ Turner Law Group
  - ❑ Yorkville Café
  - ❑ Youniverse Collective (tattoo)
  - ❑ Zoomies Dog Boarding
-

# 2024 Review

## Residential Development

---

- ❑ 255 new housing starts in 2024
    - 38% decrease from 2023, but on par with random fluctuations in housing stock
    - 207 single family, 48 senior apartments
  
  - ❑ 112 in Grande Reserve  
(Ryan Homes, DR Horton)
  - ❑ 39 in Bristol Bay (Ryan Homes)
  - ❑ 18 in Timber Ridge Estates (Rally Homes)
  - ❑ 15 in Caledonia (Tim Greyer, Lennar)
  - ❑ Less than 10 each in Blackberry Woods, Country Hills, Heartland Circle, Heartland Meadows, Kendall Marketplace, Prairie Meadows, Rivers Edge
-

# Upcoming

## Residential Development

---

### ❑ Ryan Homes

- Has a proposal for ~115 new townhouses on the old Perfection Park driving range property
- Received approval for two final plats in Grande Reserve for 158 new townhouses, have not yet applied for permits

### ❑ Marker Development

- Finishing up final lots in Heartland Meadows
  - In process of purchasing 8 acres from the City to construct some commercial outlots and 24 new single family, age restricted senior houses
-

# Upcoming

## Residential Development

---

### ☐ Abby Properties

- Has purchased a unit within Grande Reserve which has 300 condominiums or apartments already entitled
- No City Council approval needed
- Building permit expected soon

### ☐ Whispering Meadows subdivision

- No building permits have been issued since the Great Recession
  - Bond litigation settled in 2024
  - New developer expected to pick up in-fill lots
  - New developer targeting Unit 3, with 151 lots
-

# Years in Review

## New housing starts, region-wide

	Pre-recession			Recession			BUILD Initiative						Post Build Init.		COVID and Recovery					
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Yorkville	997	401	153	56	42	43	69	83	72	73	152	154	260	178	317	409	285	414	255	23
Oswego	372	224	96	79	83	88	112	131	127	66	52	27	439	90	284	132	371	615	299	
Plainfield	998	404	172	66	58	93	111	135	162	65	116	140	180	201	256	360	419	391	459	
Montgomery	399	244	91	55	67	46	51	25	31	36	4	2	25	62	96	198	42	3	0	
Plano	165	172	40	3	0	3	0	0	3	0	3	4	36	59	73	89	55	16	2	
Kendall Co.	73	42	18	12	6	14	16	13	25	18	19	32	24	20	34	32	36	31	42	
Sugar Grove	106	48	14	1	5	1	4	28	43	39	32	25	23	26	15	9	29	45	5	

	COVID and Recovery					
	2020	2021	2022	2023	2024	2025
Yorkville	317	409	285	414	255	23
Oswego	284	132	371	615	299	
Plainfield	256	360	419	391	459	
Montgomery	96	198	42	3	0	
Plano	73	89	55	16	2	
Kendall Co.	34	32	36	31	42	
Sugar Grove	15	9	29	45	5	



Market Summary > Dow Jones Industrial Average

41,918.99

-473.28 (-1.12%) ↓ year to date

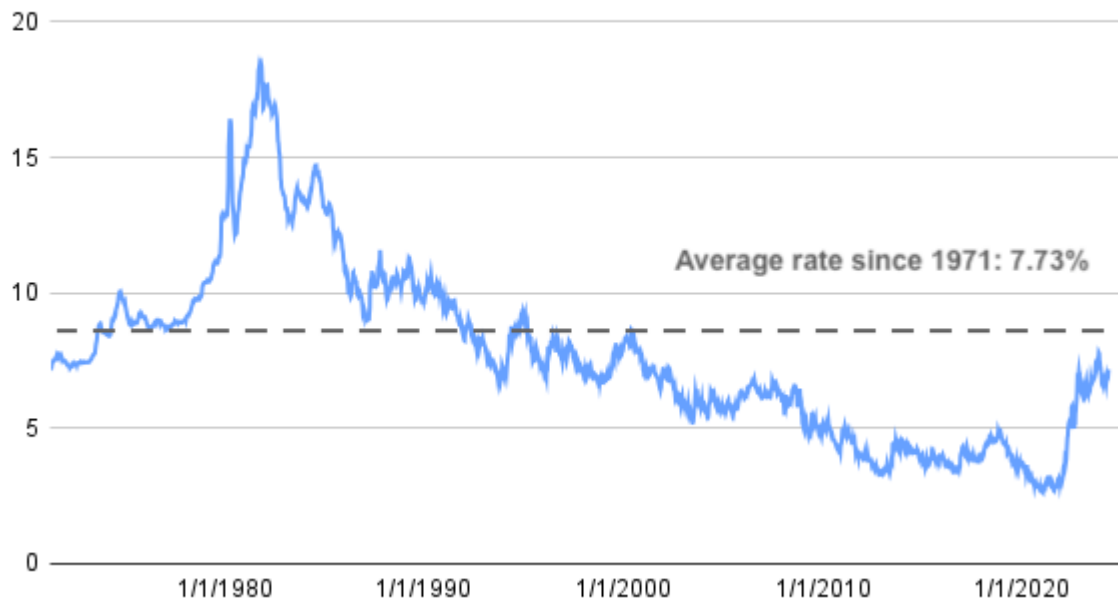
Mar 10, 3:29 PM EDT • Disclaimer

1D | 5D | 1M | 6M | YTD | 1Y | 5Y | Max



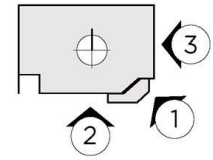
Open	42,507.65	Low	41,612.92	52-wk high	45,073.63
High	42,541.36	Prev close	42,801.72	52-wk low	37,611.56

### Historical 30-Year Mortgage Rates: 1971-2025





① ENTRY CANOPY PERSPECTIVE



② SOUTHWEST PERSPECTIVE



③ NORTHEAST PERSPECTIVE

**COSTCO WHOLESALE**

YORKVILLE, ILLINOIS

**RENDERINGS**

NOVEMBER 15, 2024

**COSTCO WHOLESALE**  
YORKVILLE, IL

1101 Sycamore Ave. Ste 100  
South - WA 98148  
206 962 6500  
MG2.com

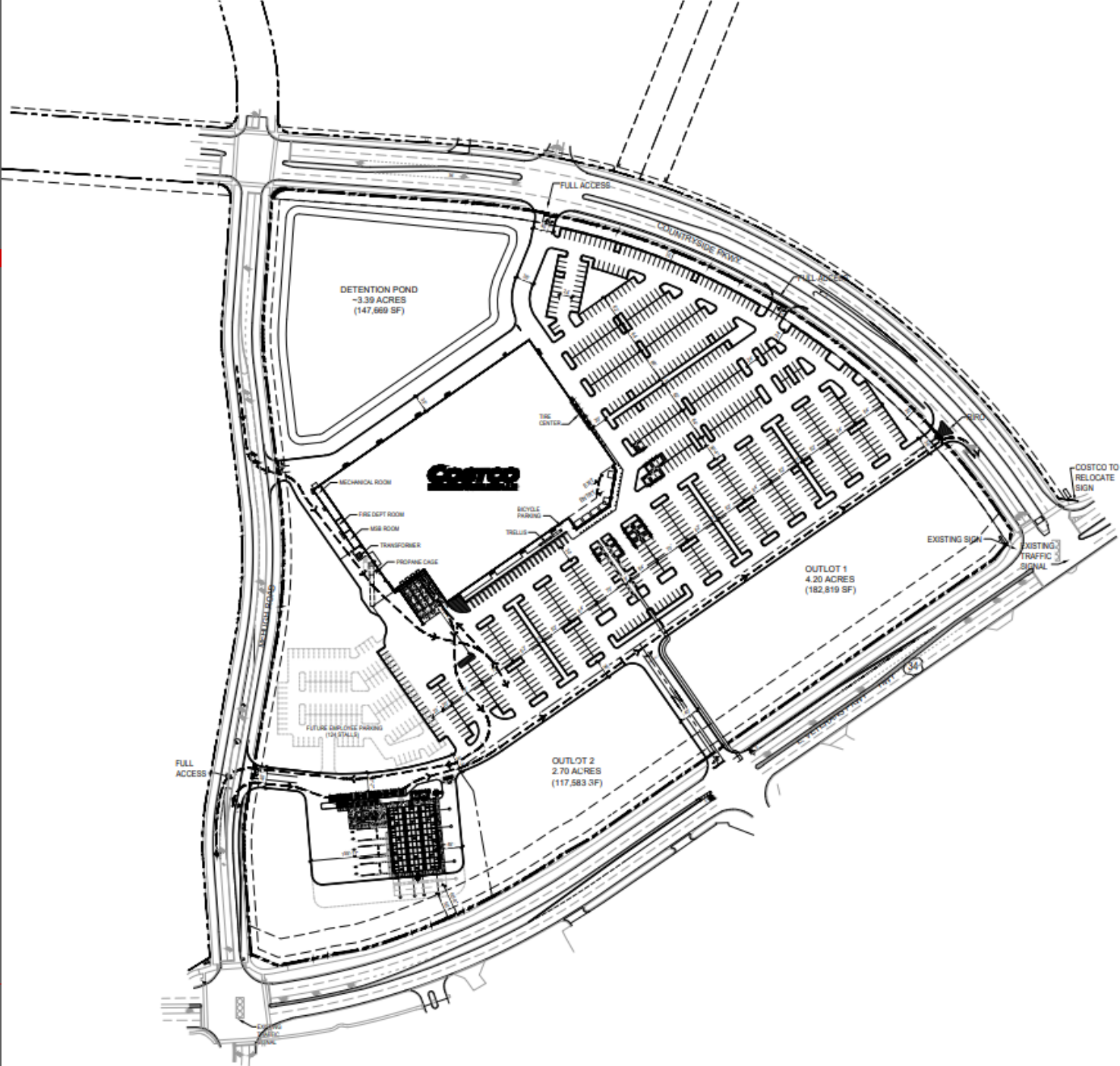
**MG2**

22-6229-01  
NOVEMBER 15, 2024

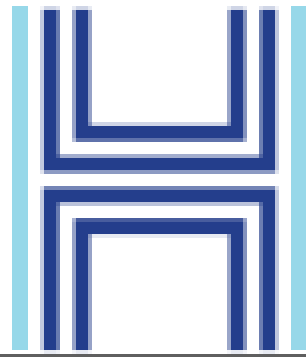
RENDERINGS

DD14-05

© 2024 MG2. All rights reserved. No part of this document may be reproduced without written permission from MG2.





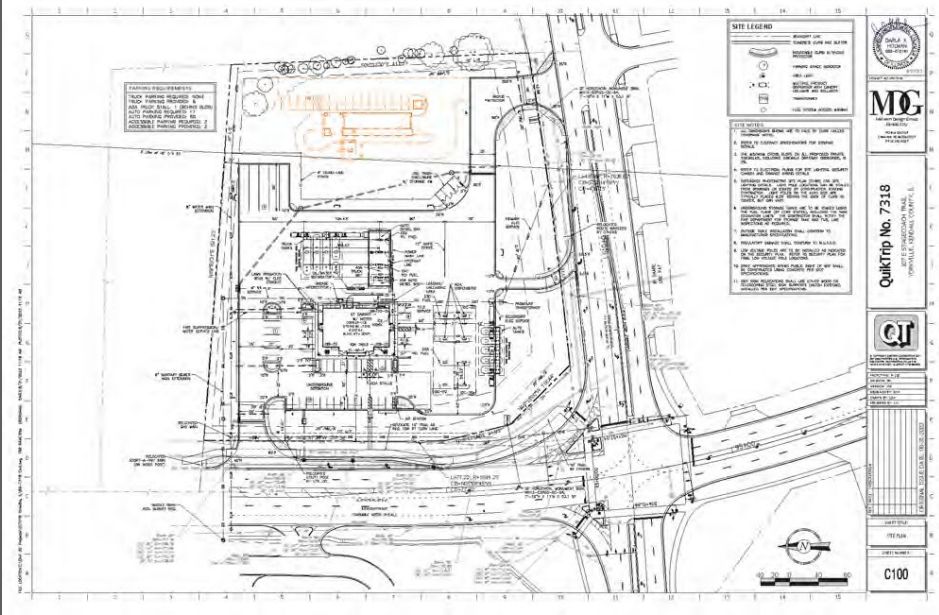


# HYATT studios

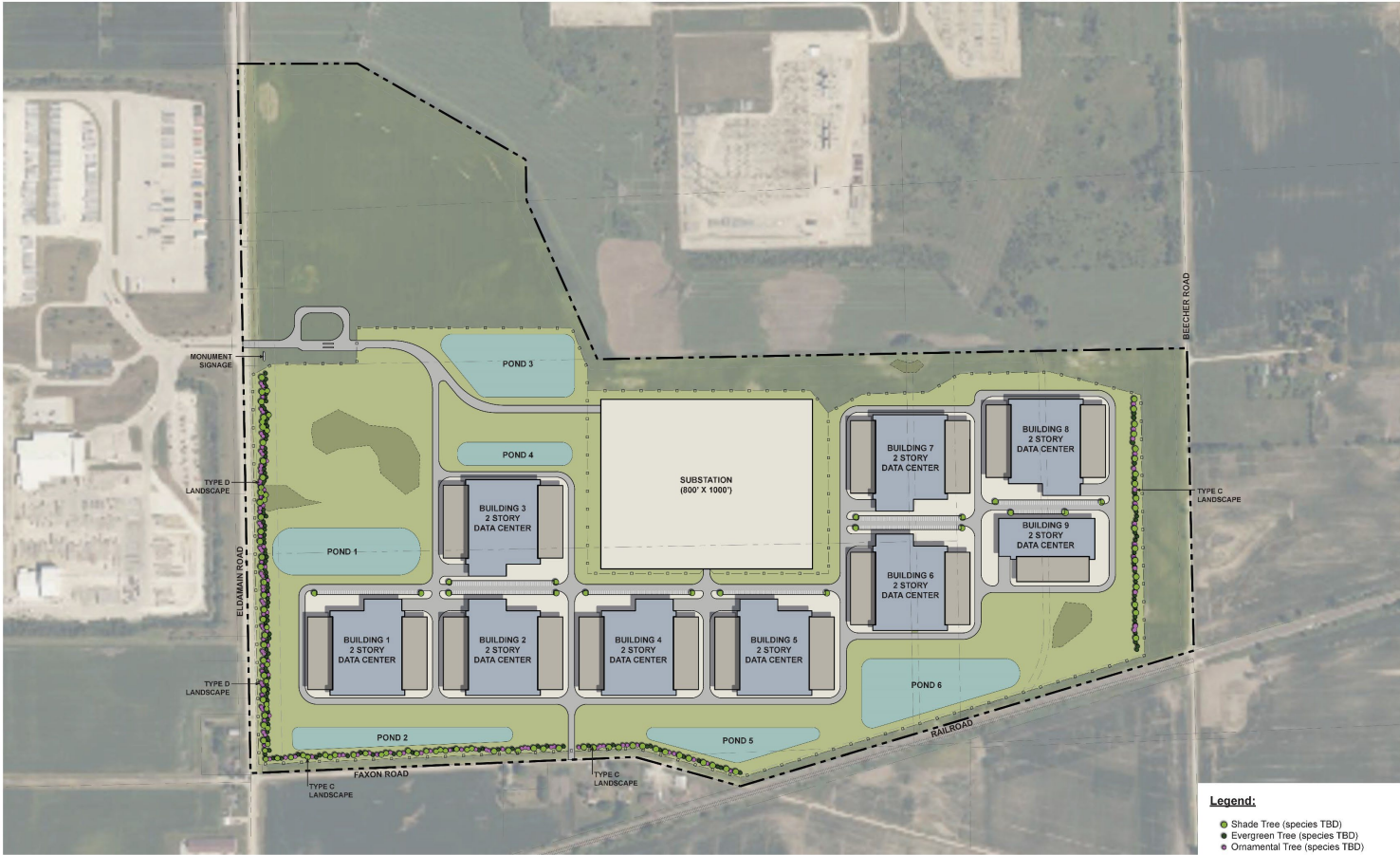
**King Studio**  
318 sq ft - 12'6" x 25'5"



# 2025 Economic Development



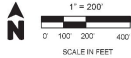
# 2025 Economic Development



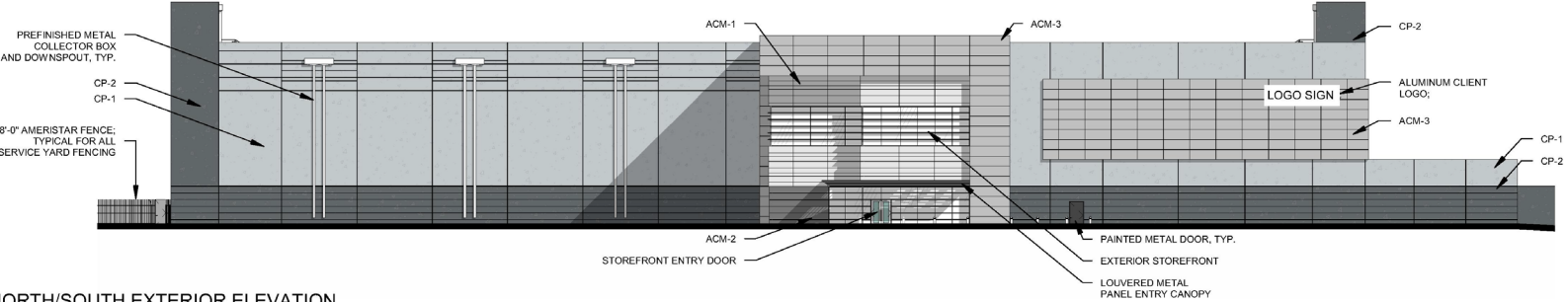
- Legend:**
- Shade Tree (species TBD)
  - Evergreen Tree (species TBD)
  - Ornamental Tree (species TBD)

**CYRUS ONE PRELIMINARY PLAN**  
Yorkville, Illinois

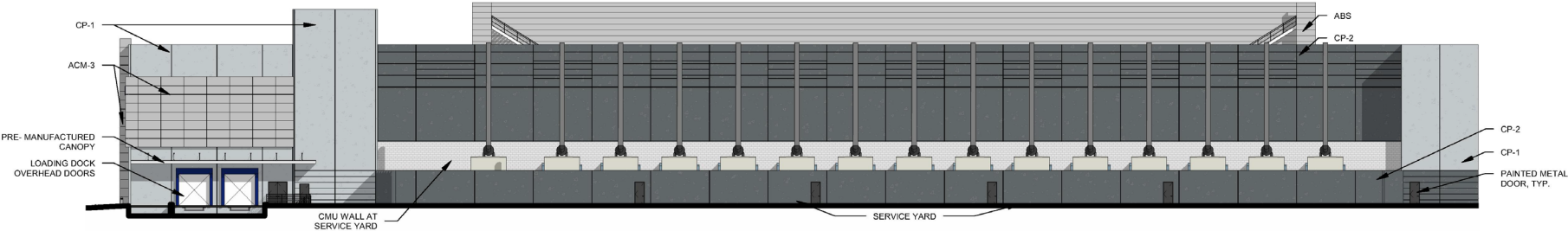
06-06-2024 / 023-06943



# 2025 Economic Development



**2** NORTH/SOUTH EXTERIOR ELEVATION



**1** EAST/WEST EXTERIOR ELEVATION

- 

CP-1 | TILT-UP CONCRETE PANEL  
PAINTED  
SHERWIN WILLIAMS SW 7075 WEB GRAY  
ELASTOMERIC COATED
- 

CP-2 | TILT-UP CONCRETE PANEL  
PAINTED  
BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR  
ELASTOMERIC COATED
- 

ACM-1 | ALPOLIC COMPOSITE METAL PANEL  
MITSUBISHI CHEMICAL COMPOSITES  
MICA MNC CLEAR
- 

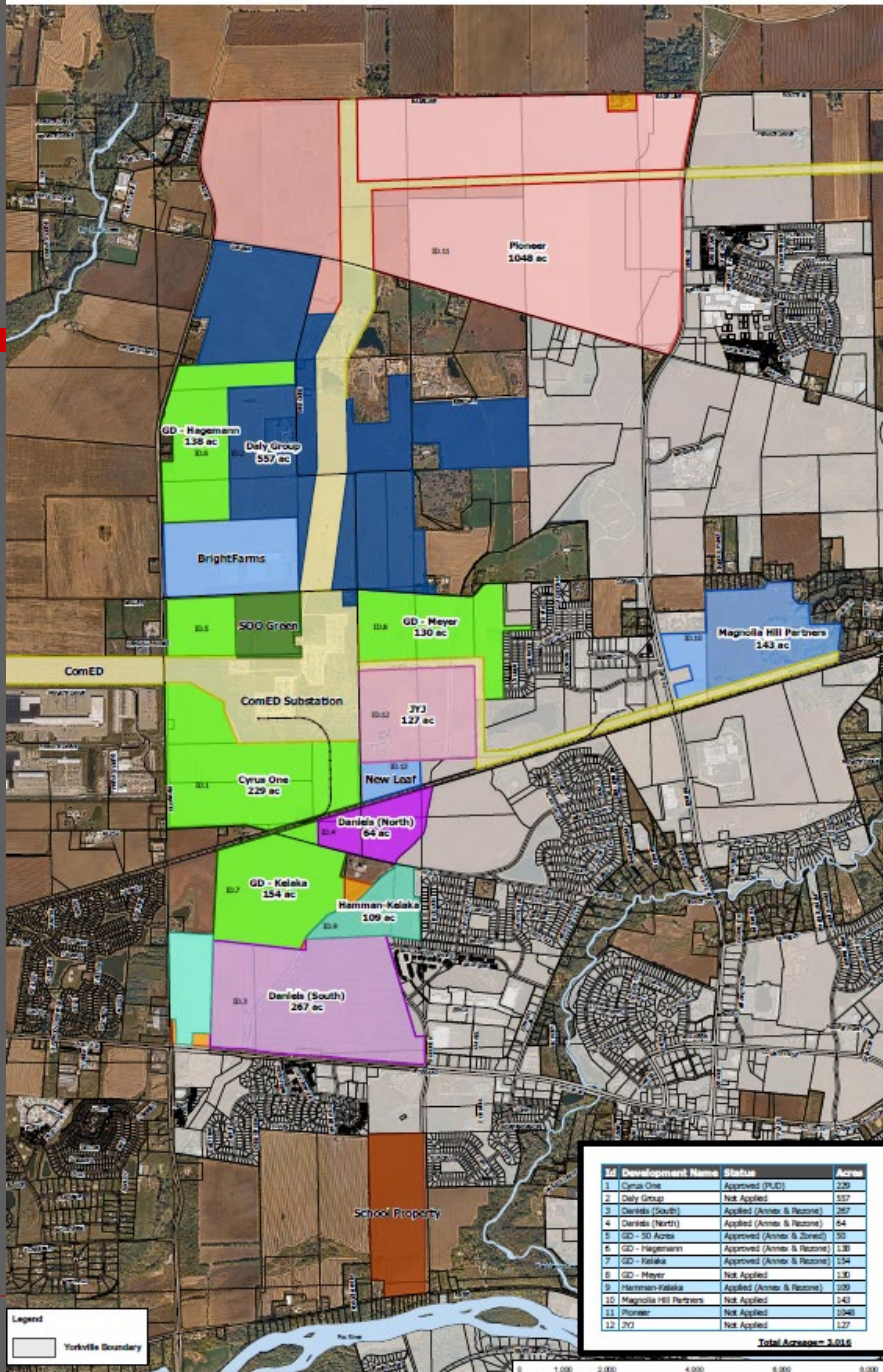
ACM-2 | ALPOLIC COMPOSITE METAL PANEL  
MITSUBISHI CHEMICAL COMPOSITES  
MZG MICA GREY
- 

ACM-3 | ALPOLIC COMPOSITE METAL PANEL  
MITSUBISHI CHEMICAL COMPOSITES  
PEX PEWTER METALLIC
- 

ABS | ACOUSTIC BARRIER SCREEN WALL

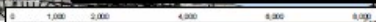
## EXTERIOR ELEVATIONS

-1/32" = 1'-0" -



Id	Development Name	Status	Acres
1	Cyrus One	Approved (PLD)	229
2	Daily Group	Not Applied	557
3	Daniels (South)	Applied (Annex & Rezone)	267
4	Daniels (North)	Applied (Annex & Rezone)	64
5	GD - 3D Acres	Approved (Annex & Zoned)	90
6	GD - Hagemann	Approved (Annex & Rezone)	138
7	GD - Kelaka	Approved (Annex & Rezone)	154
8	GD - Meyer	Not Applied	130
9	Hammann-Kelaka	Applied (Annex & Rezone)	109
10	Magnolia Hill Partners	Not Applied	143
11	Pioneer	Not Applied	1048
12	JY3	Not Applied	127
<b>Total Acreage =</b>			<b>3,016</b>

**Legend**  
 Yorkville Boundary



Engineering Enterprises, Inc.  
 51 Wheeler Road  
 Sugar Grove, Illinois 60056  
 (815) 464-0700  
 www.eelink.com

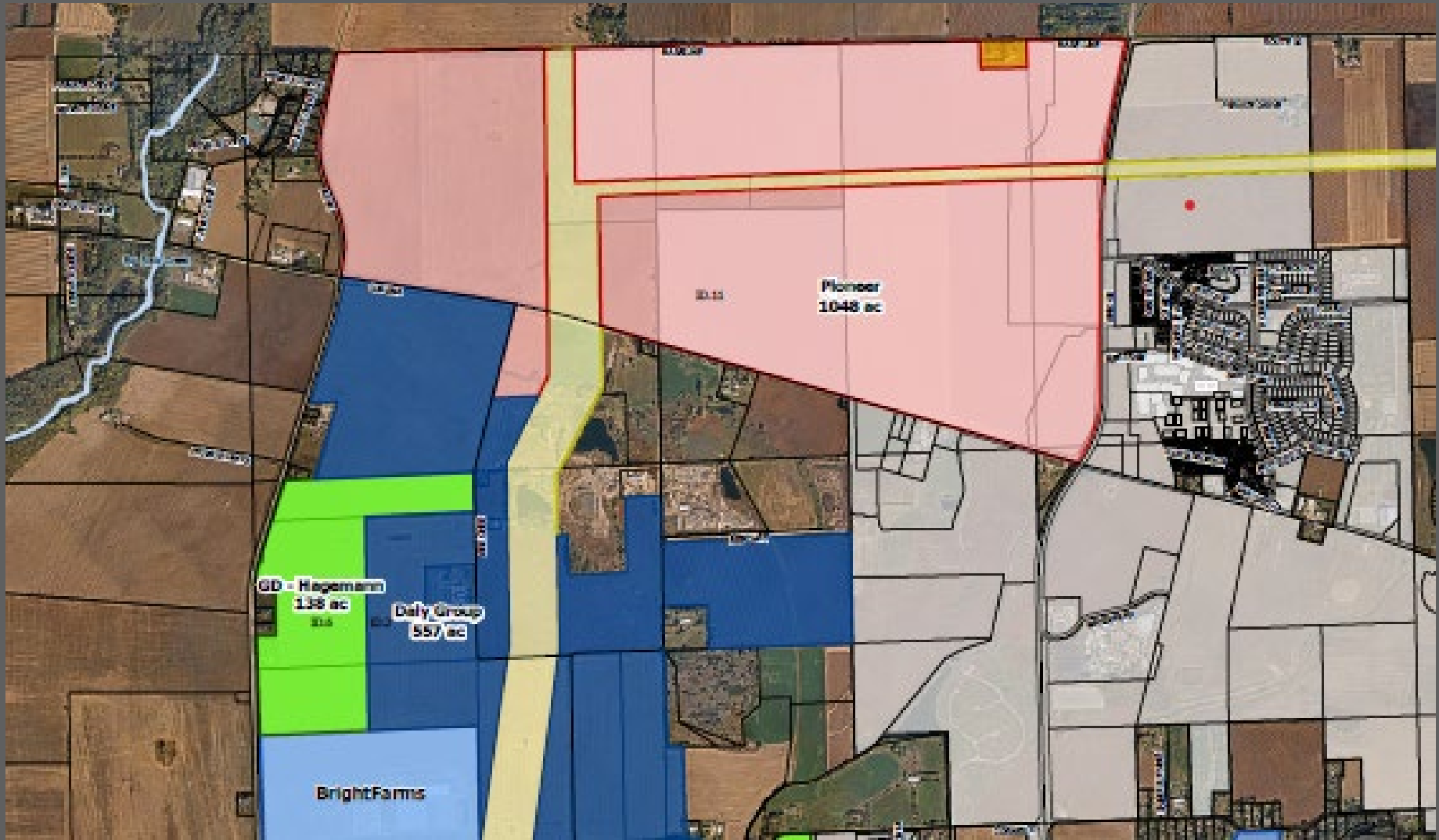
United City of Yorkville  
 600 North Main Street  
 Yorkville, IL 60550

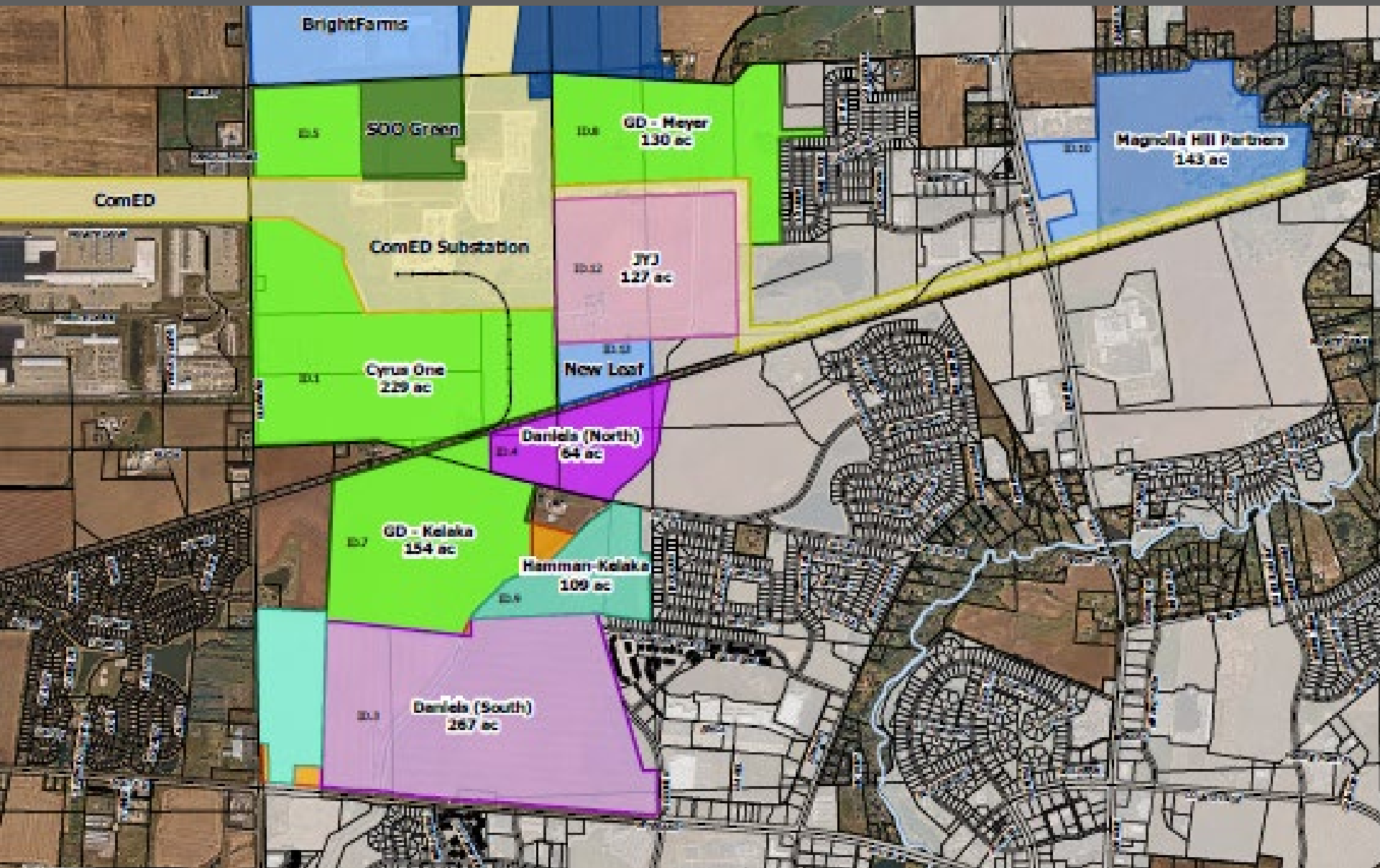
DATE	DESCRIPTION
11/11/2024	Final
11/11/2024	Final
11/11/2024	Final
11/11/2024	Final

LOCATION MAP  
 UNITED CITY OF YORKVILLE, ILLINOIS

ELDHAM CORRIDOR  
 PLANNING







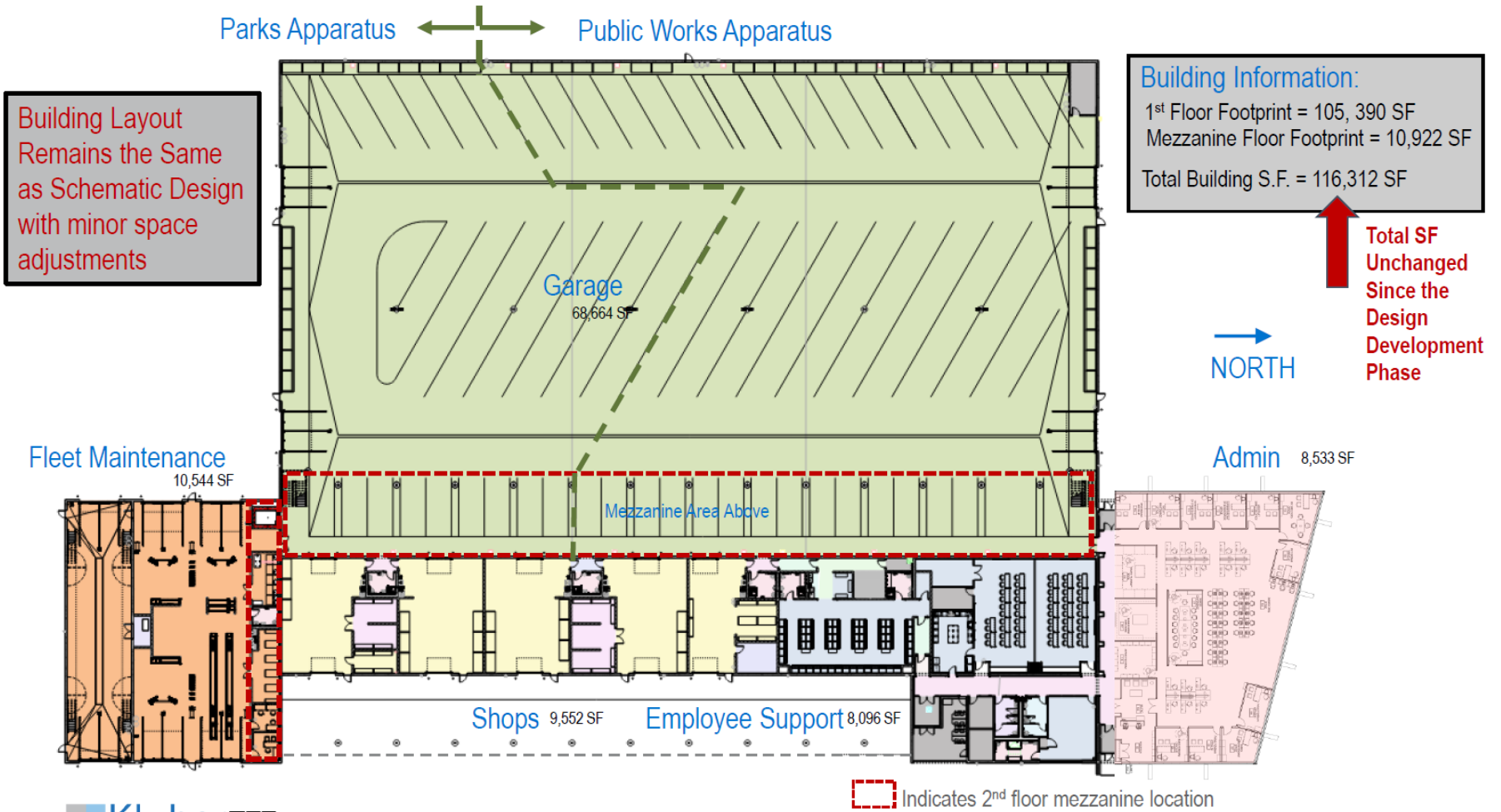
<b>Id</b>	<b>Development Name</b>	<b>Status</b>	<b>Acres</b>
1	Cyrus One	Approved (PUD)	229
2	Daly Group	Not Applied	557
3	Daniels (South)	Applied (Annex & Rezone)	267
4	Daniels (North)	Applied (Annex & Rezone)	64
5	GD - 50 Acres	Approved (Annex & Zoned)	50
6	GD - Hagemann	Approved (Annex & Rezone)	138
7	GD - Kelaka	Approved (Annex & Rezone)	154
8	GD - Meyer	Not Applied	130
9	Hamman-Kelaka	Applied (Annex & Rezone)	109
10	Magnolia Hill Partners	Not Applied	143
11	Pioneer	Not Applied	1048
12	JYJ	Not Applied	127

**Total Acreage= 3,016**



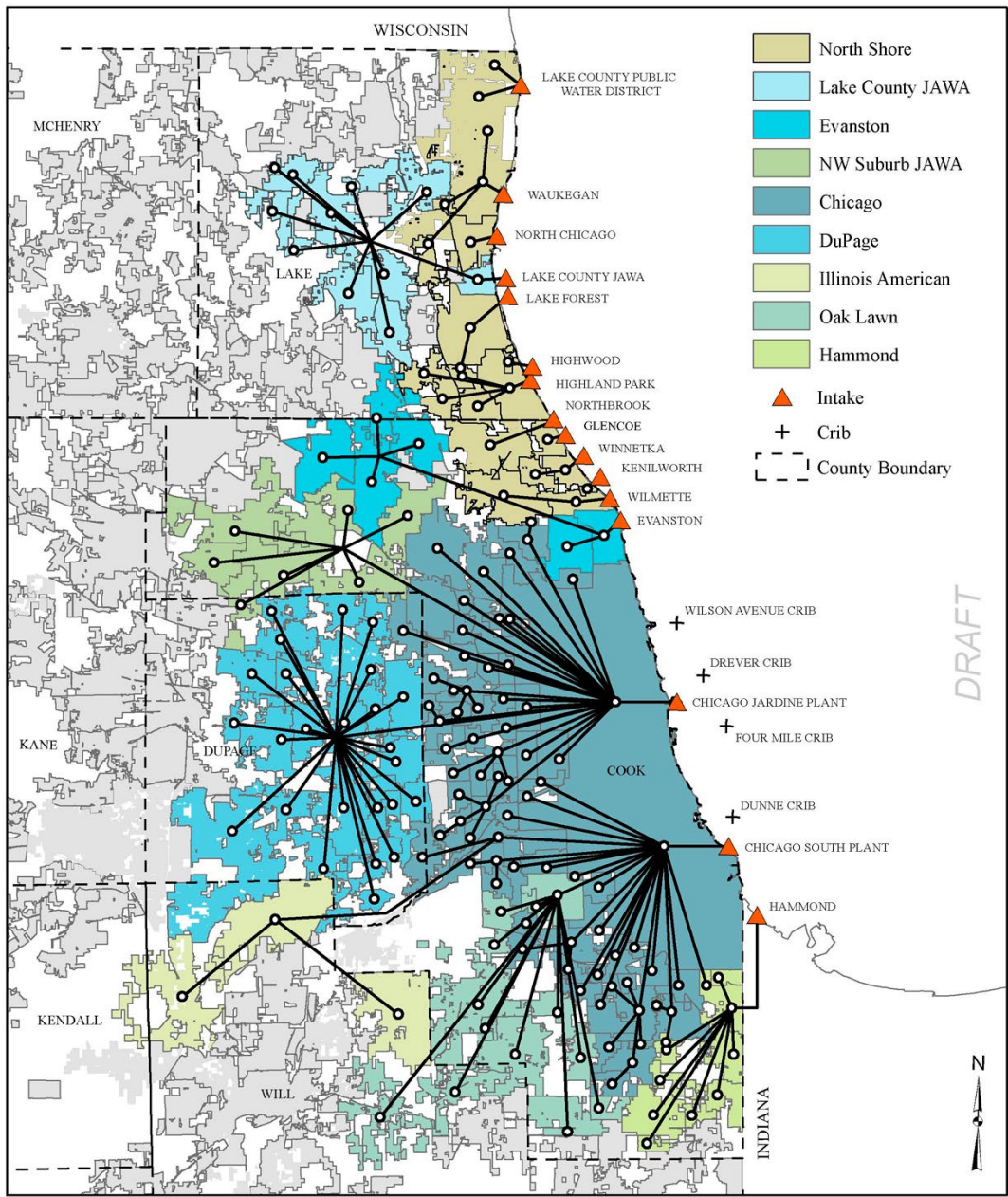


# 2025 Economic Development



Building Layout Remains the Same as Schematic Design with minor space adjustments

Total SF Unchanged Since the Design Development Phase



DISTRIBUTION NETWORK OF LAKE MICHIGAN WATER IN 2012

Prepared by:

Daniel R. Hadley and George S. Roadcap

# Project Updates



- ❑ Deep water aquifer being depleted across northern Illinois
- ❑ Yorkville, Oswego, and Montgomery joined the DuPage Water Commission in 2024
- ❑ Connection expected in 2028
- ❑ ~\$400m total project over the next 5-10 years; Yorkville's portion is ~\$140m
- ❑ Rate proposals set to be discussed this month by City Council
  - Original projections were for average home water use cost to go from ~\$72 per month to ~\$95 per month

# Project Updates

---



- ❑ Route determined, and land acquisition ongoing
  - ❑ System will connect in Grande Reserve and near Route 126 and Route 71
  - ❑ \$100m+ federal WIFIA loan secured, working towards loan closing in Q3 2025
  - ❑ ~\$25m watermain replacement program accelerated and almost complete
  - ❑ Places of eating tax imposed Jan 1, 2024
    - Allowed the City to defer a 15-20% water rate increase last year
-

# Project Updates

---

## □ Route 47

### ■ Galena to Kennedy Road

- Funded for construction, but currently in detailed design phase
- Land acquisition ongoing

### ■ Cross St in Sugar Grove to Galena Road in Yorkville

- Funded for construction, expected to be put out to bid very soon
  - Construction expected to take almost 3 years
  - Bristol Bay subdivision will receive two new street extensions to Route 47
-

# Project Updates

---

## □ Route 47

### ■ Route 71 to Caton Farm Road

- Funded for construction, but currently in detailed design phase
  - Land acquisition ongoing
  - Tentative word from IDOT is that this section may begin towards the end of the Cross St – Galena construction
-

# Project Updates

---

- ❑ Watermain replacement
    - Old town, southwest quadrant – S Main, Morgan, Hydraulic, Madison, Washington, etc.
    - Some work will include replacement sidewalks
  
  - ❑ Entire subdivisions being repaved
    - Bristol Bay
    - Prairie Meadows
    - Heartland Circle
-



# Project Updates

---

- City received a bond rating upgrade from Fitch Ratings in August 2024
    - Upgrade from AA to AA+
    - Next highest rating is AAA
-



## □ Schedule of Events

- All events will be held on Saturday, March 15
- RUN S.O.B. RUN 5K - *9 a m*
- Lucky Leprechaun Hunt - *9 a m - Noon*
- Live Music by Procession Brass Band - *10 - 11 a m*
- Irish Parade - *11 a m*
- Clover Court Contest - *Immediately following the Irish Parade*
- Food and Drink Specials & Live Music Performances - *At various businesses throughout the day*

# Questions or comments?

---

Bart Olson

City Administrator

630-553-8537 direct

630-308-0582 cell

[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)

---