**Project Description:**

The City of Yorkville would like to embark on an industrial development feasibility study, similar to a retail gap analysis study. Yorkville sits in a unique position within the County. Yorkville is approximately 20.5 square miles, many of that acreage is undeveloped. One of the City Council’s goals, year-after-year, is to recruit appropriate industrial and manufacturing businesses to the City. With recent funding allocations in transit extending to Kendall County, it is imperative to begin this planning effort now. We are also in the process of working with BNSF to become a BNSF Certified Site community on a national level. Some of our prime vacant properties lie along the railroad lines within the city. Because of this, it is a unique opportunity to begin moving forward with this effort. This study will meet the prosperity implementation plan within CMAP’s ON To 2050 priorities. It mimics the key strategy within the plan to support development of the City of Yorkville to help implement a regional economic growth strategy. As stated in the On To 2050 Plan, Yorkville is trying to achieve the action, “to develop a shared vision for the regional economy that articulates our strongest economic assets and competitive advantages in support of regional marketing and branding.” The City foresees this program helping with the analysis and strategy development.

This study will help assess supply and demand for industrial lands, evaluate site options and possibly develop operational plans for selected sites. It could also help to outline development of future industrial parks and provide a set of recommendations with implementation strategies. The study may include a market analysis, a review of possible land sites, an analysis of the economic impacts of future development, review and outline of the industry expectations and discussion of the overall feasibility of such sites. This will culminate with the recommendations and implementation strategies of the sites within the city. This will allow the City to capitalize on the competitive advantages that are coming to the region and will allow for the city to better position itself to meet the growing demands of future industrial users. The City is willing to be a fiscal partner for this plan, as shown with the execution of the previous LTA assistance we have been given.

**Project Location:** The United City of Yorkville is approximately 55 miles southwest of Chicago in Kendall County, IL.