



United City of Yorkville 2009 Zoning Ordinance Update

**Zoning Commission
Meeting #1**
March 25, 2009

Introductions



Zoning Commission Members:

- Michael Crouch, Chairman
 - Jeff Baker
 - Greg Mullen
 - Ralph Pfister
 - Gary Neyer
 - Phil Haugen
 - Pete Huinker
 - Al Green
- Plan Commission
 - Zoning Board of Appeals
 - Chamber of Commerce
 - YBSD
 - Architect/Builder/Developer
 - Banker/Financial
 - Engineer
 - Green Committee

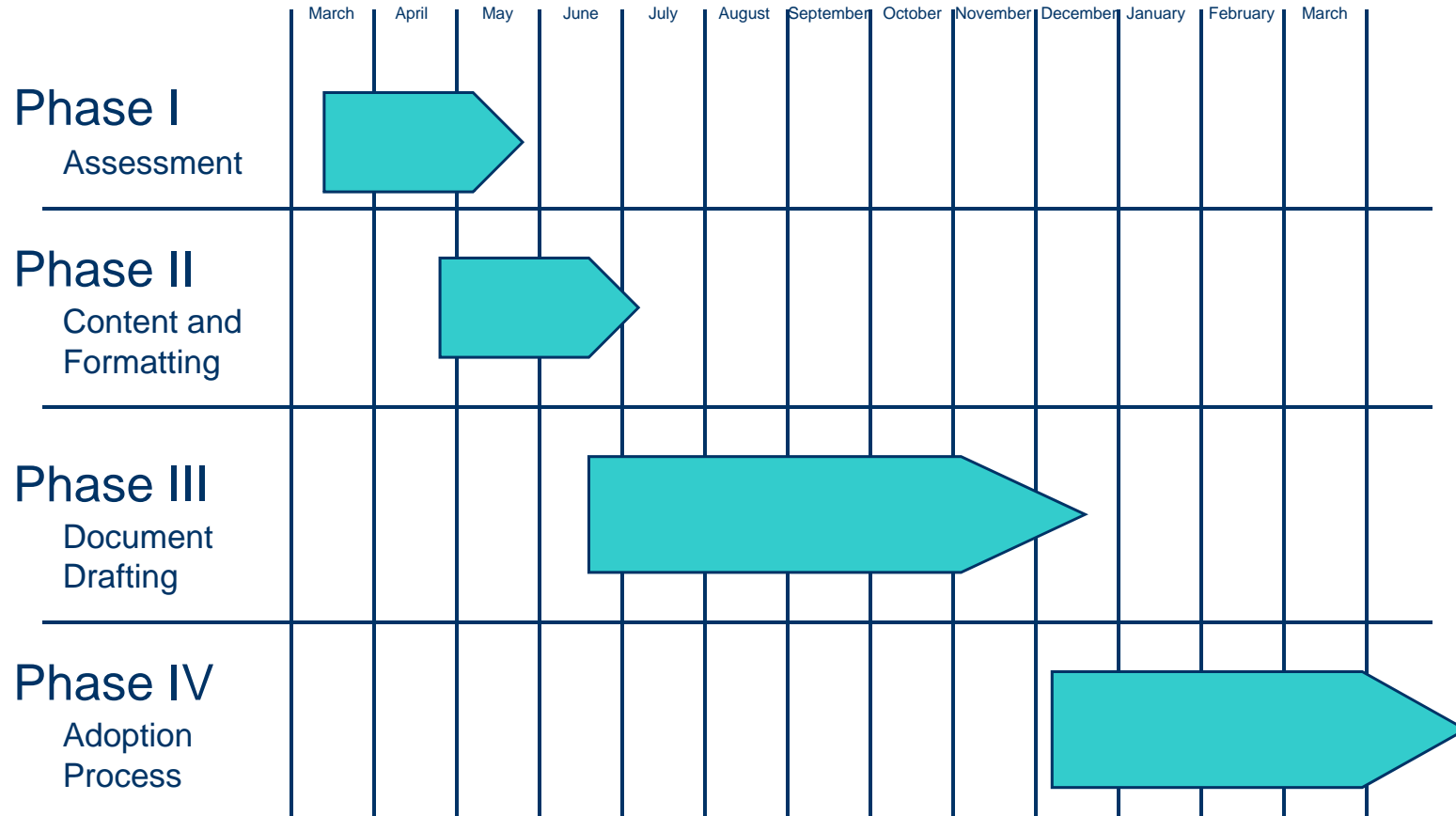
The Task of the Zoning Commission

Revise and update the City's Zoning Ordinance

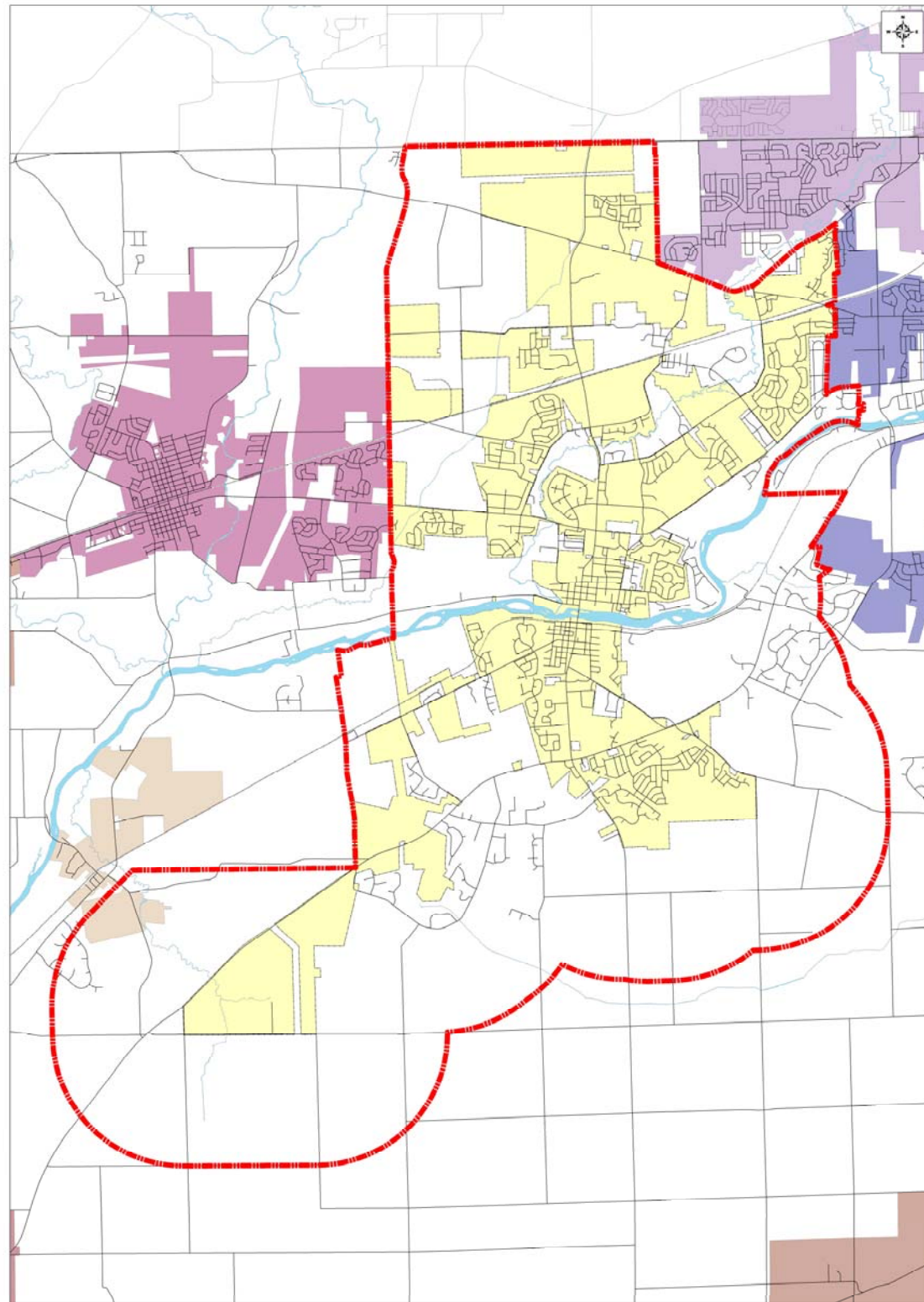
The Role of the Zoning Commission

- **Prepare Zoning Ordinance Recommendations**
- **Conduct Public Hearing(s)** as necessary to allow the public to review and comment on the recommended updates
- **Present a final recommendation to the City Council** for consideration

Draft Timeline



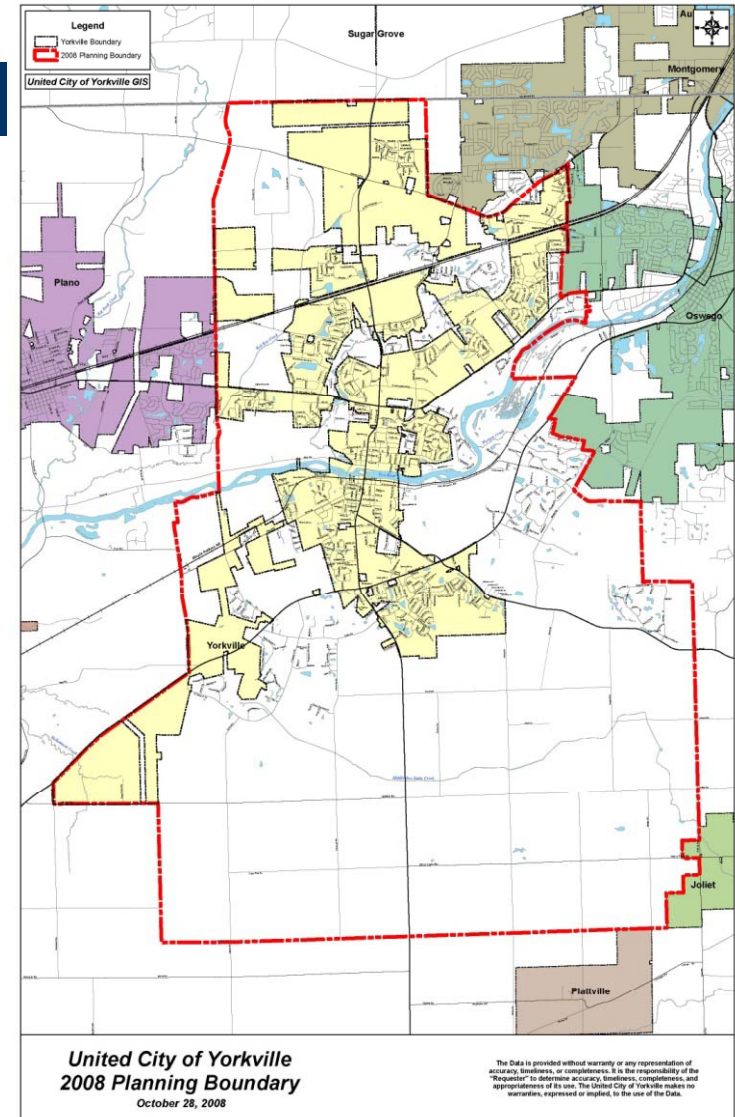
Zoning 1.5 Mile Jurisdiction



The Updated Comprehensive Plan

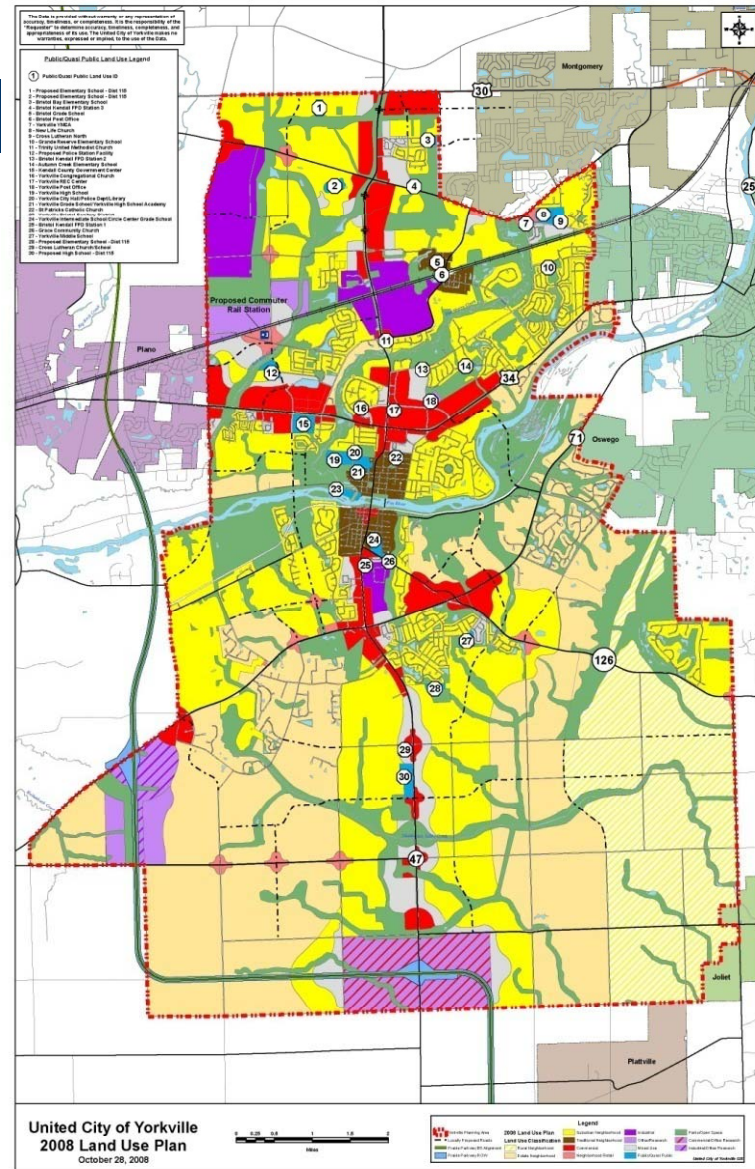
Planning Area

- North – US 30
 - East – Boundary Agreements/Grove Rd.
 - South – Helmar Rd.
 - West – Eldamain Rd./Highpoint Rd.
- 74.6 Square Miles



The Updated Comprehensive Plan

- Approved October 28, 2008
- Includes Goals and Objectives specific to the City Zoning Ordinance
- Created new Future Land Use Classifications



The Updated Comprehensive Plan

- Natural Resource Goal 2:

Preserve changes in elevation, and the scenic viewsheds provided by them, within Yorkville's planning area.

- Objective 2.1:

“Set height limitations for new or renovated buildings within downtown Yorkville in the zoning ordinance to provide a step back of building heights from the Fox River.”

The Updated Comprehensive Plan

- Natural Resource Goal 4:

Preserve, enhance, and/or re-establish existing natural areas

- Objective 4.3:

“Amend United City of Yorkville’s Zoning Ordinance to include a tree protection ordinance which addresses a tree inventory program, street tree replacement program, tree monitoring program, and/or preservation of significant trees/wooded areas.”

The Updated Comprehensive Plan

- Land Use Goal 1:

Encourage high quality, distinct and creative development which reinforces and unifies the identity of Yorkville.

- Objective 1.4:

“Encourage the development of use-oriented districts, including, but not limited to, a medical district, entertainment district, downtown/mixed use district, town center district, office/research district, cultural district, age-restrictive residential, and a recreation district, in Yorkville’s planning area.”

The Updated Comprehensive Plan

- Land Use Goal 1:

Encourage high quality, distinct and creative development which reinforces and unifies the identity of Yorkville.

- Objective 1.5:

“Encourage commercial development in the form of nodes around intersections and not strip development along roadways in order to limit access onto arterial roadways to ease traffic congestion and for aesthetic considerations.”

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional

- Low density detached single-family
Less than 0.5 units/acre
- Areas generally:
- have existing limitations regarding water/sewer
 - characterized by substantial open spaces
 - agricultural in nature

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional



Low density detached single-family
Less than 1.75 units/acre

Areas generally:

- have existing limitations regarding water/sewer
- characterized by substantial open spaces

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional



Single-family detached
**Less than 1.5 - 2.25
units/acre**

- Developments above 2.0 density to comply with City's Design Guidelines

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional



Single-family detached and attached

- To be consistent with existing densities in the downtown area

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional

Retail, Service, Restaurant and Entertainment uses.

- Generally located near and along major roadway corridors with emphasis at nodes where corridors intersect.

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional



Service oriented retail establishments

- Intended to serve residents within the immediate area.
- Smaller-scale development than Commercial areas.

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional



Manufacturing, assembly, wholesale and warehouse uses

- Require adequate transportation services.
- Located as to not be a nuisance to residential uses.

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional



Office and Light Manufacturing Uses

- Intended to be large office park settings.
- Provide for facilities for research, testing and product development.

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional

Mixture of residential, office and open space use.

- Density to not exceed 3.5 units/acre.
- Office uses to be small scale and able to integrate and coexist with residential uses.

The Updated Comprehensive Plan

Land Use Classifications

Land Use
Rural Neighborhood
Estate Neighborhood
Suburban Neighborhood
Traditional Residential Neighborhood
Commercial
Neighborhood Retail
Industrial
Office and Research
Mixed Use
Institutional

Public and Quasi-Public uses as well as Park and Open Space uses.

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	
Estate Neighborhood	
Suburban Neighborhood	
Traditional Residential Neighborhood	
Commercial	
Neighborhood Retail	
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	
Suburban Neighborhood	
Traditional Residential Neighborhood	
Commercial	
Neighborhood Retail	
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	
Traditional Residential Neighborhood	
Commercial	
Neighborhood Retail	
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	
Commercial	
Neighborhood Retail	
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	
Neighborhood Retail	
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	B-2 General Business to B-3 Service Business
Neighborhood Retail	
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	B-2 General Business to B-3 Service Business
Neighborhood Retail	B-1 Limited Business to B-2 Service Business
Industrial	
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	B-2 General Business to B-3 Service Business
Neighborhood Retail	B-1 Limited Business to B-2 Service Business
Industrial	M-1 Limited Manufacturing to M-2 General Manufacturing
Office and Research	
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	B-2 General Business to B-3 Service Business
Neighborhood Retail	B-1 Limited Business to B-2 Service Business
Industrial	M-1 Limited Manufacturing to M-2 General Manufacturing
Office and Research	Office
Mixed Use	
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	B-2 General Business to B-3 Service Business
Neighborhood Retail	B-1 Limited Business to B-2 Service Business
Industrial	M-1 Limited Manufacturing to M-2 General Manufacturing
Office and Research	Office
Mixed Use	PUD Planned Unit Development
Institutional	

The Updated Comprehensive Plan

Land Use vs. Zoning Classifications

Land Use	Zoning Classification
Rural Neighborhood	E-1 Estate Residential
Estate Neighborhood	E-1 Estate Residential to R-1 Residential
Suburban Neighborhood	R-1 Residential to R-2 Residential
Traditional Residential Neighborhood	R-2D Duplex to R-3 and R-4 Residential
Commercial	B-2 General Business to B-3 Service Business
Neighborhood Retail	B-1 Limited Business to B-2 Service Business
Industrial	M-1 Limited Manufacturing to M-2 General Manufacturing
Office and Research	Office
Mixed Use	PUD Planned Unit Development
Institutional	<i>depends in type of institution</i>

Assessment Report

- Part I – Statutory Powers/Purpose
- Part II – Summary of Deficiencies

The Next Meeting

- Set Schedule –

- Monthly?

- Regular Date/Time?