



United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350

Meeting Summary

Zoning Ordinance Commission

Wednesday March 25, 2009
Yorkville City Hall Council Chambers
800 Game Farm Road

ATTENDEES:

Mike Crouch, Zoning Ordinance Commission Chair, Plan Commission
Jeff Baker, Zoning Board of Appeals
Greg Millen, Chamber of Commerce
Ralph Pfister, Yorkville Bristol Sanitary District
Gary Neyer, Residential Developer
Phil Haugen, Banker
Pete Huinker, Engineer
Al Green, Yorkville Green Committee

Travis Miller, Director United City of Yorkville Community Development Department
Stephanie Boettcher, Senior Planner, United City of Yorkville Community Development Department
Anna Kurtzman, Zoning Coordinator, United City of Yorkville Building and Safety Department

MEETING SUMMARY

Mike Crouch, Chair of the Zoning Commission, called the meeting to order at 7:00 pm. He welcomed all for attending and gave each member the opportunity to introduce himself. Travis Miller then went through a series of power point slides (attached to the meeting summary).

Travis explained the task of the commission, which is to review the current zoning ordinance, and as a part of that revisions and updates will most likely be recommended. This is the Commission's charge. He then explained the role of the Commission, which is to prepare zoning ordinance recommendations, conduct at least one public hearing, and present the recommendations to City Council. Travis explained that upon presenting these recommendations to the City Council, the Council may request the Commission to make revisions and resubmit them. Staff has recommended dividing the Zoning Ordinance Update into four phases. The first phase is the assessment phase which should take the first 3 months. The second phase is content and formatting. The third phase is document drafting which is the bulk of the process. Finally, the fourth phase is adoption. Staff is projecting the whole update to take approximately one year.

Travis then explained jurisdictional authority of the City. That the City has limited zoning and

development jurisdiction within 1.5 miles of the City limits; however the County does still have ultimate authority. The County provides the City with a courtesy review of all development and subdivision petitions within 1.5 mile of Yorkville's limits. Jeff Baker asked Travis to explain why all areas on the map did not have a 1.5 mile buffer. Travis explained that this is a result of boundary agreements.

Travis then spoke about the Comprehensive Plan, which was approved in October 2008. He stated that the Comprehensive Plan is a broad document, a tool to guide future land use decisions. In relation to the Comprehensive Plan, the Zoning Ordinance is the best way to implement it, as it is a tool for the present. Ralph Pfister questioned why the planning area for the Comprehensive Plan is larger than the facilities planning area for the Yorkville Bristol Sanitary District. Miller explained that some areas could be serviced by Fox Metro Sanitary District, such as Grand Reserve Subdivision. Miller also explained that the Comprehensive Plan recommended very low density residential in the southeastern part of the planning area.

Travis then went through the goals and objectives of the comprehensive plan which specifically related to the zoning ordinance. The first goal and objective addressed height limitations to the buildings along the Fox River. Miller explained that currently in the downtown, building heights are restricted to 35', while other commercial areas in the City have a maximum height of 80'. Greg Millen questioned if this was a good idea to limit downtown building height. He gave the example that there is limited space for parking downtown and that it, typically, is not financially feasible to do underground parking. So developers are left to utilize some of their first floors for parking. The height limitations this greatly lessens the amount of leasable space. A question was raised if the zoning ordinance can establish special districts? Miller explained that yes the zoning ordinance can establish districts such as a historic district and an overlay district.

Miller then went through the land use classifications established by the comprehensive plan and gave a comparison to the current zoning classifications. Miller pointed out that land use classifications are not a mirror of zoning classifications. Pete Huinker asked about alternative site designs, such as clustering of houses to allow for more open space, and how are they handled currently. Mike Crouch said these types of applications are typically handled as a PUD, as it allows for creativity. Crouch then mentioned the slate is now clean so it is something to discuss. The commission can reevaluate why a PUD zoning is used and if it is used the most appropriate way. Pfister asked if any properties in Yorkville were zoned M-2. Anna Kurtzman replied there were no M-2 zoned areas. Pfister suggested that they should review the waste stream of a manufacturer to determine if it is an M-1 or M-2 zoned property. The current zoning classification, Floodplain, was discussed. It was concluded that given the Floodplain Ordinance which is a part of the municipal code, and that the FEMA floodplain maps continually change and that a floodplain zoning district is not necessary.

Miller then led the Commission through the assessment reports. Miller also spoke to the different styles of zoning ordinances. The standard style is Euclidean which regulates uses by classification in separate districts. Performance zoning establishes performance standards as opposed to regulating the type of use. This provides more creativity, but does have a sense of the unknown because the zoning ordinance doesn't specifically list the allowed uses. Form based zoning focuses on the appearance of a structure as opposed to the use. Form based was

identified as a potential way to handle mixed use development as opposed to a PUD. Kurtzman also mentioned that a zoning ordinance doesn't have to be one type or the other. It could be a hybrid of the three.

Gary Neyer mentioned that he was in favor of orderly regulation of development. He said that he would prefer the ordinance offer incentives as opposed to mandates. A good example of this is affordable housing. That in order to achieve the goals of the community, the City should offer incentives. An example of an incentive would be a density bonus.

The next meeting was set for Wednesday April 29th at 7:00 pm, which is the 5th Wednesday. However, the rest of the meetings will continue to be on the 4th Wednesday of the month. The Commission is to go through the assessment report prepared by Staff and the current zoning ordinance. The next meeting the Commission will discuss any missing information, potential disagreements with the assessment, and also identify good things with the current ordinance. Questions from the Commission members can be directed to Staff from now until the meeting.

Minutes submitted by Stephanie Boettcher



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

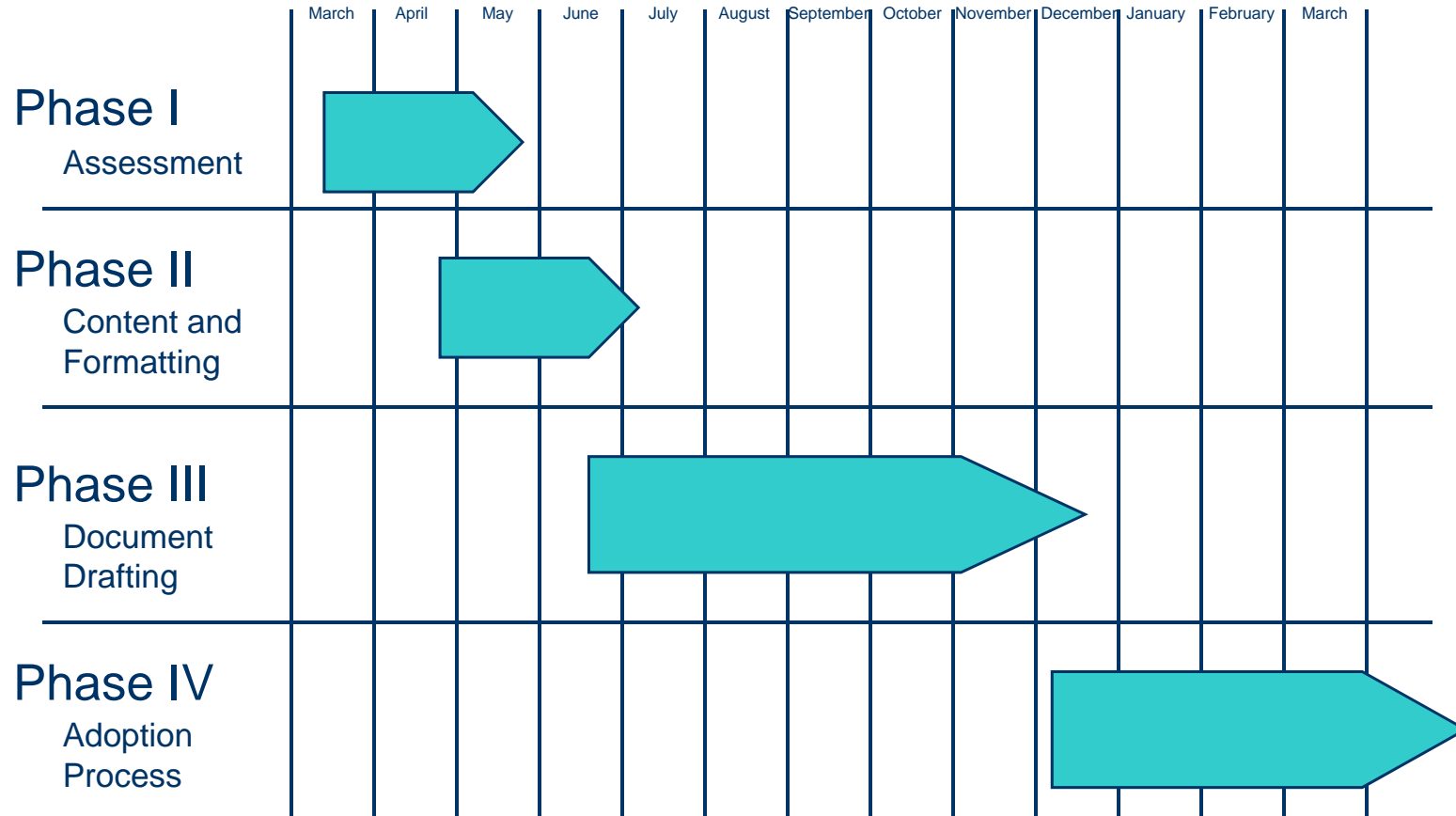
The Task of the Zoning Commission

Revise and update the City's Zoning Ordinance

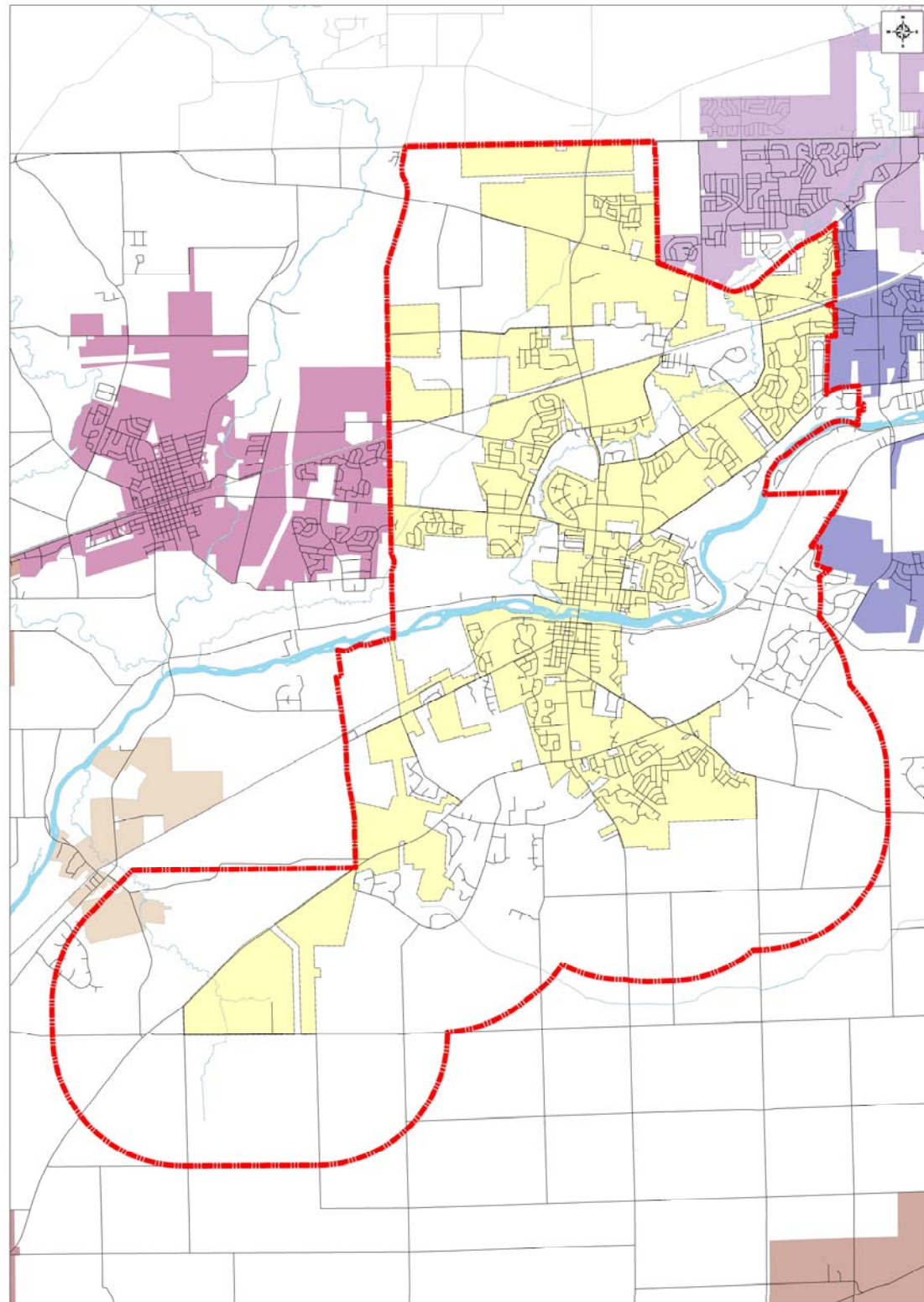
The Role of the Zoning Commission

- **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



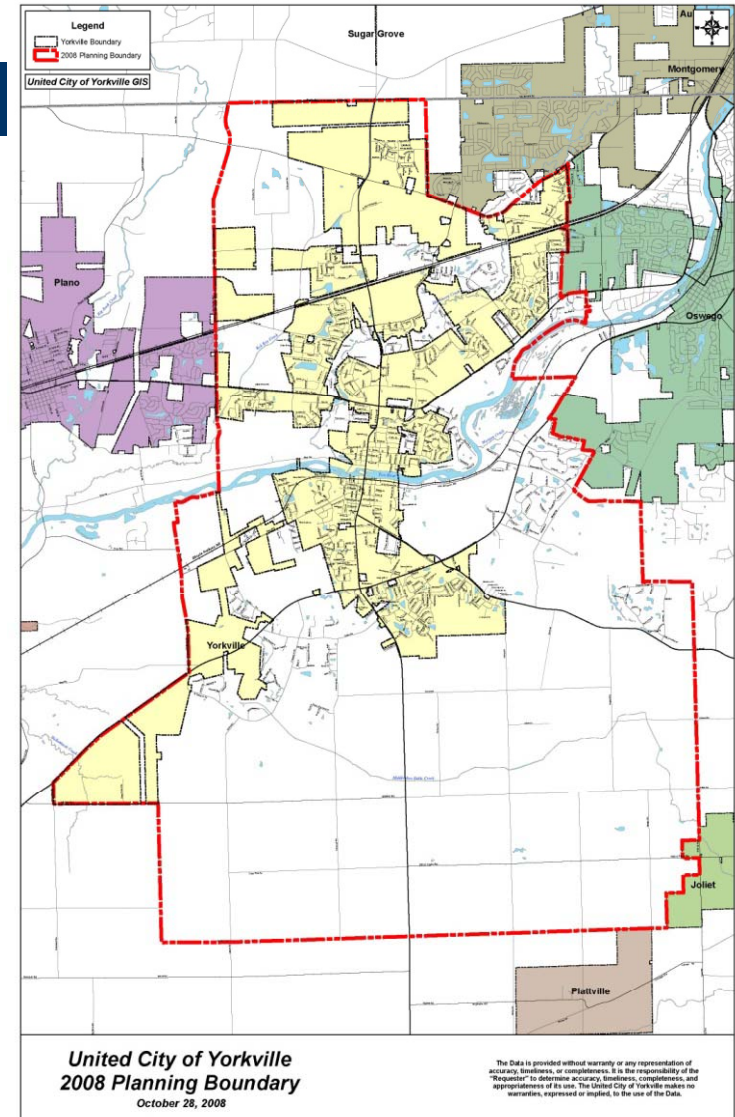
Zoning 1.5 Mile Jurisdiction



The Updated Comprehensive Plan

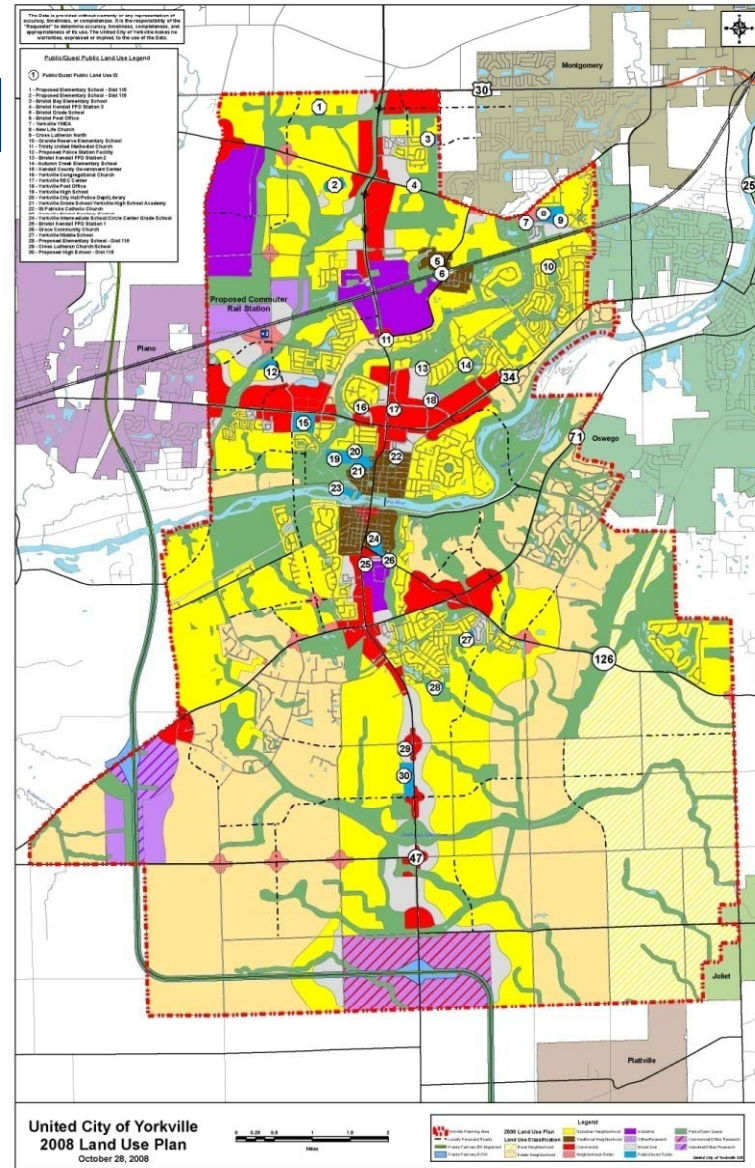
Planning Area

- 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?