



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### PLAN COMMISSION

### AGENDA

Wednesday, May 11, 2016

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: April 20, 2016

Citizen's Comments

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#### Public Hearings

#### Old Business

#### New Business

1. **PC 2016-09** Mathre 1916, LLC, petitioner, has filed an application with Kendall County seeking an A-1 Special Use on 5 acres to operate a banquet facility within an existing 3,728 square foot accessory building and request for a variance to operate a banquet facility located on a non-collector roadway. The property is located at 13889 Hughes Road in Fox Township.

**- Action Item**

1 ½ Mile Review (Special Use)

2. **PC 2016-10** Joe Gomoll, petitioner, has filed an application with Kendall County seeking an A-1 Special Use on 15.5 acres to produce and sell food items utilizing crops grown on the property and in combination with crops grown off-site in addition to ancillary items produced off-site. The property is located at 10151 Lisbon Road in Fox Township.

**- Action Item**

1 ½ Mile Review (Special Use)

3. **PC 2016-11** Whitetail Ridge Golf Club, LLC, petitioner, has filed an application with Kendall County seeking an A-1 Special Use on 17 acres to operate a banquet facility for weddings. The property is located at 9111 Ashley Road in Kendall Township.

**- Action Item**

1 ½ Mile Review (Special Use)

#### Additional Business

1. City Council Action Updates

The following items were presented to the City Council on April 26, 2016.

- a. **PC 2016-05** BBB Farms LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.
- b. **PC 2016-06** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts.
- c. **PC 2016-07** Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.

## **Adjournment**

**DRAFT**

**UNITED CITY OF YORKVILLE  
SPECIAL PLAN COMMISSION**

**City Council Chambers  
Wednesday, April 20, 2016 7:00pm**

**Meeting Called to Order**

Chairman Randy Harker called the meeting to order at 7:00pm.

**Roll Call**

Roll call was taken and a quorum was established.

Deborah Horaz-yes, Reagan Flavin Goins-yes, Richard Vinyard-yes, Randy Harker-yes

Absent: Michael Crouch, Charles Kraupner

**City Staff**

Krysti Barksdale-Noble, Community Development Director

Mr. Chris Heinen, City Planner

Nicole Kathman, Administrative Intern

**Other Guests**

Christine Vitosh, Depo Court Reporter      Tom Gilmour, Kylyn Ridge

Craig Bornemann, BBB Farms                      Kent Bateman, BBB Farms

Terry Richards, Yorkville Business Center      Kelly Helland, Attorney

**Previous Meeting Minutes** February 10, 2016

The minutes were approved on a motion by Ms. Horaz and second by Ms. Goins. Roll call vote: Horaz-yes, Goins-yes, Vinyard-yes, Harker-yes. Passed 4-0.

**Citizen's Comments** None

**Public Hearings**

Chairman Harker explained the process for the Public Hearing and swore in those who would present testimony. He noted there had been changes to the agenda with only three Public Hearings instead of four.

- 1. PC 2016-05 BBB Farms, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.**

**2. PC 2016-06 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts.**

**3. PC 2016-07 Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.**

**4. PC 2016-08 Tairi Grace, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Commercial/Trade School for a private, non-profit school with an emphasis on holistic health education within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 319 E. Van Emmon Road, in Yorkville, Illinois.**

Chairman Harker noted this petition had been withdrawn and the letter of withdrawal from Tairi Grace will be entered into the record.

A motion was made by Ms. Goins to enter into the Public Hearings. It was approved on a voice vote.

*(See Court Reporter's Transcript for a record of the proceedings of all Public Hearings)*

Following all testimony, a motion was made at approximately 7:18 pm by Ms. Horaz and seconded by Ms. Goins, to close the Public Hearings.

Roll call: Goins-yes, Vinyard-yes, Horaz-yes, Harker-yes. Passed 4-0.

**Old Business** None

**New Business**

**1. PC 2016-05 BBB Farms (see #1 above)**

**Action Item**

Rezoning

There was no discussion and Commissioners Vinyard and Goins moved and seconded, respectively, to approve this petition with the following motion:

In consideration of testimony presented during a Public Hearing on April 20, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated March 30, 2016.

Ms. Noble also stated the petition has added their responses to the Standards into the record and all Commissioners agreed with adding them.

Roll call: Vinyard-yes, Horaz-yes, Goins-yes, Harker-yes. Passed 4-0.

## **2. PC 2016-06 Text Amendment (see #2 above)**

Ms. Horaz questioned why M-2 would be included as an approved location for the schools as defined. Ms. Noble said the zoning district is cumulative in nature and would be allowed in both M-1 and M-2 unless the Commission recommends a change.

### **Action Item**

#### Text Amendment

A motion was made and seconded by Mr. Vinyard and Ms. Goins, respectively, to approve the text amendment as follows:

In consideration of testimony presented during a Public Hearing on April 20, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts, subject to staff recommendations and conditions in a memo dated March 31, 2016.

Roll call: Horaz-yes, Goins-yes, Vinyard-yes, Harker-yes. Passed 4-0.

## **3. PC 2016-76 Terry Richards (see #3 above)**

Chairman Harker noted that he liked the new layout and the additional landscaping and Ms. Horaz commented it is an improvement.

### **Action Item**

#### Special Use

A motion was made by Mr. Vinyard and seconded by Ms. Goins, as follows, to approve the petition:

In consideration of testimony presented during a Public Hearing on April 20, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated March 31, 2016.

Roll call: Goins-yes, Vinyard-yes, Horaz-yes, Harker-yes. Passed 4-0.

### **Additional Business**

#### **1. City Council Action Updates**

Mr. Heinen reported the Law Office and Unified Church were both approved and the Law Office is now open.

The city will be hosting two Comprehensive Plan workshops on May 12<sup>th</sup> at different locations and citizen feedback is invited. The revised Plan should come to the Plan Commission in June or July. The workshop flier will be sent to all Commission members.

Ms. Noble said the EDC will be discussing a joint Plan Commission and Zoning Board of Appeals and a recommendation will be made to the Council. Commission members will be informed of the decision.

### **Adjournment**

There was no further business and the meeting was adjourned at 7:31pm on a motion by Ms. Horaz and second by Ms. Goins. All in favor.

Transcribed by  
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS  
SPECIAL PLAN COMMISSION MEETING  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, April 20, 2016  
7:00 p.m.

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PRESENT:

Mr. Randy Harker, Chairman,  
Ms. Deborah Horaz,  
Ms. Reagan Flavin Goins,  
Mr. Richard Vinyard.

ALSO PRESENT:

Ms. Krysti Noble, Community Development  
Director,  
Mr. Chris Heinen, City Planner,  
Ms. Marlys Young, Minute Taker.

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1 (The following  
2 proceedings were had in  
3 public hearing:)

4 CHAIRMAN HARKER: Moving into the public  
5 hearing portion of the meeting, okay, there's  
6 been some late last-minute changes here, so there  
7 is only three items on the agenda, so there are  
8 three items on the public hearing for tonight's  
9 Plan Commission meeting.

10 The purpose of these hearings is to  
11 invite testimony from the public regarding the  
12 proposed requests that are being considered  
13 before the Plan Commission tonight.

14 Public testimony from persons  
15 present may speak for the request or against the  
16 request, or have any questions for the  
17 petitioner.

18 Those persons wishing to testify are  
19 asked to speak clearly one at a time, state your  
20 name and who you represent, if anyone. You are  
21 also asked to sign in at the podium if you  
22 haven't already done so tonight.

23 If you plan to speak during  
24 tonight's public hearing as a petitioner, as a

1 member of the public, please stand, raise your  
2 right hand and repeat after me.

3 Anybody?

4 (Witnesses sworn.)

5 CHAIRMAN HARKER: All right. The order  
6 that this -- we're going to take the testimony is  
7 as follows: The petitioner is going to give  
8 their presentation first and then all those that  
9 are in favor of the request and then those that  
10 are in opposition to the request, and then  
11 questions from the Plan Commission.

12 May I have a motion to open the  
13 public hearing on petition number PC 2016-05?

14 MS. GOINS: So moved.

15 MR. VINYARD: Second.

16 CHAIRMAN HARKER: Okay. BBB Farms, LLC,  
17 petitioner, has filed an application with the  
18 United City of Yorkville, Kendall County,  
19 Illinois, requesting rezoning approval from R-2,  
20 Single-Family Traditional Residence District to  
21 A-1, Agricultural District.

22 The real property is located on Fox  
23 Road, between Pavilion Road and Ford Drive in  
24 Yorkville, Illinois.

1 Do we need a roll call?

2 MS. NOBLE: You can.

3 CHAIRMAN HARKER: All those in favor of  
4 opening?

5 (A chorus of ayes.)

6 CHAIRMAN HARKER: Opposed?

7 (No response.)

8 CHAIRMAN HARKER: Okay. Is the  
9 petitioner ready, here? Present?

10 MR. BORNEMAN: Yeah.

11 CHAIRMAN HARKER: Go ahead, step over to  
12 the podium.

13 MR. BORNEMAN: Oh, I'm sorry.

14 CRAIG BORNEMAN,  
15 having been first duly sworn, testified from the  
16 podium as follows:

17 MR. BORNEMAN: My name is Craig  
18 Borneman. I'm representing BBB Farms with my  
19 brother-in-law, Kent Bateman. We bought it  
20 with -- along with my parents.

21 We just bought the farm in February,  
22 and since it's zoned residential and it's --  
23 agriculture is not conforming and we intend on  
24 farming it, and in ten years, in 2026, we'd have

1 to ask the City if we could continue to farm, we  
2 just want to eliminate that process and rezone it  
3 to A-1, so...

4 CHAIRMAN HARKER: Okay. Anybody here  
5 who would like to speak in favor of the request?

6 (No response.)

7 CHAIRMAN HARKER: Okay. Anybody here to  
8 speak in opposition of the request?

9 (No response.)

10 CHAIRMAN HARKER: If not, does  
11 anybody -- Do we have any questions for --  
12 regarding that?

13 MS. GOINS: No.

14 MS. HORAZ: Does Tom want to say  
15 something?

16 CHAIRMAN HARKER: Go ahead, come over to  
17 the podium, please.

18 TOM GILMOUR,  
19 having been first duly sworn, testified from the  
20 podium as follows:

21 MR. GILMOUR: My name is Tom Gilmour. I  
22 am a resident of the city of Yorkville, 2302  
23 High Ridge Lane, and not for or against. I have  
24 one question I would like to ask the petitioner

1 and the board itself.

2 I'm curious -- and maybe you can  
3 help me, someone, with some information -- my  
4 understanding is when a property is annexed for  
5 development that it's taxed at ag rate until the  
6 parcels are actually sold and developed.

7 Is that true?

8 MS. NOBLE: That's a question for the  
9 county assessor, not for the city. We don't --

10 ALDERMAN GILSON: Yes, it really does.  
11 I am leading up to it, Krysti.

12 MS. NOBLE: Okay.

13 ALDERMAN GILSON: Is it or isn't it?

14 MS. NOBLE: I'm not a tax assessor, we  
15 can't --

16 MR. GILMOUR: The petitioner, do you  
17 guys know? You are taxed at ag rate right now?

18 MR. BORNEMAN: I believe it's taxed at  
19 ag.

20 ALDERMAN GILSON: Here's my question:  
21 Why would you want to, if you're only being taxed  
22 at ag, forfeit the status of the pre-approved  
23 zoning when you bought the property and revert it  
24 back to ag? I don't get it.

1 MR. BORNEMAN: Because I don't want to  
2 have to ask for permission to farm it, I want to  
3 be able to farm it.

4 MR. GILMOUR: They haven't had to ask  
5 permission for the number of years that I've  
6 lived across the street from it. They've been  
7 fine with it since the annexation.

8 MR. HEINEN: As part of the annexation  
9 amendment which was approved on May 26th of 2015,  
10 that repealed all of the entitlement rights on  
11 that property and just left the underlying zoning  
12 of R-2.

13 As part of that ordinance, the  
14 farming use is actually a legal non-conforming  
15 use per that annexation agreement amendment, so  
16 basically when that annexation agreement runs out  
17 August 7, 2026, any non-conforming use has to  
18 cease, so they can't farm that property.

19 They're coming back in to zone that  
20 back to ag to eliminate that legal non-conforming  
21 status.

22 MR. GILMOUR: I understand completely,  
23 and I can actually say that knowing the  
24 Bornemans, they're excellent farmers and nobody

1       could be a better owner of the property than  
2       these guys.  So that's all I wanted to know.

3               MR. BATEMAN:  Thank you, Tom.

4               MR. GILMOUR:  You bet.

5               CHAIRMAN HARKER:  All right.  Okay.

6       We're going to move on to public hearing number  
7       two here, which is PC 2016-06, the United City of  
8       Yorkville, Kendall County, Illinois, petitioner,  
9       is proposing a text amendment to Chapter 6:  
10      Pertaining to -- permitted and special uses in  
11      the zoning ordinance to identify commercial  
12      school, trade school as special uses in an M-1  
13      Limited Manufacturing and M-2 General  
14      Manufacturing Districts, and proposing a text  
15      amendment to Chapter 2:  Rules and definitions in  
16      the zoning ordinance to redefine the definition  
17      of trade school to, "A school established to  
18      provide for the teaching of academic, industrial,  
19      clerical, managerial, artistic skills, or  
20      alternative education.  This definition applies  
21      to schools that are owned and operated privately  
22      for profit or non-profit and that may offer a  
23      complete education curriculum."

24                       This text amendment will provide

1 regulations for the establishment and operation  
2 of such uses in these zoning districts.

3 MR. HEINEN: Okay. As part of the  
4 zoning ordinance rewrite that was approved, trade  
5 schools were really minimally defined, commercial  
6 schools weren't really defined as part of that  
7 process.

8 Since that time Staff has been  
9 approached by an individual looking to  
10 incorporate an alternative-type school in a  
11 manufacturing district, in an M-1 District.

12 Staff did some research on the  
13 definitions as well as how other municipalities,  
14 surrounding municipalities, viewed these types of  
15 uses.

16 As you can see in the memo outlined,  
17 a majority of them either permitted it or they  
18 were a special use, only one did not permit it,  
19 and that was Plainfield, so Staff decided to go  
20 ahead and pursue the special use, which would  
21 allow the Plan Commission as well as City Council  
22 to review each case on an individual basis for  
23 parking requirements, utilities, traffic, things  
24 of that nature, that typically an alternative



1 Moving on to the third item on  
2 tonight's agenda, it's PC 2016-07, Terry  
3 Richards, petitioner, has filed an application  
4 with the United City of Yorkville, Kendall  
5 County, Illinois, requesting to amend a special  
6 use approval for a public storage facility  
7 pursuant to Chapter 6, Table 10.06.03 of the  
8 Yorkville Zoning Ordinance.

9 The amendments to the special use  
10 include relocation of the buildings on the  
11 property, increasing the number of buildings on  
12 the property, and increasing the landscaping  
13 materials, all as shown on the new site plan for  
14 development of the property.

15 The real property is located at 147  
16 Commercial Drive in Yorkville, Illinois.

17 MS. HELLAND: Kelly Helland.

18 CHAIRMAN HARKER: Is the petitioner  
19 here?

20 MS. NOBLE: She wasn't present.

21 CHAIRMAN HARKER: Oh, okay.

22 MS. HELLAND: I came in late. Sorry.

23 CHAIRMAN HARKER: Raise your right hand,  
24 repeat after me.

1 (Witness sworn.)

2 KELLY HELLAND,

3 having been first duly sworn, testified from the  
4 podium as follows:

5 MS. HELLAND: This was previously before  
6 the Plan Commission on the rezoning request, a  
7 special use application.

8 At the time we were going through  
9 that request, there were still crops on the  
10 vacant lot, and as a result of the crops being  
11 removed and topo being shot on the property, it  
12 was determined that to properly engineer the  
13 site, the buildings would have to be shifted and  
14 so we're here tonight seeking an approval of the  
15 amendment to the special use allowing for the  
16 configuration that's attached to your packet here  
17 tonight, so -- and Terry Richards is here.

18 They are looking forward to getting  
19 started as soon as possible, and here to answer  
20 any questions and would like a positive  
21 recommendation to the City Council.

22 CHAIRMAN HARKER: All right. Thank you.

23 MS. HELLAND: Thank you.

24 CHAIRMAN HARKER: Anybody present that

1 would like to speak in favor of the request?

2 MR. RICHARDS: Yes.

3 CHAIRMAN HARKER: Please. Step to it.

4 Yes, sir.

5 MR. RICHARDS: Like Kelly said, we  
6 didn't realize how the property drained until we  
7 got the crops off and then the civil engineer  
8 determined that if we change the buildings, just  
9 shifted them, the water would drain better, it  
10 would be a better layout.

11 Through the process we actually  
12 decreased the square footage of the amount of the  
13 buildings we got. I think we added a building,  
14 but that was so we could put a space in between a  
15 longer building just to get snow removal, make it  
16 a little easier to maintain, but other than that,  
17 everything has pretty much stayed the same on it.

18 CHAIRMAN HARKER: Excellent, okay.

19 Thank you.

20 MR. RICHARDS: Okay, thanks.

21 CHAIRMAN HARKER: Anybody present that  
22 would like to speak in opposition of the request?

23 (No response.)

24 CHAIRMAN HARKER: Seeing none, any

1 questions from the board members to the  
2 petitioner?

3 (No response.)

4 CHAIRMAN HARKER: Seeing none, okay.  
5 Excellent.

6 Okay. Since public testimony  
7 regarding all the petitions has been taken --

8 MS. NOBLE: You do want to mention the  
9 withdrawal.

10 CHAIRMAN HARKER: Oh, okay. I'm sorry.  
11 There was a fourth item on our agenda tonight, it  
12 was PC 2016-08. Do I need to --

13 MS. NOBLE: No.

14 CHAIRMAN HARKER: It was the Grace  
15 Holistic School. That's been withdrawn. I  
16 believe they are looking for another location,  
17 different location, right?

18 MS. NOBLE: Yes.

19 MR. HEINEN: We would like to formally  
20 enter a letter for that.

21 CHAIRMAN HARKER: Okay. Do you want to  
22 read it?

23 MS. NOBLE: Sure, Chris.

24 MR. HEINEN: To whom it may concern,

1 This letter is respectfully withdrawing the  
2 application of special use with regards to the  
3 property located at 319 Van Emmon Street,  
4 Yorkville, Illinois, 60560.

5 Please accept my apologies for any  
6 issues or efforts in zoning from this decision.  
7 A property that would better serve our needs has  
8 recently come to my attention and we are very  
9 excited for this opportunity, and we will be  
10 submitting the new application for special use on  
11 Monday and we hope you share the belief that this  
12 building is a much better fit. Thank you all so  
13 much for your time.

14 CHAIRMAN HARKER: Thank you. Okay.  
15 With that, since all the testimony regarding the  
16 petitions has been taken, may I have a motion to  
17 close the taking of testimony at the public  
18 hearing?

19 MS. HORAZ: Motion.

20 MS. GOINS: Second.

21 CHAIRMAN HARKER: Roll call vote on the  
22 motion, please?

23 MS. YOUNG: Goins.

24 MS. GOINS: Yes.

1 MS. YOUNG: Mr. Vinyard.  
2 MR. VINYARD: Yes.  
3 MS. YOUNG: Horaz.  
4 MS. HORAZ: Yes.  
5 MS. YOUNG: Harker.  
6 CHAIRMAN HARKER: Yes.

7 (Which were all the  
8 proceedings had in the  
9 public hearing portion  
10 of the meeting.)

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1 STATE OF ILLINOIS )  
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2 COUNTY OF LASALLE )

3 I, Christine M. Vitosh, a Certified Shorthand  
4 Reporter, do hereby certify that I transcribed  
5 the proceedings had at the public hearing and that  
6 the foregoing, Pages 1 through 18, inclusive, is  
7 a true, correct and complete computer-generated  
8 transcript of the proceedings had at the time and  
9 place aforesaid.

10 I further certify that my certificate annexed  
11 hereto applies to the original transcript and  
12 copies thereof, signed and certified under my  
13 hand only. I assume no responsibility for the  
14 accuracy of any reproduced copies not made under  
15 my control or direction.

16 As certification thereof, I have hereunto set  
17 my hand this 3rd day of May, A.D., 2016.

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19 \_\_\_\_\_  
20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
22  
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<b>0</b>	<b>ag</b> [6] - 7:5, 7:17, 7:19, 7:22, 7:24, 8:20	<b>bbb</b> [1] - 4:16	<b>CITY</b> [1] - 1:6	<b>definition</b> [4] - 9:16, 9:20, 11:10, 11:11
<b>084-002883</b> [1] - 18:20	<b>agenda</b> [3] - 3:7, 12:2, 15:11	<b>BBB</b> [1] - 5:18	<b>city</b> [2] - 6:22, 7:9	<b>definitions</b> [2] - 9:15, 10:13
<b>1</b>	<b>agreement</b> [2] - 8:15, 8:16	<b>belief</b> [1] - 16:11	<b>City</b> [7] - 2:11, 4:18, 6:1, 9:7, 10:21, 12:4, 13:21	<b>determined</b> [2] - 13:12, 14:8
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4-17-16

To Whom It May Concern,

This letter is to respectfully withdraw my application for special use with regards to the property located at 319 Van Emmon Street, Yorkville, Il 60560. Please accept my apologies for any issues or efforts resulting from this decision. A property that would better serve our needs has recently come to my attention and we are very excited for this opportunity. I will be submitting the new application for special use on Monday and hope that you share the belief that this building is a much better fit. Thank you all so much for your time and patience.

Tairi Grace, LCSW, RYT  
Grace Holistic Center for Education



# Memorandum

To: Plan Commission  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: April 26, 2016  
Subject: **Kendall County Case #16-05 – Treva Mathre – 13889 Hughes Road**

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## Staff Recommendation Summary:

Staff has reviewed the memorandum from Kendall County Planning and Zoning and the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville allowing us the opportunity to review and provide comments to Kendall County. The petition is a Request for an A-1 Special Use on 5 acres to operate a banquet facility within an existing 3,728 square foot accessory building and request for a variance to operate a banquet facility located on a non-collector roadway. The banquet facility will be used for events/weddings. The property is located at 13889 Hughes Road in Kendall Township.



The County's Zoning Ordinance establishes specific conditions for banquet facilities in the A-1 District at this location which are as follows and will be required for this proposed use:

- The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- The subject parcel must be a minimum of 5 acres.
- The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.
- Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the Kendall County Zoning Ordinance.
- All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- The noise regulations are as follows:
  - Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dbA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.
  - Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dbA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**Yorkville Comprehensive Plan:**

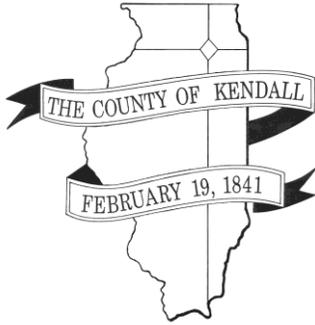
The current 2008 Yorkville Comprehensive Plan designation for this property is Suburban Neighborhood and Parks/Open Space. The property is fairly far from being developed within the City of Yorkville and the Comprehensive Plan is currently being updated. Staff has no issues with the proposed special use as it relates to the current comprehensive plan.

This item was delivered to the City on November 16, 2015. This item was heard at the December 1, 2015 Kendall County Zoning, Platting & Advisory Committee (ZPAC) meeting at the County Office Building and was unanimously approved. The petition will next be heard at the January 27<sup>th</sup> Plan Commission meeting for the County. It is then scheduled for a public hearing at the Zoning Board of Appeals meeting at the County on February 1, 2016 and then to the full County Board on February 16, 2016. This will next be heard at City Council meeting on January 26, 2016.

Staff will be available to answer any questions the Plan Commission may have regarding the County Petition.

**Attachments:**

1. Kendall County Planning and Zoning Memo with Attachments.



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To:

WBK Engineering, LLC- Greg Chismark  
Highway Department- Fran Klaas  
Kendall County Forest Preserve- David Guritz  
Kendall County Health Department- Aaron Rybski  
Planning, Building and Zoning Department- John Sterrett  
GIS Mapping Department- Chris Balog  
Building Department- Brian Holdiman  
Soil & Water Conservation District- Megan Andrews  
Sheriff's Office- Michael Peters  
United City of Yorkville – Krysti Barksdale-Noble  
Fox Township- Jim Friedrich  
PBZ Chair- Scott Gryder  
File

From: Kendall County Planning, Building & Zoning Department

Date: March 22, 2016

Re: Petition #16-05 – Mathre 1916, LLC – 13889 Hughes Road, Fox Township (PIN 04-35-100-002)  
Request for an A-1 Special Use on 5 acres to operate a banquet facility within an existing 3,728sf accessory building and request for a variance to operate a banquet facility located on a non-collector roadway. The banquet facility will be used for events/weddings.

**Please send comments to:**

Kendall County  
Planning, Building & Zoning Department  
Attn: John Sterrett

111 West Fox Street, Room 203

Yorkville, IL 60560

-or-

[jsterrett@co.kendall.il.us](mailto:jsterrett@co.kendall.il.us)

A Zoning and Platting Advisory Committee meeting will be held on Tuesday, April 5, 2016 at 9:00am at the Kendall County Office Building

MATHRE1916 weddings/events Venue

Treva Mathre  
13889 Hughes Road  
Newark, IL 60541  
815-600-4469

**Detailed description of purposed use:**

The business plan for Mathre 1916 is to provide an events/wedding venue to clients looking for a rustic setting. The season of operations will begin in May of each year through early November of each year.

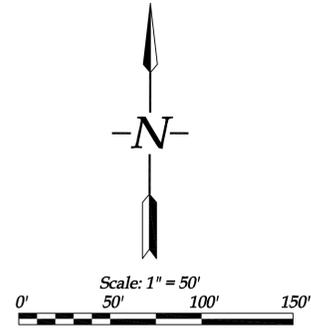
Mathre 1916 will maintain a strict "Family Friendly Facility." This is primarily our home, and we expect persons renting the barn for any occasion to respect the property as such. Our intensions are to have a few events or wedding receptions throughout the open season. Basically, we are providing a barn structure including tables, chairs, and linens. Myself, Treva Mathre will be on site for each event providing "Day Of" floor plans, timelines, and to make sure everything goes as planned by and for the client. There are no other employees. Hours of operation would be the day before the event from 12:00 noon until 11:30 p.m., and on the day of the event 8:00 a.m. until 11:30 p.m. Other than that, a list of recommended vendors will be provided to each client.

Alcohol is not served or encouraged at Mathre 1916. Small amounts of wine or champagne for toasts will be permitted. Beyond these parameters, details must be provided by the client and agreed to by Mathre 1916. No cash bar or kegs will be permitted; no alcohol shall be brought on the premises or consumed except that which has been provided by the event organizer/licensed caterer. No minors may be served alcohol, and no alcohol may be consumed outdoors by any guest in any event at any time.

This year - 2016 is one of trial and error. If the scheduled events/receptions prove to be profitable, manageable, and not an overwhelming endeavor, the future business plan is to grow accordingly while keeping the homestead intact. This is a family farm that has been in our family for over 100 years. We have no intentions of changing that. This business is to supplement our income as farmers.

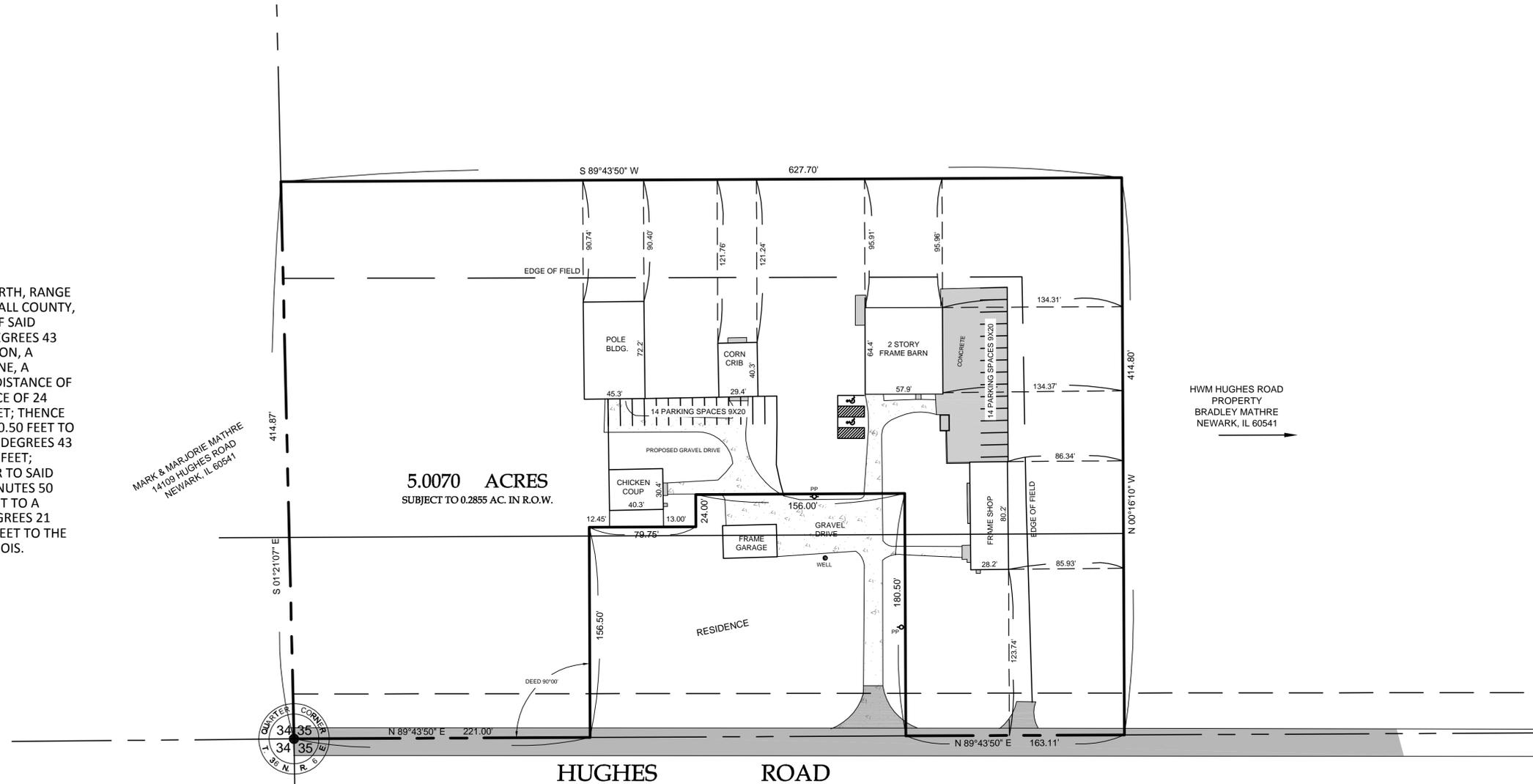
Mathre 1916 weddings/events Venue  
Treva Mathre

# ZONING SKETCH



**LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 221.0 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 156.5 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 79.75 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 24 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 156 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 180.50 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 163.11 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 10 SECONDS WEST PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 414.80 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 50 SECONDS WEST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 627.70 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 01 DEGREES 21 MINUTES 07 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 414.87 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.



**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF KENDALL )

THIS IS TO CERTIFY TO THE CLIENT, HOWARD AND TREVA MATHRE, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE ZONING SKETCH HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. I ALSO CERTIFY THAT THERE WERE NOT ANY PROPERTY IRONS SET WITH THIS SURVEY DUE TO SAME OWNER OWNERSHIP OF THE PROPERTY ADJOINING SAID PARCEL. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 14th DAY OF MARCH, 2016.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 15th DAY OF MARCH, 2016 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2352  
REGISTRATION EXPIRES 11-30-2016

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC.. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

HOWARD A. MATHRE TRUST  
14936 HUGHES ROAD  
NEWARK, IL 60541

CORINNE T. MATHRE TRUST  
13642 HUGHES ROAD  
NEWARK, IL 60541

**RB & ASSOCIATES  
CONSULTING, INC**

4 W MAIN STREET  
PLANO, IL 60545  
(630) 552-7452

DESIGN FIRM #  
184-004475  
www.rb-associates.net

Mathre 1916, LLC  
A-1 Special Use – Banquet Facility  
13889 Hughes Road – Fox Township  
Part of PIN 04-35-100-002

#### LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 221.0 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 156.5 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 79.75 FEET, THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 24 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 156 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 180.50 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 163.11 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 10 SECONDS WEST PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 414.80 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 50 SECONDS WEST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 627.70 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 01 DEGREES 21 MINUTES 07 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 414.87 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.





# Memorandum

To: Plan Commission  
From: Krysti Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Chris Heinen, Planner  
Date: May 3, 2016  
Subject: **Kendall County Case #16-09 – 10151 Lisbon Road (Special Use)  
1.5 Mile Review**

## Staff Recommendation Summary:

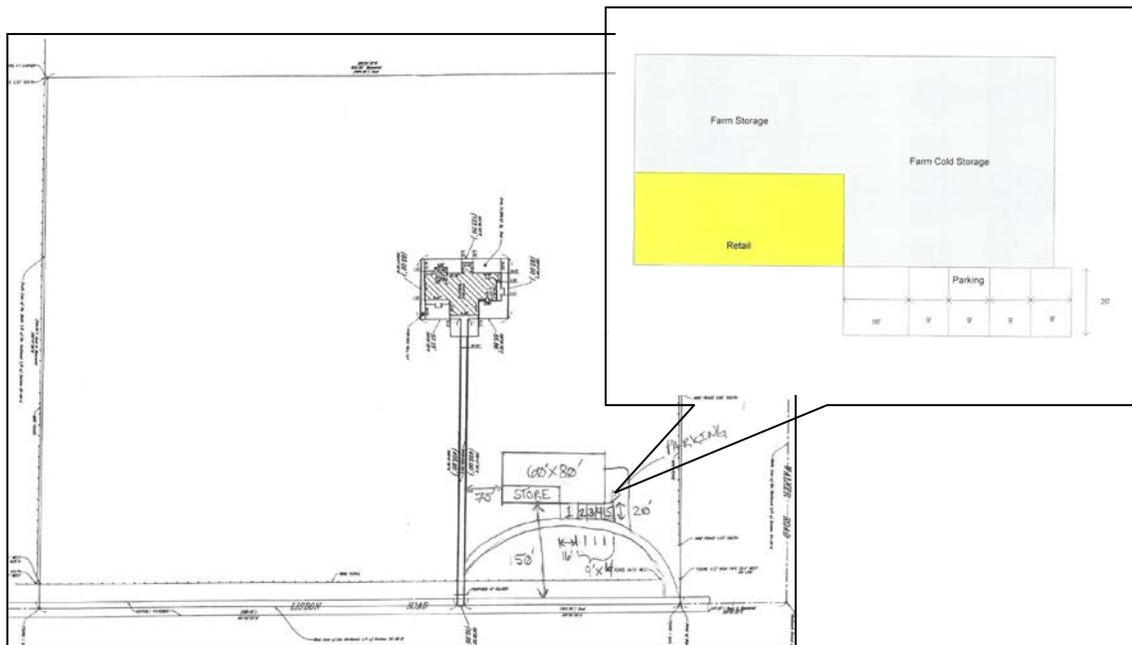
Staff has reviewed the request from Kendall County Planning & Zoning Department along with the subsequent documents attached. This subject property is located within one and a half miles of the planning boundary for Yorkville allowing us the opportunity to review and provide comments to Kendall County. The petitioner, Joe Gomoll d/b/a Gomoll Farms, is requesting Special Use authorization in the A-1 Agricultural District to produce and sell food items utilizing crops grown on the property in combination with crops grown off-site and ancillary items produced off-site. The location of the produce stand use will be at 10151 Lisbon Road in a proposed new structure.

Petition 16-09 – Joe Gomoll d/b/a Gomoll Farm – 10151 Lisbon Road, Fox Township (PIN 04-25-200-008; -009)



According to the petitioner, the proposed produce stand will have a retail sales area totaling 1,000 square feet within a new 44,800 square foot pole structure at the northeast portion of the property. The new structure will consist of a cold storage area for equipment and farm operations, retail space and five (5) parking stalls. The agricultural products proposed for sale would include: apples, vegetables, stone fruits, eggs and honey. Additional products that may be for sale include sweet cider, hard cider and Christmas trees depending on the market demand. In

addition to the agricultural products offered will be bee keeping equipment, soaps, candles, home décor and possibly other local growers' produce. A proposed site plan illustrating the pole structure is provided below:



### Yorkville Comprehensive Plan

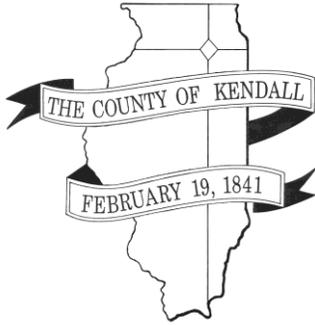
Yorkville's current 2008 Comprehensive Plan designation for this property is Estate Neighborhood. Estate Neighborhood designation is intended to provide areas for low-density detached single-family residences, and is characterized by substantial open spaces along roadways and between properties. Further, this land use classification intends to protect and enhance the open character often identified with Yorkville.

Staff has reviewed the comprehensive plan designations and has no objections to the petitioners' request as the proposed Special Use is consistent with the County's current A-1 Agricultural District zoning. Additionally, within the City of Yorkville's A-1 Agricultural District zoning classification, temporary farm stand uses are allowed as permitted uses and permanent farm stands are allowed as accessory structures up to 600 square feet in area and can be utilized for a period not to exceed six (6) months per year. A similar year round farm stand use, as proposed by the petitioner, would also require Special Use authorization in the A-1 Agricultural District in Yorkville.

Staff will be available to answer any questions the Plan Commission may have regarding the County Petition. This item was delivered to the City on April 14, 2016 with feedback requested prior to Kendall County Board consideration. This item will be heard at the May 3, 2016 Zoning and Platting Advisory Committee conducted by Kendall County.

### Attachments:

1. Kendall County Planning and Zoning Memo with Attachments.



---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: WBK Engineering, LLC- Greg Chismark  
Highway Department- Fran Klaas  
Kendall County Forest Preserve- David Guritz  
Kendall County Health Department- Aaron Rybski  
Planning, Building and Zoning Department- John Sterrett  
GIS Mapping Department- Chris Balog  
Building Department- Brian Holdiman  
Soil & Water Conservation District- Megan Andrews  
Sheriff's Office- Michael Peters  
United City of Yorkville – Krysti Barksdale-Noble  
Fox Township- Jim Friedrich  
Fox Township Road Commissioner-Brad Mathre  
PBZ Chair- Scott Gryder  
File

From: Kendall County Planning, Building & Zoning Department

Date: April 14, 2016

Re: Petition #16-09 – Joe Gomoll d/b/a Gomoll Farms – 10151 Lisbon Road, Fox Township (PIN 04-25-200-008; -009)

Request for an A-1 Special Use on 15.5 acres to produce and sell food items utilizing crops grown on the property and in combination with crops grown off-site in addition to ancillary items produced off-site. The retail sales area will total 1,000 square feet within an existing 4,800 square foot structure towards the northeast portion of the property. Five (5) parking stalls are proposed per the required amount within the Zoning Ordinance.

**Please send comments to:**

Kendall County  
Planning, Building & Zoning Department  
Attn: John Sterrett  
111 West Fox Street, Room 203  
Yorkville, IL 60560

-or-

[jsterrett@co.kendall.il.us](mailto:jsterrett@co.kendall.il.us)

**A Zoning and Platting Advisory Committee meeting will be held on Tuesday, May 3, 2016 at 9:00am at the Kendall County Office Building**

Business Plan for Gomoll Farm Storefront Operation

**Summary of Business:**

To assist in the marketing and sale of all agricultural products grown on the property, it has been determined that a Farm Stand is required. Historically, the agricultural products have been taken off the premise and marketed and sold at open / farmer’s markets in the surrounding area. However, it would be much more cost effective, and productive to have a point of sale on the premise. Current agricultural products available for sale include apples, vegetables, stone fruit, eggs, and honey.

Pending approval from the Kendall County Health department, sweet cider will be available as early as Fall 2016. Hard cider production and sales would be a future endeavor driven by market demand.

Christmas trees are planned for 2020 and beyond.

A portion (1000 sqft) of pole building is to be allocated to the retail space needed to display, market, and complete the sale. The remainder of the building will continue to be used for equipment storage and farm operations.

In addition to the current agricultural products produced on-site, it is the intention to augment sales with ancillary products, such as bee keeping equipment, soaps, candles, home décor, and possibly other local growers’ produce.

Although initially a two season storefront, the intention will be to eventually provide something for each season of the year.

Spring	Garden Plants, Fruit Trees, Honey, Eggs
Summer	Garden Produce, Fruit, Honey, Eggs
Fall	Apples, Cider, Honey, Eggs
Winter	Christmas Trees, Cider, Honey, Eggs

**Employees:**

None, this is a family run operation, with zero employees.

**Hours of Operation:**

1-3 days per week during peak seasons. To include at least one day over the weekend. It is expected hours would be limited to a maximum 8 hours on any given day. (I.e. 8-5).

**Signage:**

Signage would be limited to a single sign at the store front in compliance with the local sign ordinances.

**Access:**

Access will be gained from Lisbon Rd via a dedicated u-shaped drive that will provide both an entrance and exit from the building.

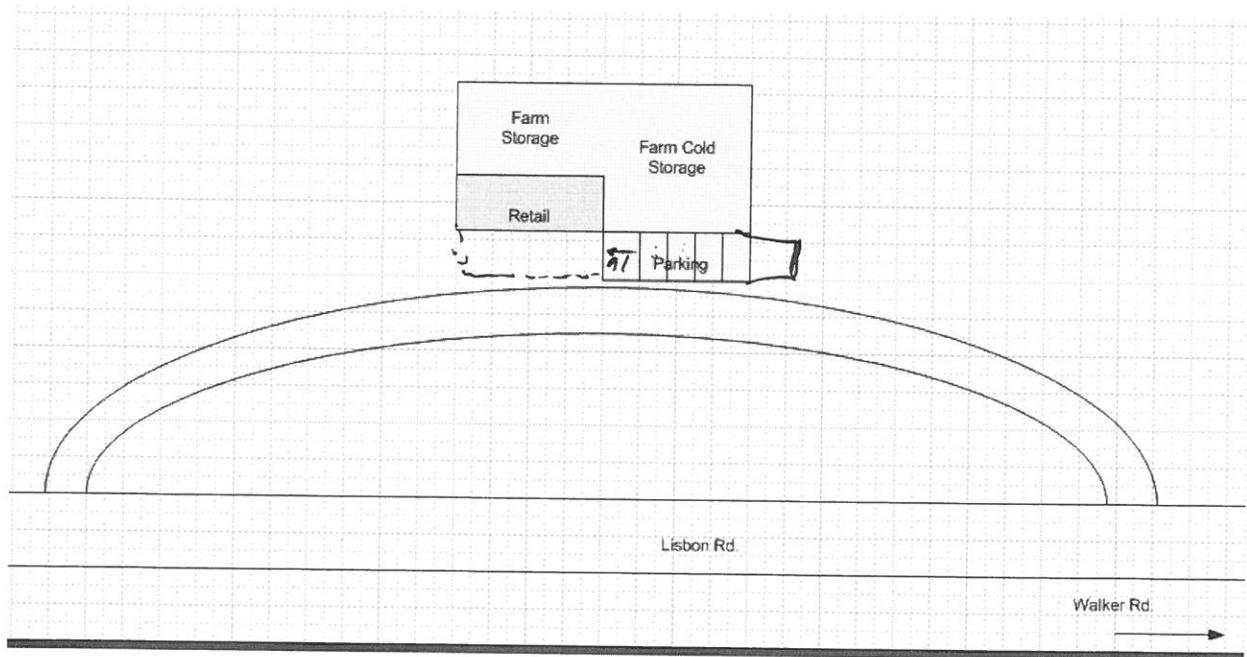
**Parking:**

Parking will be available in front of the building. There is ample space to expand parking if needed, however it is not expected any more than 5 slips would be required.

**Conditional Use until Approved.**

Kendall county ordinance allows the sale of agricultural products grown on premise without a special use permit. However, in anticipation of growing the operation to include the other products mentioned above (e.g. bee keeping equipment, soaps, candles, home décor, antiques, etc.) a special use permit is being applied for.

**Storefront Configuration:**



Petition 16-09 – Joe Gomoll d/b/a Gomoll Farm – 10151 Lisbon Road, Fox Township (PIN 04-25-200-008; -009)



## LEGAL DESCRIPTION

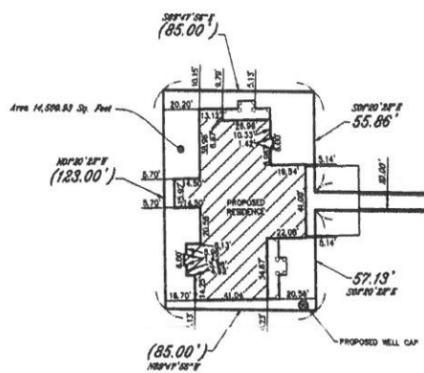
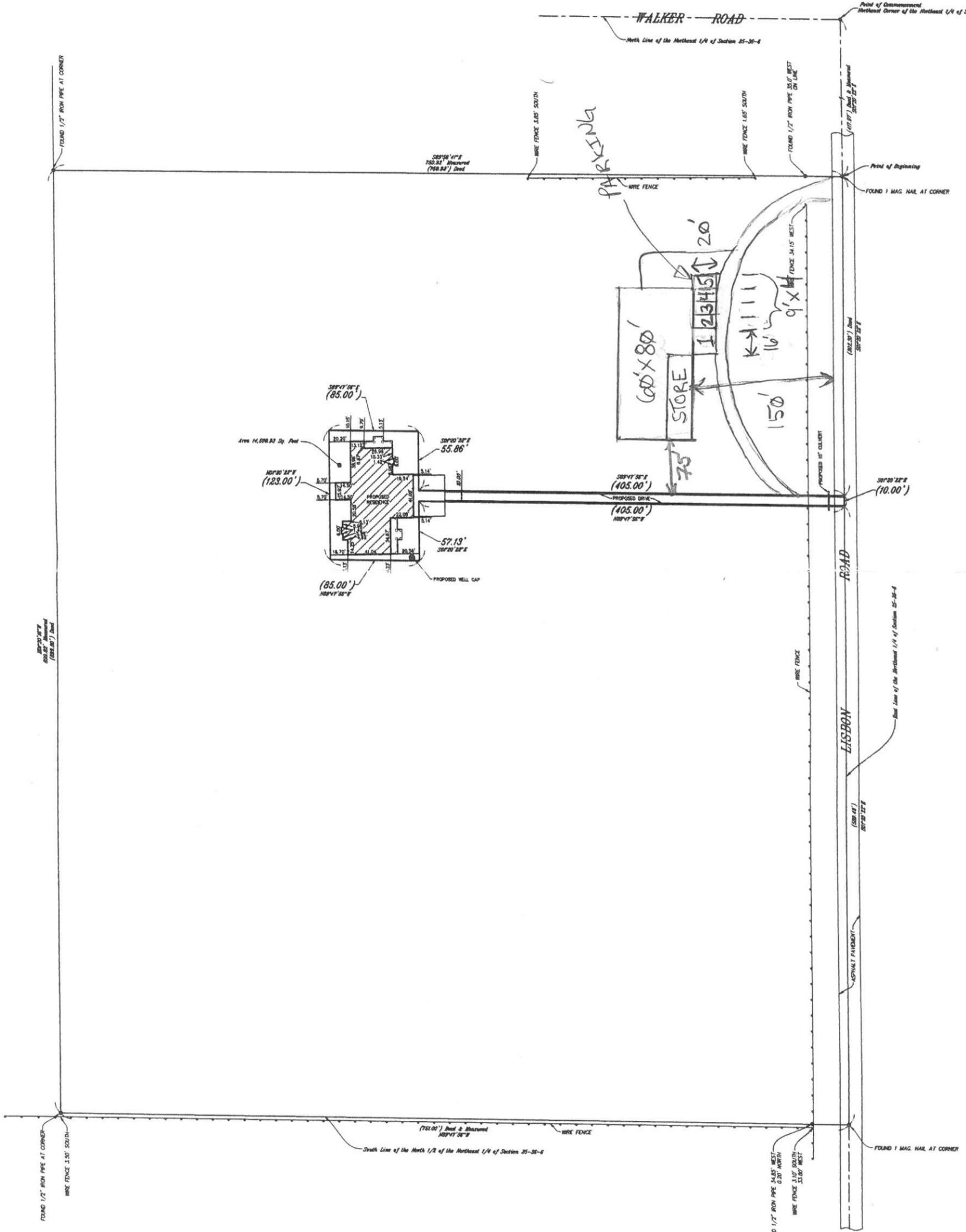
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, FOR A DISTANCE OF 417.97 FEET; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE 302.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 405.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 57.13 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 85.00 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 22 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 123.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 55.86 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 405.00 FEET TO THE POINT OF BEGINNING; ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

NELSON SURVEYORS, LLC.

PLAT OF SURVEY

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE 477.97 FEET; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE 302.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 405.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 57.13 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 123.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE 405.00 FEET TO THE POINT OF BEGINNING; ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

- LEGEND**
- MOVEMENT FOUND
  - MOVEMENT SET
  - (50.0') RECORD DIMENSION
  - P.U. PUBLIC UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - ROW RIGHT OF WAY
  - CP CONCRETE PAVEMENT
  - CV CONCRETE WALK



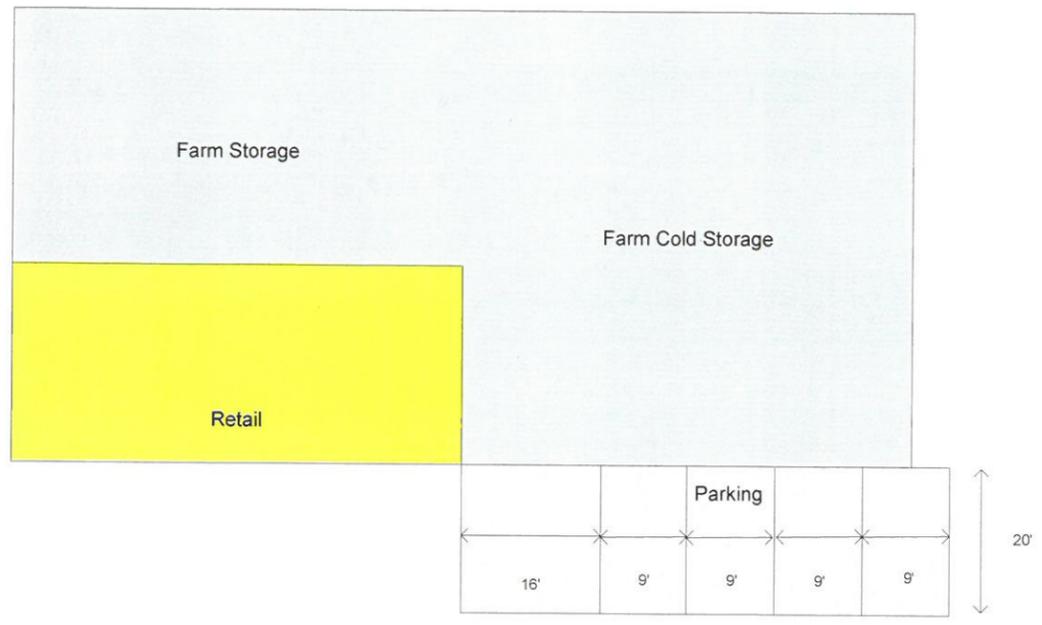
BASIS OF BEARINGS = EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25-36-6 = S01°20'22"E (1000)

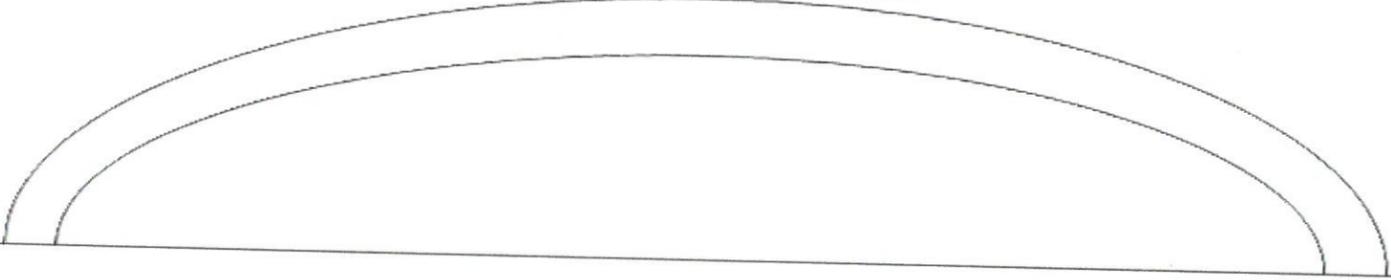
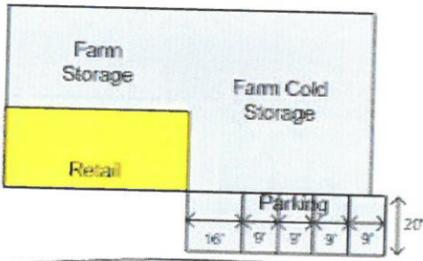
GRAPHIC SCALE

**NOTES:**  
THIS COPY NOT VALID UNLESS REDUCED 100%  
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.  
RECORD THIS PLAT WITH THE RECORD BOOK AND RECORD THIS PLAT



STATE OF ILLINOIS  
COUNTY OF MADISON  
MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAS REVIEWED THIS PLAT AND THIS PLAT MEETS REQUIREMENTS OF THE ILLINOIS SURVEYING ACT.





Lisbon Rd.

Walker Rd.





# Memorandum

To: Plan Commission  
From: Krysti Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Chris Heinen, Planner  
Date: May 3, 2016  
Subject: **Kendall County Case #16-10 – Whitetail Ridge Golf Club, LLC  
1.5 Mile Review**

## Staff Recommendation Summary:

Staff has reviewed the request from Kendall County Planning & Zoning Department along with the subsequent documents attached. This subject property is located within one and a half miles of the planning boundary for Yorkville allowing us the opportunity to review and provide comments to Kendall County. The petitioner, Whitetail Ridge Golf Club, LLC, is requesting Special Use authorization in the A-1 Agricultural District to operate a banquet facility for weddings and receptions on an approximately 17-acre parcel located about 4 miles southwest of the Whitetail Ridge golf course off of Illinois Route 126. The location of the proposed banquet facility will be at 9111 Ashley Road which currently has five (5) existing barn-type buildings.



According to the petitioner, the proposed wedding reception and banquet use will occur within the existing buildings on the site and no food preparation will take place, but outside catering is allowed. The County's Zoning Ordinance establishes specific conditions for banquet

facilities in the A-1 District<sup>1</sup> at this location which are as follows and will be required for this proposed use:

- The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- The subject parcel must be a minimum of 5 acres.
- The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.
- Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the Kendall County Zoning Ordinance.
- All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- The noise regulations are as follows:
  - Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dbA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.
  - Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dbA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

### Yorkville Comprehensive Plan

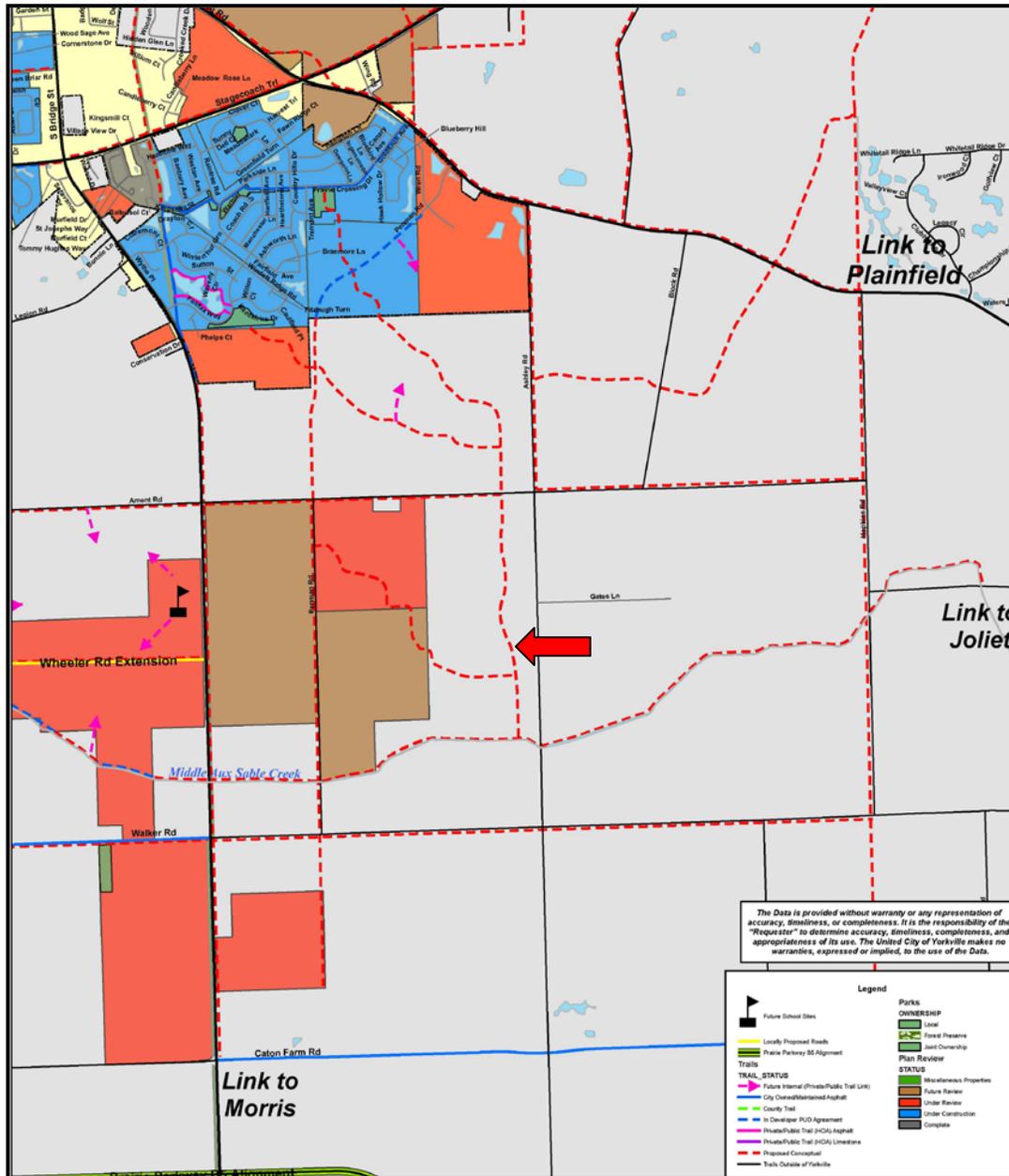
Yorkville's current 2008 Comprehensive Plan designation for this property is split between Estate Neighborhood and Parks/Open Space. Estate Neighborhood designation is intended to provide areas for low-density detached single-family residences, and is characterized by substantial open spaces along roadways and between properties. The Parks/Open Space designation is intended to preserve existing public open spaces such as recreational areas (park lands), existing privately held open space properties and seeks to provide a connection between open spaces and developments with the utilization of a linked trail system.

The areas where the existing buildings are located have the Estate Neighborhood designation; while the rear of the property and adjacent land has the Parks/Open Space

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<sup>1</sup> [http://www.co.kendall.il.us/wp-content/uploads/PBZ\\_zoning\\_07.pdf](http://www.co.kendall.il.us/wp-content/uploads/PBZ_zoning_07.pdf)

designation. The Parks/Open Space designation coincides with a proposed trail extension to the west of the subject property from Raintree Village development to the north, as illustrated below:

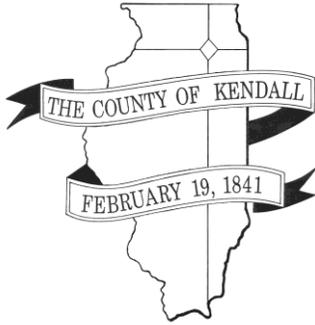


Staff has reviewed the comprehensive plan designations and has no objections to the petitioners' request since it is a special use and will not change the character of the existing buildings. While the proposed use is not necessarily consistent with the 2008 Comprehensive Plan's land designation for Estate Neighborhood, this land use would translate to an E-1 Estate Residence zoning district, per the Yorkville Zoning Ordinance. In the Yorkville Zoning Ordinance, similar type quasi-residential/commercial uses (i.e., bed and breakfast inns) are permitted as Special Uses within the E-1 zoning classification.

Staff will be available to answer any questions the Plan Commission may have regarding the County Petition. This item was delivered to the City on April 19, 2016 with feedback requested prior to Kendall County Board consideration. This item will be heard at the May 3, 2016 Zoning and Platting Advisory Committee conducted by Kendall County.

**Attachments:**

1. Kendall County Planning and Zoning Memo with Attachments.



---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: WBK –Greg Chismark  
Highway Department- Fran Klaas  
Kendall County Forest Preserve- David Guritz  
Kendall County Health Department- Aaron Rybski  
Bristol-Kendall Fire Protection District-Mike Torrence  
GIS Mapping Department- Chris Balog  
Building Department- Brian Holdiman  
United City of Yorkville – Krysti Barksdale-Noble  
Soil & Water Conservation District- Megan Andrews  
Police Department/ Sheriff's Office- Mike Peters  
Kendall Township- Kenneth Walker  
Kendall Township - Dave Matlock  
Kendall Township Road Commissioner- Doug Westphal  
PBZ Chair- Scott Gryder  
File

From: Kendall County Planning, Building & Zoning Department

Date: April 19, 2016

Re: Petition #16-10 – Whitetail Ridge Golf Club, LLC – 9111 Ashley Road, Kendall Township  
(PIN 05-22-200-002)  
Request for an A-1 Special Use on 17 acres to operate a banquet facility for weddings.

**Please send comments to:**

Kendall County  
Planning, Building & Zoning Department  
Attn: John Sterrett  
111 West Fox Street, Room 203  
Yorkville, IL 60560  
[jsterrett@co.kendall.il.us](mailto:jsterrett@co.kendall.il.us)

A Zoning and Platting Advisory Committee meeting will be held on Tuesday, May 3, 2016 at  
9:00am at the Kendall County Office Building

Petitioner requests an A-1 Special Use to hold weddings and receptions on property.

1. The Site would be used to hold private weddings.
2. No food would be produced on-site, all events would be catered.
3. Petitioner will be using all existing buildings and does not seek to construct any new buildings at this time.

9111 Ashley Road  
PIN 05-22-200-002

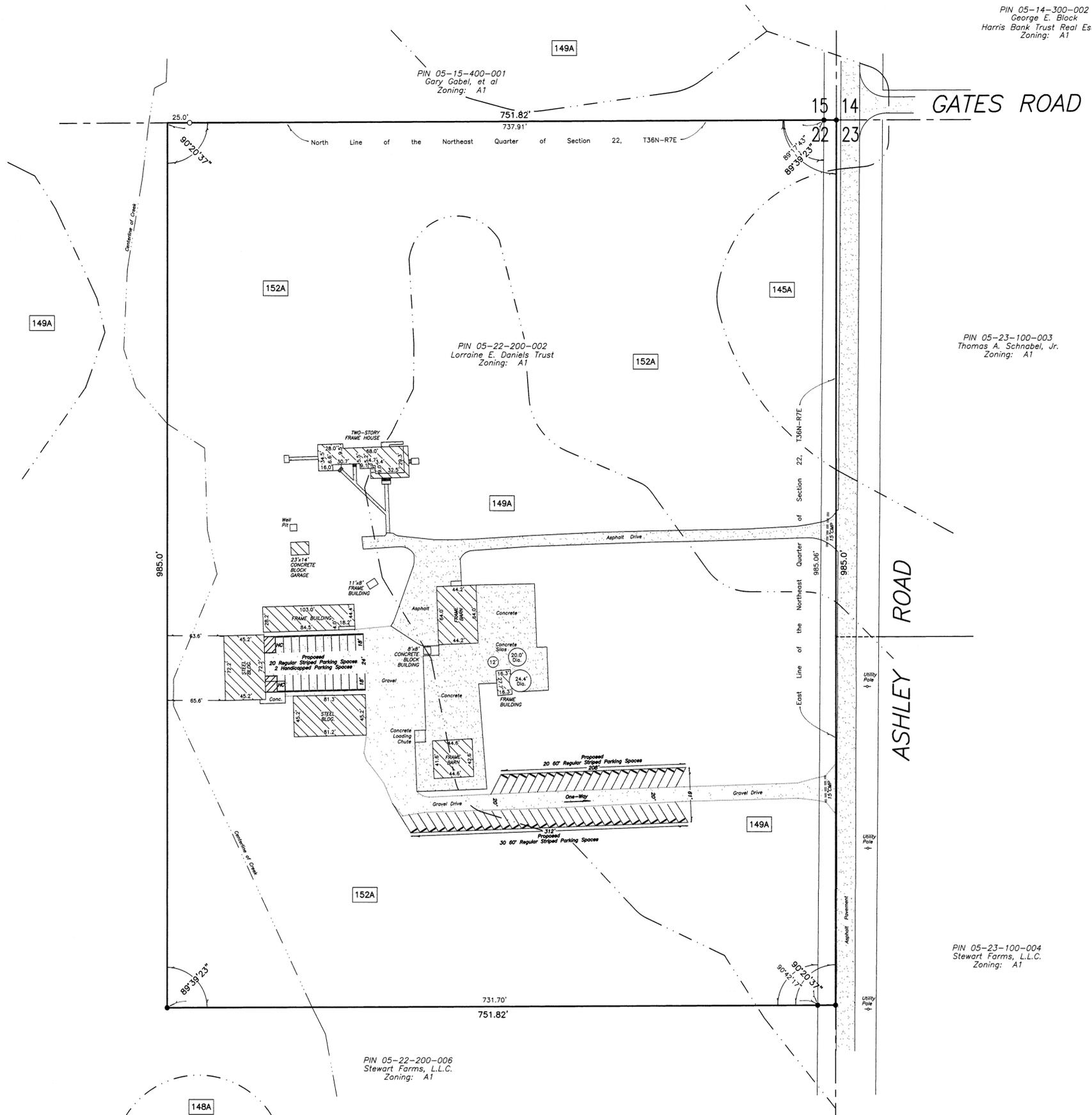


LEGAL DESCRIPTION

THE NORTH 985.0 FEET OF THE EAST 751.82 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

# ZONING PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 22, T36N-R7E, 3rd PM KENDALL TOWNSHIP      KENDALL COUNTY      ILLINOIS

PIN 05-14-300-002  
George E. Block  
Harris Bank Trust Real Estate  
Zoning: A1



PIN 05-23-100-003  
Thomas A. Schnabel, Jr.  
Zoning: A1

PIN 05-23-100-004  
Stewart Farms, L.L.C.  
Zoning: A1

PIN 05-22-200-006  
Stewart Farms, L.L.C.  
Zoning: A1

**DEVELOPER:**  
Whitetail Ridge Golf Club, LLC  
7671 Clubhouse Drive  
Yorkville, Illinois 60560

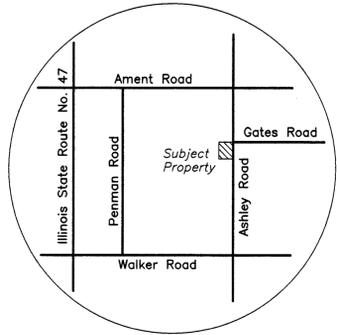
**PROPERTY LOCATION:**  
PIN: 05-22-200-002  
9111 Ashley Road  
Yorkville, Illinois 60560

**AREA TO BE REZONED:**  
17.0002 Acres  
(16.6154 Acres Excluding Road)

**PRESENT ZONING:**  
A-1

**PROPOSED ZONING:**  
A-1, SU

**LEGAL DESCRIPTION OF TRACT TO BE REZONED:**  
The North 985.0 feet of the East 751.82 feet of the North Half of the Northeast Quarter of Section 22, Township 36 North, Range 7 East of the Third Principal Meridian in Kendall Township, Kendall County, Illinois.



Location Map  
(Not to Scale)

**SCALE**  
1"=60'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- - - Indicates Soils Boundary

**SOILS (From Web Soil Survey)**

145A	Soybrook Silt Loam, 0%-2% slopes
148A	Proctor Silt Loam, 0%-2% slopes
149A	Brenton Silt Loam, 0%-2% slopes
152A	Drummer Silty Clay Loam, 0%-2% slopes

NOTE: The Subject property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0125G with an effective date of February 4, 2009.

April 19, 2016

JOB NO.	16071
JOB NAME	WALKER
DWG FILE	16071
REVISION DATE	

**Phillip D. Young and Associates, Inc.**  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580



# Memorandum

To: Plan Commission  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: May 2, 2016  
Subject: **City Council Action Updates**

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## Purpose

The purpose of this memorandum is to provide the Plan Commission with an update on the action taken by the City Council on the items previously presented to and recommended by the Plan Commission at a prior meeting.

## City Council Action:

The City Council reviewed the Plan Commission's recommendation regarding the following items during their meeting held on April 26, 2016 and made the following final determination as indicated in their vote below:

1. **PC 2016-05** BBB Farms LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.

Colosimo-aye; Koch-aye; Teeling-aye; Kot-aye: Milschewski-aye;  
Funkhouser-aye; Frieders-aye; Tarulis-aye.

**8 ayes; 0 nays.**

2. **PC 2016-06** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to "A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum." This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts.

Colosimo-aye; Koch-aye; Teeling-aye; Kot-aye: Milschewski-aye;  
Funkhouser-nay; Frieders-aye; Tarulis-aye.

**7 ayes; 1 nay.**

3. **PC 2016-07** Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown

on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.

Colosimo-aye; Koch-aye; Teeling-aye; Kot-aye; Milschewski-aye;  
Funkhouser-aye; Frieders-aye; Tarulis-aye.

**8 ayes; 0 nays.**