

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 12th 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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6 UNITED CITY OF YORKVILLE

7 YORKVILLE, ILLINOIS

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9 SPECIAL PLAN COMMISSION MEETING

10 PUBLIC HEARING
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15 800 Game Farm Road

16 Yorkville, Illinois
17

18
19 Wednesday, April 20, 2016

20 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 MR. GILMOUR: Yes, it really does. I am
11 leading up to it, Krysti.

12 MS. NOBLE: Okay.

13 MR. GILMOUR: 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 MR. GILMOUR: Here's my question: Why
21 would you want to, if you're only being taxed at
22 ag, forfeit the status of the pre-approved zoning
23 when you bought the property and revert it back
24 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 school would generate, so that was the reasoning
2 for bringing this forward.

3 Again, a lot of the trends that
4 we're seeing are some of these schools are
5 actually incorporated into manufacturing
6 districts just for the sheer fact that
7 manufacturing districts tend to have a smaller
8 rent, rental capacity, so a lot of these schools
9 are kind of start-ups and need that help, so we
10 are looking to amend the definition section to
11 include commercial school definition and kind of
12 elaborate on it a little bit further and then
13 putting the commercial and trade school as a
14 special use in the M-1 and M-2 districts.

15 CHAIRMAN HARKER: Okay. Awesome. Is
16 there anybody here that would like to speak in
17 favor of the request?

18 (No response.)

19 CHAIRMAN HARKER: Oppose the request?

20 (No response.)

21 CHAIRMAN HARKER: None? Questions from
22 the members?

23 (No response.)

24 CHAIRMAN HARKER: None, okay.

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)
2) SS.
3 COUNTY OF LASALLE)

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

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

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

19 _____
20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
23
24

Farms [2] - 4:16, 5:18 favor [5] - 4:9, 5:3, 6:5, 11:17, 14:1 February [1] - 5:21 filed [2] - 4:17, 12:3 fine [1] - 8:7 first [4] - 4:8, 5:15, 6:19, 13:3 fit [1] - 16:12 Flavin [1] - 2:4 following [1] - 3:1 follows [4] - 4:7, 5:16, 6:20, 13:4 footage [1] - 14:12 Ford [1] - 4:23 foregoing [1] - 18:6 forfeit [1] - 7:22 formally [1] - 15:19 forward [2] - 11:2, 13:18 fourth [1] - 15:11 Fox [1] - 4:22	3:8, 3:24, 4:13, 9:6, 16:18, 17:9, 18:5 hearings [1] - 3:10 HEINEN [4] - 8:8, 10:3, 15:19, 15:24 Heinen [1] - 2:11 HELLAND [5] - 12:17, 12:22, 13:2, 13:5, 13:23 Helland [1] - 12:17 help [2] - 7:3, 11:9 hereby [1] - 18:4 hereto [1] - 18:11 hereunto [1] - 18:16 High [1] - 6:23 Holistic [1] - 15:15 hope [1] - 16:11 HORAZ [3] - 6:14, 16:19, 17:4 Horaz [2] - 2:3, 17:3	Krysti [2] - 2:9, 7:11	MR [23] - 4:15, 5:10, 5:13, 5:17, 6:21, 7:10, 7:13, 7:16, 7:18, 7:20, 8:1, 8:4, 8:8, 8:22, 9:3, 9:4, 10:3, 14:2, 14:5, 14:20, 15:19, 15:24, 17:2 MS [24] - 4:14, 5:2, 6:13, 6:14, 7:8, 7:12, 7:14, 12:17, 12:20, 12:22, 13:5, 13:23, 15:8, 15:13, 15:18, 15:23, 16:19, 16:20, 16:23, 16:24, 17:1, 17:3, 17:4, 17:5 municipalities [2] - 10:13, 10:14	order [1] - 4:5 ordinance [4] - 8:13, 9:11, 9:16, 10:4 Ordinance [1] - 12:8 original [1] - 18:11 outlined [1] - 10:16 owned [1] - 9:21 owner [1] - 9:1
G	I	L	N	P
Game [1] - 1:15 General [1] - 9:13 generate [1] - 11:1 generated [1] - 18:7 GILMOUR [9] - 6:18, 6:21, 7:10, 7:13, 7:16, 7:20, 8:4, 8:22, 9:4 Gilmour [1] - 6:21 Goins [2] - 2:4, 16:23 GOINS [4] - 4:14, 6:13, 16:20, 16:24 Grace [1] - 15:14 guys [2] - 7:17, 9:2	identify [1] - 9:11 ILLINOIS [2] - 1:7, 18:1 Illinois [8] - 1:16, 4:19, 4:24, 9:8, 12:5, 12:16, 16:4, 18:20 include [2] - 11:11, 12:10 inclusive [1] - 18:6 incorporate [1] - 10:10 incorporated [1] - 11:5 increasing [2] - 12:11, 12:12 individual [2] - 10:9, 10:22 industrial [1] - 9:18 information [1] - 7:3 intend [1] - 5:23 invite [1] - 3:11 issues [1] - 16:6 item [2] - 12:1, 15:11 items [2] - 3:7, 3:8 itself [1] - 7:1	landscaping [1] - 12:12 Lane [1] - 6:23 LASALLE [1] - 18:2 last [1] - 3:6 last-minute [1] - 3:6 late [2] - 3:6, 12:22 law [1] - 5:19 layout [1] - 14:10 leading [1] - 7:11 left [1] - 8:11 legal [2] - 8:14, 8:20 letter [2] - 15:20, 16:1 Limited [1] - 9:13 lived [1] - 8:6 LLC [1] - 4:16 located [3] - 4:22, 12:15, 16:3 location [2] - 15:16, 15:17 looking [4] - 10:9, 11:10, 13:18, 15:16	name [3] - 3:20, 5:17, 6:21 nature [1] - 10:24 need [3] - 5:1, 11:9, 15:12 needs [1] - 16:7 new [2] - 12:13, 16:10 Noble [1] - 2:9 NOBLE [9] - 5:2, 7:8, 7:12, 7:14, 12:20, 15:8, 15:13, 15:18, 15:23 nobody [1] - 8:24 non [4] - 8:14, 8:17, 8:20, 9:22 non-conforming [3] - 8:14, 8:17, 8:20 non-profit [1] - 9:22 none [4] - 11:21, 11:24, 14:24, 15:4 number [4] - 4:13, 8:5, 9:6, 12:11	p.m [1] - 1:20 packet [1] - 13:16 Pages [1] - 18:6 parcels [1] - 7:6 parents [1] - 5:20 parking [1] - 10:23 part [4] - 8:8, 8:13, 10:3, 10:6 Pavilion [1] - 4:23 PC [4] - 4:13, 9:7, 12:2, 15:12 per [1] - 8:15 permission [2] - 8:2, 8:5 permit [1] - 10:18 permitted [2] - 9:10, 10:17 persons [2] - 3:14, 3:18 pertaining [1] - 9:10 petition [1] - 4:13 petitioner [11] - 3:17, 3:24, 4:7, 4:17, 5:9, 6:24, 7:16, 9:8, 12:3, 12:18, 15:2 petitions [2] - 15:7, 16:16 place [1] - 18:9 Plainfield [1] - 10:19 PLAN [1] - 1:9 Plan [5] - 3:9, 3:13, 4:11, 10:21, 13:6 plan [2] - 3:23, 12:13 Planner [1] - 2:11 podium [6] - 3:21, 5:12, 5:16, 6:17, 6:20, 13:4 portion [2] - 3:5, 17:9 positive [1] - 13:20 possible [1] - 13:19 pre [1] - 7:22 pre-approved [1] - 7:22 present [5] - 3:15, 5:9, 12:20, 13:24, 14:21 PRESENT [2] - 2:1, 2:8 presentation [1] - 4:8
H	K	M	O	
hand [4] - 4:2, 12:23, 18:13, 18:17 Harker [2] - 2:2, 17:5 HARKER [32] - 3:4, 4:5, 4:16, 5:3, 5:6, 5:8, 5:11, 6:4, 6:7, 6:10, 6:16, 9:5, 11:15, 11:19, 11:21, 11:24, 12:18, 12:21, 12:23, 13:22, 13:24, 14:3, 14:18, 14:21, 14:24, 15:4, 15:10, 15:14, 15:21, 16:14, 16:21, 17:6 HEARING [1] - 1:10 hearing [9] - 3:3, 3:5,	Kelly [2] - 12:17, 14:5 KELLY [1] - 13:2 Kendall [3] - 4:18, 9:8, 12:4 Kent [1] - 5:19 kind [2] - 11:9, 11:11 knowing [1] - 8:23	M-1 [3] - 9:12, 10:11, 11:14 M-2 [2] - 9:13, 11:14 maintain [1] - 14:16 majority [1] - 10:17 managerial [1] - 9:19 manufacturing [3] - 10:11, 11:5, 11:7 Manufacturing [2] - 9:13, 9:14 Marlys [1] - 2:12 materials [1] - 12:13 MEETING [1] - 1:9 meeting [3] - 3:5, 3:9, 17:10 member [1] - 4:1 members [2] - 11:22, 15:1 memo [1] - 10:16 mention [1] - 15:8 minimally [1] - 10:5 Minute [1] - 2:12 minute [1] - 3:6 Monday [1] - 16:11 motion [4] - 4:12, 16:16, 16:19, 16:22 move [1] - 9:6 moved [1] - 4:14 moving [2] - 3:4, 12:1	OF [3] - 1:6, 18:1, 18:2 offer [1] - 9:22 one [3] - 3:19, 6:24, 10:18 open [1] - 4:12 opening [1] - 5:4 operated [1] - 9:21 operation [1] - 10:1 opportunity [1] - 16:9 oppose [1] - 11:19 opposed [1] - 5:6 opposition [3] - 4:10, 6:8, 14:22	

<p>pretty [1] - 14:17</p> <p>previously [1] - 13:5</p> <p>privately [1] - 9:21</p> <p>proceedings [4] - 3:2, 17:8, 18:5, 18:8</p> <p>process [3] - 6:2, 10:7, 14:11</p> <p>profit [2] - 9:22</p> <p>properly [1] - 13:12</p> <p>property [14] - 4:22, 7:4, 7:23, 8:11, 8:18, 9:1, 12:11, 12:12, 12:14, 12:15, 13:11, 14:6, 16:3, 16:7</p> <p>proposed [1] - 3:12</p> <p>proposing [2] - 9:9, 9:14</p> <p>provide [2] - 9:18, 9:24</p> <p>public [1] - 18:5</p> <p>PUBLIC [1] - 1:10</p> <p>public [13] - 3:3, 3:4, 3:8, 3:11, 3:14, 3:24, 4:1, 4:13, 9:6, 12:6, 15:6, 16:17, 17:9</p> <p>purpose [1] - 3:10</p> <p>pursuant [1] - 12:7</p> <p>pursue [1] - 10:20</p> <p>put [1] - 14:14</p> <p>putting [1] - 11:13</p>	<p>regulations [1] - 10:1</p> <p>relocation [1] - 12:10</p> <p>removal [1] - 14:15</p> <p>removed [1] - 13:11</p> <p>rent [1] - 11:8</p> <p>rental [1] - 11:8</p> <p>repealed [1] - 8:10</p> <p>repeat [2] - 4:2, 12:24</p> <p>Reporter [1] - 18:4</p> <p>represent [1] - 3:20</p> <p>representing [1] - 5:18</p> <p>reproduced [1] - 18:14</p> <p>request [12] - 3:15, 3:16, 4:9, 4:10, 6:5, 6:8, 11:17, 11:19, 13:6, 13:9, 14:1, 14:22</p> <p>requesting [2] - 4:19, 12:5</p> <p>requests [1] - 3:12</p> <p>requirements [1] - 10:23</p> <p>research [1] - 10:12</p> <p>Residence [1] - 4:20</p> <p>resident [1] - 6:22</p> <p>residential [1] - 5:22</p> <p>respectfully [1] - 16:1</p> <p>response [8] - 5:7, 6:6, 6:9, 11:18, 11:20, 11:23, 14:23, 15:3</p> <p>responsibility [1] - 18:13</p> <p>result [1] - 13:10</p> <p>revert [1] - 7:23</p> <p>review [1] - 10:22</p> <p>rewrite [1] - 10:4</p> <p>rezone [1] - 6:2</p> <p>rezoning [2] - 4:19, 13:6</p> <p>Richard [1] - 2:5</p> <p>Richards [2] - 12:3, 13:17</p> <p>RICHARDS [3] - 14:2, 14:5, 14:20</p> <p>Ridge [1] - 6:23</p> <p>rights [1] - 8:10</p> <p>Road [3] - 1:15, 4:23</p> <p>roll [2] - 5:1, 16:21</p> <p>rules [1] - 9:15</p> <p>runs [1] - 8:16</p>	<p>11:11, 11:13</p> <p>schools [5] - 9:21, 10:5, 10:6, 11:4, 11:8</p> <p>second [2] - 4:15, 16:20</p> <p>section [1] - 11:10</p> <p>see [1] - 10:16</p> <p>seeing [3] - 11:4, 14:24, 15:4</p> <p>seeking [1] - 13:14</p> <p>serve [1] - 16:7</p> <p>set [1] - 18:16</p> <p>share [1] - 16:11</p> <p>shear [1] - 11:6</p> <p>shifted [2] - 13:13, 14:9</p> <p>Shorthand [1] - 18:3</p> <p>shot [1] - 13:11</p> <p>shown [1] - 12:13</p> <p>sign [1] - 3:21</p> <p>signed [1] - 18:12</p> <p>Single [1] - 4:20</p> <p>Single-Family [1] - 4:20</p> <p>site [2] - 12:13, 13:13</p> <p>skills [1] - 9:19</p> <p>smaller [1] - 11:7</p> <p>snow [1] - 14:15</p> <p>so.. [1] - 6:3</p> <p>sold [1] - 7:6</p> <p>someone [1] - 7:3</p> <p>soon [1] - 13:19</p> <p>sorry [3] - 5:13, 12:22, 15:10</p> <p>space [1] - 14:14</p> <p>SPECIAL [1] - 1:9</p> <p>special [11] - 9:10, 9:12, 10:18, 10:20, 11:14, 12:5, 12:9, 13:7, 13:15, 16:2, 16:10</p> <p>square [1] - 14:12</p> <p>SS [1] - 18:1</p> <p>Staff [3] - 10:8, 10:12, 10:19</p> <p>stand [1] - 4:1</p> <p>start [1] - 11:9</p> <p>start-ups [1] - 11:9</p> <p>started [1] - 13:19</p> <p>STATE [1] - 18:1</p> <p>state [1] - 3:19</p> <p>status [2] - 7:22, 8:21</p> <p>stayed [1] - 14:17</p> <p>step [2] - 5:11, 14:3</p> <p>still [1] - 13:9</p> <p>storage [1] - 12:6</p> <p>Street [1] - 16:3</p> <p>street [1] - 8:6</p>	<p>submitting [1] - 16:10</p> <p>surrounding [1] - 10:14</p> <p>sworn [5] - 4:4, 5:15, 6:19, 13:1, 13:3</p>	<p>UNITED [1] - 1:6</p> <p>United [3] - 4:18, 9:7, 12:4</p> <p>up [1] - 7:11</p> <p>ups [1] - 11:9</p> <p>uses [4] - 9:10, 9:12, 10:2, 10:15</p> <p>utilities [1] - 10:23</p>
			T	
			<p>Table [1] - 12:7</p> <p>Taker [1] - 2:12</p> <p>tax [1] - 7:14</p> <p>taxed [4] - 7:5, 7:17, 7:18, 7:21</p> <p>teaching [1] - 9:18</p> <p>ten [1] - 5:24</p> <p>tend [1] - 11:7</p> <p>Terry [2] - 12:2, 13:17</p> <p>testified [3] - 5:15, 6:19, 13:3</p> <p>testify [1] - 3:18</p> <p>testimony [6] - 3:11, 3:14, 4:6, 15:6, 16:15, 16:17</p> <p>text [3] - 9:9, 9:14, 9:24</p> <p>thereof [2] - 18:12, 18:16</p> <p>they've [1] - 8:6</p> <p>third [1] - 12:1</p> <p>three [2] - 3:7, 3:8</p> <p>Tom [3] - 6:14, 6:21, 9:3</p> <p>TOM [1] - 6:18</p> <p>tonight [5] - 3:13, 3:22, 13:14, 13:17, 15:11</p> <p>tonight's [3] - 3:8, 3:24, 12:2</p> <p>topo [1] - 13:11</p> <p>trade [4] - 9:12, 9:17, 10:4, 11:13</p> <p>Traditional [1] - 4:20</p> <p>traffic [1] - 10:23</p> <p>transcribed [1] - 18:4</p> <p>transcript [2] - 18:8, 18:11</p> <p>trends [1] - 11:3</p> <p>true [2] - 7:7, 18:7</p> <p>two [1] - 9:7</p> <p>type [1] - 10:10</p> <p>types [1] - 10:14</p> <p>typically [1] - 10:24</p>	
			U	
			<p>under [2] - 18:12, 18:14</p> <p>underlying [1] - 8:11</p>	
				V
				<p>vacant [1] - 13:10</p> <p>Van [1] - 16:3</p> <p>viewed [1] - 10:14</p> <p>Vinyard [2] - 2:5, 17:1</p> <p>VINYARD [2] - 4:15, 17:2</p> <p>Vitosh [2] - 18:3, 18:20</p> <p>vote [1] - 16:21</p>
				W
				<p>water [1] - 14:9</p> <p>Wednesday [1] - 1:19</p> <p>wishing [1] - 3:18</p> <p>withdrawal [1] - 15:9</p> <p>withdrawing [1] - 16:1</p> <p>withdrawn [1] - 15:15</p> <p>witness [1] - 13:1</p> <p>witnesses [1] - 4:4</p>
				Y
				<p>years [2] - 5:24, 8:5</p> <p>YORKVILLE [2] - 1:6, 1:7</p> <p>Yorkville [9] - 1:16, 4:18, 4:24, 6:22, 9:8, 12:4, 12:8, 12:16, 16:4</p> <p>YOUNG [4] - 16:23, 17:1, 17:3, 17:5</p> <p>Young [1] - 2:12</p>
				Z
				<p>zone [1] - 8:19</p> <p>zoned [1] - 5:22</p> <p>Zoning [1] - 12:8</p> <p>zoning [7] - 7:22, 8:11, 9:11, 9:16, 10:2, 10:4, 16:6</p>

Application For Special Use

Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The project will not be detrimental to the public health as it will be constructed in an Industrial Park. Furthermore the Petitioner proposes to construct a fence around the lot so that the self storage buildings and units are not accessible by the public. The Petitioner furthermore is constructing a gate so that only patrons can access the self storage facility.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

The project will not be detrimental to the public health as it will be constructed in an Industrial Park. Furthermore the Petitioner proposes to construct a fence around the lot so that the self storage buildings and units are not accessible by the public. The Petitioner furthermore is constructing a gate so that only patrons can access the self storage facility. Additionally there is a landscape berm proposed on the rear north line of the subject property.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The surrounding properties in the Industrial Park are primarily industrial uses. The construction of a self storage facility will not impede the normal and orderly development an improvement of the surrounding properties for permitted uses in the District as individuals do not access their self storage units on a daily basis. The Petitioner hereby contends that the establishment of the Special Use to allow for the construction of a self storage facility is complimentary to the Industrial uses currently established in the Industrial Park.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

The subject property is located on a cul-de-sac and would be destination point for a customer. The utilities currently servicing the Industrial Park along with the roadways accessing the Industrial Park are adequate for the intended customers of the self storage facility. The Industrial Park is accessible from Route 47 and there currently exists a stop light to allow patrons of the Industrial Park and patrons and employees of the subject facility to access Route 47 after leaving the Industrial Park.

Application For Special Use

Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

The Petitioner does not believe that approving the M-1 Special Use to construct a self storage facility will cause any traffic congestion on public streets. Patrons of a self storage facility are not at the facility on a daily basis typically.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

A self storage facility is a Special Use in the M-1 Zoning District and therefore necessitates an approval for the Special Use. The Petitioner will conform with the balance of the Regulations and Codes contained in the united City of Yorkville Zoning Code.

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

Jimmy Richard

Date

3/8/2016

THIS APPLICATION MUST BE NOTARIZED

PLEASE NOTARIZE IN THE SPACE BELOW:

*Subscribed and Sworn before me
on the 8th day of March, 2016*

Kelly A. Helland



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