



## 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, June 8, 2016

Yorkville City Hall Council Chambers

800 Game Farm Road

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

Roll Call:

Previous meeting minutes: May 11, 2016

Citizen's Comments

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#### Public Hearings

1. **PC 2016-12** 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 210 Beaver Street, in Yorkville, Illinois.

#### Old Business

#### New Business

1. **PC 2016-12** 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 210 Beaver Street, in Yorkville, Illinois.

#### - Action Item

Special Use

#### Additional Business

1. City Council Action Updates

The following items were presented to the City Council on May 24, 2016.

- a. **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)

- b. **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)

- c. **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)

**Adjournment**

**DRAFT**

**UNITED CITY OF YORKVILLE  
PLAN COMMISSION**

**City Council Chambers  
Wednesday, May 11, 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.

Michael Crouch-yes, Deborah Horaz-yes, Reagan Goins-yes, Charles Kraupner-yes,  
Richard Vinyard-yes, Randy Harker-yes

Absent: none

**City Staff**

Krysti Barksdale-Noble, Community Development Director

**Other Guests**

Lynn Dubajic, DLK

**Previous Meeting Minutes** April 20, 2016

The minutes were approved on a motion by Mr. Kraupner and second by Ms. Goins. Ms. Horaz noted a change is needed in the transcript on page 7. References to *Alderman Gilson* should say *Tom Gilmour* instead. The minutes and transcript were then approved with the revisions.

Roll call: Horaz-yes, Goins-yes, Kraupner-yes, Vinyard-yes, Crouch-yes, Harker-yes.  
Passed 6-0.

**Citizen's Comments** None

**Public Hearings** None

**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**

1-1/2 Mile Review (Special Use)

This is an existing facility and the petitioner wishes to rent it for weddings, etc. Ms. Noble said this use is not inconsistent with the proposed Comprehensive Plan. She noted the dates were wrong in reference to County reviews.

Roll call: Goins-yes, Kraupner-yes, Vinyard-yes, Crouch-yes, Horaz-yes, Harker-yes.  
Passed 6-0.

**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**

1-1/2 Mile Review (Special Use)

Ms. Noble said this is typical of temporary roadside sales, though there will be a permanent building. She noted a correction of the structure size to say 4,480 square feet. The Comp Plan shows this area as an estate neighborhood and the zoning is Ag in the County.

Roll call: Kraupner-yes, Vinyard-yes, Crouch-yes, Horaz-yes, Goins-yes, Harker-yes.  
Passed 6-0.

**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**

1-1/2 Mile Review (Special Use)

The facility will be used for weddings and banquets and has 5 existing buildings. The petitioner will be requesting a County liquor license. Staff feels this fits within the Comp Plan since it is A-1 zoning.

Roll call: Vinyard-yes, Crouch-yes, Horaz-yes, Goins-yes, Kraupner-yes, Harker-yes  
Passed 6-0.

**Additional Business**

City Council Action Updates:

On April 26<sup>th</sup>, 3 items were before City Council and all were approved unanimously:

1. PC 2016-05 BBB Farms rezoning
2. PC 2016-06 City Text Amendment regarding commercial/trade schools
3. PC 2016-07 Terry Richards amending Special Use for storage facility

Ms. Noble also informed the Commission that City Planner Chris Heinen left the City.

A Comprehensive Plan open house was held last week with only 1 attendee. A second open house will be held May 12 at Grande Reserve.

At their June meeting, the Economic Development Committee will discuss combining the Plan Commission and Zoning Board of Appeals.

**Adjournment**

There was no further business and the meeting was adjourned at 7:14pm on a motion by Mr. Kraupner and second by Ms. Horaz. Approved on a voice vote.

Transcribed by Marlys Young, Minute Taker



# Memorandum

To: Plan Commission  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: May 25, 2016  
Subject: **PC 2016-12 – Grace Holistic Center for Education (Special Use)**  
**210 Beaver Street – Units B & C**

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## **Background & Request:**

The petitioner, Tairi Grace, 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 210 Beaver Street, in Yorkville, Illinois.



The subject property is currently zoned M-1, Limited Manufacturing. The City recently approved a text amendment to the Zoning Ordinance which allows trade/commercial schools as a special use in the M-1 and M-2 manufacturing districts. Additionally, the City revised the commercial/trade school definition to state the following, *“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 not for profit and that may offer a complete education curriculum.”*

### **Proposed Project:**

The petitioner is looking to utilize a portion of the building located at 210 Beaver Street, Units B & C, for a private not-for-profit school for special and regular education students. The interior remodel will consist of constructing six (6) classrooms and new bathroom facilities. The school is looking to house approximately 50 children with a staff of 6 adults. The initial primary focus will be elementary and junior high students. Access for the site will be located off of Beaver Street and the petitioner is looking to create onsite signage that will outline the flow of traffic for drop off and pick up traffic. Additionally, school staff will be onsite to direct traffic within the site for drop off and pick up. At this time, there is no indication of bus use for the school. All signage will require a permit with the City and will be reviewed at that time.

### **Parking**

There are currently 5 striped parking stalls located at the front (North) of the building under a canopy. There appears to be room for an additional 14 parking stalls located along the western side of the building. They are currently not striped, but when staff observed past aerials, according to the Kendall County GIS maps, it appeared to be striped in 2010 (as illustrated in the aerial image on page 1). Per the zoning ordinance, an elementary and junior high school requires 1 space per classroom. This would require the site to have a minimum of six (6) parking stalls.

The City recently approved a special use for a church located in Unit A of the building. The current requirement for a religious institution is 1 space per 6 seats. According to the petitioner, they will be proposing 50 seats within the facility. Based on these numbers, the petitioner will be required to have a total of 9 parking stalls located on the property. As part of the approval of this special use, there were two (2) conditions regarding the parking. The first is that the parking stalls located along the western side of the building be restriped in compliance with the current standards in the Yorkville City Code. The second is that the owner of the Subject Property includes language in all other leases of portions of the building acknowledging that there is shared parking for the tenants of the building. The second condition will be placed on this special use request as well. The building owner has provided proof that such shared parking language has been included in the lease to the church.

### **Shared Parking**

The proposed trade school use would also fall within the appropriate shared parking regulations found in Section 10-16-4 of the zoning ordinance. Shared parking is the use of a parking space for two (2) or more individual land uses without conflict or encroachment. According to the regulations for shared parking, all uses within this structure, including the recently approved church use and the currently vacant units, are to be accommodated by the existing parking stalls. Since churches typically are a nighttime and weekend use and the proposed school and manufacturing uses are primarily conducted in daytime and used during the

weekday, the uses would be considered complementary. Therefore, appropriate to permit shared parking.

The total number of parking stalls need to accommodate each use (recently approved church and proposed school) is 15 spaces. The existing site has the potential to accommodate approximately 19 spaces when the additional 14 stalls are striped. Therefore, the subject property could more than adequately accommodate parking for both uses simultaneously should each facility operate on the same day and time.

It should also be noted, however, that Section 10-16-4-C-3 of the zoning ordinance requires that a legal document between property owners outlining the shared parking requirements. Since the petitioner is looking to lease Unit B & C and there is only one property owner involved, staff would require that as part of the special use approval, the owner provide language in the lease that acknowledges the shared parking for the tenants of the building.

The proposed use at this location could impact the traffic flow or increase the traffic in the area. The hours for the school will be similar to those of the surrounding businesses. There will be increased traffic at certain peak times of the day due to the drop off and pick up of the students. If bussing is required in the future, the petitioner would need to provide a traffic analysis to determine if traffic will increase or impede traffic patterns. This will be a condition for approval.

#### **Utilities**

The property is in the Fox Industrial subdivision and water and sewer utilities are located along Beaver Street. The proposed use will not impact the current water or sewer capacities. Stormwater management has already been accounted for within the development of the subdivision and no additional storage would be required as part of this special use.

#### **Existing Conditions:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

|              | <b>Zoning</b>                       | <b>Land Use</b>      |
|--------------|-------------------------------------|----------------------|
| <b>North</b> | M-1, Limited Manufacturing District | Industrial Buildings |
| <b>East</b>  | M-1, Limited Manufacturing District | Industrial Buildings |
| <b>South</b> | M-1, Limited Manufacturing District | Industrial Buildings |
| <b>West</b>  | M-1, Limited Manufacturing District | Industrial Buildings |

#### **Comprehensive Plan:**

The City's Comprehensive Plan Update 2008 had designated this parcel as "Industrial" which is intended to allow limited and general manufacturing, assembly, wholesale and warehouse uses in distinct areas that can be adequately served by transportation and other infrastructure. As part of the Comprehensive Plan Update, this area is intended to remain as an Industrial use category.

However, as part of the recently approved text amendment, staff felt that allowing trade/commercial schools as a special use within the manufacturing districts is consistent with



current zoning and land use trends which is detailed in the attached staff memo to the Plan Commission presented at the April 13, 2016 meeting which outlines the research utilized in recommending the recently approved text amendment.

**Special Use Criteria:**

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. 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.
2. 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.
3. 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.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. 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.

**The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record at the June 8, 2016 Plan Commission meeting.**

**Staff Comments:**

The special use request for an alternative school is supported by staff. The current bulk regulations (setbacks, lot coverage, building height) are being met and the proposed use is not in conflict with the current comprehensive plan or recently amended zoning ordinance.

However, to ensure the orderly development of the area is not compromised by the proposed special use; **staff recommends the following conditions to this petition:**

1. A traffic flow plan be submitted as part of the Building Permit application which illustrates the proposed pattern of traffic for drop-offs and pick-ups for the school which will be subject to staff's approval.
2. If bussing is later implemented as part of the school transportation plan, a revised traffic flow plan and traffic analysis will be provided to the City's Community Development Department for review and authorization prior to establishment of the service.



3. The fourteen (14) parking stalls located along the western side of the building be striped prior to the operation of the school use. This will be a condition of building permit occupancy.

**Proposed Motion for Special Use:**

*In consideration of testimony presented during a Public Hearing on June 8, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for 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 210 Beaver Street, Units B and C, in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated May 25, 2016, and further subject to {insert any additional conditions of the Plan Commission}...*

**Attachments:**

1. Copy of Petitioner's Application w/exhibits.
2. Plan Commission memo for text amendment.
3. Copy of Public Notice.

# Application For Special Use

## STAFF USE ONLY

Date of Submission 4/19/16 PC# 2016-09  
 Development Name ~~Grace Center for Holistic~~ GRACE HOLISTIC CENTER FOR EDUCATION

## Applicant Information

Name of Applicant(s) TAIRI GRACE  
 Business Address 135 VAN EMMON STREET  
 City Yorkville State IL ZIP 60560  
 Business Phone 630-881-1095 Business Fax   
 Business Cell  Business E-mail TAIRI KEARNS LCSW@ATT.NET

## Property Information

Name of Holder of Legal Title KEITH WARPINSKI / 210 BEAVER LLC

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address 210 BEAVER STREET, Yorkville IL 60560

Description of Property's Physical Location

## Zoning and Land Use of Surrounding Parcels

|       |                            |
|-------|----------------------------|
| North | M-1, LIMITED MANUFACTURING |
| East  | M-1, LIMITED MANUFACTURING |
| South | M-1, LIMITED MANUFACTURING |
| West  | M-1, LIMITED MANUFACTURING |

Current Zoning Classification M-1

## Kendall County Parcel Number(s) of Property

|                      |  |
|----------------------|--|
| <u>05-04-152-004</u> |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |

## 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:

CONSIDERATION FOR LOT AND LOCAL TRAFFIC WILL BE ADDRESSED BY SIGNAGE INDICATING WHERE BOTH DROP OFF AND PICK UP LOCATIONS ARE, LOT STRIPING TO INFORM VEHICLES ENTRANCE AND EXIT LOCATIONS, AND STAFF SUPERVISION DURING PEAK TRAFFIC HOURS.

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:

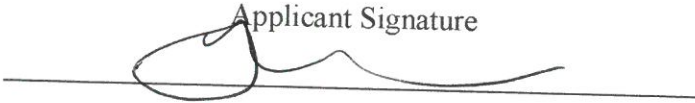
Everything BUT THE ZONING issue meets all current District regulations -

### 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

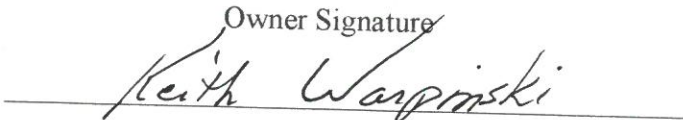


Date

4-17-16

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

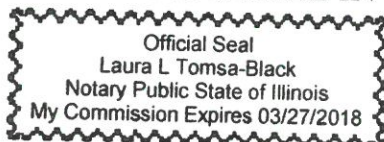
Owner Signature



Date

4/18/16

THIS APPLICATION MUST BE NOTARIZED  
PLEASE NOTARIZE IN THE SPACE BELOW:





## Application For Special Use

### Additional Contact Information

#### Attorney

Name   
Address   
City  State  ZIP   
Phone  Fax   
E-mail

#### Engineer

Name   
Address   
City  State  ZIP   
Phone  Fax   
E-mail

#### Land Planner/Surveyor

Name   
Address   
City  State  ZIP   
Phone  Fax   
E-mail

### Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

## 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:

THIS Request is For A TYPICAL SCHOOL USE, with GRADES PRE-K THROUGH HIGH SCHOOL, Holding General BUSINESS HOURS. THERE IS NO RISK TO PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE IN ANY CAPACITY IN THE ESTABLISHMENT OF THIS SCHOOL.

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:

SPECIAL USE WILL NOT COMPLICATE THE ENJOYMENT OF ANY LOCAL PROPERTIES.

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 BUILDING IS ALREADY ESTABLISHED, THERE WILL BE NO EXTERNAL DEVELOPMENTS TO CONSIDER.

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

ALL CURRENT INFRASTRUCTURE SUPPORTS THE NEEDS OF THE BUILDING CURRENTLY.



United City of Yorkville  
County Seat of Kendall County  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

## Petitioner Deposit Account / Acknowledgment of Financial Responsibility

|  |                                |                                     |
|--|--------------------------------|-------------------------------------|
| Development/Property Address:<br><b>210 BEAVER</b> | Project No.: FOR CITY USE ONLY | Fund Account No.: FOR CITY USE ONLY |
|--|--------------------------------|-------------------------------------|

**Petition/Approval Type:** check appropriate box(es) of approval requested

- ☐ Concept Plan Review    ☐ Amendment (Text) (Annexation) (Plat)    ☐ Annexation  
☐ Rezoning    ☒ Special Use    ☐ Mile and 1/2 Review  
☐ Zoning Variance    ☐ Preliminary Plan    ☐ Final Plans  
☐ P.U.D.    ☐ Final Plat

### Petitioner Deposit Account Fund:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15<sup>th</sup> of the month in order for the refund check to be processed and distributed by the 15<sup>th</sup> of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

### ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

Name/Company Name: Tairi Grace Address: 105N 44th City: Yorkville IL State: IL Zip Code: 60560  
Telephone: 630 981 1045 Mobile: 630 981 1045 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Financially Responsible Party:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Print Name: Tairi Grace Title: owner  
Signature\*: [Signature] Date: 7/12/10

*\*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

### FOR CITY USE ONLY

#### ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: \_\_\_\_\_ ☐ Completed ☐ Inactive  
Print Name: \_\_\_\_\_ ☐ Withdrawn ☐ Collections  
Signature: \_\_\_\_\_ ☐ Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.



**Property Details**

|                                  |  |
|----------------------------------|--|
| Price                            | \$524,900                                  |
| Building Size                    | 14,400 SF                                  |
| Lot Size                         | 1 AC                                       |
| Price/SF                         | \$36.45 /SF                                |
| Property Type                    | Industrial                                 |
| Property Sub-type                | Industrial-Business Park                   |
| Additional Sub-types             | Flex Space<br>Office Showroom<br>Warehouse |
| Property Use Type                | Vacant/Owner-User                          |
| Occupancy                        | 0%   |
| No. Stories                      | 1  |
| Year Built                       | 1974                                       |
| Clear Ceiling Height             | 12 FT                                      |
| No. Drive In / Grade-Level Doors | 1  |
| Features                         | Electricity/Power                          |
| Status                           | Active                                     |

**Property Notes****Property Description**

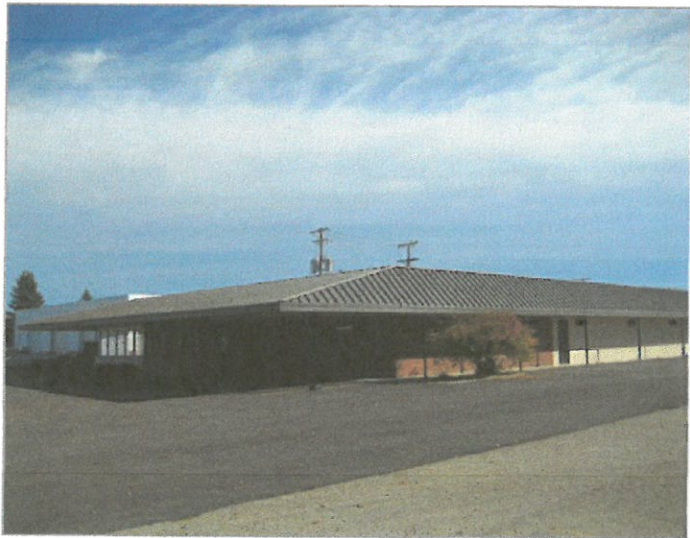
Choice 14,400 square foot office warehouse in fast growing Yorkville Illinois. Features include: 2900 sq ft finished office with several inner offices. Two bathrooms, kitchen area and conference rooms. Back warehouse features several warehouse bays with additional office and storage rooms. Ready to move in. Newer paint and parking lot. All city services. Brick and block building. Zoned M-1 manufacturing. Agent interest.

**Location Description**

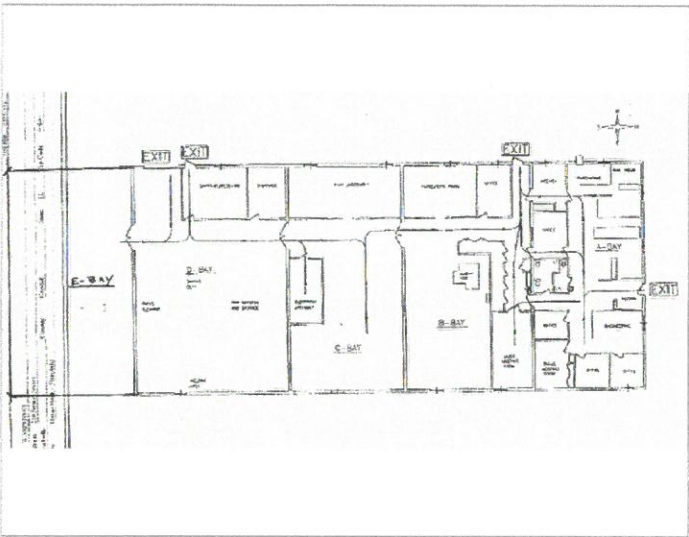
Located at 210 Beaver Street in the Fox Industrial Park in Yorkville Illinois. Easy access to Metro Chicago via Rt. 126 to I-55. State Rt. 47 is two blocks west.



Photos













# Memorandum

To: Plan Commission  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: March 31, 2016  
Subject: **PC 2016-06 Trade Schools (Text Amendment)**

## **Background:**

As the Plan Commission will recall, the Zoning Ordinance was adopted on November 25, 2014 and placed into effect on January 1, 2015. Since that time, staff has been approached by a citizen looking to incorporate a private, non-profit alternative school within an M-1 zoning classified property. Our zoning ordinance currently does not allow trade schools or commercial schools within a manufacturing district. Staff researched several surrounding municipalities (see chart below) and found that several of them either permitted trade schools as an outright allowable use or required a special use in manufacturing districts. Staff felt that allowing trade schools in the Manufacturing Districts as a special use is consistent with current zoning trends and would allow, on a case-by-case basis, additional review of surrounding land uses, site layout, parking, utilities, and traffic.

| <b>Trade School Uses in Manufacturing Districts</b> |   |                  |                    |                      |
|---|---|------------------|--------------------|----------------------|
| <b>Municipality</b>                                 | <b>Use</b>  | <b>Permitted</b> | <b>Special Use</b> | <b>Not Permitted</b> |
| <b>Plainfield</b>                                   | Trade school, music school, dance school.             |                  |                    | X                    |
| <b>Oswego</b>                                       | Schools; music, dance, business, commercial or trade. |                  | X                  |                      |
| <b>Plano</b>  | Schools of dance, music, business or trade.           |                  | X                  |                      |
| <b>Montgomery</b>                                   | Personal and Business Services.                       | X                |                    |                      |
| <b>Naperville</b>                                   | Vocational and trade schools.                         | X                |                    |                      |
| <b>Aurora</b>                                       | Technical, trade, and other specialty schools.        | X                |                    |                      |
| <b>Sugar Grove</b>                                  | Schools, commercial or trade.                         | X                |                    |                      |

The City of Yorkville currently defines Trade schools only and is defined as, “A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school). Staff researched other definitions similar to trade schools and found the following:

- **Montgomery** - Personal & Business Services: An establishment that provides services to consumers (for example, insurance, salon, attorney, veterinarian, teaching facilities for trades, gymnastics, martial arts etc., consulting and contracting firms etc.).

- ***Sugar Grove*** - SCHOOL, VOCATIONAL: A secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting Illinois' requirements as a vocational facility.
- ***Naperville*** - SCHOOL, TRADE OR VOCATIONAL: A school which offers career based instruction in skilled subjects such as computer repair, network development, graphic design, multimedia, arts, shorthand, carpentry, drafting and automobile mechanics as part of a certificate or degree program.

While all of these definitions are similar in nature, there is a growing trend that will need to be addressed in alternative schools. Currently, Yorkville only allows schools, public or private, in residentially zoned districts. This creates a burden on smaller, alternative schools. Finding a location and building a new school is economically unfeasible for these uses. It is also not a permitted home occupation, so a single family dwelling would not be able to have a school. A majority of these alternative schools are typically operated in business areas or manufacturing areas. The City currently has a few schools operating under the trade school definition that are located in business zoned properties and staff feels that expanding them into the manufacturing districts seems to be a logical trend.

#### **Staff Recommendation Summary:**

Staff has worked with the City Attorney to revise the definition of trade schools to add commercial school and allow such schools as a special use in the M-1 & M-2 zoning classifications. The following proposed text amendments would be:

1. Chapter 2: Rules and Definitions in the Zoning Ordinance to revise the definition of trade school to include commercial school and define it as “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.”
2. 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.

This item was discussed at the April 5, 2016 Economic Development Committee meeting. The committee had some concern that it may be better suited in the M-1 zoning district only and not a special use in the M-2 zoning district. Staff would like the input from the Plan Commission regarding this concern. Staff will be available to answer any questions the Plan Commission may have regarding the proposed text amendment. A recommendation from Plan Commission will be forwarded to City Council for consideration at the April 26, 2016 regularly scheduled meeting.

#### **Proposed Motion for Amendment:**

***In consideration of testimony presented during a Public Hearing on April 13, 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, and further subject to {insert any additional conditions of the Plan Commission}...*

**Attachments:**

1. Current Chapter 6 of the United City of Yorkville’s Municipal Zoning Ordinance.
2. Research on Trade Schools.
3. Copy of Public Notice.



Order ID: 4178740

\* Agency Commission not included

**GROSS PRICE \* :** \$171.11

**PACKAGE NAME:** IL Govt Legal Aurora Beacon

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**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE THE UNITED CITY OF  
YORKVILLE  
PLAN COMMISSION  
PC 2016-12**

NOTICE IS HEREWITH GIVEN THAT 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 210 Beaver Street, in Yorkville, Illinois.

The legal description is as follows:

LT 5 BLK 1 FOX INDUSTRIAL  
PARK UNIT 2 CITY OF YORKVILLE

Permanent Index Number:  
05-04-152-004

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, June 8, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN  
City Clerk  
BY: Lisa Pickering  
Deputy Clerk  
5/19/2016 4178740





# Memorandum

To: Plan Commission  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: May 25, 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 May 24, 2016 and made the following final determination as indicated in their vote below:

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.
  - a. There were no objections raised regarding this request.
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.
  - a. There were no objections raised regarding this request.
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.
  - a. There were no objections raised regarding this request.