



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, November 8, 2017

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

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

Roll Call:

Previous Meeting Minutes:

Citizen's Comments

Public Hearings

1. **PZC 2017-13** Dave and Debbie Coffman, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approval of an annexation agreement by the City Council).

Old Business

New Business

1. **PZC 2017-13** Dave and Debbie Coffman, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approval of an annexation agreement by the City Council).

Action Item

Rezoning

Additional Business

1. City Council Action Updates
 - a. **PZC 2017-11** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new section regarding temporary sidewalk and parklet cafés.

Action – Motion approved by City Council with amendment to allow for year round use upon approval by the Community Development Director.

2. **PZC 2017-12** Mark Southern, petitioner, on behalf of Michael and Molly Schomer, property owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and a variance to the City's bulk regulations for rear yard setback.

Action – Mark Southern will no longer be pursuing this project.

3. Downtown Overlay District Streetscape Master Plan and Form Based Code

Adjournment



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: November 2, 2017
Subject: **PZC 2017-13 Casey's General Store (Rezone)**
SW Corner of US 34 & McHugh Road

SUMMARY:

The petitioners, Dave and Debbie Coffman as represented by Ryan Swanson, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement and rezoning classification for their existing carpet retail store. The property is located south of U.S. Route 34 and west of McHugh Road. This memorandum summarizes all of the submitted materials which will be reviewed by the Planning and Zoning Commission.



PROPERTY BACKGROUND:

The parcel which the petitioner is seeking to annex into the City is currently located in unincorporated Kendall County. The property is currently zoned B-3 Highway Business District in Kendall County. Coffman Carpet's retail store currently sits on the property with a shed in the rear and a storage trailer in the side yard. The property to the east was recently annexed and rezoned for a Casey's General Store. This property is requesting annexation and a rezone to allow Casey's to move existing utilities on Coffman property to help Casey's put their underground utilities in the ideal location.

PROJECT DESCRIPTION:

As proposed, the petitioners are seeking to annex their property into the City of Yorkville. Upon annexation, the property will automatically be zoned into the most restrictive zoning district which is the R-1 Suburban Residence District. Therefore, to accommodate the intended commercial use, the petitioner has requested to rezone the properties to the B-3 General Business District.

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

	Zoning	Land Use
North	Commercial Planned Unit Development	Farm land
East	B-3 General Business District	Heartland Business Center/Casey's Development (recently approved)
South	B-3 Highway Business District (Kendall County)	Residential Housing
West	B-3 Highway Business District (Kendall County)	Car Dealership

THE COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this property for mid-density residential uses. While this is not the proposed use or zone, adjacent properties are designated for neighborhood retail and destination commercial which is consistent with the existing Coffman Carpets store. The type of use and zone meets the intent of the Comprehensive Plan since commercial development along Route 34 is of high priority and the existing commercial use is consistent with nearby uses.



STANDARDS FOR GRANTING A ZONING AMMENMENT:

Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the planning and zoning commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

5. The suitability of the subject property for the zoned purposes.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the November 8, 2017 Planning and Zoning Commission meeting.

STAFF COMMENTS:

Staff is recommending approval of the rezoning request upon approved annexation into the City. The Coffman's are requesting relief from certain standards within the Zoning Ordinance which will be discussed as part of their annexation agreement on the November 14, 2017 City Council Public Hearing. Some of the regulations they are seeking relief from include side yard setback standards, a timeframe to keep their trailer on site, and monument sign area requirements. Upon significant redevelopment of the site these requests would no longer apply and any redevelopment would have to meet the standards in our Zoning Ordinance. The petitioner's application and public notice have been attached for your review.

PROPOSED MOTIONS:

Map Amendment - Rezoning from R-1 Suburban Residential District to B-3 General Business District

In consideration of testimony presented during a Public Hearing on November 8, 2017 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the properties stated in the staff memorandum dated November 2, 2017 from R-1 Suburban Residential District to B-3 General Business District subject to the conditions enumerated in that same memorandum and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- Petitioner Application
- Public Notice



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-3436

APPLICATION FOR REZONING

Purpose of Application

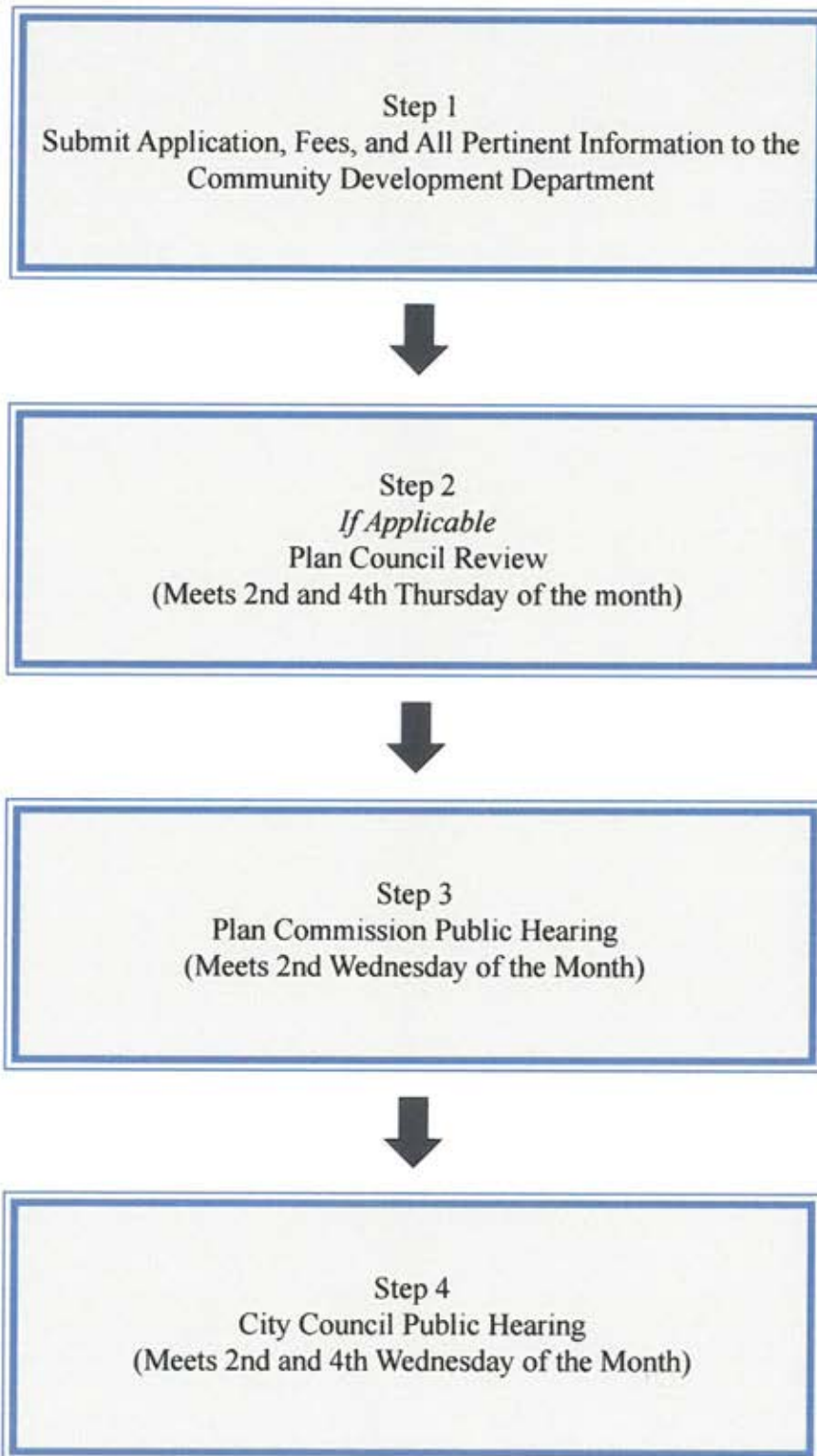
An application for Map Amendment, or commonly referred to as “rezoning”, is a request to reclassify a property from one zoning designation to within another zoning district. Requests for rezoning must not be merely arbitrary, but has to have validity as to the appropriate zoning classification for the existing or proposed land use in consideration of certain factors such as: the existing land use and zoning of the surrounding properties; suitability of the land use within the current zoning district; the trend of development in the general area; impact the proposed rezoning would have on traffic; the potential diminishment of property values due to the rezoning; and the promotion of public health, safety, morals or general welfare of the public as a result of the proposed rezoning.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process and the actual application itself (Pages 6 to 12). Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Rezoning Request process, please refer to “Title 10, Chapter 14, Section 7 Amendments” of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart



Application Procedure

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on page 5)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Plan Council (If Applicable)

Applicant may present the proposed request to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Plan Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

Application Procedure

Step 4

City Council

Applicant will attend the City Council meeting where the recommendation of the rezoning request will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the rezoning request.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

**United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION****CONTACT:**

Dave and Debbie Coffman

9290 US Route 34

Yorkville, IL 60560

DEVELOPMENT/ PROPERTY:

Coffman Carpets

Acreage: 0.58

Date: 08-25-17

Concept Plan Review: ☐ Yes ☐ No \$ _____
Engineering Plan Review Deposit of \$500 due

Amendment: ☐ Yes ☐ No \$ _____
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

Annexation: ☒ Yes ☐ No \$ 250 _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: 0.58 - 5 = 0 x \$10 = 0 + \$250

Rezoning: ☒ Yes ☐ No \$ 200 _____
\$200.00, plus \$10/acre for each acre over 5.
of acres: 0.58 - 5 = 0 x \$10 = 0 + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

Special Use: ☐ Yes ☐ No \$ _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Zoning Variance: \$85.00 ☐ Yes ☐ No \$ _____
Outside Consultants deposit of \$500.00 due

Preliminary Plan Fee: \$500.00 ☐ Yes ☐ No \$ _____

P.U.D. Fee: \$500.00 ☐ Yes ☐ No \$ _____

Final Plat Fee: \$500.00 ☐ Yes ☐ No \$ _____

Engineering Plan Review Deposit: ☐ Yes ☐ No \$ _____
☐ Less than 1 acre = \$1,000 due
☐ Over 1 acre and less than 10 acres = \$2,500 due
☐ Over 10 acres and less than 40 acres = \$5,000 due
☐ Over 40 acres and less than 100 acres = \$10,000 due
☐ Over 100 acres = \$20,000 due

Outside Consultants Deposit: ☐ Yes ☐ No \$ 1000 _____
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, Subdivision, Rezoning, and Special Use:
☐ Less than 2 acres = \$1,000 due
☐ Over 2 acres and less than 10 acres = \$2,500 due
☐ Over 10 acres = \$5,000 due

TOTAL AMOUNT DUE: \$ 1450.00

Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

Application For Re-Zoning

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

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

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	PUD (Commercial)
East	B-3 General Business District (Casey's Development--currently under annexation/ rezoning approval)
South	Unincorporated Kendall County
West	Unincorporated Kendall County

Current Zoning Classification Requested Zoning Classification

Comprehensive Plan Future Land Use Designation Total Acreage

Kendall County Parcel Number(s) Within Proposed PUD

02-28-252-009	

Application For Rezoning

Property Information

List all governmental entities or agencies required to receive notice under Illinois law:

--

Is the property within City limits? Yes ☐ No ☒

Does a floodplain exist on the property? Yes ☐ No ☒

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Engineer

Name

Address

City State ZIP

Phone Fax

E-mail

Planner

Name

Address

City State ZIP

Phone Fax

E-mail

Application For Rezoning

Rezoning Standards

Please state the existing zoning classification(s) and uses of the property within the general area of the proposed rezoned property:

The site is located within a commercial corridor, with business commercial or PUD zoning essentially surrounding the site.

Please state the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification:

Commercial development has grown from the west and east along US 34, and the property to the north has also been zoned PUD. The proposed Casey's Development immediately to the east will also be zoned B-3.

Please state the extent to which property values are diminished by the particular zoning restrictions:

Property values in general should not be affected.

Please state the extent to which the destruction of property values of plaintiff promotes the health, safety, morals, and general welfare of the public:

N/A. See above.

Application For Rezoning

Rezoning Standards

Please state the relative gain to the public as compared to the hardship imposed upon the individual property owner:

There will be no change. The Coffman Carpet business will not change.

Please state the suitability of the subject property for the zoned purposes:

The parcel is fronting a prime commercial corridor and major arterial through the City. The parcel will change from Kendall County business zoning to City of Yorkville business zoning.

Please state the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

The parcel is not currently incorporated within the City of Yorkville. It is an existing business use.

Please state the community need for the proposed land use:

As mentioned, the public will continue to be offered the same quality goods and services that Coffman Carpets has provided in this location for over 20 years.

Application For Rezoning

Rezoning Standards

With respect to the subject property, please state the care with which the community has undertaken to plan its land use development:

The commercial zoning proposed fits within the City's comprehensive plan for annexation and rezoning along the US 34 corridor. The B-3 zoning is a good fit for the development within the vicinity.

Please state the impact that such reclassification will have upon traffic and traffic conditions on said routes; the effect, if any, such reclassification and/or annexation would have upon existing accesses to said routes; and the impact of additional accesses as requested by the petitioner upon traffic and traffic conditions and flow on said routes (Ord. 1976-43, 11-4-1976):

Traffic and other impacts will not be affected. The Coffman Carpet business has been on site for approximately 20 years and the change in zoning will not affect the traffic currently generated by the business.

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 Rezoning

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
9/20/17

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


Owner Signature

Date
9/20/17

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the attached list is a true, correct and complete list of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Plan Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20____.

Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

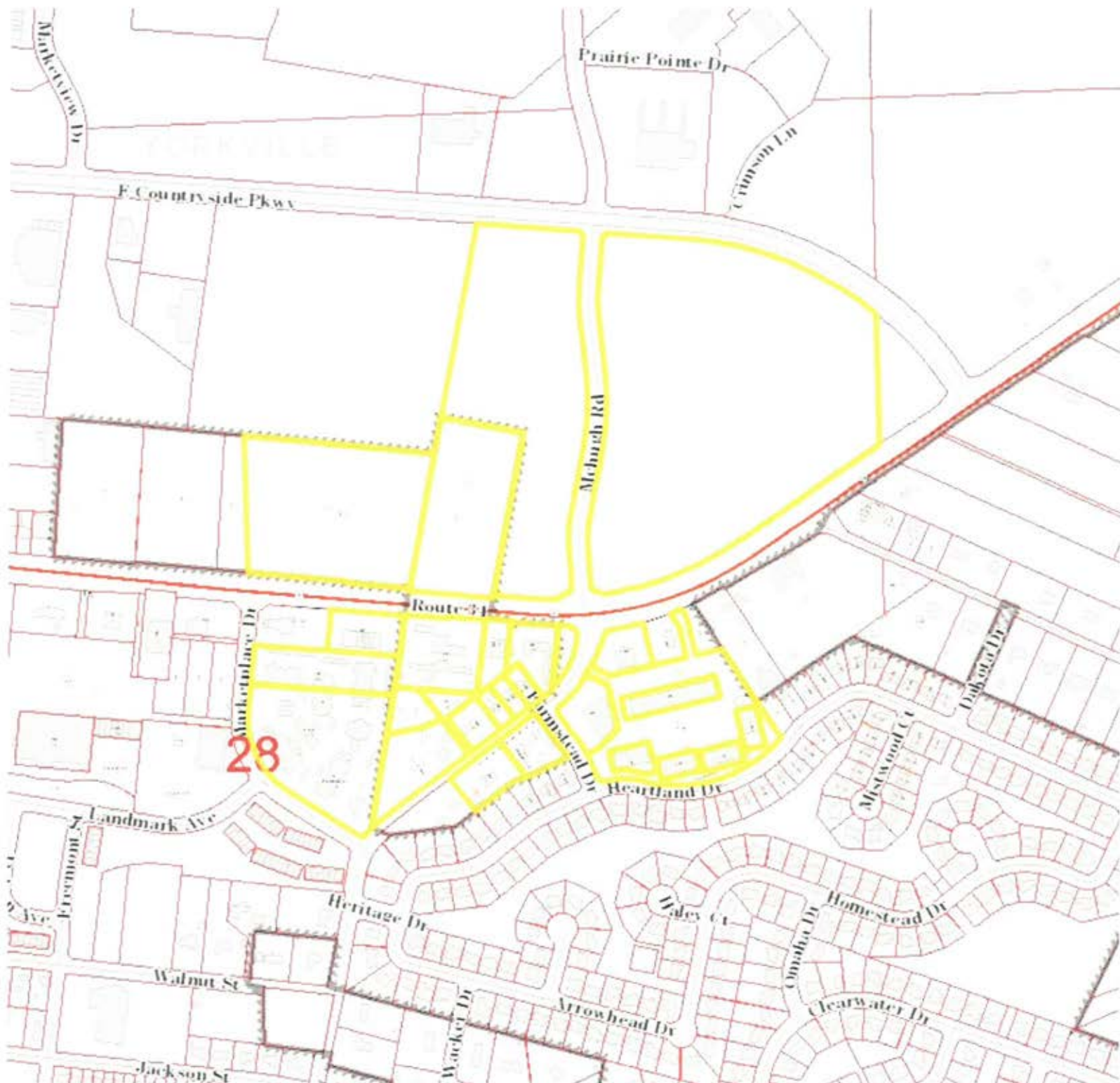
Notary Public

Exhibit B - Public Notices Sent via Certified Mail for Planning and Zoning Commission Meeting

Owner Name	Owner Address	Site Address	Parcel Pin
Pignatiello, Anthony J & Khristina M	1107 Mchugh Rd. Yorkville, IL 60560	1107 Mchugh Rd. Yorkville, IL 60560	02_28_252_008
Marker, Pamela S	1626 Mistwood Dr. Naperville IL 60540	N/A	02_28_252_013
Pilmer, Marvin F Trust	1002 Prairie St. Aurora, IL 60506	9230 Route 34. Yorville, IL 60560	02_28_252_026
Coffman, David E & Debbie M	7315 W Hillside Crystal Lake, IL 60012	9290 Route 34. Yorkville, IL 60012	02_28_252_009
Yorkville Crossings LLC	13351 B Faxon Rd. Plano, IL 60545	N/A	02_28_227_002
Mystek, Edward J	1101 Mchugh Rd. Yorkville, IL 60560	1101 Mchugh Rd. Yorkville, IL 60560	02_28_252_006
Yorkville Crossings LLC	13351 B Faxon Rd. Plano, IL 60545	N/A	02_28_201_004
Shocker Land Company LLC	477 E Barberry CIR. Yorkville, IL 60560	9316 Route 34. Yorkville, IL 60560	02_28_252_027
Illinois Department of Transportation	700 E Norris Dr. Ottawa, IL 61350	N/A	02_28_226_003
Toschak, Andrew A & David J & Sharon M	659 Westridge Ct. Aurora, IL 60504	1025 Mchugh Rd. Yorkville, IL 60560	02_28_252_005
Toschak, Andrew A & David J & Sharon M	659 Westridge Ct. Aurora, IL 60504	N/A	02_28_252_011
Lindley, Dustin T	1105 Mchugh Rd. Yorkville, IL 60560	1105 Mchugh Rd. Yorkville, IL 60560	02_28_252_007
Yorkville Leased Housing Associates 1	2905 Northwest Blvd. Suite 150. Minneapolis, MN 55441-2644	N/A	02_28_252_019
West Suburban Bank Land Trust	711 S Westmore Ave. Lombard, IL 60148	1100 McHugh Rd. Yorkville, IL 60560	02_28_253_002
Swanson, Nicholas A	1060 Mchugh Rd. Yorkville, IL 60560	1060 Mchugh Rd. Yorkville, IL 60560	02_28_402_003
Greco/Reggi Yorkville Rt 4 LLC	1550 Hecht Dr. Bartlett, IL 60103	N/A	02_28_252_025
American National Bank Trust, %L Syregelas	2520 Boeger Ave. Westchester, IL 60154	N/A	02_28_251_002
Yorkville Leased Housing Associates 1	2905 Northwest Blvd. Suite 150. Minneapolis, MN 55441-2644	N/A	02_28_252_024
Toschak, Barbara E	2551 Adamsway Dr. Aurora, IL 60504-9077	1015 Mchugh Rd. Yorkville, IL 60560	02_28_252_015
Toschak, Andrew A Etal	659 Westridge Ct. Aurora, IL 60504	N/A	02_28_252_016
Hobson Hollow Inc, % Richard Marker	1626 Mistwood Dr. Naperville IL 60540	N/A	02_28_253_012
Castle Bank, % Richard Marker	1626 Mistwood Dr. Naperville IL 60540	608 E Veterans Pkwy. Yorkville, IL 60540	02_28_253_006
600 East LLC	600 East Veterans Pkwy. Yorkville, IL 60560	600 East Veterans Pkwy. Yorkville, IL 60560	02_28_253_007

Letters sent to others:		
Name:	Address:	Organization:
Jason Hedman	902 Game Farm Road, Yorkville, IL 60560	Library District
Carol La Chance		
Susan Chacon		
Russell Walter		
Darren Crawford		
Kate Elder		
Wamecca Rodriguez		
Krista Danis		
Theron Garcia	103 E. Beaver Street, Yorkville, IL 60560	Fire Department Board
David Stewart		
Richard Dickson		
Gary Schlapp		
Ken Johnson		
Phyllis Yabsley	9075 Corneils Road, Bristol IL 60512	Bristol Township
Jeff Corneils		
Julie Bennett		
Clifford Oleson		
Tom Klatt		
Bill Weatherly		
Keith Wheeler		
Robert Walker		
POSTMASTER	601 E COUNTRYSIDE PARKWAY, YORKVILLE IL 60560	Post Office
Debbie Gillette	111 W FOX STREET, YORKVILLE IL 60560	Kendall County Clerk (ELECTION OFFICIAL)
LYNN CULICK	111 W FOX STREET, YORKVILLE IL 60560	County Board Members
ELIZABETH FLOWERS		
JUDY GILMOUR		
AUDRA HENDRIX		
MATT PROCHASKA		
ROBERT DAVIDSON		
TONY GILES		
SCOTT GRYDER		
MATT KELLOGG		
JOHN PURCELL		

Exhibit B - Properties within 500'



**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2017-13**

NOTICE IS HEREBY GIVEN THAT Dave and Debbie Coffman, petitioner, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approval of an annexation agreement by the City Council).

The legal description is as follows:

9290 US Route 34

A parcel of land located in the Northeast Quarter of Section 28, Township 37 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, described as follows:

Beginning at the Northwest corner of Lot 187 as designated upon the plat of Heartland In Yorkville Unit 1 Subdivision, the Plat of which subdivision was recorded February 16, 2001 as Document No. 200100002570 in the Recorder's Office of Kendall County, Illinois; thence North 5 degrees 24 minutes 29 seconds East along the Northerly extension of the West line of said Lot 187, a distance of 7.65 feet to a the Southeast corner of the premises conveyed by Donald Pilmer and Robert P. Pilmer, co-Trustee's of a Trust Agreement dated December 20, 1995 known as the Marvin F. Pilmer Trust to the People of the State of Illinois, Department of Transportation by Trustee's Deed recorded December 23, 2014 as Document No. 201400018028 in said Recorder's Office; thence Westerly along the Southerly line of said premises so conveyed, along a circular curve whose radius is 1,477.39 feet and whose center lies to the North, the long chord of which curve bears North 87 degrees 50 minutes 07 seconds West, a chord distance of 154.59 feet; thence North 84 degrees 50 minutes 10 seconds West along the Southerly line of said premises so conveyed, a distance of 41.06 feet to a point in the East line of the premises conveyed by Daniel Laniosz and Deborah A. Laniosz to David E. Coffman and Debbie M. Coffman by Warranty Deed recorded April 9, 1997 as Document No. 9703295 in said Recorder's Office, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 5 degrees 53 minutes 54 seconds West along the East line of said premises conveyed by Daniel Laniosz and Deborah A. Laniosz to David E. Coffman and Debbie M. Coffman, a distance of 206.29 feet to an angle point in the East of said premises; thence South 52 degrees 17 minutes 30 seconds West along the Easterly line of said premises conveyed by Daniel Laniosz and Deborah A. Laniosz to David E. Coffman and Debbie M. Coffman, a distance of 129.79 feet to the Southeast corner thereof; thence North 84 degrees 50 minutes 10 seconds West along the Southerly line of said premises, a distance of 11.00 feet to the Southwest corner thereof; thence North 5 degrees 53 minutes 54 seconds East along the West line of said premises, a distance of 294.61 feet to the Southwest corner of the premises conveyed by David E. Coffman and Debbie M. Coffman to the People of the State of Illinois, Department of Transportation by Warranty Deed recorded April 11, 2002 as Document No. 200200008884 in said Recorder's Office; thence South 84 degrees 50 minutes 10 seconds East along the Southerly line of said premises conveyed by David E. and Debbie M. Coffman to the People of the State of Illinois, Department of Transportation, a distance of 104.99 feet to the Point of Beginning, containing 26,778 square feet, 0.615 acres, more or less, all being situated in the County of Kendall and the State of Illinois.

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said application on **Wednesday, November 8, 2017 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 Community Development Department,

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