



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, September 12, 2018

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: July 18, 2018 Special Meeting

Citizen's Comments

Public Hearings

1. **PZC 2018-16** Flight Team, LLC, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval of a proposed tavern for a craft beer tasting room with onsite consumption and future beer garden in a proposed new building zoned B-2 Retail Commerce Business District within the Kendall Crossing Planned Unit Development pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located generally north of US 34 (W Veterans Parkway) and west of IL 47 (N Bridge Street) in Yorkville, Illinois.

Unfinished Business

New Business

1. **PZC 2018-16** Flight Team, LLC, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval of a proposed tavern for a craft beer tasting room with onsite consumption and future beer garden in a proposed new building zoned B-2 Retail Commerce Business District within the Kendall Crossing Planned Unit Development pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located generally north of US 34 (W Veterans Parkway) and west of IL 47 (N Bridge Street) in Yorkville, Illinois.

Action Item

-Special Use

Additional Business

1. City Council Action Updates
 - a. **PZC 2018-13** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to "Chapter 18: Telecommunication Tower and Antenna Regulations" of the United City of Yorkville Zoning Ordinance.

City Council Action:

Approved

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

Special Meeting

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, July 18, 2018 7:00pm

Meeting Called to Order

Vice-Chairman Jeff Olson called the meeting to order at 7:04pm, roll was called and a quorum was established.

Roll Call:

Reagan Goins-yes, Deborah Horaz-yes, Don Marcum-yes, Jeff Olson-yes, Richard Vinyard-yes

Absent: Randy Harker, Bill Gockman

City Staff

Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Depo Court

Previous Meeting Minutes June 13, 2018

The minutes were approved as presented on a motion and second by Commissioners Goins and Vinyard, respectively.

Roll call vote: Goins-yes, Horaz-yes, Marcum-yes, Olson-abstain, Vinyard-yes

Motion carried: 4-yes, 0-no, 1-abstain

Citizen's Comments None

Public Hearings

Vice-Chairman Olson explained the procedure for the Hearing. There were no guests present to speak. At approximately 7:07pm a motion was made and seconded by Ms. Horaz and Mr. Vinyard, respectively, to open the Hearing.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Goins-yes. Passed 5-0.

1. PZC 2018-13 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to "Chapter 18: Telecommunication Tower and Antenna Regulations" of the United City of Yorkville Zoning Ordinance.

(See Court Reporter transcripts)

The Hearing was closed at approximately 7:18pm on a motion by Ms. Horaz and second by Mr. Vinyard. Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Goins-yes, Horaz-yes Passed 5-0.

Unfinished Business None

New Business

1. **PZC 2018-13** (see description on page 1)

Action Item

Text Amendment

There was no discussion and Ms. Horaz moved and Mr. Vinyard seconded to approve the following motion: In consideration of testimony presented during a Public Hearing on July 18, 2018, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the definitions in Section 10-18-1 of the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated July 18, 2018. Roll call: Olson-yes, Vinyard-yes, Goins-yes, Horaz-yes, Marcum-yes. Carried 5-0.

Additional Business

1. City Council Action Updates:
 - a. PZC 2018-10 James McNamara garage request approved.
 - b. PZC 2018-11 Michael & Dayle Saar rezoning request approved.

Adjournment

There was no further business and the meeting was adjourned at 7:23pm on a motion by Commissioners Vinyard and Marcum, respectively. Approved on voice vote.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
SPECIAL MEETING

PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, July 18, 2018
7:00 p.m.

1 PRESENT:

2 Mr. Jeff Olson, Vice-Chairman,

3 Ms. Reagan Flavin Goins,

4 Ms. Deborah Horaz,

5 Mr. Donald Marcum,

6 Mr. Richard Vinyard.

7
8
9 ALSO PRESENT:

10 Mr. Jason Engberg, Senior Planner,

11 Ms. Marlys Young, Minute Taker.

12 - - - - -

(WHEREUPON, the following
proceedings were had in
public hearing:)

VICE-CHAIRMAN OLSON: There is PZC
2018-13, public hearing scheduled for tonight's
Planning and Zoning Commission meeting.

The purpose of this hearing is to
invite testimony from members of the public
regarding the proposed request that is being
considered for the motion tonight.

Public testimony from persons
present who wish to speak may be for or against
the request, or to ask questions of the
petitioner regarding the request being heard.

Those persons wishing to testify are
asked to speak clearly, one at a time, and state
your name and who you represent. You are also
asked to sign in at the podium in a complete
file. When you come to the podium you are asked
to give your testimony.

If you plan to speak during
tonight's public hearing as petitioner or as a
member of the public, please stand, raise your
right hand and repeat after me.

1 Do we have to do that?

2 MR. ENGBERG: No one is here, so we can
3 move on.

4 VICE-CHAIRMAN OLSON: Okay. Seeing as
5 no one is here, the order for receiving testimony
6 is as follows: Petitioner presentation, those
7 who wish to speak -- Do I have to really read
8 this when nobody is here?

9 MR. ENGBERG: Yes.

10 VICE-CHAIRMAN OLSON: Those who wish to
11 speak in favor of this request, those who wish to
12 speak in opposition of this request, questions
13 from the Planning and Zoning Commissioners as to
14 the petitioner.

15 May I have a motion to open the
16 public hearing on petition number PZC 2018-13?

17 MS. HORAZ: So moved.

18 MR. VINYARD: Second.

19 VICE-CHAIRMAN OLSON: Roll call, please.

20 MS. YOUNG: Yes. Horaz.

21 MS. HORAZ: Yes.

22 MS. YOUNG: Marcum.

23 MR. MARCUM: Yes.

24 MS. YOUNG: Olson.

1 VICE-CHAIRMAN OLSON: Yes.

2 MS. YOUNG: Vinyard.

3 MR. VINYARD: Yes.

4 MS. YOUNG: And Goins.

5 MS. GOINS: Yes.

6 MS. YOUNG: Thank you.

7 VICE-CHAIRMAN OLSON: PZC 2018-13,
8 United City of Yorkville, Kendall County,
9 Illinois, petitioner, is proposing a text
10 amendment for consideration of updates to Chapter
11 18, Telecommunication Tower and Antenna
12 Regulations of the United City of Yorkville
13 Zoning Ordinance.

14 Is the petitioner --

15 MR. ENGBERG: That would be me, so --

16 VICE-CHAIRMAN OLSON: Jason.

17 MR. ENGBERG: I will give a quick update
18 on everything, let you guys know, everyone. So
19 the IML, the Illinois Municipal League, we did
20 this last year, they had certain regulations that
21 came out. We updated our code to follow those
22 regulations.

23 There is a new update and to file
24 this, this needs to be -- these regulations need

1 to be passed by August, so we are holding this
2 special meeting. We couldn't meet last week, so
3 we are meeting today to get this done.

4 Really, all that's -- for you guys,
5 I know it was a thick PZC packet with lots of
6 details, but really there are three different
7 things being amended. The big one is in the
8 Public Works Code, which we are not over --
9 reviewing; the one is in the Building Code, which
10 we are also not reviewing, but there are changes
11 to the Zoning Code, which is what we are
12 reviewing tonight.

13 The real changes is just updating
14 what they consider the definitions for small
15 satellite antennas and removing our previous one.
16 That's really what we are reviewing.

17 We added everything to it just so
18 you guys would be aware of everything the City
19 changed. It's really about cell towers in the
20 public right-of-way co-locating on certain
21 telephone poles or possibly the water tower,
22 things like that. Things that the City owns.

23 It really has more to do with cell
24 towers and new technologies coming out and

1 locating on public property. It doesn't
2 affect the private property people leasing out
3 space to a cell company or anything like that.

4 Anything like in the Zoning Code,
5 that's staying the same; the only thing changing
6 is just how it's defined.

7 So if you have any questions or
8 anything about the definition, we can go through
9 or --

10 MR. MARCUM: I have one question. On
11 your memo here, the processing application, you
12 are filing an application within 90 days, yea or
13 nay. If they don't say yea, then it's
14 automatically -- or if they don't say nay, it's
15 automatically yea, and if you are planning on
16 going forward with that, the non-responsive
17 approval, for want of a better term, you have to
18 give notice, more than 75 days later, but the
19 thing that didn't make sense to me -- and I will
20 confess that I was too sloppily to not have read
21 all the materials of the Code.

22 The receipt of the deemed approval
23 notice shall not preclude the City's denial of
24 the permit request within the time limits as

1 provided under this ordinance.

2 Well, it seems like the 90 days goes
3 by, you are approved, you gave your notice after
4 75 and up to 90 days after you made your
5 application.

6 I mean, that makes it sound to me
7 like the door is still open somehow to reject it
8 even though it doesn't seem like it should be. I
9 could be misreading that.

10 MR. ENGBERG: To invoke the deemed
11 approved -- 75 days and after the submission of a
12 completed application. The permit shall be
13 deemed approved on the latter of the 90th day
14 after submission of the complete application or
15 the tenth day after the receipt of the deemed
16 approved notice by the City. Receipt of the
17 deemed --

18 So your question is?

19 MR. MARCUM: So the last sentence is the
20 one --

21 MR. ENGBERG: Receipt of the deemed
22 approved notice shall not preclude the City's
23 denial of the permit request within the time
24 limits.

1 MR. MARCUM: That doesn't seem fair.

2 VICE-CHAIRMAN OLSON: It's certainly in
3 the City's best interest.

4 MR. ENGBERG: Yeah. This section about
5 the actual proposed things that they need to know
6 is more or less in the Public Works section.

7 My answer to that specific question,
8 I mean, these were -- that's one of those things,
9 these were brought up to -- from the IML as a
10 recommendation.

11 If you have a question on why that
12 is, I don't really have an answer, but Public
13 Works -- I can get that information to you.

14 MR. MARCUM: I just wondered if maybe
15 the word "not" was not supposed to be in there
16 or something.

17 MR. ENGBERG: The receipt of the deemed
18 approved notice shall not --

19 MR. MARCUM: Shall not preclude. Well,
20 it would make more sense, shall preclude --

21 MR. ENGBERG: Okay. It should say shall
22 preclude the City's denial.

23 MR. MARCUM: That would make more sense.

24 MR. ENGBERG: Okay. I'll tell you what.

1 I will highlight that. That's not technically in
2 the zoning part. I will highlight that. I will
3 bring that up to our administration to talk that
4 over and see if it was just a typo.

5 MS. GOINS: The only thing that came up
6 to me when I was reading through, there doesn't
7 seem to be any limit on small cell facilities
8 that could end up on a city pole.

9 I know we've talked about it before,
10 above your sight line, but is there a potential
11 for that?

12 MR. ENGBERG: My assumption would be
13 that if you are a cell phone, you're not going to
14 want to be all locked up on one pole anyway, so
15 while there is no -- I mean, it's not written
16 down, again, I think we had something that was a
17 question for the --

18 MS. GOINS: I was just thinking about
19 from aesthetics.

20 VICE-CHAIRMAN OLSON: There is
21 constraint in there for how big it can be, six
22 cubic feet?

23 MS. GOINS: So they're small.

24 MS. HORAZ: Ten feet high.

1 MS. GOINS: If there is a particular
2 popular area that all different companies want to
3 use, are you going to see them all stacked up on
4 each other?

5 MR. ENGBERG: And it would be one of
6 those things, too, since they have to apply for a
7 permit through us, the City would have final say
8 and be like you know what, that's not the right
9 location for that.

10 VICE-CHAIRMAN OLSON: I did have one
11 technical question, too. It said that after they
12 are abandoned for -- and I don't remember what it
13 was, X amount of days or months or whatever, how
14 do you know if one is abandoned? It's not like
15 it has a light flickering to tell you.

16 MS. HORAZ: Yeah.

17 VICE-CHAIRMAN OLSON: How does the City
18 know when it's abandoned and know when -- Is that
19 even possible to know, or is it just, you know,
20 three years down the road, they're going oh, this
21 one is falling apart, oh, it's abandoned, okay,
22 let's go collect --

23 MR. ENGBERG: Pretty much. I mean, for
24 the most part --

1 VICE-CHAIRMAN OLSON: Cell tower
2 inspector.

3 MS. HORAZ: They have to renew their
4 permit.

5 VICE-CHAIRMAN OLSON: That's a good
6 point.

7 MR. MARCUM: Every five years.

8 MS. HORAZ: Yeah, but isn't there
9 something every year that they have to do?

10 MR. ENGBERG: Yeah, it's a yearly,
11 annual fee, so --

12 MS. HORAZ: I had one other question,
13 too, if everybody is finished. Say it is
14 abandoned and a company went out of business. Is
15 there a bond or something or does that fee kind
16 of cover that?

17 MR. ENGBERG: Typically the City would
18 ask for a surety bond depending on the amount
19 that it cost to put up there.

20 MS. HORAZ: All right. Say it's on a
21 water tower.

22 MR. ENGBERG: It's typical policy for
23 the City for those kinds of things, especially if
24 there is an abandonment clause in it, to require

1 a bond.

2 MS. HORAZ: I didn't see that.

3 MR. ENGBERG: Is it -- It may not be
4 written in there, but it is typically a policy of
5 the City. Is it --

6 MS. HORAZ: So there is a bond? I know
7 there is an abandonment clause. Is there a --
8 You know, like a builder when they have a bond.

9 MR. ENGBERG: I'm not sure. That is
10 something I can look through definitely and get
11 more information to you on that one.

12 MS. HORAZ: I mean, it says the City,
13 you know, has the right after it's abandoned to
14 take it down or get rid of it, but, I mean, we're
15 going to be in it for costs to do that.

16 MR. ENGBERG: Yeah, for the most part,
17 especially with this stuff for the abandonment,
18 you're right, if it's in disrepair, falling down,
19 that's when you clearly say like obviously it's
20 broken, repairing it is in the clause.

21 MS. HORAZ: But technology changes and
22 they'll just leave it and, you know, move on to
23 something else.

24 MR. ENGBERG: It's possible. I don't

1 know any other way to figure out --

2 MS. HORAZ: Something you can bring up.

3 MR. ENGBERG: Yeah, it's definitely
4 something I can bring up, and I'll take all these
5 notes --

6 MS. HORAZ: You are getting questions on
7 other parts.

8 MR. ENGBERG: Yeah. I mean, for the
9 most part, this stuff is all the Public Works
10 section, this is something City Council will look
11 and listen to Tuesday.

12 MS. HORAZ: It didn't come up, these
13 questions.

14 MR. ENGBERG: Well, yeah, and I'll
15 definitely bring these up to them. I am writing
16 a cover memo for them tomorrow; it will go in
17 with all your comments and sections so they can
18 read it to see if they have insight.

19 VICE-CHAIRMAN OLSON: Okay. So our
20 comments go off to them.

21 MR. ENGBERG: Correct.

22 VICE-CHAIRMAN OLSON: What we are voting
23 on tonight --

24 MR. ENGBERG: What we're really voting

1 on, the only thing that we are actually looking
2 at is the definitions in the Zoning Code.

3 VICE-CHAIRMAN OLSON: If we're okay with
4 those.

5 MR. ENGBERG: Yes. And I wish I could
6 give you more information on the exact details of
7 these. I did not write these. A lot of these
8 were written by the IML and a lot of these were
9 worked on by Public Works and the admin -- the
10 city administrator, so...

11 VICE-CHAIRMAN OLSON: So this 87-page
12 PDF made me feel very simple. It was fairly
13 technical. It was rough.

14 MR. VINYARD: Second that.

15 MR. ENGBERG: So for the most part --
16 And that's the thing, like I tried to put the
17 Zoning Code in front --

18 VICE-CHAIRMAN OLSON: Oh, that was good.

19 MR. ENGBERG: -- so we could just read
20 what pertains.

21 VICE-CHAIRMAN OLSON: That was good that
22 arrow was in there.

23 MR. ENGBERG: Even if I am not as
24 knowledgeable on it as I'd like, you know, I

1 wanted to --

2 VICE-CHAIRMAN OLSON: Sometimes you
3 were, though. Co-locating, I didn't know that
4 was a word.

5 MR. ENGBERG: That's very common for
6 co-location on towers, like water towers and
7 things like that.

8 MS. HORAZ: What was that word?

9 MR. ENGBERG: Co-location --

10 MS. HORAZ: Oh, yeah, it's --

11 MR. ENGBERG: -- of different cell
12 towers.

13 VICE-CHAIRMAN OLSON: You knew that?

14 MR. ENGBERG: You really just need --

15 MS. HORAZ: I'm in the communications
16 business.

17 MR. MARCUM: I don't think co-location
18 should be spelled with two L's.

19 MR. ENGBERG: So, yes, so just moving on
20 from that, do we have any -- So we're really just
21 getting rid of personal wireless facility
22 services, those definitions, adding a much more
23 small wireless facility, a much more defined
24 definition there, which was recommended by the

1 IML.

2 VICE-CHAIRMAN OLSON: Right. Is there
3 anyone present who wishes to speak in favor of
4 the request? We are all done with questions.

5 (No response.)

6 VICE-CHAIRMAN OLSON: Speaking in favor.
7 Is there anyone that wishes to speak in
8 opposition to the request?

9 (No response.)

10 VICE-CHAIRMAN OLSON: Seeing as there is
11 no one, since all public testimony regarding this
12 petition has been taken, may I have a motion to
13 close the taking of public testimony in this
14 public hearing?

15 MS. HORAZ: So moved.

16 MR. VINYARD: Second.

17 VICE-CHAIRMAN OLSON: Roll call, please.

18 MS. YOUNG: Yes. Marcum.

19 MR. MARCUM: Yes.

20 MS. YOUNG: Olson.

21 VICE-CHAIRMAN OLSON: Yes.

22 MS. YOUNG: Vinyard.

23 MR. VINYARD: Yes.

24 MS. YOUNG: Goins.

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MS. GOINS: Yes.

MS. YOUNG: Horaz.

MS. HORAZ: Yes.

(Which were all the
proceedings had in the
public hearing portion
of the meeting.)

---o0o---

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
7 that the foregoing, Pages 1 through 19,
8 inclusive, is a true, correct and complete
9 computer-generated transcript of the proceedings
10 had at the time and 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 31st day of July A.D., 2018.

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

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Memorandum

To: Planning and Zoning Commission
 From: Krysti J. Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Date: August 17, 2018
 Subject: **PZC 2018-16 - Flight Team – Lot 6 Kendall Crossing PUD**
 Proposed Special Use for a Tavern/Tasting Room & Bottle Shoppe

Background & Request:

The petitioner, Flight Team, LLC, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit approval for the operation of a proposed tavern with a tasting room and packaged bottle sales within a proposed new multi-tenant building in the Kendall Crossing planned unit development. The property is currently a one (1) acre vacant lot west of the hotel site and is zoned in the B-2 General Business District PUD.



Existing Conditions:

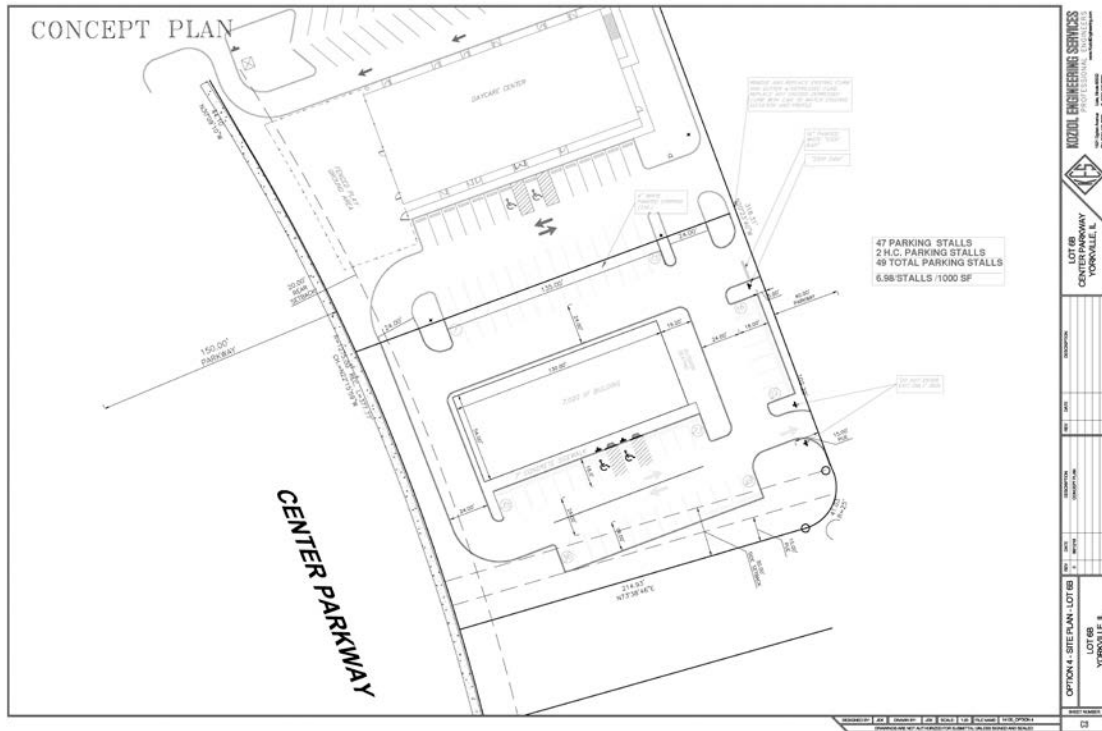
The existing zoning and land use for properties surrounding the subject property are as indicated below:

Table 1. Surrounding Zoning and Land Uses

	Zoning	Land Use
North	B-2, Retail Commerce Business District PUD	Lighthouse Daycare (Kendall Crossing)
East	B-2, Retail Commerce Business District PUD	Holiday Inn Site (Kendall Crossing)
South	B-2, Retail Commerce Business District	Office Building (YCUSD 115)
West	R-4, Multi-Family Residential District	Residential Development

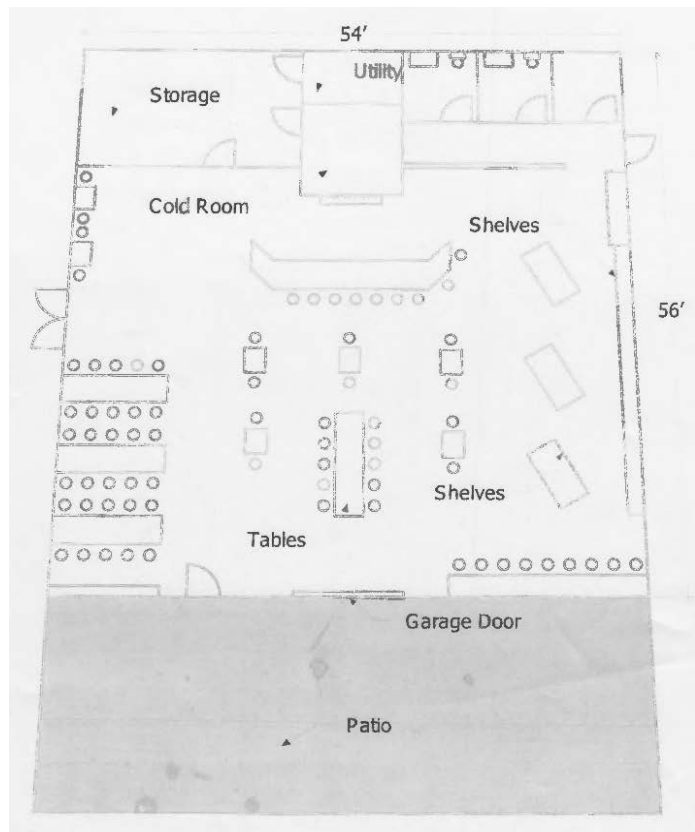
Petitioner's Proposal:

The site developer is in the process of moving forward with the construction of a one-story approximately 7,000 square foot, of which 3,000 square feet would be dedicated for a tavern with a craft beer tasting room and future beer garden, within the Kendall Crossing commercial development. The sale of packaged liquors for offsite consumption is also planned. According to the concept plan provided below, the proposed orientation of the building will be south with the entrance facing W. Kendall Drive.



The image to the right illustrates the concept design plan for the interior of the proposed tavern. An approximately 56' x 54' area will have a tasting area with tables, chairs and display shelves. A climate-controlled cold room, storage and utility room, as well as public restroom area is depicted with an area for future outdoor patio space. While the tavern use will offer patrons the ability to purchase and consume prepackaged snacks on the premises, food will not be prepared onsite; nor are food preparation facilities proposed for the property at this time.

Although the developer has not submitted the requisite building permit applications for the construction of the new building, the Petitioner has made contact with the City Clerk's Office to obtain a Liquor License which will be required prior to the proposed tavern can open for business.



Parking/Traffic

According to the Zoning Ordinance, the current proposed use of a tavern (drinking establishment) would require three (3) parking spaces per 1,000 square feet of floor area of off-street parking and no off-street loading spaces. Based upon these requirements, twenty-one (21) off-street parking stalls, including one (1) handicapped accessible stall, are required. The proposed plan for the entire multi-tenant building illustrates forty-seven (47) off-street parking stalls in addition to two (2) accessible stalls for a total of 49 parking spaces or roughly seven (7) stalls per 1,000 square feet, thereby exceeding the City's minimum off-street parking standards for the tavern and any future tenants in the remaining 4,000 square feet of the building.

Ingress and egress from the site is proposed off of Kendall Circle, an internal private roadway within the Kendall Crossing development. Full access to the property is offered at the northwest corner of the site, while right turn only egress is provided at the southwest corner of Kendall Circle near the intersection of Kendall Drive. The concept plan also illustrates a shared parking lot connection between the existing daycare property to the north and the proposed tavern site.

Since all proposed access to the property will be via internal private roadways within the Kendall Crossing commercial development, traffic congestion of public roadways is not anticipated. Further, there is no roadway connection proposed to any nearby public streets for this project and the property is in proximity to controlled intersections (IL Rte 47 and US Rte 34) which will mitigate any traffic flow concerns.

Adequate Utilities

Adequate public utilities already exist and are available to the subject property. Additionally, all stormwater management for the site has been compensated by the installation of storm sewers as part of the Kendall Crossing commercial development and no surface storm basins are required.

Comprehensive Plan

The 2008 Comprehensive Plan Update designates the future land use for this property as Destination Commercial. The intent of the Destination Commercial land use classification includes such uses as large format retail and strip center development that attracts both local Yorkville residents and customers from surrounding areas. It is recommended that future Destination Commercial development should be focused in the existing areas of unfinished commercial developments located along US 34 (Veterans Parkway) and Bridge Street (IL Rte. 47) to take advantage of available land, especially in the out parcels of the Kendall Marketplace and Kendall Crossing developments. The proposed new tavern use fulfills that recommended land use strategy.

Special Use Requirement

In order to determine if a proposed use will require Special Use authorization to operate as a tavern or restaurant, staff references the Zoning Ordinance. **Restaurants** are defined in the Zoning Ordinance as: *Any land, building or part thereof where meals are provided for compensation, including a café, cafeteria, coffee shop, lunchroom, drive-in stand, tearoom and dining room, and including the serving of alcoholic beverages when served with and incidental to the serving of meals, where permitted.* While **Tavern or Lounge** is defined in the Zoning Ordinance as: *A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.*

It has been staff's interpretation that the distinction between a Tavern/Lounge and a Restaurant in the Zoning Ordinance has been the food component, particularly, the service of food. In our previous approvals of zoning for uses where a "Bar or Tavern" Liquor License has been issued (see table below), the primary business was NOT a Tavern, but another explicitly permitted use.

Table 2. Businesses with Bar-Tavern Licenses

Business Name	Address	Video Gaming License/Liquor License	Use (As Classified by Zoning)	Zoning (Permitted Use Y/N)
Rowdy's	210 S. Bridge Street	Yes/Class A-1	Restaurant	B-2 (Y)
Yorkville Bowl	1205 N. Bridge Street	Yes/ Class A-2	Bowling Alley	B-3 (Y)
Rosati's Pizza	1985 Marketview Drive	Yes/ Class R-1	Restaurant	B-3 (Y)
Yorkville Moose Family Center	1502 N. Bridge Street	Yes/ Class C	Private Club or Lodge/Restaurant	B-3 (Y)
Mike & Denise Pizzeria & Pub	728 E. Veterans Pkwy	Yes/ Class BG	Restaurant	B-3 (Y)
Wings Etc. Grill & Pub	1447 Cannonball Trail	Yes/ Class BG	Restaurant	B-2 (Y)
Java Jills #3	2635 N. Bridge Street	Yes/Class A-2	Coffee Shop	B-3 (Y)
Millhurst Ale House	2075 Marketview Dr.	Yes/Class A-1	Restaurant	B-3 (Y)
Java Jills #5	932 N. Bridge Street	Yes/Class A-2	Coffee Shop	B-3 (Y)
Silver Dollar Restaurant	102 E. Stagecoach Trail	Yes/Class R-2	Restaurant	B-3 (Y)
Legends Sports Bar & Grill	620 W. Veterans Parkway	Yes/Class BG	Restaurant	B-2 (Y)
The Roadhouse	1901 S. Bridge Street	Yes/Class BG	Restaurant	B-3 (Y)
Southbank BBQ	129 E. Hydraulic	Yes/Class BG	Restaurant	B-3 (Y)
Yorkville BP	1402 N. Bridge Street	Yes/Class A-1	Gas/Fuel Station	B-3 (Special Use)
Casa Santiago	227 Heustis Street	Yes/Class R-1	Restaurant	B-3 (Y)
Law Office	228 N. Bridge Street	No/Class A-2	Tavern/Lounge	B-2 (Special Use)

It is staff's opinion that the definition of Bar/Tavern used for zoning purposes and what is used for liquor licensing is different, as zoning regulates the primary use and liquor licensing regulates a specific ancillary activity operating within the use. While other uses were issued "bar/tavern" liquor licenses, the use did not meet the zoning definition of a "tavern". In this instance, the petitioner's proposed use clearly meets the zoning definition of a tavern, similar to the Law Office use highlighted above, therefore requiring the Special Use authorization from the City.

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 in which it is to be located.
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 proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

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 during the public hearing at the Planning and Zoning Commission meeting.

Staff Comments:

It is staff opinion that the proposed use is appropriate and similar to other drinking establishments within the city (e.g. Law Office) with the exception that food preparation will not be provided on the premises. Additionally, the tasting room concept is on-trend and offers a complimentary use to the other restaurants, hotel and banquet facility planned for the development. The site is adequately served by public utilities and within a master planned development where considerations for drainage, parking and access have been sufficiently addressed. Finally, the proposed commercial land use is consistent with the future land use designation of the current Comprehensive Plan. Staff is supportive of the proposed Special Use request.

Proposed Motion:

In consideration of testimony presented during a Public Hearing on September 12, 2018 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization for the operation of a proposed new tavern with a tasting room and packaged bottle sales in a new construction commercial building zoned B-2 General Business District PUD within the Kendall Crossing development located generally north of US 34 (Veterans Parkway) and west of IL 47 (N Bridge Street) and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments:

1. Copy of Petitioner's Application w/exhibits.
2. Copy of Public Notice.



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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE:

The purpose of the zoning code is based upon the authority of the city to divide its land into districts by use, bulk, location of building and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land and of the public need for the particular use at the particular location. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. 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 Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

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 forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner 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 petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgment of Financial Responsibility form is attached to this document and must be submitted with the application.



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

APPLICATION FOR SPECIAL USE

STAGE 2: PLAN COUNCIL

Petitioner must present the proposed plan 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, petitioner will move forward to the Planning and Zoning Commission hearing.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 4: PLANNING AND ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning 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 petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (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 petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

STAGE 5: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the special use 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 special use.



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APPLICATION FOR SPECIAL USE

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)



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APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = \$ Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$200 = \$ Total Amount		Total: \$
SPECIAL USE	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres 1 - 5 = 0 x \$10 = 0 + \$250 = \$ 250 # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$ 250.00
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input checked="" type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input checked="" type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 1000.00
TOTAL AMOUNT DUE:			1250.00



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APPLICATION FOR SPECIAL USE

DATE: July 25, 2018	PZC NUMBER:	DEVELOPMENT NAME: Flight Tasting Room & Bottle Shoppe	
PETITIONER INFORMATION			
NAME: FLIGHT TEAM, LLC		COMPANY: d/b/a Flight Tasting Room & Bottle Shoppe	
MAILING ADDRESS: 605 Heartland Drive			
CITY, STATE, ZIP: Yorkville, Illinois 60560		TELEPHONE: 630-853-3096	
EMAIL: flightteamyorkville@gmail.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Kendall Crossing LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: Lot 6B Kendall Crossing, Yorkville, Illinois 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: 1 acres vacant lot west of the hotel site in Kendall Crossing/Countryside Center			
CURRENT ZONING CLASSIFICATION: B-2 PUD		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: B-2	
REQUESTED SPECIAL USE: To operate a craft beer tasting room/facility with on site consumption and future beer garden. Sale of packaged beer and liquor for off site consumption .			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: B-2 PUD			
EAST: B-2 PUD			
SOUTH: B-2 PUD			
WEST: R-4 Multi-Family Residential Dirstrict			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-28-104-040			



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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION

NAME: Kelly A. Helland

COMPANY: Law Offices of Daniel J. Kramer

MAILING ADDRESS: 1107A South Bridge St

CITY, STATE, ZIP: Yorkville, Illinois 60560

TELEPHONE: 630-553-9500

EMAIL: kkramer@dankramerlaw.com

FAX: 630-553-5764

ENGINEER INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ATTACHMENTS

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

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (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".



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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:

Use is a widely accepted use serving alcohol. Prepackaged snacks will be available on premises. There will be no on site food preparation. Use is consistent and compatible with the trend of commercial development in Kendall Crossing.

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:

Use is consistent and compatible with the trend of commercial development in Kendall Crossing.

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 use will not impede any development of surrounding properties as it is consistent and compatible with the trend of commercial development in Kendall Crossing.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

All utilities will be on site and access will be obtained from the internal roadways in Kendall Crossing. There will not be access to or from Center Parkway.



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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:

Access will be obtained from the internal roadways in Kendall Crossing. There will not be access to or from Center Parkway which minimizes utilization of City Streets. The proximity to Route 47 and Route 34 along with the current traffic control devices will prevent any congestion.

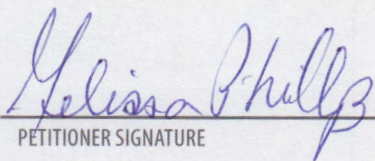
PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

Except for the fact that all tavern type businesses must obtain a special use, the craft beer tasting room with on site consumption and future beer garden and sale of packaged beer and liquor for off site consumption is consistent with the permitted uses in the B-2 Business District and consistent with the trend of commercial development in Kendall Crossing.

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.

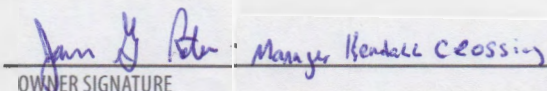
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.


PETITIONER SIGNATURE

8-3-18

DATE

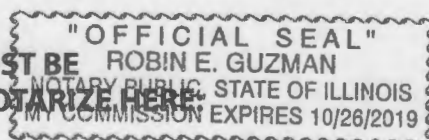
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.


OWNER SIGNATURE

8-3-18

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE**



Subscribed & Sworn before me
the 3rd day of August, 2018





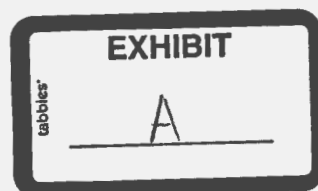
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Melissa Phillips	FUND ACCOUNT NUMBER: FLIGHT TEAM, LLC	PROPERTY ADDRESS: 605 Heartland Drive
PETITION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING <input type="checkbox"/> PRELIMINARY PLAN		
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 15th of the month in order for the refund check to be processed and distributed by the 15th 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: Melissa Phillips		COMPANY FLIGHT TEAM, LLC
MAILING ADDRESS: 605 Heartland Drive		
CITY, STATE, ZIP: Yorkville, Illinois		TELEPHONE: 605-695-8347
EMAIL: flightteamyorkville@gmail.com		FAX:
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.		
<u>Melissa Phillips</u> PRINT NAME		<u>Manager</u> TITLE
<u>Melissa Phillips</u> SIGNATURE		<u>8/3/2018</u> DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____		<input type="checkbox"/> COMPLETED <input type="checkbox"/> INACTIVE
PRINT NAME: _____		<input type="checkbox"/> WITHDRAWN <input type="checkbox"/> COLLECTIONS
SIGNATURE: _____		<input type="checkbox"/> OTHER
DEPARTMENT ROUTING FOR AUTHORIZATION:		<input type="checkbox"/> COM. DEV. <input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.

Legal Description

LT 6 KENDALL CROSSING PUB (EXC COM NE COR SD LT, SW
276.04, SE 44.10, SLY ALG CURVE TO PT ON CURVE 140.38, NE
241.36, NW 151.64, NLY ALG CURVE TO PT ON CURVE 33.13 TO
POB) CITY OF YORKVILLE



Flight Tasting Room and Bottle Shoppe
Lot 6B Kendall Crossing
Yorkville, Illinois
02-28-104-040

02-29-228-004
AUTEN PAUL &, KRENTZ STEPHEN L
16545 GALENA RD
PLANO, IL 60545

02-29-228-003
BROWN DENISE M TRUST,
28 RIVERWOOD CT
OSWEGO, IL 60543

02-29-228-002
GROSSGUT FAMILY TRUST, GROSSGUT PAUL J & GAIL A TRUSTEES
1129 TWIN ELMS LN
BATAVIA, IL 60510

02-29-228-001
BRONGIEL, STELLA H REV TRUST
9120 RTE 34
YORKVILLE, IL 60560

02-29-228-005
SHAH, MADHUSUDAN
502 W KENDALL DR
YORKVILLE, IL 60560

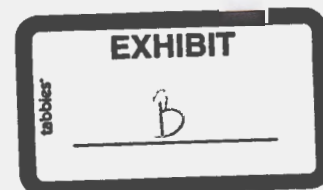
02-29-228-026
SCHMIESING, DOUGLAS L
502 A POWERS CT
YORKVILLE, IL 60560

02-29-228-025
MORRIS, SARAH
502 B POWERS CT
YORKVILLE, IL 60560

02-29-228-023
WINFREY, BRANDON & MARISELA
504 A POWERS CT
YORKVILLE, IL 60560

02-29-228-021
CUNNINGHAM, PRINCE L & FELICIA
506 A POWERS CT
YORKVILLE, IL 60560

02-29-228-024
PAVLIK, FRANK & ERICA B
504 B POWERS CT
YORKVILLE, IL 60560



02-29-228-022
UNDESSER, STEPHANY R
506 B POWERS CT
YORKVILLE, IL 60560

02-29-228-009
WURST, WILLIAM S & JOSEPH F
% WILLIAM WURST
76 RED FOX RUN
MONTGOMERY, IL 60538

02-29-228-010
WURST, WILLIAM S & JOSEPH F
% WILLIAM WURST
76 RED FOX RUN
MONTGOMERY, IL 60538

02-29-228-011
PETERSON, KIM A
PO BOX 234
YORKVILLE, IL 60560

02-29-228-019
TORRES, EFREN
514 A POWERS CT
YORKVILLE, IL 60560

02-29-228-020
HERNANDEZ, MEGAN HELENA
514 B POWERS CT
YORKVILLE, IL 60560

02-29-228-028
AMH 2014-2 BORROWER LLC,
30601 AGOURA RD
STE 200
AGOURA HILLS, CA 91301

02-29-228-027
BAUER FAMILY TRUST
401 OAKWOOD ST
YORKVILLE, IL 60560

02-29-228-014
GANDHI, BHAVINKUMAR
5 FOXBORO CT
STREAMWOOD, IL 60107

02-29-228-015
WILLIAMS GROUP LLC 510 KENDALL,
399 TALLGRASS LN
YORKVILLE, IL 60560

02-29-228-016
AUTEN, RICHARD GENE & PATRICIA ANN LIV TRUST
41 LINDEN DR N
PLANO, IL 60545

02-28-104-018
02-28-104-019
ELLIOTT BAY HEALTHCARE REALTY II LLC,
% CHRISTIAN WHIPPLE
617 EASTLAKE AVE EAST STE 305
SEATTLE, WA 98109

02-28-104-002
02-28-104-035
02-28-104-034
02-28-104-033
02-28-104-030
CASTLE BANK NA, % JAMES RATOS TRUST
207 W KENDALL DR
YORKVILLE, IL 60560

02-28-104-003
Grace Coffee LLC
3150D Cannonball Trail
Yorkville, IL 60560

02-28-104-041
LIGHTHOUSE ACADEMY -YORKVILLE LLC,
700 E GATE DR STE 103
MOUNT LAUREL, NJ 08054

02-28-104-036
KENDALL HOSPITALITY LLC,
17 TUSCAN CT
OAK BROOK, IL 60523

02-28-104-004
MIDLAND STATES BANK,
ATTN FACILITIES DEPARTMENT
1201 NETWORK CENTRE DR
EFFINGHAM, IL 62401

02-28-104-020
YORKVILLE NATIONAL BANK, % RHONDA MCGINNIS
37 S RIVER ST
AURORA, IL 60506

02-28-104-022
02-28-104-023
NELSON MEMORIAL SERV P C
410 COUNTRYSIDE PKWY E
YORKVILLE, IL 60560

02-28-104-007
1ST NATL BANK DEKALB
% RATOS JAMES
207 KENDALL DR W
YORKVILLE, IL 60560

02-28-104-032
NCG YORKVILLE INC,
314 E COMSTOCK
OWOSSO, MI 48867

02-28-104-021
CASTLE BANK YORKVILLE,
% FIRST NATIONAL BLDGS, INC
1620 DODGE ST STOP 1150
OMAHA, NE 68197

02-28-104-024
CASTLE BANK NA TR 2584,
121 W LINCOLN HWY
DE KALB, IL 60115

02-28-104-031
FRANCHISE REALTY INVESTMENT TRUST,
EDWARD SCHMITT, JR.
1975 W DOWNER PL # 302
AURORA, IL 60506

02-28-104-044

02-28-104-045

BOARD OF EDUCATION YORKVILLE, COMM DIST #115 KEND/KANE COUNTIES
602 CENTER PKWY
YORKVILLE, IL 60560

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-16

NOTICE IS HEREWITH GIVEN THAT Flight Team, LLC, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval of a proposed tavern for a craft beer tasting room with onsite consumption and future beer garden in a proposed new building zoned B-2 Retail Commerce Business District within the Kendall Crossing Planned Unit Development pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located generally north of US 34 (W Veterans Parkway) and west of IL 47 (N Bridge Street) in Yorkville, Illinois.

The legal description is as follows:

LT 6 KENDALL CROSSING PUB (EXC COM NE COR SD LT, SW 276.04, SE 44.10, SLY ALG CURVE TO PT ON CURVE 140.38, NE 241.36, NW 151.64, NLY ALG CURVE TO PT ON CURVE 33.13 TO POB) CITY OF YORKVILLE.

Permanent Index Number: 02-28-104-040

The application materials for the proposed Special Use are on file with the Community Development Department.

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, September 12, 2018 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