



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, October 10, 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: September 12, 2018

Citizen's Comments

Public Hearings

1. **PZC 2018-07** GRNE Solar, Eric Peterman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois.
2. **PZC 2018-17** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to "Chapter 20: Signs" of the United City of Yorkville Zoning Ordinance. The update to the text includes establishing and defining an exterior business wall that is allowed a wall sign and where that wall sign may be located but does not change the overall allowable size of a wall sign on an exterior wall.

Unfinished Business

New Business

1. **PZC 2018-17** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to "Chapter 20: Signs" of the United City of Yorkville Zoning Ordinance. The update to the text includes establishing and defining an exterior business wall that is allowed a wall sign and where that wall sign may be located but does not change the overall allowable size of a wall sign on an exterior wall.

Action Item

Text Amendment

Additional Business

1. 2019 Planning and Zoning Commission Meeting Schedule
2. **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.

City Council Action:

Approved

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, September 12, 2018 7:00pm

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Bill Gockman-present, Don Marcum-present, Jeff Olson-present, Richard Vinyard-present, Randy Harker-present

Absent: Reagan Goins, Deborah Horaz

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Other Guests

Lynn Dubajic, City Consultant

Brian & Melissa Phillips

Kelly Helland, Attorney

Tony & Emily Weeks

Chris Vitosh, Vitosh Reporting Service

Previous Meeting Minutes July 18, 2018

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

Roll call vote: Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes.

Passed 5-0.

Citizen's Comments None

Public Hearings

Chairman Harker explained the procedure that would be followed for the Public Hearing and he swore in those who would speak at the Hearing. At 7:03pm a motion was made by Mr. Vinyard to open the Public Hearing and Mr. Marcum seconded the motion.

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.

(See Court Reporter's Transcript of Testimony)

(The Findings of Fact shall also be entered into the official record).

The Public Hearing was closed at approximately 7:16pm on a motion and second by Commissioners Vinyard and Marcum, respectively.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes. Passed 5-0.

Unfinished Business None

New Business

1. PZC 2018-16 Flight Team (see above description)

Chairman Harker commented this project was a great concept in a perfect spot. He then read the Special Use Criteria and there was no further discussion.

Action Item

Special Use

A motion was made and seconded by Commissioners Vinyard and Gockman to approve the Findings of Fact and petition and Mr. Gockman read the motion as follows: 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).

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Marcum-yes, Harker-yes. Passed 5-0.

Additional Business

1. City Council Action Update

Ms. Noble reported PZC 2018-13, Chapter 18: text amendment for Telecommunication Tower and Antenna Regulations was approved by City Council.

Adjournment

There was no further business and the meeting was adjourned at 7:21pm on a motion by Commissioner Vinyard.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, September 12, 2018
7:00 p.m.

1 PRESENT:

2 Mr. Randy Harker, Chairman,
3 Mr. Jeff Olson, Vice-Chairman,
4 Mr. Bill Gockman,
5 Mr. Donald Marcum,
6 Mr. Richard Vinyard.

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8
9 ALSO PRESENT:

10 Ms. Krysti Barksdale-Noble, Community
11 Development Director,
12 Mr. Jason Engberg, Senior Planner,
13 Ms. Marlys Young, Minute Taker.

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

4 CHAIRMAN HARKER: There is one public
5 hearing scheduled for tonight's Planning and
6 Zoning Commission's meeting. The purpose of this
7 hearing is to invite testimony from members of
8 the public regarding the proposed request that is
9 being considered before the Board tonight.

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

14 Those persons wishing to testify are
15 asked to speak clearly, one at a time, state your
16 name and who you represent, if anyone. You are
17 asked to sign in at the podium if you haven't
18 already done so.

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

23 (Witnesses sworn.)

24 CHAIRMAN HARKER: Thank you. You may be

1 seated.

2 So we're going to receive the
3 testimony from the petitioner and then all those
4 who are in favor of the request and then those
5 that are opposed and any questions that the
6 Planning and Zoning Commissioners might have to
7 petitioner.

8 Can I have a motion to open public
9 hearing on Petition Number PZC 2018-16?

10 MR. VINYARD: So moved.

11 MR. MARCUM: Second.

12 CHAIRMAN HARKER: Okay. PZC 2018-16
13 Flight Team, LLC, petitioner, has filed
14 applications with the United City of Yorkville,
15 Kendall County, Illinois, requesting special use
16 permit approval for a proposed tavern for a craft
17 beer tasting room with on-site consumption and
18 future beer garden in a proposed new building
19 zoned B-2 Retail Commerce Business District
20 within the Kendall Crossing Planned Unit
21 Development pursuant to Chapter 6, Table 10.06.03
22 of the Yorkville Zoning Ordinance.

23 The real property is located
24 generally north of U.S. Route 34, western -- or

1 West Veteran's Parkway, and west of Illinois
2 Route 47, North Bridge Street, in Yorkville,
3 Illinois.

4 Okay. Petitioner?

5 KELLY HELLAND,
6 having been first duly sworn, testified from the
7 podium as follows:

8 MS. HELLAND: Kelly Helland on behalf of
9 Flight Team. We are here tonight seeking
10 approval of a special use for a tavern provision
11 for the property located directly south of
12 Lighthouse Academy and somewhat adjacent to where
13 the new Holiday Inn Express banquet facility will
14 be.

15 It is currently zoned B-2. We
16 believe that the zoning of this particular
17 property is compatible with the City's
18 Comprehensive Plan and we have Ryan and
19 Stephanie Phillips here tonight and Tony and
20 Emily Weeks.

21 They are long-time residents of
22 Yorkville and they are seeking to open up a
23 tasting room with on-site sales. It's not
24 necessarily going to be a place where you sit and

1 have, you know, beers for hours on end, but you
2 may taste some of the products and then if you
3 like them, you can certainly take some home.

4 There's not going to be on-site food
5 preparation, but they will have snacks for sale,
6 and they are actually hoping to coordinate with
7 food trucks, so there will be food available on
8 site for consumption.

9 We are here tonight to answer any
10 questions you may have. We believe this is going
11 to be a very, very good benefit to the
12 Countryside Subdivision.

13 CHAIRMAN HARKER: Awesome. Thank you.
14 Anybody else that's in favor of it that would
15 like to speak?

16 MS. DUBAJIC: Sure.

17 CHAIRMAN HARKER: Thank you, Kelly.

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

21 MS. DUBAJIC: Hi, everybody. I'm Lynn
22 Dubajic from DLK, Economic Development Consultant
23 for the City of Yorkville.

24 I just want to say how it's been

1 wonderful working with these couples, and they
2 are next-door neighbors and residents of
3 Yorkville and really trying to create -- it's
4 been the vision to create like an entertainment
5 district over by the theater, and we'll also have
6 another new building going in over there that's a
7 sit-down Mexican restaurant.

8 This actual building is 7,000 square
9 feet and they are taking about 3,000 square feet
10 of it, and we're really working hard to find some
11 complimentary other businesses to go into the
12 building that they're going to be in that will
13 complement their business for food, and it's
14 really kind of creating that entertainment
15 district that we have been so longing for over at
16 that Kendall Crossing project.

17 So it's just been -- I'm really
18 looking forward to seeing this and I think it's
19 an incredible new concept that's out there in a
20 lot of different communities, so thank you.

21 CHAIRMAN HARKER: Thank you. Anybody
22 else in favor who would like to speak?

23 MS. PHILLIPS: I can speak and I can
24 also answer any questions.

1 MELISSA PHILLIPS,
2 having been first duly sworn, testified from the
3 podium as follows:

4 MS. PHILLIPS: So I'm Melissa Phillips,
5 part of Flight Team. So, yeah, this is a fairly
6 new kind of idea that's coming big, it's in the
7 city, there are some places very similar in
8 Tinley Park, Romeoville, and right now, you know,
9 the four of us travel quite a ways to go to such
10 an establishment, and it's kind of like silly
11 that we would travel so far when we could have
12 something here, when we have a lot of our friends
13 who have similar interests, and, you know, they
14 like beer like we do, and it would be a niche
15 that we would like to fill here in Yorkville.
16 Why leave when you can stay?

17 So it's a bring-your-own-food, so
18 we -- you know, we'll have snacks, packaged
19 snacks, which, you know, helps us avoid needing a
20 kitchen. We would like to have food trucks;
21 again, another niche that could be filled for
22 Yorkville.

23 It's bring your own food, so you
24 could get a to-go from another restaurant and

1 bring it in, you could have a pizza delivered,
2 and so, you know, parents, if they want to come
3 have some beers with friends, bring snacks for
4 your kids, keep them happy, so that there is a
5 lot of opportunity there, and again, it's not
6 something that we've made up, it's kind of a
7 plan, kind of a, you know, business plan that's
8 been in process at some similar businesses.

9 MR. MARCUM: One of my son's favorite
10 haunts up in Round Lake is a place where they
11 don't serve food, but they have all kinds of
12 to-go menus on the table where things can be
13 delivered.

14 Is that what you have in mind here
15 as well?

16 MS. PHILLIPS: Absolutely. That is
17 exactly it. And actually, back home -- my
18 husband and I are from Michigan -- there is a
19 similar restaurant and they have food, and we
20 were there, no one is eating, so, you know, Tony
21 has experience running a bar and a restaurant,
22 and if that -- dealing with food, if that's
23 something that we don't have to deal with, we
24 would just prefer not to. Really focus on what

1 we want to do and doing it well.

2 MR. MARCUM: Is this building already in
3 existence?

4 MS. PHILLIPS: No, it is not.

5 MR. MARCUM: Okay. Are you going to use
6 the whole 7,000 feet?

7 MS. PHILLIPS: No, we are not. We have
8 about 3,000 of the 7,000, and are looking for
9 other businesses to move into that.

10 MR. MARCUM: What's your timeline?

11 MS. PHILLIPS: We are hoping to break
12 ground around the first of October and open as
13 soon as possible.

14 VICE-CHAIRMAN OLSON: Do you make it
15 on-site or are you just middleman?

16 MS. PHILLIPS: No, we are not a brewery,
17 so let's -- I think that was kind of like a
18 misconception.

19 I think there's benefits to not
20 being a brewery because then you tend to only
21 have your own beer. This is actually kind of
22 a -- it's kind of like a fancy liquor store in a
23 way where we will have everyone's beer, and so we
24 can have tap rotations and we can -- you know, we

1 can do a lot more and have a lot more flexibility
2 than if we were an actual brewery.

3 CHAIRMAN HARKER: Excellent. Okay.

4 MS. PHILLIPS: Okay. Any other
5 questions?

6 (No response.)

7 MS. PHILLIPS: Thank you.

8 CHAIRMAN HARKER: Anybody else that's in
9 favor who would like to speak that was sworn in?

10 (No response.)

11 CHAIRMAN HARKER: Okay. Anybody that
12 would like to speak that's in opposition?

13 (No response.)

14 CHAIRMAN HARKER: Seeing as there is
15 none, any more questions that we have for the --

16 MR. VINYARD: I have one quick question.

17 CHAIRMAN HARKER: Okay.

18 MR. VINYARD: Krysti, the food truck,
19 where is that --

20 MS. NOBLE: The food truck --

21 MR. VINYARD: -- provision within our
22 ordinances?

23 MS. NOBLE: We do not have one
24 currently.

1 MR. VINYARD: Okay.

2 MS. NOBLE: We have a mobile vendor's
3 license that is issued through the --

4 MR. VINYARD: Same thing.

5 MS. NOBLE: -- through the city clerk's
6 office.

7 MR. VINYARD: Okay.

8 MS. NOBLE: So that we have that
9 provision.

10 Actually Staff is working on a food
11 truck ordinance, which would probably go to the
12 Economic Development Committee next month in
13 October and then you would probably see it in
14 November.

15 MR. VINYARD: But there really is no
16 difference than what we were --

17 MS. NOBLE: Correct. Correct.

18 MR. VINYARD: Okay. It's just putting
19 it down as food truck. Okay.

20 MS. NOBLE: They would have a mobile
21 vendor license through the licensing department
22 of the City Clerk's office, and then they have to
23 get approval of the county health department.

24 MR. VINYARD: Right. Awesome. Thank

1 you.

2 MR. HARKER: Question. The -- Kind of
3 just picturing what you guys -- what it's going
4 to look like when you get it up and running and
5 stuff, is it going to be like in the beer
6 section, you know, like at Binny's, like how
7 there's just an absolute ton, do like pick your
8 own six pack and stuff or whatever?

9 MS. PHILLIPS: Yes. So kind of like
10 envision -- I'm sorry we didn't bring any visuals
11 or anything.

12 CHAIRMAN HARKER: That's fine.

13 MS. PHILLIPS: So really what we
14 envision is one side being a wall of beer, just
15 different kinds, different breweries, imports,
16 locals, regionals.

17 One thing we wanted to highlight is
18 potentially highlighting what's on tap at our
19 restaurants. Like Crusade has a ton of great
20 beers. You can't take them home.

21 So, you know, the thought is here's
22 what's on tap at Millhurst, here what's on tap at
23 Crusade, because you can only have it there,
24 right?

1 So it's kind of like one-half, most
2 will be room temp, there will be some in coolers
3 to take home; the other part, there is a lot of
4 tables, there is tables for four people, we have
5 one, you know, the beast, is 12, so it's a
6 12-foot table. It seats a lot of people.

7 What we wanted to do is kind of have
8 a social place, come, unplug, be a human,
9 interact with your friends, play games, right?
10 Just chat, enjoy a beer, which basically is what
11 we do together all the time, so really have a
12 venue that you can just come and do that.

13 We don't plan on having TV's. The
14 only TV is the menu, all right? We don't plan on
15 slots, so it's not a sports bar.

16 It's a social place. We want to
17 have book clubs. We've been contacted by running
18 clubs. We -- you know, there is a lot of social
19 events that kind of stem from having -- having a
20 venue like this.

21 CHAIRMAN HARKER: Excellent. Okay.
22 Thanks.

23 MS. PHILLIPS: And then to add to
24 that --

1 CHAIRMAN HARKER: Oh, yeah.

2 MS. PHILLIPS: Sorry, there's more.

3 CHAIRMAN HARKER: But wait, there's
4 more.

5 MS. PHILLIPS: There's more. We are
6 going to have like a garage door which goes to a
7 beer garden, so that's like having another
8 outdoor space. Again, something we don't have.

9 CHAIRMAN HARKER: Right.

10 MS. PHILLIPS: And not having food
11 allows us to really open the door and have, you
12 know, free flow. So we're very excited.

13 CHAIRMAN HARKER: Excellent. And you're
14 saying you're going to -- you want to break
15 ground in October?

16 MS. PHILLIPS: Yes.

17 CHAIRMAN HARKER: You should have -- you
18 know, maybe think about having like a kick-off
19 Oktoberfest.

20 MS. PHILLIPS: Absolutely.

21 CHAIRMAN HARKER: You know what I mean?
22 Before it -- I don't know if you could get a
23 permit or something like that, but that would be
24 fun, you know?

1 MS. PHILLIPS: Yeah, there is a lot of
2 potential. Lot of potential.

3 CHAIRMAN HARKER: Sorry. Okay. Thank
4 you.

5 MS. PHILLIPS: Great. Thank you.

6 CHAIRMAN HARKER: Okay. Since all the
7 testimony has been taken, can I get a motion --

8 MS. NOBLE: Did you want me to provide
9 any facts?

10 CHAIRMAN HARKER: Sorry.

11 MS. NOBLE: Just briefly, Staff did a
12 review of all the standards that were a part of
13 the special use, so we talked about parking and
14 traffic. They are well over-parked, so they are
15 fine there. Traffic, the full access to the
16 property is off of the northwest corner of the
17 site, so a right-in, right turn only; egress
18 provided at the southwest corner of Kendall
19 Circle near the intersection of Kendall Drive.

20 The concept is that most of this
21 traffic pattern would be on internal private
22 roadways, so there should be no issues with
23 congestion.

24 Adequate utilities are provided.

1 This is consistent with the Comprehensive Plan,
2 which is destination commercial, and the
3 petitioner has responded to their standards in
4 the packet, which, if you like, we can have
5 entered into the record.

6 MS. HELLAND: We would.

7 MS. NOBLE: Okay. And, finally, we just
8 made a distinction why certain things are
9 considered taverns and why certain things are
10 going to come in outright as restaurants.

11 You see a table in there which
12 addresses all the restaurants that have tavern
13 licenses as permitted through the clerk's office
14 and then what zoning sees as a tavern, so you
15 have a clear distinction.

16 VICE-CHAIRMAN OLSON: Where are the
17 liquor stores in town?

18 MS. NOBLE: So liquor stores, they are a
19 permitted use, and they are outright allowed in
20 businesses, so they don't have a food component
21 and they are just retail only, there is no
22 on-site consumption, so that's where a tavern
23 comes in, where they don't have that food
24 component as well like a restaurant, but they do

1 have on-site consumption, so that's why it's
2 considered a special use, so this is similar.

3 VICE-CHAIRMAN OLSON: Like The Law
4 Office.

5 MS. NOBLE: Yes, this is similar to The
6 Law Office, which also has special use for a
7 tavern.

8 CHAIRMAN HARKER: Excellent.

9 VICE-CHAIRMAN OLSON: Thank you.

10 MS. NOBLE: You're welcome.

11 CHAIRMAN HARKER: Okay. Seeing there is
12 no more testimony, can I get a motion to close
13 the testimony and of this public hearing,
14 please?

15 MR. VINYARD: So moved.

16 MR. GOCKMAN: Second.

17 CHAIRMAN HARKER: All right. Roll call
18 vote on the motion, please?

19 MS. YOUNG: Yes. Marcum.

20 MR. MARCUM: Yes.

21 MS. YOUNG: Olson.

22 VICE-CHAIRMAN OLSON: Yes.

23 MS. YOUNG: Vinyard.

24 MR. VINYARD: Yes.

1 MS. YOUNG: Gockman.

2 MR. GOCKMAN: Yes.

3 MS. YOUNG: Harker.

4 CHAIRMAN HARKER: Yes.

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

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF LASALLE)

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and
7 that the foregoing, Pages 1 through 20,
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 1st day of October, A.D., 2018.

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

PZC - September 12, 2018 - Public Hearing

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Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: October 3, 2018
Subject: **PZC 2018-07 GRNE Solar – Kendall County Government Campus**
(Special Use)

BACKGROUND AND PROJECT DESCRIPTION:

The petitioner, GRNE Solar on behalf of Kendall County, is requesting special use permit approval to construct a freestanding solar farm at the Kendall County Government Center at 810 John Street. The solar farm is being proposed to be located on approximately 7.4 acres of vacant land at the southwest corner of the Kendall County Government Campus south of John Street.

STAFF RECOMMENDATION:

The petitioner did not send notice of the October 10, 2018 public hearing within the required time frame as determined by City Ordinance. Therefore, Staff recommends that the Planning and Zoning Commission make a motion to move the public hearing date to the November 14, 2018 Planning and Zoning Commission meeting to ensure all requirements are met and all adjacent property owners are notified.

Proposed Motion

Due to the absence of required notification to property owners within five hundred feet of the subject property, the Planning and Zoning Commission recommends the Public Hearing scheduled for October 10, 2018 be moved to the November 14, 2018 Planning and Zoning Commission meeting to be held at the United City of Yorkville City Hall at 7:00PM.



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: October 3, 2018
Subject: **PZC 2018-17 Chapter 20 Zoning Ordinance Text Amendments**

Background/Proposed Request

In March 2018, Aurora Sign Company submitted a permit application for 129 Commercial Drive to move an existing sign from one location on a multi-tenant building to another location on the building (See exhibit below). The City's Zoning Ordinance has the following regulations regarding building mounted signs on multi-tenant buildings:

*“ Each tenant having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for **each exterior wall of that part of the building in which it is located**, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the facade of the building with a public entrance. **No wall sign shall extend more than seventy five percent (75%) of the width of the building facade to which it is attached.**”*

The permit was denied because the sign was too large and too wide for the proposed location. After the permit was denied, the petitioner appealed staff's decision to the Planning and Zoning Commission as they believed the Zoning Ordinance was unclear on what defined a new wall on a facade. The item was discussed at the May 9, 2018 as item number “2018-12 Zoning Ordinance Appeal.” Staff conducted research into how the ordinance has been interpreted since its adoption in 2014 and concluded that staff has been consistent in its interpretation of the code for situations involving building mounted signage. Please see the attached staff memorandum from that meeting which details the situation in more detail.

The result of discussions at the Planning and Zoning Commission meeting resulted in a compromise where the petitioner was allowed to put their sign up and staff would amend the text in the ordinance to better clarify the intent of the existing language. This memorandum outlines the issue, how other neighboring communities handle building mounted signs, and potential text amendment language for our Zoning Ordinance.



The Need for Clarification

As seen in the pictures to the right, many newer commercial buildings have articulated walls, different building materials, and height differences which add character and pleasing aesthetics to commercial districts. These architectural features are inviting but create an issue in terms of the definition of a wall when it comes to building mounted signage.



The intent of the current language for building mounted signs is to avoid multi-tenant buildings from having too large and bulky signage which may stretch across the entire wall of the tenant's unit. The language has served its purpose for many of the City's commercial structures but the situation at 129 Commercial Drive created a unique issue. The tenant leases several units from the building and therefore the petitioner defined its wall as the entire façade.

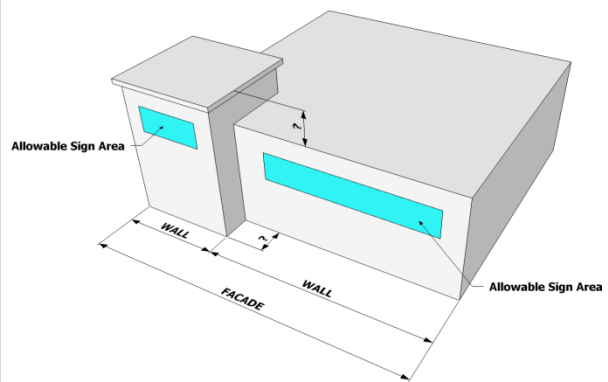


This would allow a sign to go all the way up to the edge of a building as long as it did not surpass 75% width of the wall (and in the petitioner's interpretation, the entire façade). Additionally, by interpreting the entire façade as a wall, building mounted signs may be very large and out of scale in one location on the building as long as the rest of the building left blank. While this issue has been brought up for a multi-tenant building, the language is consistent for single use buildings with articulated walls and varying heights.

Please see the illustrations below to get a visual representation between how the Zoning Ordinance has been interpreted by staff and how it could be interpreted by petitioners:

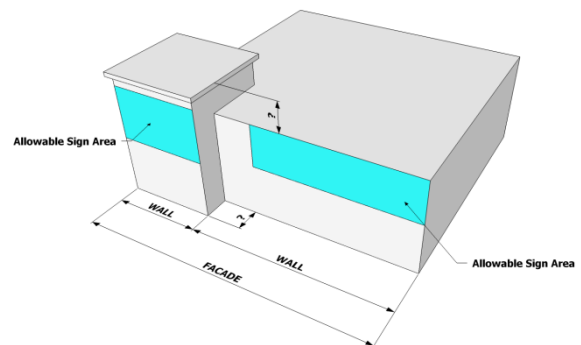
Staff Interpretation

This graphic illustrates how staff has interpreted the Zoning Ordinance in regards to what constitutes a wall and the areas where a sign may be placed on a building. The placement and size of these areas is the general intent of the language of the Zoning Ordinance.



Petitioner Interpretation

This graphic illustrates how the petitioner interprets the language in the zoning code and the potential allowable sign area placements on the building.



Surrounding Communities

Staff has conducted research to provide insight into how neighboring communities handle building mounted signage and if this issue has risen in other communities. Please see the table below for this information.

MUNICIPALITY	ORDINANCE LANGUAGE FOR BUILDING MOUNTED SIGNS
MONTGOMERY	<p>Wall Sign Regulations: Each user is allowed a maximum of six (6) signs on a building with a maximum of three (3) signs per wall. No wall signs shall be allowed for individual tenants in a multi-story or a multi-tenant building having no exterior building entrance for each tenant.</p> <p>Each wall sign shall be located within a selected sign display area... The amount of the sign display area that is allowed to be consumed by signage varies depending on the length of the wall that it is affixed...</p> <p>Definitions: <i>Facade:</i> The face or wall of a building as it is presented to view; the apparent width and/or height of a building as viewed from streets, driveways and parking lots. Minor changes in wall elevations do not constitute the creation of additional facades.</p>
AURORA	<p>Wall Sign Regulations: The maximum permitted area of all wall signs on a facade shall be ten (10) percent of the building facade up to twenty-two (22) feet high.</p> <p>Multi-business buildings - The owners of such a building may allocate the permitted sign area to the various businesses at their discretion.</p> <p>Definitions: <i>Facade (or building facade):</i> The exterior wall of a building, from the ground to the roofline. For the purposes of this ordinance, a roof varying no more than forty-five (45) degrees from the vertical plane shall be considered part of the facade.</p> <p><i>Wall:</i> A building surface varying no more than forty-five (45) degrees from the vertical.</p>
OSWEGO	<p>Wall Sign Regulations: The maximum area of such signs shall not exceed one (1) square foot in area for each one (1) lineal foot of façade of that portion of the building of which the tenant or owner-occupant is in possession and to which the sign is attached.</p> <p>No sign shall extend more than seventy-five (75) percent of the width of the façade of the total building or the individual tenant space to which it is attached.</p>

PLANO

Wall Sign Regulations:

A wall sign shall be erected upon the wall of the building facade having its principal frontage upon a public street.

A maximum of one wall sign per establishment shall be permitted, erected for the purpose of identifying the establishment.

The maximum height of a wall sign shall be thirty feet (30') from grade, or two (2) stories, whichever is less, but in no case shall any portion of such sign be extended above the roofline.

The surface area of a wall sign shall not exceed two (2) square feet per one linear foot of building front, or one hundred fifty (150) square feet, whichever is less.

Definitions:

FACADE: Any side, surface or wall below the roof of a building which is parallel or within forty five degrees (45°) of parallel with a parcel's frontage on a public thoroughfare, which faces toward and relates to that public thoroughfare. If a building has a complex shape, then all walls or surfaces facing in the same direction, or nearly the same direction, are part of a single facade.

PLAINFIELD

Wall Sign Regulations:

Only one (1) permanent wall sign per building or retail unit of a building will be permitted except for corner locations or locations adjoining private streets where one (1) wall sign for each wall facing the public or private street will be permitted. Wall signage facing access drives is prohibited.

Retail establishments with a floor area in excess of 40,000 square feet may identify the business and its major uses within the building with a maximum of four (4) wall signs on the primary facade. The Zoning Administrator may approve up to two (2) additional wall signs for the Primary facade depending on exceptional design conditions. The sum of all signs, regardless of number, may not exceed the total allowable wall sign area for the facade.

Permanent wall signage for buildings or units less than forty thousand (40,000) square feet shall not exceed (1) square foot of sign area for each one (1) foot of façade frontage and no edge of such sign shall come closer than five (5) feet from the edge of the façade on which it is installed; rear signage on buildings shall not exceed one (1) square foot for each two (2) feet of rear façade frontage; in no case shall any such wall sign exceed one hundred twenty (120) square feet in area;

Permanent wall signage for buildings or units between forty thousand (40,000) square feet and one hundred thousand (100,000) square feet shall not exceed one and one half (1½) of a square foot of sign area for each one (1) foot of facade frontage; in no case shall any wall sign exceed four hundred (400) square feet in area;

Permanent wall signage for buildings or retail units over one hundred thousand (100,000) square feet shall not exceed two (2) square feet of sign area for each one (1) foot of facade frontage, in no case shall any wall sign exceed six hundred (600) square feet in area.

Definitions:

FACADE FRONTAGE. The facade frontage is the width of the face of the front building wall or the width of the front wall face of the area devoted to an individual tenant of a commercial retail center.

NAPERVILLE

Wall Sign Regulations:

For facades with street frontage (public or private) and facades adjacent to an off-street parking area where customer access is also available, wall, awning, and canopy signage (in any combination) shall be permitted up to a maximum sign area of one and one-half (1.5) square feet for each linear foot of facade, and shall not exceed a maximum of three hundred (300) square feet. For facades on properties separated from the adjacent street frontage by another lot that that is not designed to have a building located upon it (e.g. reserved exclusively for parking, stormwater management, etc.), permits for wall, canopy and awning signage may be authorized by the Zoning Administrator in accordance with the limits provided in this subsection.

Definitions:

Frontage: A strip or extension of land abutting a public or private roadway (excluding drive aisles), unless otherwise defined within this chapter.

SUGAR GROVE

Wall Sign Regulations:

Wall sign permitted area is limited to a maximum of one square foot for every one foot (1') in width of the building side, with a maximum of two hundred (200) square feet.

Wall sign permitted area calculations are based on each side of a building facing a lot line, unless the walls facing a side are more than fifteen feet (15') apart, then the walls are each counted separately for calculation purposes.

Definitions:

FACADE: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

To summarize the table above, in terms of wall sign regulations Oswego, Plano, Plainfield, Naperville, and Sugar Grove all determine the size of a wall sign as a proportion to the linear frontage to which it is attached. This is identical to how Yorkville determines the maximum area for a wall sign. Montgomery calculates a display area for each frontage and has a maximum number of signs and Aurora determines size by a percentage of the façade.

In terms of wall sign widths, Oswego has the exact same language as Yorkville which states that a sign may not exceed 75% of the width of the façade of the total building or the individual tenant space to which it is attached.

Sugar Grove is the only neighboring municipality which states when a wall becomes a new wall on a façade. When the walls are facing the same lot line and are more than 15 feet apart, then they will be measured separately for sign area.

Staff contacted planning staff members from a couple of these communities to see if there were any instances of confusion in the interpretation of their language similar to the 129 Commercial Drive situation. Both stated that they did not have an issue similar to Yorkville.

Suggested Zoning Ordinance Revisions

After reviewing the City's current language, surrounding community's sign regulations and information provided by the American Planning Association, staff is suggesting the following revisions to the Section 10-20 of the Yorkville City Code (modifications in red):

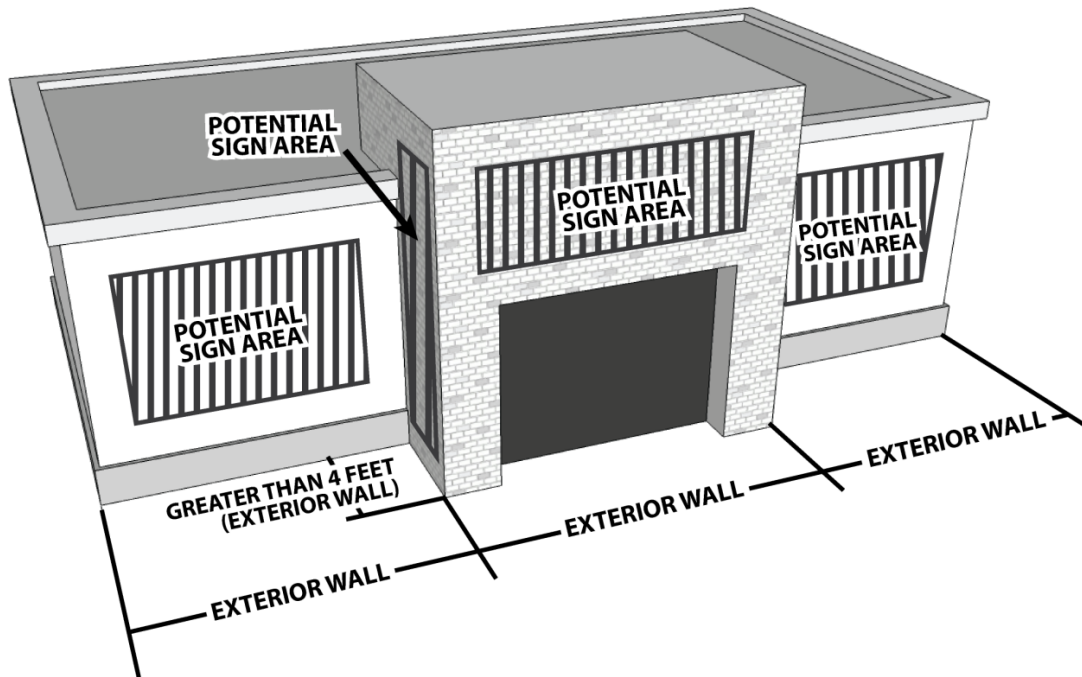
10-20-6: GENERAL PROVISIONS:

- A. Sign Area: The area of the sign face which is also the sign area of a wall sign or other sign with only one face shall be computed by means of the smallest square, rectangle, circle, triangle or combination thereof that will encompass the extreme limits of the writing representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. It does not include any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. A double faced sign shall count as a single sign.

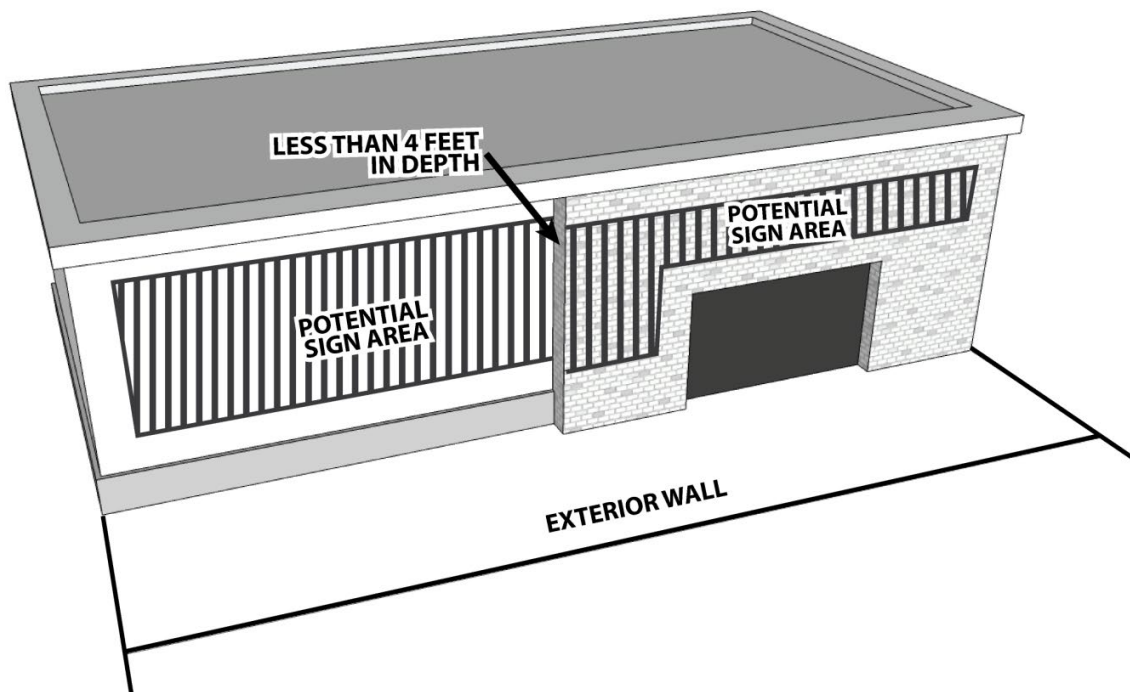
Building mounted wall sign area calculations are based on each wall of an exterior building facing a lot line and a public right-of-way. An exterior building wall which faces a lot line may contain more than a single wall for sign area calculation purposes. If portions of the exterior building wall face the same lot line and are separated by four feet (4') or more in depth from that lot line, then they are considered two separate walls for sign area calculation purposes. If separated by less than four feet (4') they shall be considered a single exterior building wall for sign area calculation purposes. If two exterior walls create an angle greater than one hundred and thirty five (135) degrees on the horizontal plane then it shall be considered a single exterior wall. Any two exterior walls which create an angle of less than one hundred and thirty five (135) degrees on the horizontal plane shall be considered two separate walls.

Additionally, for any multi-tenant building, if the area where a building mounted sign is being placed is located between two pillars, posts, or other architectural features, the area between the features will be considered the exterior wall for sign area calculations.

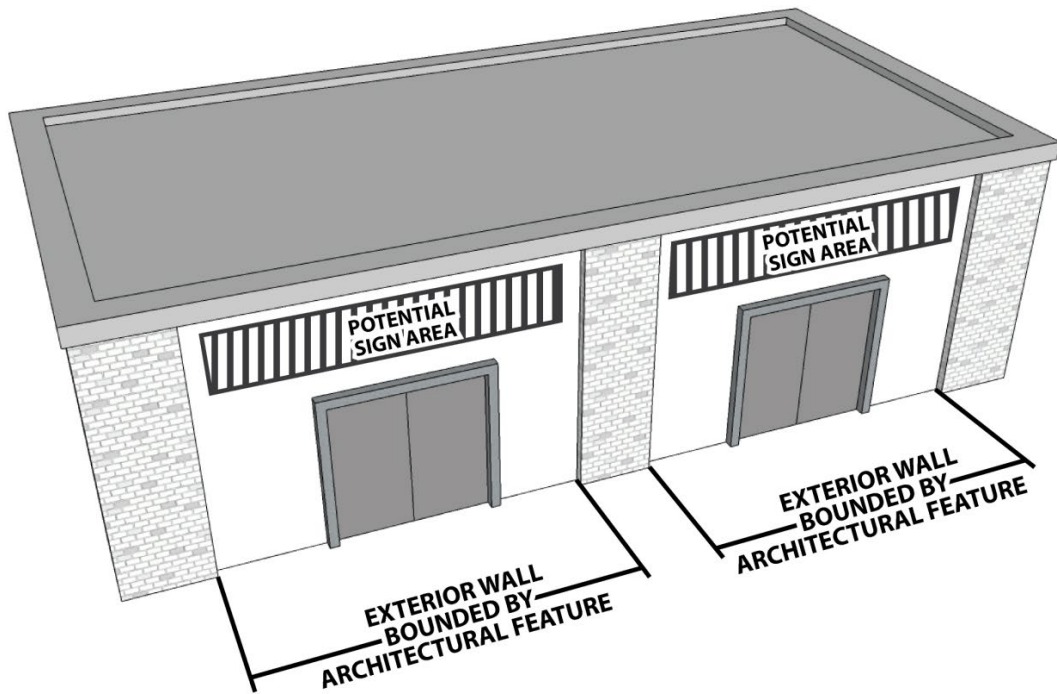
EXAMPLE 1: SINGLE USE BUILDING (DEPTH GREATER THAN 4 FEET)



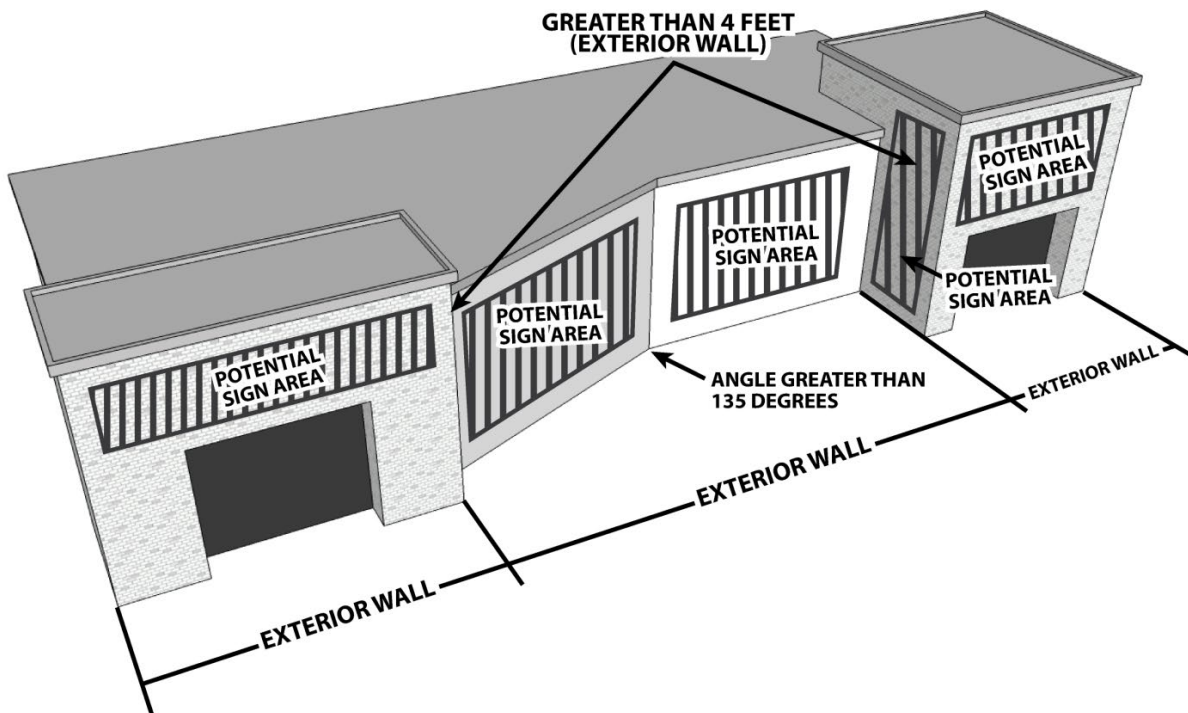
EXAMPLE 2: SINGLE USE BUILDING (DEPTH LESS THAN 4 FEET)



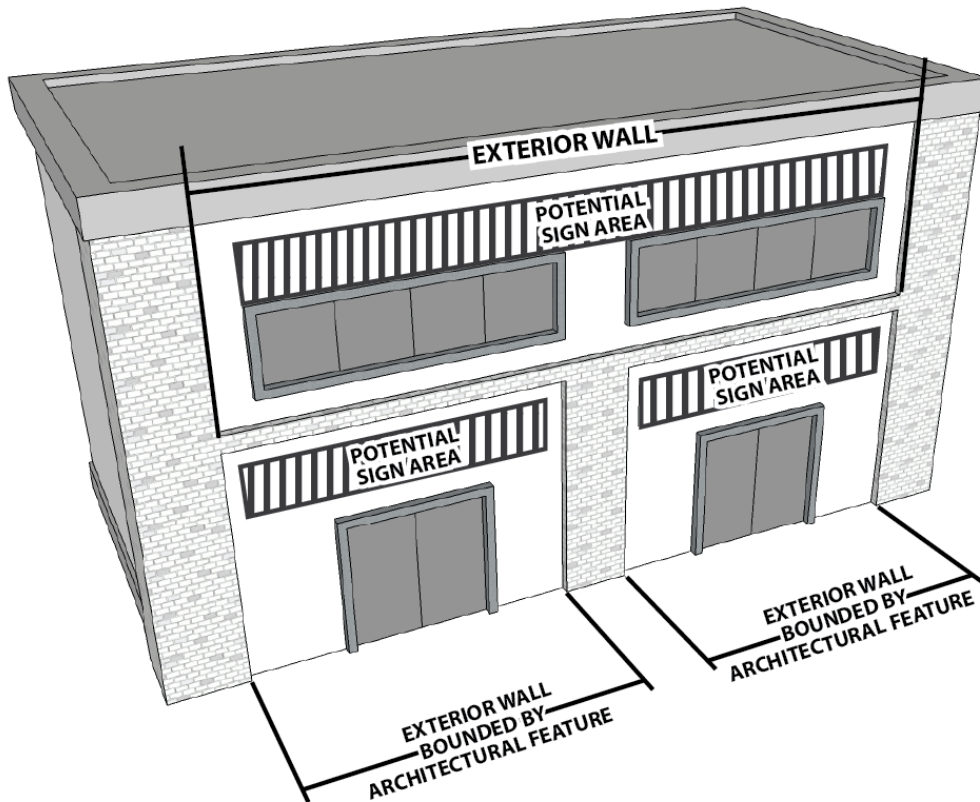
EXAMPLE 3: MULTI-TENANT BUILDING (BETWEEN ARCHITECTURAL FEATURES)



EXAMPLE 4: MULTI-TENANT BUILDING



EXAMPLE 5: MULTI-STORY, MULTI-TENANT BUILDING



10-20-9: PERMITTED SIGNS; BUSINESS ZONING DISTRICTS

A. Permanent Signs:

2. Building Mounted Business/Identification Signs:

a. Single Use Building:

(1) A business having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for each exterior wall of that part of the building in which it is located, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the ~~façade exterior wall~~ of the building ~~with a public entrance~~. No wall sign shall extend more than seventy five percent (75%) of the width of the ~~building façade exterior wall~~ to which it is attached and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed. The business cannot transfer sign area between its adjoining exterior walls.

(2) In addition to the signs permitted in subsection A2a(1) of this section, a business on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign on such a wall not exceeding in size one square foot in area for each one linear foot of the width of that exterior wall and shall not extend more than fifty percent (50%) of the length of that exterior wall and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is

affixed. Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

b. Multi-Tenant Buildings:

(1) Each tenant having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted business or building mounted identification signage for each such exterior wall that is adjacent or a part of its owned or leased premises. The maximum area of such a sign shall not exceed two (2) square feet in area for each one linear foot of the tenant's exterior wall. No wall sign shall extend more than seventy five percent (75%) of the width of that part of the tenant's exterior wall **and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.**

(2) In addition to the signs permitted in subsection A2b(1) of this section, a tenant on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign, on that portion of a wall that is adjacent or a part of its owned or leased premises. The size of such a sign shall not exceed one square foot in area for each one linear foot of the width of the tenant's exterior wall and shall not extend more than fifty percent (50%) of the length of the tenant's exterior wall **and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed..** Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

10-20-10: PERMITTED SIGNS; MANUFACTURING ZONING DISTRICTS

A. Permanent Signs:

2. Building Mounted Business/Identification Signs:

a. Single Use Building:

(1) A business having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for each exterior wall of that part of the building in which it is located, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the **façade exterior wall** of the building **with a public entrance**. No wall sign shall extend more than seventy five percent (75%) of the width of the **building façade exterior wall** to which it is attached **and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.** The business cannot transfer sign area between its adjoining exterior walls.

(2) In addition to the signs permitted in subsection A2a(1) of this section, a business on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign on such a wall not exceeding in size one square foot in area for each one linear foot of the width of that exterior wall and shall not extend more than fifty percent (50%) of the length of that exterior wall **and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.** Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

b. Multi-Tenant Buildings:

(1) Each tenant having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted business or building mounted identification signage for each such exterior wall that is adjacent or a part of its owned or leased premises. The maximum area of such a sign shall not exceed two (2) square feet in area for each one linear foot of the tenant's exterior wall. No wall sign shall extend more than seventy five percent (75%) of the width of that part of the tenant's exterior wall **and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.**

(2) In addition to the signs permitted in subsection A2b(1) of this section, a tenant on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign, on that portion of a wall that is adjacent or a part of its owned or leased premises. The size of such a sign shall not exceed one square foot in area for each one linear foot of the width of the tenant's exterior wall and shall not extend more than fifty percent (50%) of the length of the tenant's exterior wall **and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.** Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

The proposed changes are an attempt to improve the clarity behind the intent of the sign regulations within the Zoning Ordinance. The addition in Section 10-20-6 of how building mounted signs will be calculated provides context on what defines a new wall. The four foot (4') measurement is based on the fact that a new doorway or entrance could be fit into that length and therefore is a logical way to determine a new wall.

The alterations made to Sections 10-20-9 and 10-20-10 is to clarify that measurements will be taken on exterior walls and not the entire façade. Additionally, language was added to ensure that any sign must give space to the vertical edge of any wall which will avoid any new signage from going directly up against the corner of edge of an exterior wall (like the "Heritage" sign).

Staff Recommendations

Staff believes these changes to the Zoning Ordinance will provide clarity on the existing intent of the building mounted sign regulations. The additional language and new graphics makes the regulations much clearer on what is allowed for these types of signs. Staff is requesting recommendation for approval by the Planning and Zoning Commission on the proposed text amendments to the Zoning Ordinance.

Proposed Motion for Amendments

In consideration of testimony presented during a Public Hearing on October 10, 2018, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated October 3, 2018 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments

1. PZC 2018-12 Zoning Ordinance Appeal Memo



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: May 1, 2018
Subject: **PZC 2018-12 – Zoning Ordinance Appeal**

Summary

A permit application was submitted for a new permanent building mounted sign on March 23, 2018 for the commercial structure at 129 Commercial Drive in Yorkville, Illinois. The permit was denied through the zoning review process on March 27, 2018. The petitioner is requesting that the interpretation of the Yorkville Zoning Ordinance in regards to its decision on this permit application be reviewed by the Planning and Zoning Commission as stated in Section 10-4-6-A of the Zoning Ordinance. This Section states the Planning and Zoning Commission may hear and decide appeals from any order, requirement, decision or determination made by the zoning administrator or officer under the zoning regulations of this code.

Initial Request

On March 23, 2018 Aurora Sign Company submitted a permit to move the existing “Heritage” sign from the front of the building located at 129 Commercial Drive to the eastern facing section of the same building. The submission showed a frontage wall length of 23 feet 1 inch and a sign width of 18 feet 8 inches (see below).

Per Section 10-20-9: Permitted Signs; Business Zoning District Part A-2-b. Multi Tenant Buildings:

*“ A business having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for **each exterior wall of that part of the building in which it is located**, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the facade of the building with a public entrance. **No wall sign shall extend more than seventy five percent (75%) of the width of the building facade to which it is attached.**”*

MARCH 23, 2018 SUBMISSION

INSTALLATION INSTRUCTIONS
REMOVE SIGN FROM EXISTING LOCATION ABOVE ENTRANCE.
CENTER SIGN ABOVE WINDOW AS SHOWN.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS
PRIOR TO INSTALL.



Calculating the maximum allowable size and width for this review went as follows:

SIGN AREA

Submitted Width of Façade:	23.083 feet
Maximum Allowable Size per Submitted Width:	46.166 square feet
Proposed Building Mounted Sign Area:	49.840 square feet
Result:	3.674 square feet too large

SIGN WIDTH

Submitted Width of the Façade:	23.083 feet
Maximum Allowable Size per Submitted Width:	17.312 feet
Proposed Building Mounted Sign Width:	18.666 feet
Result:	1.354 feet too large

As a result of these calculations and according to the regulations set forth in Section 10-20-9-A-2-b of the Yorkville Zoning Ordinance, the permit was denied. Additionally, the 23 foot 1 inch length of the wall façade is not completely accurate as it includes part of the wall which takes an obtuse angle away from the wall which the sign will be affixed. Even with this possible discrepancy, the building mounted sign did not meet the criteria set forth in the zoning ordinance.

Staff notified the petitioner that the permit was denied on March 27, 2018.

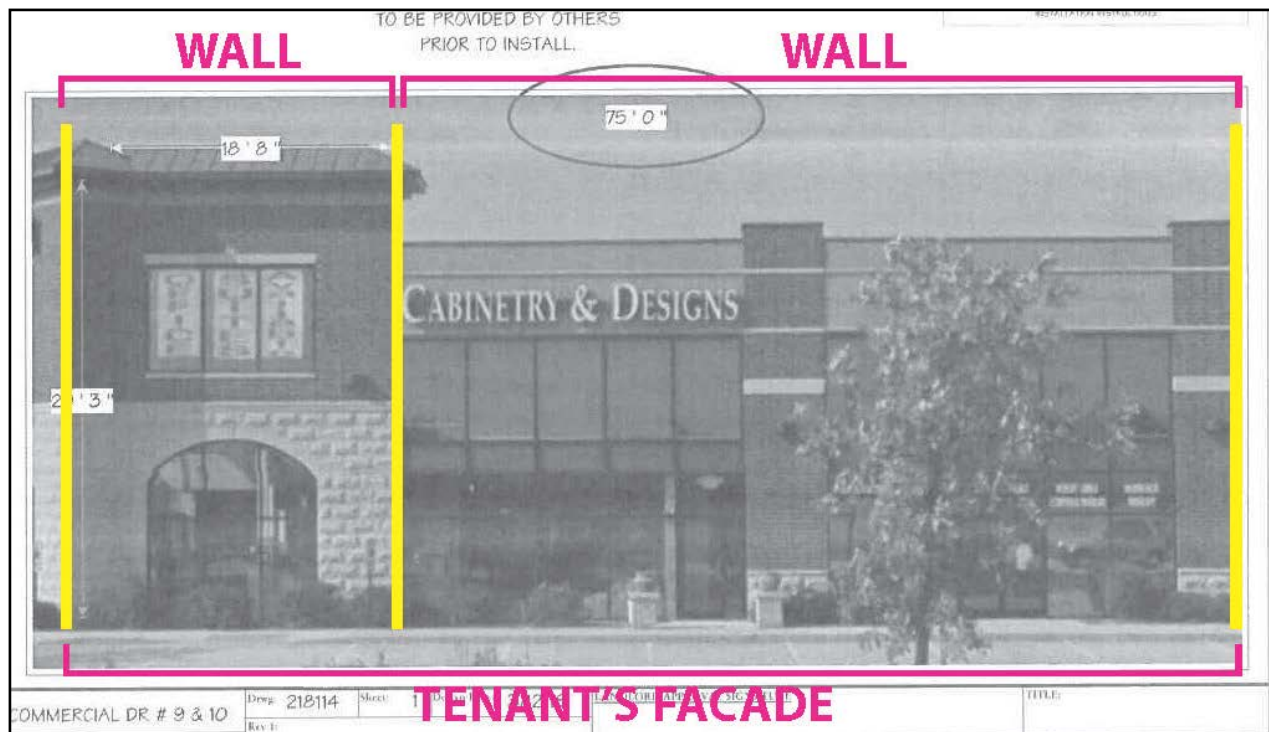
Petitioner Response

The petitioner responded to the denial of their permit application with a re-submittal on April 5, 2018. The petitioner stated that the tenant of the building is currently utilizing 75 feet of façade frontage (see below). They stated the existing “Cabinetry & Designs” sign is no larger than 50 square feet and the width of both signs combined is no more than 50 linear feet. With this interpretation of the Zoning Ordinance, the “Heritage” and “Cabinetry & Designs” signs would be permitted under the regulations set forth in Section 10-20-9.



Staff Response

On April 12, 2018 Staff responded to the request stating that while the entire frontage was 75 feet, the exterior wall to which the sign is being affixed was correct as originally submitted. While along the same frontage, the different height and depth creates two exterior walls. The graphic below was created to illustrate how the walls were separate.



On April 24, 2018 the petitioner asked for more information regarding this interpretation of the code and where it is stated within the Zoning Ordinance that this situation would define two separate walls.

Over the course of the following week (April 24-May 1) staff communicated with both the Aurora Sign Company and Owners of the establishment about this issue. Staff clarified for the petitioners that Section 10-4-2-B-5 of the City Code states that it is the duty of the zoning administrator to interpret the zoning regulations when questions arise.

Krysti Barksdale-Noble, Community Development Director, as the zoning administrator is tasked with interpreting the nuances of the code based upon the spirit and intent in which the code was written. She applied the interpretation of the code to mean the wall in which the sign is affixed. This has been the consistent interpretation and spirit of this section of the Zoning Ordinance since it was adopted in 2014. Therefore, in terms of consistency with all previous zoning reviews and the intent of the purpose of the written code, the sign permit was denied.

Petitioner Appeal

Throughout the conversation with staff, the petitioner was told that there are two courses of action which the Zoning Ordinance allows if they did not approve of the final decision.

1. The petitioner may appeal to the Planning and Zoning Commission for their interpretation of the Zoning Ordinance (10-4-6-A).

2. The petitioner may apply for a sign variance and go through the public hearing process for that request.

The petitioner has decided to appeal the zoning administrator's decision to the Planning and Zoning Commission. The petitioner is now seeking the Planning and Zoning Commission to review the language in Section 10-20-9-A-2-b to clarify the interpretation of the code.

Existing Building Mounted Signage

As communications transpired between staff and the petitioners, it was brought to staff's attention that there may be some building mounted signs that do not conform to the existing code. While some of these examples were part of Planned Unit Developments and/or allowed before the new Zoning Ordinance in 2014, it was possible that there were other signs within the community that were erected when they did not meet the current Zoning Ordinance standards.

Staff reviewed approximately 250 sign permits issued between November 1, 2014 to May 1, 2018. Staff then conducted analysis regarding only wall signage permitted during that time. The table below explains the number of wall signs permitted and the number of wall signs which DO NOT adhere to our current Zoning Ordinance.

Building Mounted Signs	
Total Building Mounted Signs Issued between Nov. 1 2014 and May 1, 2018	88
Building Mounted Signs with Similar Articulated Walls	34
Nonconforming Signs at Issuance	2

A total of 32 out of 34 (94%) Building Mounted Signs with similar articulated walls issued between November of 2014 and May of 2018 were interpreted by staff in a consistent manner as the proposed sign at 129 Commercial Drive.

The 2 signs which are currently nonconforming were passed in late 2014 and 2015. It is expected that the new zoning ordinance adoption caused these signs to be permitted before any consistent interpretation was in place with staff. It is common after the adoption of new regulations and the turnover of review staff may cause the initial inconsistency within the review process. Overall, staff has a majority of the time used the same interpretation when reviewing building mounted signage. Any other signs erected before November 2014 which are not in conformance with the current code are considered legally nonconforming. Additionally, there are signs which may be allowed to vary from our code as part of an existing annexation agreement or PUD agreement.

For the 2 building mounted signs which were erected but did not meet the criteria set forth in Section 10-20-9-A-2-b, they are considered nonconforming signs. Since these signs are not permitted but have been installed, they must adhere to Section 10-15-4: Elimination of Nonconforming Buildings, Structures and Uses. Letter C of this Section states:

“Any nonconforming signs and any and all billboards and outdoor advertising structures shall be removed after five (5) years.”

The outcome of the Planning and Zoning Commission's decision on this interpretation will affect how these existing signs are handled. If the Commission agrees with staff's interpretation, then the signs identified throughout staff's research will be notified of their nonconformity and held to the schedule set

forth in the Zoning Ordinance. Other interpretations and outcomes made by the Planning and Zoning Commission may alter how staff would resolve the existing signs throughout the City.

Staff Comments

Staff is seeking the Planning and Zoning Commission's decision on the interpretation of the language in Section 10-20-9-A-2-b of the City Code. The Commission needs to determine if there are one or two separate walls to be measured for area and width calculations. The Commission's decision on how this language should be interpreted will affect all future decisions with regards to this language and how staff will handle existing nonconforming signs.

Motion

In consideration of the proposed Zoning Ordinance Appeal, with information provided in a staff memorandum dated May 1, 2018, and testimony provided by the petitioner, the Planning and Zoning Commission approves/denies the petitioner's appeal that their revised building permit application for a wall mounted sign dated April 5, 2018 is allowable.

Attachments

1. 3-23-18 Permit with attachments
2. 4-5-2018 Resubmittal



SIGN PERMIT APPLICATION

United City of Yorkville

800 Game Farm Rd. + Yorkville, IL 60560 + 630-553-8545 + Fax. 630-553-7575

Permit Number 2018-0176 Date Received MAR 23 2018 Date Issued

Site Address 129 Commercial Dr #9 & 10 Parcel#

Subdivision Lot / Unit

Applicant Information

Please check below whether Business or Home/Personal

Name Aurora Sign Company

Phone ☒ Bus. (630) 898-5900 ☐ Home

Address 1100 Route 34

E-mail ☐ Bus. LHelberg@AuroraSign.com ☐ Home

City / State / Zip Aurora IL 60503

Fax 630 898-6091

Owner Information

Please check below whether Business or Home/Personal

Name Imperial Investments

Phone ☐ Bus. ☐ Home

Address 202 Boom Bah Blvd

E-mail ☐ Bus. ☐ Home

City / State / Zip Yorkville IL 60560

Fax

Total Sq.Ft. 49.84 Sign/Banner

Lineal Footage of the Façade

Sign Duration (If Temporary)

Construction Value

Check Type of Sign:

☒ Building Mounted Sign ☐ Free Standing Sign ☐ Monument Sign ☐ Wind Feather ☐ Temporary Banner

Please Include with Application:

• Plat of Survey for free standing signs • A rendering of the sign including the dimensions • Electrical details for illuminated sign

Terms: In consideration of this application and attached forms being made a part hereof, and the issuance of this permit, I/we agree to the following terms: All work performed under said permit shall be in accordance with the plans which accompany this permit application, except for such changes as may be authorized or required by the Building Official; the proposed work is authorized by the owner of record, and that I/we have been authorized by the owner to make the application and/or schedule all necessary inspections as an agent; all work will conform to all applicable codes, laws, and ordinances of the United City of Yorkville. This Permit is a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.

Signature [Signature] Date 3/21/18

REVIEW CONCLUSIONS

Building Department Review by: [Signature] Date 3-27-18

☒ Approved ☐ Not Approved

☐ Re-submittal

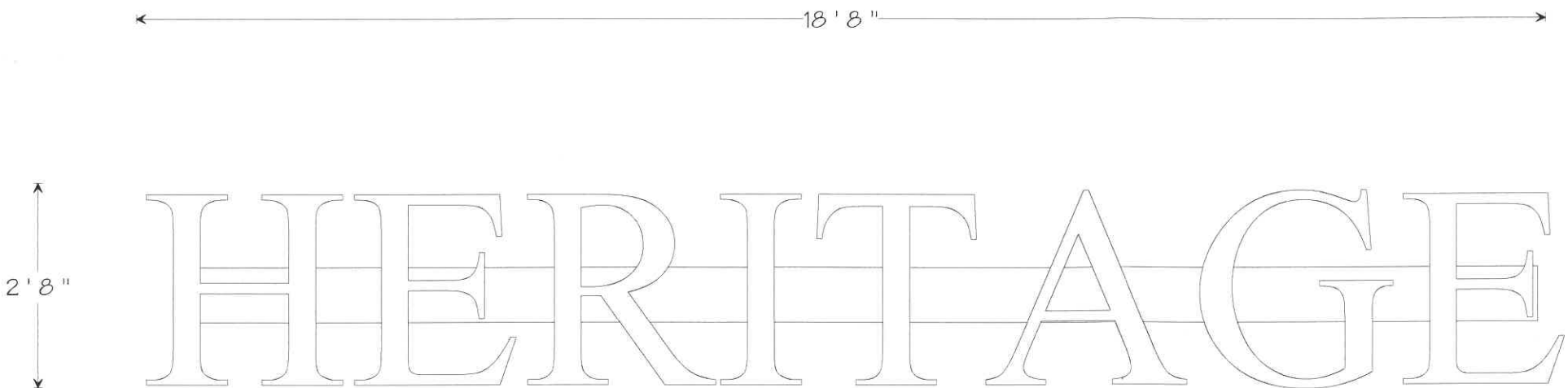
Zoning Review by: Jason Engberg Date 3-27-18

☐ Approved ☒ Not Approved Too Large and too wide

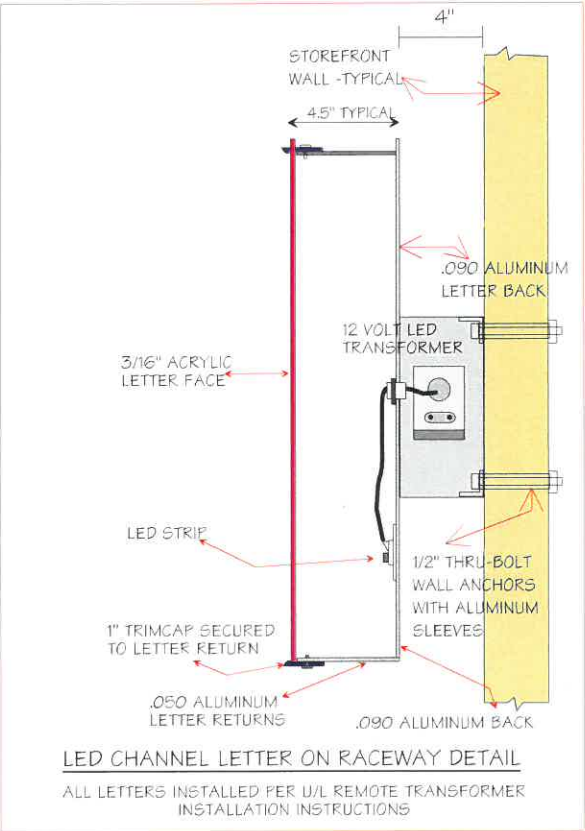
☐ Re-submittal

Issuing Information Replied on 4-12-18 via e-mail

Drawing # 218114-1



RELOCATE EXISTING SIGN
REMOVE SIGN FROM CURRENT LOCATION.
REINSTALL ON EAST WALL.
SCALE - 1/2" = 1'



SIGN TO BE MOVED

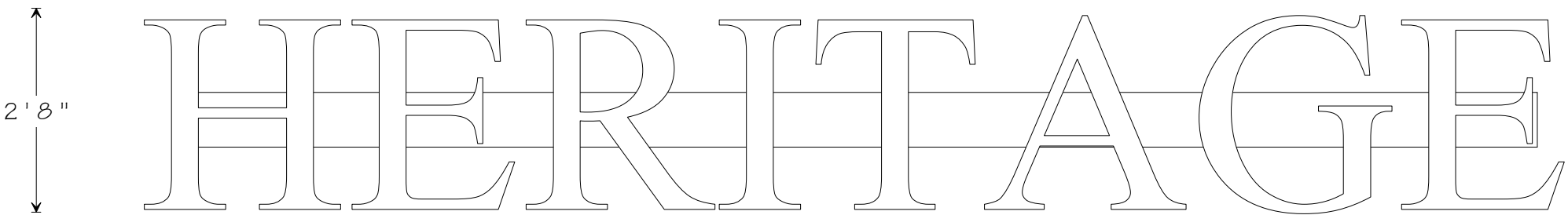


INSTALLATION INSTRUCTIONS
REMOVE SIGN FROM EXISTING LOCATION ABOVE ENTRANCE.
CENTER SIGN ABOVE WINDOW AS SHOWN.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS
PRIOR TO INSTALL.

SCALE - 1/16" = 1'

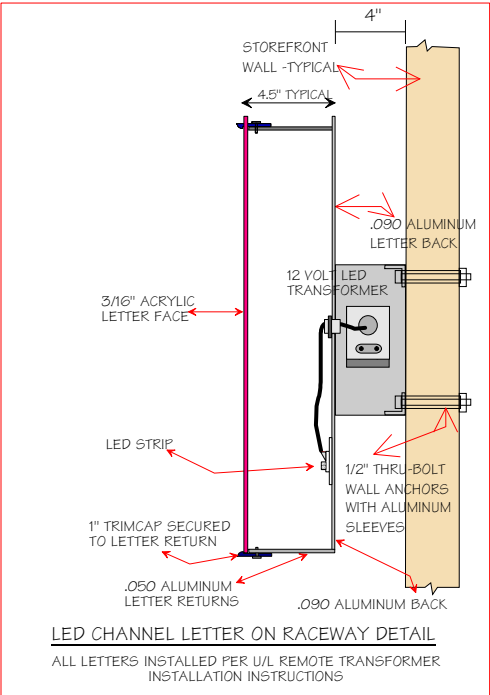


EW	1100 Route 34 Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax	Prepared For:	HERITAGE CABINETRY	Address:	129 COMMERCIAL DR # 9 & 10	Drwg:	218114	Sheet:	1	Design Date:	3/12/18	LANDLORD APPROVAL SIGNATURE	TITLE:
		Location Name:		City/State:	YORKVILLE, IL	Rev 1:		Rev 2:		PRINT	DATE:		



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		Location Name:		City/State:	YORKVILLE, IL	Rev 1:							
								Rev 2:					PRINT

PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The update to the text includes establishing and defining an exterior business wall that is allowed a wall sign and where that wall sign may be located but does not change the overall allowable size of a wall sign on an exterior wall.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing at a special meeting on said amendments on Wednesday, October 10, 2018 at 7 p.m. at the 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



Memorandum

To: Planning and Zoning Commission
From: Lisa Pickering, Deputy Clerk
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: September 24, 2018
Subject: Planning and Zoning Commission Meeting Schedule for 2019

Summary

Proposed 2019 meeting schedule for the Planning and Zoning Commission.

Meeting Schedule for 2019

For 2019, if the Planning and Zoning Commission would like to continue meeting the second Wednesday of the month at 7:00 p.m., the proposed meeting dates would be as follows:

- January 9, 2019
- February 13, 2019
- March 13, 2019
- April 10, 2019
- May 8, 2019
- June 12, 2019
- July 10, 2019
- August 14, 2019
- September 11, 2019
- October 9, 2019
- November 13, 2019
- December 11, 2019

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2019.