



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, May 8, 2019

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: April 10, 2019

Citizen's Comments

Public Hearings

1. **PZC 2019-10** Roger S. Bauer on behalf of Morton Buildings, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located along Commercial Drive, northwest of the Boombah Boulevard and Commercial Drive intersection. The petitioner is requesting rezoning approval from B-3 General Business District to M-1 Limited Manufacturing District.

Unfinished Business

New Business

1. **PZC 2019-10** Roger S. Bauer on behalf of Morton Buildings, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located along Commercial Drive, northwest of the Boombah Boulevard and Commercial Drive intersection. The petitioner is requesting rezoning approval from B-3 General Business District to M-1 Limited Manufacturing District.

Action Item

Rezone Request

Additional Business

1. City Council Action Updates

PZC 2019-12 Daniel, Bruce, and Norma VanDeventer and Deborah Hull on behalf of the Wilbur C. VanDeventer Trust (current owner) and Diane and Craig Zimmerman (prospective buyer), petitioners, are requesting a map amendment rezone for their property from A-1 Agricultural District to R-1 Residential District in unincorporated Kendall County. The 15.6-acre property is located north of the Galena Road and Kennedy Road intersection and northwest of the New Life Church Development.

City Council Action

No objection

PZC 2019-13 The successor developer for the Grande Reserve subdivision, Grande Reserve Chicago ASLI VI, LLP (Avanti Group), is seeking to revise the parcel dimensions for six (6) home lots and two (2) common space areas within Unit 23 (Neighborhood 1). The request is to resubdivide the existing final plats for each homesite parcel to extend the rear lot lines approximately 20 feet within the adjacent common space to accommodate a newer model ranch home, yet still meet requisite setback regulations for the R-2 zoning district.

City Council Action

Approved

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, April 10, 2019 7:00pm

Meeting Called to Order

Vice-Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Richard Vinyard-yes, Dan Williams-yes, Don Marcum-yes, Jeff Olson-yes

Absent: Deborah Horaz, Randy Harker

City Staff

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Vitosh Reporting Service	Scott Shelton, Ryan Homes
Lynn Dubajic, City Consultant	Marc & Audrey Lewen, Rowdy's
Doug Farr, Farr Associates	

Previous Meeting Minutes March 13, 2019

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

Roll call: Williams-yes, Marcum-yes, Olson-yes, Vinyard-yes. Carried 4-0.

Citizen's Comments None

Public Hearings

Vice-Chairman Olson explained the procedure for the Public Hearings and swore in those who would present testimony. A motion was made and seconded at approximately 7:02pm by Mr. Vinyard and Mr. Marcum, respectively, to open the Public Hearings.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

Mr. Olson read the petitions for the Hearings.

1. **PZC 2019-05 United City of Yorkville, Kendall County, Illinois, petitioner, is proposing text amendments to Chapter 2: Rules and Definitions and Chapter 6: Permitted and Special Uses of the United City of Yorkville Zoning Ordinance. These proposed amendments will define Short-Term Rental Uses and indicate the zoning districts where they are permitted.**

2. **PZC 2019-09 United City of Yorkville, Kendall County, Illinois, petitioner, is proposing the adoption of the Yorkville Downtown Overlay District which includes the Streetscape Master Plan and the Form-Based Code. The proposed Streetscape Master Plan provides guidance on the direction and character of future street related capital improvements in the downtown area. The Form-Based Code provides development standards for the downtown with the purpose to guide the development of a mix of uses and a pedestrian-oriented environment. Additionally, these standards are aimed at promoting a mix of housing types which are appropriate in scale and intensity in the downtown. The Form Based Code will be codified as Chapter 21: Downtown Overlay District in Title 10 of the Yorkville Municipal Code.**

(See Court Reporter's transcript of Public Hearing proceedings)

The Hearings were closed at approximately 7:13pm on a motion by Mr. Vinyard and second by Mr. Marcum.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

Unfinished Business None

New Business

1. **PZC 2019-05** Short Term Rentals (see full description above in #1)

Mr. Engberg said short term rentals are 30 days or less. Commissioner Vinyard asked if there was a solution in place if the short term rentals become a problem and Ms. Noble said they do have options if this occurs.

A motion was made as follows by Commissioner Marcum and seconded by Commissioner Vinyard to approve PZC 2019-05: in consideration of testimony presented during a Public Hearing on April 10, 2019, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-2-3 and Section 10-6-0 of the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated April 3, 2019.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

2. **PZC 2019-09** Downtown Overlay District (see full description above in #2)

Ms. Noble said staff is looking to codify the form-based code which Farr Associates has completed. There was no discussion and a motion was made and seconded by Mr. Marcum and Mr. Vinyard, respectively, as follows: in consideration of testimony presented during a Public Hearing on April 10, 2019 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request to adopt the proposed Downtown Overlay District which includes the Streetscape Master Plan and Form-Based Code as prepared and presented by Farr Associates dated March 2019 and summarized in a staff memorandum dated April 3, 2019.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Marcum-yes. Carried 4-0.

3. PZC 2019-12 Daniel, Bruce, and Norma VanDeventer and Deborah Hull on behalf of the Wilbur C. VanDeventer Trust (current owner) and Diane and Craig Zimmerman (prospective buyer), petitioners, are requesting a map amendment rezone for their property from A-1 Agricultural District to R-1 Residential District in unincorporated Kendall County. The 15.6-acre property is located north of the Galena Road and Kennedy Road intersection and northwest of the New Life Church Development.

This is a 1.5 mile review received from the County. The petitioners wish to build a house on the property, run a small carpentry business and are seeking R-1 Residential zoning. No more than 10 trips a day would be generated by customers. Mr. Engberg said the property falls on the Montgomery side of the planning boundary. The Commissioners gave a positive recommendation for this petition.

4. PZC 2019-13 The successor developer for the Grande Reserve subdivision, Grande Reserve Chicago ASLI VI, LLP (Avanti Group), is seeking to revise the parcel dimensions for six (6) home lots and two (2) common space areas within Unit 23 (Neighborhood 1). The request is to resubdivide the existing final plats for each homesite parcel to extend the rear lot lines approximately 20 feet within the adjacent common space to accommodate a newer model ranch home, yet still meet requisite setback regulations for the R-2 zoning district.

Ms. Noble gave a summary of the petition background. Unit #1 is currently owned and being developed by Avanti Builders where villa-type homes are being built and targeted for 55 and up. Ryan Homes is the builder and they have found that people want the garage located in a different location on the very narrow lots. They are trying to not encroach on the side yard of six lots in particular. They plan to take a small amount of land from the adjacent common area. Staff compiled an analysis of the open space and determined there is less than .1% of change in the overall common area. Staff recommends approval and Ms. Noble noted this change will affect the plat.

Mr. Olson questioned how many homeowners there are in Grande Reserve. Ms. Noble replied there are about 1,400 platted lots and 2,500 overall. Commissioner Olson said he views a recorded plat as a promise and thinks it is not appropriate to take the common area. He suggested there could be 5 lots instead of 6 or that it would be more suitable to build a 2-story home.

Scott Shelton of Ryan Homes said this request is in an area of cul-de-sacs and that getting into the driveways proved difficult. He said the houses would be set back slightly to make garage access easier. Mr. Olson said it would set a precedent to approve this request and would infringe on the common area. Mr. Shelton replied that the common area being taken is directly behind the lots in question and would be about 16-21 feet according to Ms. Noble.

Mr. Vinyard said he agreed with Mr. Olson about protecting the open space. He is concerned about setting a precedent of trying to squeeze in one more lot for tax purposes. Ms. Noble said this area is heavily restricted by number of bedrooms and building type.

A motion was made by Mr. Marcum and seconded by Mr. Vinyard as follows: in consideration of the proposed Final Plat of Resubdivision of Lots 202, 232, 239, 251, 287, 290, 3033 and 3034 of Grand Reserve - Unit 23, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by Weaver Consultant Group, date last revised March 8, 2019.

Roll call: Vinyard-yes, Williams-abstain, Marcum-yes, Olson-nay. Carried with 2 yes, 1 no and 1 abstain.

Additional Business None

Adjournment

There was no further business and the meeting was adjourned at 7:34pm on a motion by Mr. Marcum and seconded by Mr. Vinyard. Voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker

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5 UNITED CITY OF YORKVILLE
6 YORKVILLE, ILLINOIS
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9 PLANNING AND ZONING COMMISSION
10 PUBLIC HEARING
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16 800 Game Farm Road
17 Yorkville, Illinois
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21 Wednesday, April 10, 2019

22 7:00 p.m.
23
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1 PRESENT:

2 Mr. Jeff Olson, Chairman,

3 Mr. Richard Vinyard,

4 Mr. Donald Marcum,

5 Mr. Danny Williams.

6
7 ALSO PRESENT:

8 Ms. Krysti Barksdale-Noble, Community
9 Development Director,

10 Mr. Jason Engberg, Senior Planner,

11 Ms. Marlys Young, Minute Taker.

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

4 VICE-CHAIRMAN OLSON: There are two
5 public hearings scheduled for tonight's Planning
6 and Zoning Commission meeting.

7 The purpose of these hearings is to
8 invite testimony from the members of the public
9 regarding the proposed requests that are being
10 considered before this Commission tonight.

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

15 Those persons wishing to testify are
16 asked to speak clearly, one at a time, and state
17 your name and who you represent, if anyone at
18 all. You are also asked to sign in at the
19 podium.

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

24 (Witness sworn.)

1 CHAIRMAN OLSON: Very well. Thank you.
2 The order for receiving testimony here in the
3 public hearing will be as follows: Petitioner
4 presentation, those who wish to speak in favor of
5 the request and those who wish to speak in
6 opposition of the request. That's the outline.

7 May I have a motion to open the
8 public hearing on Petition Number PZC 2019-05 and
9 PZC 2019-09?

10 MR. VINYARD: So moved.

11 MR. MARCUM: Second.

12 VICE-CHAIRMAN OLSON: Roll call vote on
13 the motion, please.

14 MS. YOUNG: Yes.

15 Marcum.

16 MR. MARCUM: Yes.

17 MS. YOUNG: Olson.

18 VICE-CHAIRMAN OLSON: Yes.

19 MS. YOUNG: Vinyard.

20 MR. VINYARD: Yes.

21 MS. YOUNG: Williams.

22 MR. WILLIAMS: Yes.

23 VICE-CHAIRMAN OLSON: Now, the first
24 public hearing up for discussion tonight is PZC

1 2019-05, United City of Yorkville, Kendall
2 County, Illinois, petitioner, has proposed text
3 amendments to Chapter 2: Rules and Definitions,
4 and Chapter 6: Permitted and Special Uses of the
5 United City of Yorkville Zoning Ordinance. These
6 proposed amendments will define Short-Term Rental
7 Uses and indicate the zoning districts where they
8 are permitted.

9 The second public hearing up for
10 discussion tonight is PZC 2019-09, United City of
11 Yorkville, Kendall County, Illinois, petitioner,
12 is proposing the adoption of the Yorkville
13 Downtown Overlay District, which includes the
14 Streetscape Master Plan and the Form-Based Code.
15 The proposed Streetscape Master Plan provides
16 guidance on the direction and character of the
17 future street related capital improvements in the
18 downtown area. It shows what it's going to look
19 like.

20 The Form-Based Code provides
21 development standards for the downtown with the
22 purpose to guide the development of a mix of uses
23 and a pedestrian-oriented environment.

24 Additionally, these standards are

1 aimed at promoting a mix of housing types which
2 are appropriate in scale and -- it says intensity
3 in here, but did you mean density?

4 MS. NOBLE: No, intensity.

5 VICE-CHAIRMAN OLSON: Intensity, in the
6 downtown. The Form-Based Code will be codified
7 as Chapter 21: Downtown Overlay District in
8 Title 10 of the Yorkville Municipal Code. So
9 what it looks like and what the rules are.

10 Is petitioner for PZC 2019-05
11 present and prepared to make a presentation of
12 their proposed request?

13 MR. ENGBERG: I am.

14 VICE-CHAIRMAN OLSON: All right.

15 MR. ENGBERG: So this amendment, these
16 two amendments actually, regard short-term rental
17 regulations. Very commonly you know them as
18 AirBNB, VRBO. Basically sharing a room, you
19 know, on a short-term basis.

20 It's one of those things that can be
21 a controversial topic, and a lot of cities over
22 the past five years have been trying to figure
23 out, you know, when does a house -- when you
24 start renting out, when does it become a hotel,

1 when does it become not residential, is it in the
2 right zone, and one of these things -- it's a
3 thing that a lot of bigger cities are having
4 issues with as there is lots of tourism and
5 attractions.

6 As a smaller city, we wanted to be
7 proactive in taking a look at how do we want to
8 go about this, are there any AirBNB's in
9 Yorkville, what are we doing.

10 As we state in our Zoning Ordinance,
11 if we do not address it, it is prohibited. So
12 back in the beginning of the year, you know, a
13 lot of data was collected, a lot of information,
14 and we took it to EDC. There was some licensing
15 and some extra regulations and things like that
16 that were proposed.

17 After that EDC committee meeting we
18 were told that it might be best just to permit it
19 in residential districts, define it and permit
20 it.

21 It's not an issue at this time, it's
22 not something that we see that's prevalent in the
23 community, so that's what I am bringing forth
24 today, so it gives a definition of a short-term

1 rental and then it permits it in all residential
2 districts.

3 VICE-CHAIRMAN OLSON: Could you read the
4 definition of the short-term use?

5 MR. ENGBERG: I could read the
6 definition. The definition is a short-term
7 rental is a home occupation of a single family
8 dwelling unit that is used as a primary residence
9 by owners or renters or a part/portion of such
10 unit that is rented for less than 30 days at a
11 time to transient and temporary guests.

12 VICE-CHAIRMAN OLSON: Is there anyone
13 present who wishes to speak in favor of the
14 request?

15 (No response.)

16 VICE-CHAIRMAN OLSON: Is there anyone
17 present who wishes to speak in opposition to the
18 request?

19 (No response.)

20 VICE-CHAIRMAN OLSON: Are there any
21 questions from the Commission members?

22 MR. MARCUM: No.

23 VICE-CHAIRMAN OLSON: Is the petitioner
24 for then PZC 2019-09 present and prepared to make

1 a presentation?

2 MR. ENGBERG: We are.

3 VICE-CHAIRMAN OLSON: Please proceed.

4 MR. ENGBERG: Doug, would you like to
5 just quickly go over the petition? Obviously
6 this was at the open house, but kind of going
7 over the downtown overlay.

8 DOUG FARR,
9 having been first duly sworn, testified before
10 the Commission as follows:

11 MR. FARR: Sure, I'd be glad to. Good
12 evening. How are we doing?

13 So the boards before you probably
14 tell the story as well as I can and a picture is
15 worth a thousand words, so if you haven't seen it
16 yet, to maybe check it out on the way out, but we
17 were engaged by the village to do two different
18 things, prepare a downtown master plan, a
19 Streetscape Master Plan, and you can sort of see
20 that here -- and I will just say Krysti I think
21 did a really good intro, each of the streets in
22 downtown has their own character, and through
23 design can be made its best not by being a copy
24 of the others, but each one is unique, and so you

1 think you've got a little downtown, what can be
2 so fussy about it, but there really is nuance
3 between Bridge and the others, and Hydraulic, Van
4 Emmon, so we think we got that really right.

5 We focused on long-term permitted
6 improvements, which tend to be five and ten years
7 and hundreds of thousands and millions, and then
8 we focused on tactical things, which are things
9 you can do this summer or in the next year, and
10 so this is kind of the state-of-the-art in
11 planning, is to promote the tactical stuff.

12 A lot of times -- for years and
13 years and years plans only said here is the
14 permanent stuff, please adopt my plan, and then,
15 you know, crickets, you know, 10 or 12 years go
16 by and nothing happens.

17 So tactical stuff, there may be
18 funding, and receive funding for, it's going to
19 be exciting, and that's -- In the age of
20 Instagram, the person that came to downtown
21 Yorkville and played chess with friends and took
22 a picture of it, that's free advertising, so
23 that's in the plan as well.

24 The signage I think just went up

1 recently in the banners and so on, so I think
2 they are really sharp looking palettes, the use
3 of color, crisp graphics. I haven't seen them
4 installed, but I plan to do that. So that's a
5 high level overview of all of that.

6 And then on the boards to my left is
7 the Form-Based Code, and so Form-Based Code is
8 probably between 20 and 25-year old emerging
9 practice in zoning, so zoning forever was what's
10 called Euclidean zoning, where it's really -- the
11 business of zoning was say factories over there
12 and housing over there. It was about identifying
13 and segregating land uses, keeping noxious fumes
14 away from day care centers, things like that.

15 So in the modern era we've known
16 that industry has gotten cleaner, that places
17 that we are attracted and want to invest in and
18 spend money in tend to be mixed use places.

19 You will have some restaurants and
20 some offices and some housing, all cheek-to-jowl
21 tied in, and the thing that is most important to
22 get right over the long-term is not to fix the
23 use, because we also know how retail has been,
24 you know, just reinvented, turned on its head

1 with Amazon and other things, but the form is
2 right. So if it's facing a main street, it
3 should have a store front; if it's on a side
4 street, it may want to be a free-standing
5 residential building, and then we provide for
6 different building types between those two
7 extremes.

8 Here we regulate by street, so on
9 this street following the plan uses are building
10 types permitted, and if you were around for the
11 Open House, I mentioned that one of the great
12 innovations of the Form-Based Code is it took --
13 for a single building we often have to look at
14 the uses chapter, the bulk chapter, the chapter
15 of the setbacks chapter, the maximum height
16 chapter, the parking chapter, and a couple other
17 chapters to sort of say, you know, there is six
18 things I have to do all at one time.

19 What the Form-Based Code does or the
20 Form-Based Code you will hopefully adopt is puts
21 all those regulations for a single building on a
22 two-page spread, so there is no picking around,
23 did I miss something, is there a chapter I should
24 be at, it's right there, both for an applicant

1 and for a neighbor, so you can predict with
2 fairly good certainty if I buy here, the guy next
3 to me, that's his regulation. I can see what it
4 is.

5 So I think it makes for a more
6 efficient development in the marketplace. I
7 think we also explained the details about what we
8 thought was an appropriate building in each
9 condition, and so an applicant that comes forward
10 and says I want to build one of your three, you
11 know, preset buildings along Bridge Street or
12 whatever it is, you know, I'm a big pro-business
13 guy, if you meet all our rules, you walk out with
14 a permit today, so this design will do that.

15 And then on the far, far board is
16 the sort of second condition of Form-Based Code,
17 you know, streets create a lot of value in cities
18 and towns, they are often left to chance, their
19 design is often left to chance.

20 So if you go to visit a place, go to
21 Galena or someplace like that, you are walking
22 the streets, that's your experience. That's a
23 linear outdoor room framed by buildings, but
24 shaped a lot by the traffic experience, the

1 parked cars, the sidewalks, a lot of that stuff,
2 so rather than leave that to chance, we also
3 designed that.

4 So the plan sort of alludes to the
5 character, look and feel we want, and then sort
6 of make this more the sidewalk response, so it's
7 got the reports and all the entities that
8 contribute to it.

9 So that was my report, glad to
10 answer questions, but that's -- I'll sit down.
11 Thanks.

12 VICE-CHAIRMAN OLSON: Is there anyone
13 present who wishes to speak in favor of the
14 request other than Doug?

15 (No response.)

16 VICE-CHAIRMAN OLSON: Is there anyone
17 who wishes to speak in opposition to the
18 request?

19 (No response.)

20 VICE-CHAIRMAN OLSON: Is there any
21 questions from the Commissioners?

22 MR. MARCUM: No.

23 MR. VINYARD: No.

24 VICE-CHAIRMAN OLSON: Since all public

1 testimony regarding these petitions has been
2 taken, may I have a motion to close the taking of
3 testimony in this public hearing, please?

4 MR. VINYARD: So moved.

5 MR. MARCUM: Second.

6 VICE-CHAIRMAN OLSON: Roll call vote on
7 the motion, please.

8 MS. YOUNG: Yes.

9 Marcum.

10 MR. MARCUM: Yes.

11 MS. YOUNG: Olson.

12 VICE-CHAIRMAN OLSON: Yes.

13 MS. YOUNG: Vinyard.

14 MR. VINYARD: Yes.

15 MS. YOUNG: Williams.

16 MR. WILLIAMS: Yes.

17 MS. YOUNG: Thank you.

18 VICE-CHAIRMAN OLSON: The public hearing
19 portion of the meeting is closed.

20 (Which were all the
21 proceedings had in the
22 public hearing portion
23 of the meeting.)

24 ---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 from the audio recording taken at
7 the meeting and that the foregoing, Pages 1
8 through 16, inclusive, is a true, correct and
9 complete computer-generated transcript of the
10 proceedings 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 29th day April, A.D., 2019.

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: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: April 30, 2019
Subject: **PZC 2019-10 Morton Buildings – Lot 15 Yorkville Business Center (Rezoning)**

PROPOSED REQUEST:

The petitioner, Roger Bauer on behalf of Morton Buildings, Inc. is seeking rezoning approval for lot 15 of the Yorkville Business Center from B-3 General Business District to M-1 Limited Manufacturing District. The purpose of the rezoning request is to eventually combine the property with lot 14 (currently zoned M-1) into a single parcel and construct a business operations facility for Morton Buildings, Inc. The total proposed area to be rezoned consists of approximately 0.94 acres of vacant land north of the Boombah Boulevard and Commercial Drive intersection within the Yorkville Business Center.



PROPERTY BACKGROUND:

The property was annexed pursuant to an annexation agreement on March 23, 1995 (Ord. 1995-05) into the City of Yorkville by the Inland Appreciation Fund, L.P. as part of a larger land development plan which includes both Caledonia and the Yorkville Business Center. This development was zoned for R-2, B-3, and M-1 uses and this property fell under the B-3 zoning classification. A similar rezone request for the property to the northeast of the site (Lot 19) was conducted in 2015. The current self-storage use was rezoned from B-3 General Business District to M-1 Limited Manufacturing.

SITE ANALYSIS:

The following are the current immediate surrounding zoning and land uses:

Zoning		Land Use
North	M-1 Limited Manufacturing	Self-Storage Facility/Vacant Land
South	B-3 General Business District	Commercial Building
East	B-3 General Business District	Commercial Strip Center/Stormwater Retention
West	M-1 Limited Manufacturing	Industrial Building

Land Use

The proposed requested use of an “operations center” for Morton Buildings is defined in the Yorkville Zoning Ordinance as “Any assembly, production, manufacturing, testing, repairing or processing that can and does operate in compliance with performance standards.” Additionally, wholesaling and warehousing with accessory office space is also permitted in the M-1 Limited Manufacturing District. Therefore, the proposed use is permitted in the M-1 Limited Manufacturing District.

Comprehensive Plan (Future Land Use)

The subject property’s future land use is classified as “General Industrial” which is intended to generally provide small to large-scale industrial uses that are wholly contained in a building and do not generate noticeable external effects. Also, this designation considers warehousing, assembly and low impact manufacturing as an appropriate future land use. The proposed M-1 zoning classification is in line with the Comprehensive Plan’s future land use designation.

Proposed Concept/Site Plan

The petitioner has submitted a preliminary site plan (attached) for when both lots are combined. The building would be located at the southwest corner of the property and provide two access lanes off of Commercial Drive.

The following chart illustrates the minimum required yard setbacks for buildings/structures within the **M-1 Limited Manufacturing District**:

	Minimum Requirement	Proposed Setback
Front	25 feet	71 feet
Rear	None	152 feet
Side	Min. 10% of lot with max. of 20 feet	20 feet
Corner Side	Min. 10% of lot with max. of 20 feet	Over 20 feet (not dimensioned)

Parking required for this land use is 0.5 spaces per 1,000 square feet of floor area. The building is projected to have 7,000 square feet of floor space. Therefore, the minimum required amount of spaces for this development is 4 spaces. The petitioner has illustrated that there will be 24 parking spaces which exceeds the minimum requirement.

The building will be subject to the City's Appearance Code which requires new industrial land uses to follow these guidelines:

Masonry products or precast concrete shall be incorporated on at least fifty percent (50%) of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry

products or precast concrete on at least fifty percent (50%) of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

Landscape

Before the property may be developed, the petitioner will have to comply with all landscape regulations in Section 8-12 of the Yorkville City Code.

FINDINGS OF FACT FOR REZONING:

Section 10-4-10-B of the City's Zoning Ordinance establishes criteria for findings of fact related to rezoning (map amendment) requests. No rezoning shall be recommended by the Planning and Zoning Commission without each of the following considered:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

The petitioner has provided written responses to these findings as part of their application (see attached) and requests inclusion of those responses into the public record at the May 8, 2019 Planning and Zoning Commission meeting.

STAFF COMMENTS:

Staff is supportive of the proposed rezoning request. The propose project is consistent with current and future land use plans and is similar to a rezoned property from 2015. The petitioner has submitted extensive materials to show the layout and quality of the project.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on May 8, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property stated in the staff memorandum dated April 30, 2019 from B-3 General Business District to M-1 Limited Manufacturing District and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Application with attachments
2. Legal Description
3. Preliminary Site Plan



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 REZONING

INTENT AND PURPOSE:

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

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process and the actual application itself. 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 Rezoning Request process, please refer to “Title 10, Chapter 14, Section 7 Amendments” 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/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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APPLICATION FOR REZONING

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



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APPLICATION FOR REZONING

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 REZONING

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 _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input checked="" 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> _____ 2 - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$ 200.00
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
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 type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		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 \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$ 1,000.00
TOTAL AMOUNT DUE:			\$ 1,200.00



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 REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Roger S. Bauer	COMPANY: Morton Buildings, Inc.	
MAILING ADDRESS: P.O. Box 399		
CITY, STATE, ZIP: Morton, IL 61550	TELEPHONE: 309-241-1663	
EMAIL: roger.bauer@mortonbuildings.com	FAX: 309-263-6463	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Stewen Krantz and Deneen Krantz		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: Lot 15 Yorkville Business Center, Commercial Drive, Yorkville, IL		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: A subdivision of part of the west 1/2 section 16 and part of the east 1/2 section 17, all in Township 37 north, Range 47 east of the Third Principle Meridian, according to the plat thereof recorded May 21, 2001 as document #200100008620, in Kendall County, Illinois		
CURRENT ZONING CLASSIFICATION: B-3	REQUESTED ZONING CLASSIFICATION: M-1	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 2 acres	
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: M-1		
EAST: B-3		
SOUTH: B-3		
WEST: M-1		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
02-17-276-005		



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: Robert J. Coletta COMPANY: Davis & Campbell L.L.C.
MAILING ADDRESS: 401 Main Street, Suite 1600
CITY, STATE, ZIP: Peoria, IL 61602 TELEPHONE: (309) 673-1681
EMAIL: rjcoletta@dcmplaw.com FAX: (309) 673-1690

ENGINEER INFORMATION

NAME: Frank Cuda, PE/ac COMPANY: ScheFlow Engineers, Inc.
MAILING ADDRESS: 1814 Grandstand Place
CITY, STATE, ZIP: Elgin, IL 60123 TELEPHONE: 847.697.7095
EMAIL: fcuda@scheFloweng.com FAX: 847.697.7099

LAND PLANNER/SURVEYOR INFORMATION

NAME: Same as above 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 REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Property to the west, Du-Tex Hose Center is M-1.
* Property to the north, Storage Facility is M-1.
Property to the south, Spirit Cheerleading is B-3.
Property to the north east, business strip mall & church B-3.

* Storage Facility was rezoned from B-3 to M-1 in 2015.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The property in question was previously dual classified as M-1 & B-3.
Property reverted to a B-3 classification as a result of the expiration of the 1995 annexation agreement.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Current zoning restriction on lot 15 prevents joining with lot 14 to fully utilize the properties for the proposed development.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

The proposed new M business operations facility in Yorkville is one of three being built by our company in 2019.
The area surrounding ~~Yorkville~~ in and surrounding Yorkville, IL has been identified through extensive research as an opportunity to expand the market and footprint of a 110 year old Employee-Owned Illinois based leader in the post frame industry.
Our reputation ~~for stability~~ and brand demand our company and its employees ~~that we~~ provide the highest level of professionalism and that we positively contribute to ~~the~~ the communities we do business.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

Subject property has been vacant since 1997. A very visible property as you enter commercial drive. Proposed development would enhance surrounding businesses.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The community need for the proposed land use would be the twenty five to thirty jobs that would be created.
Would also place a great looking professional operations center into a well planned business development.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

Community plans include the rezone we are seeking.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

With the plan to incorporate two driveways to access property we anticipate a reduced impact on traffic, better flow around the curve West drive will provide an easy access for crew vehicles, equipment and delivery vehicles. The configuration will allow for deliveries that don't rely on trucks having to park in the street.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Relative gain consistant with community goals.
No hardship imposed to individual property owners.
Building a new business operations center on property
that has been vacant for many years will benefit
community and the commercial drive business park.


PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

Requested use is compatable with land use. Along with adjoining
property (lot 14) the two properties are well suited to provide a
solid visible and good looking operations center for the progressive
Yorkville community.

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

(on behalf of Morton Buildings)

2.27.2019
DATE

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

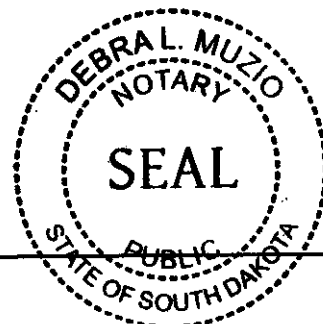
OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:



Debbie Muzio Commission exp: Feb 9, 2023





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Yorkville, Illinois, 60560
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PETITIONER SIGNATURE

(on behalf of Morton Buildings)

DATE

2-27-2019

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


OWNER SIGNATURE

DATE

2-28-19
2-28-19

THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:



Debbie Muzio Commission exp: Feb 9, 2023

(Notarizing for Steven and Doreen signatures only)

Melissa Brown Commission Exp: 10/15/2022





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:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: <u>Lot 15 Commercial Drive Yorkville, IL</u>
APPLICATION/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 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 checked="" 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: <u>Roger S. Bauer (on behalf of Morton Buildings)</u>		COMPANY: <u>Morton Buildings, Inc.</u>
MAILING ADDRESS: <u>P.O. Box 399</u>		
CITY, STATE, ZIP: <u>Morton, IL 61550</u>		TELEPHONE: <u>(309)-241-1663</u>
EMAIL: <u>roger.bauer@mortonbuildings.com</u>		FAX: <u>(309) 263-6463</u>
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>Roger S. Bauer (on behalf of Morton Buildings)</u> PRINT NAME		<u>MBI Property & Asset Manager</u> TITLE
<u>[Signature]</u> SIGNATURE		<u>2.27.2019</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.	

BSG Automotive

Innovative Case

Commercial Dr

Yorkville CrossFit

ICI Bag Solutions
Commercial Dr

Community
Christian Church

Priority Health
Chiropractic

Kendall Partners

Du-Tek Hose Center

Commercial Dr

Spirit Cheerleading

Wheaton
Woods Park

Google

Commercial Dr

Boombah Boulevard

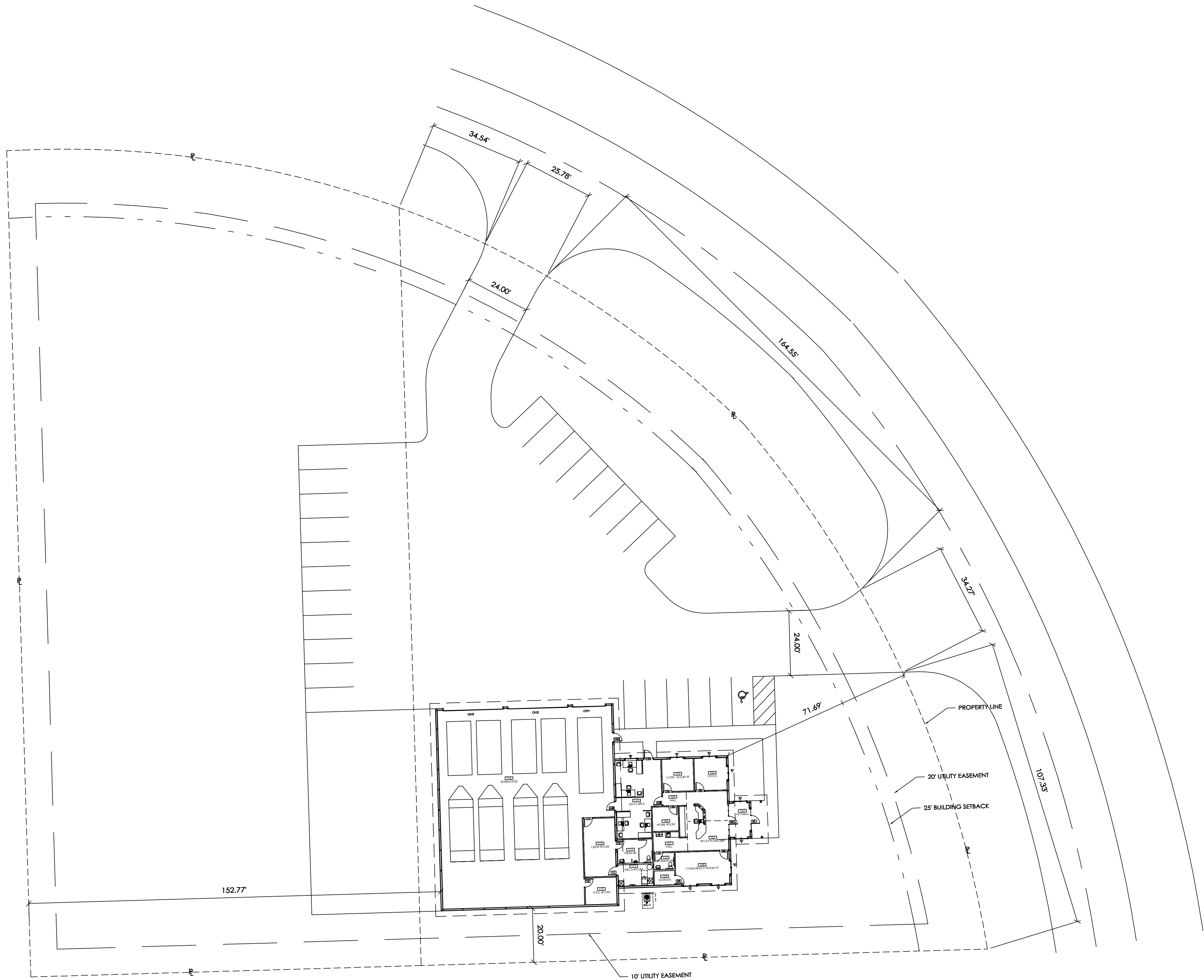
Boombah Boulevard

Legal Description of the Real Property

Lot 15 in Yorkville Business Center Unit 3, a subdivision of part of the West ½ of Section 16 and part of the East ½ of Section 17, all in Township 37 North, Range 7 East of the Third Principal Meridian, according to the plat thereof recorded May 21, 2001 as Document No. 200100008620, in Kendall County, Illinois

Kendall County, Illinois Parcel Identification Number: 02-17-276-005

Common Address: Vacant Land, Yorkville Business Center, Commercial Drive, Yorkville, IL



PLOT PLAN

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

☐ - DRAWING APPROVED AS SUBMITTED
☐ - DRAWING APPROVED PENDING CHANGES NOTED
☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE _____ DATE _____

This document is the property of Morton Buildings, Inc. and represents a preliminary layout and rough sketch of a Morton building. Use of this document for purposes of construction is strictly prohibited. Reproduction of this document by anyone for any reason without written permission from Morton Buildings, Inc. is prohibited.

DRAWN BY:	KEN J.
DATE:	---
CHECKED BY:	---
DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

