



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, September 9, 2020

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: March 11, 2020

Citizen's Comments

Public Hearings

1. **PZC 2020-08** David A. Pollock, BAMB Sign, Inc. dba Signarama-Aurora, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a sign to be erected taller than twelve (12) feet in height as stated in Section 10-20-9-A-1 of the Yorkville Municipal Code. The real property is generally located at the southeast corner of Veterans Parkway (U.S. 34) and Game Farm Road in Yorkville, Illinois, commonly known as 1308 Game Farm Road, Yorkville, IL. The petitioner is looking to replace the monument sign which was removed due to the State widening of U.S. 34.

Unfinished Business

New Business

1. **PZC 2020-08** David A. Pollock, BAMB Sign, Inc. dba Signarama-Aurora, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a sign to be erected taller than twelve (12) feet in height as stated in Section 10-20-9-A-1 of the Yorkville Municipal Code. The real property is generally located at the southeast corner of Veterans Parkway (U.S. 34) and Game Farm Road in Yorkville, Illinois, commonly known as 1308 Game Farm Road, Yorkville, IL. The petitioner is looking to replace the monument sign which was removed due to the State widening of U.S. 34.

Action Item:

Sign Variance

2. **2021 Meeting Schedule**

Action Item:

Vote

Additional Business

1. City Council Action Updates:

PZC 2020-02 Tyler Edwards, petitioner, on behalf of Menard, Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.

City Council Action:

Final Plat Approved

PZC 2020-03 Luz M. Padilla, Abby Properties, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The petitioner is requesting to adapt the requirements to their design standards for potential single-family attached homes (townhomes). The real property is generally located north of US 34, west of Cannonball Trail, immediately south of Blackberry Shore Lane in Yorkville, Illinois.

Luz M. Padilla, Abby Properties, LLC, petitioner, has also filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval for an approximately 26.2-acre site consisting of 48 lots for single-family attached dwelling units and 2 lots for open space and future phases of development.

City Council Action:

PUD Amendment application withdrawn by Applicant

Final Plat approved

PZC 2020-05 United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 10-19-4F of Chapter 19: Alternative Energy Systems within the United City of Yorkville Zoning Ordinance regarding signage for wind and solar energy systems. The amendment proposes to eliminate the restriction of commercial signage on alternative energy systems.

City Council Action:

Text Amendment Approved

- 2. Appointment** of a Vice-Chairperson for the Planning and Zoning Commission
- 3. Planning & Zoning Commissioner's Training Series** – 2020 Revised schedule

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, March 11, 2020 7:00pm

Meeting Called to Order

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

Roll Call: Deborah Horaz-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes, Danny Williams-yes, Don Marcum (arr. 7:01pm)

Absent: Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Ken Koch, Alderman

Seaver Tarulis, Alderman

Chris Funkhouser, Alderman

Tim Paulson, EEI

Other Guests

Christine Vitosh, Vitosh Reporting Service

Lynn Dubajic, City Consultant

Darren Crawford

Laura Crawford

Hariet DeCastris

Christy Cahill

Dean Sirek

Amy Heinle

Denise Eberhardt

Matthew Dabros

Kasie Kiesling

David Schultz, HR Green

Ashley Rhea Shields, Abby Prop.

Billy McCue

Cole Helfrich, Knoche & Assoc.

Kenny Cahill

Heather Sirek

Mary Criser

Danielle Vinyard

John Roets

Kathleen West, Attorney

Previous Meeting Minutes February 12, 2020

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

Roll call: Millen-yes, Olson-abstain, Vinyard-abstain, Williams-yes, Horaz-yes.

Carried: 3 yes, 2 abstain.

Citizen's Comments

Ms. Christy Cahill commented on the lack of individual mailboxes in Blackberry Shores. She said there are constantly issues with missing mail and incorrect deliveries and feels

each resident should have their own box. Ms. Noble commented that the City agrees, however, the Postmaster has alerted the City that all new neighborhoods will have these type of mailbox units since they cut 14 minutes off delivery times. The City has written letters about subdivisions previously platted where the developed portions have individual boxes, but undeveloped portions will have mailbox units.

Public Hearings

Chairman Olson explained the procedure for the Hearing and swore in those who would give testimony. At approximately 7:05pm a motion was made by Mr. Williams and seconded by Mr. Vinyard to open the Hearings.

Roll call: Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 6-0.

Chairman Olson read the Public Hearings as follows:

1. **PZC 2020-03** Luz M. Padilla, Abby Properties, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The petitioner is requesting to adapt the requirements to their design standards for potential single-family attached homes (townhomes). The real property is generally located north of US 34, west of Cannonball Trail, immediately south of Blackberry Shore Lane in Yorkville, Illinois.
2. **PZC 2020-05** United City of Yorkville, Kendall County, Illinois, petitioner is proposing a text amendment to Section 10-19-4-F of Chapter 19: Alternative Energy Systems within the United City of Yorkville Zoning Ordinance regarding signage for wind and solar energy systems. The amendment proposes to eliminate the restriction of commercial signage on alternative energy systems.

(See Court Reporter Transcript)

(Re PZC 2020-03, Responses to development standards to be entered into official record)

The Hearings were closed at approximately 8:22pm on a motion by Mr. Vinyard and second by Mr. Williams.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes. Carried 6-0.

Unfinished Business None

New Business

1. **PZC 2020-02** Tyler Edwards, petitioner, on behalf of Menard Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.

Last year, Menard's asked to resubdivide their lot to meet/readjust setback requirements for a gate they installed inside the yards. They wish to sell the north lot and maximize the area for commercial. Staff has recommended approval of the amendment.

Action Item

Final Plat Approval

Commissioners Vinyard and Williams moved and seconded, respectively, to approve the final plat of subdivision of Lots 1 & 2. Roll call: Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes, Millen-yes, Olson-yes. Carried 6-0.

2. PZC 2020-03 Kendall Marketplace (see full description on page 2)

Mr. Engberg said this item is for PUD Amendment and Final Plat and he reviewed the steps taken by the petitioner. He said staff recommends approval of the plat for the first phase which has 48 units. There are a total of 164 total units being done in 4 phases.

Ms. Noble addressed some concerns regarding traffic and explained that staff recommends the traffic be directed away from Blackberry Shore Lane and Gillespie Rd. should be part of Phase 1 to move traffic to Rt. 34. She said some comments included whether the development would be Section 8. She said that is a federal program and the City does not vote for or against it. Regarding parking concerns, most townhomes have common space parking and parking requirements are based on the number of bedrooms. As the final phases are completed, traffic will be funneled to Beecher Road. The internal roads are private and if traffic needs to be slowed, speed bumps could be used and a light may be needed in the future.

The Commissioners discussed each aspect of the proposed motion of approval. That included orientation, quality of building materials, front/rear covered entrances, amount of masonry, landscaping, etc. Ms. Noble said staff recommended using the landscaping plan as provided, but excluding the fence. An informal poll of Commissioners showed a preference for grilles on all windows that face Blackberry Shore Lane, for all phases.

Action Item

PUD Amendment

Chairman Olson entertained a motion for approval of the PUD Amendment, so moved by Mr. Vinyard and seconded by Mr. Williams.

Motion read by Mr. Vinyard: In consideration of testimony presented during a Public Hearing on March 11, 2020 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval of an amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III, Part 2 Single Family Attached Residential Unit Design Standards within the Kendall Marketplace Development Agreement, as follows:

- a. All homes shall have some type of covered front and rear entry point in Phase 1, that faces Blackberry Shore Lane.
- b. All homes shall have a 2-car garage with raised panel garage doors in all phases.
- c. All front elevation windows shall have grilles in the windows.

- d. All elevation windows which front or face Blackberry Shore Lane, in Phase 1, shall have grilles.
- e. All homes shall have architectural shingles.
- f. 100% of the homes shall have at least 20% brick or stone (cultured) on the first floor elevations.
- g. 100% of the homes shall have at least 20% brick or stone (cultured) on all elevations that run parallel or adjacent to Blackberry Shore Lane in Phase 1.
- h. Landscaping must be aligned with the conceptual Plan and Elevation Buffer Exhibit provided by HR Green excluding the vinyl fencing.

Roll call: Williams-yes, Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes.
Carried 6-0.

Action Item:

Final Plat

Moved by Mr. Williams and seconded by Mr. Vinyard to approve the Final Plat. Motion read by Mr. Williams: In consideration of the proposed Final Plat of Subdivision for the Kendall Marketplace Development Lot 52, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised February 27, 2020.

Roll call: Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes.
Carried 6-0.

3. PZC 2020-05 Wind Energy Text Amendment (see full description page 1)

Action Item:

Text Amendment

Moved and seconded by Commissioners Williams and Vinyard, respectively, to approve text amendment. Motion read by Mr. Williams: In consideration of testimony presented during a Public Hearing on March 11, 2020 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Section 10-19-4-F: General Regulations for Alternative Energy Systems of the United City of Yorkville Zoning Ordinance regarding commercial signage on wind turbines, as recommended in a staff memo dated February 21, 2020.

Roll call: Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes,
Carried 6-0.

4. PZC 2019-30 CalAtlantic Group, Inc. (a fully-owned subsidiary of Lennar Homes), petitioner filed an application for Final Plat approval of Raintree Village, Unit Four 1st Resubdivision as presented to the Planning and Zoning Commission at the January 8, 2020 meeting and in plans prepared by Mackie Consultants, LLC dated last revised 11-11-19, which was recommended for approval subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019.

Ms. Noble said that the PZC previously voted affirmatively on this matter, however, due to an error, it was not on the agenda. This action is to confirm that the PZC members did vote affirmatively in January.

Action Item:

Confirmation of Approval of Final Plat

Moved by Mr. Williams and seconded by Mr. Vinyard to affirm that the matter was voted

on in January. Motion read by Mr. Williams: In consideration of the proposed Final Plat of Raintree Village, Unit Four 1st Resubdivision, the Planning and Zoning Commission confirms approval of the plat to the City Council as presented by the Petitioner in plans prepared by Mackie Consultants, LLC dated last revised 11-11-19, subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019. Roll call: Williams-yes, Horaz-present, Marcum-abstain, Millen-yes, Olson-yes, Vinyard-yes.

Motion carried: 4-yes, 1-present, 1-abstain.

Additional Business

1. City Council Action Updates:

PZC 2020-01 City Council approved amending the Comprehensive Plan to include a new appendix.

PZC 2020-04 Ronald Smrz special use for storage business in the County. City Council had no objection.

2. Planning Training Series 2019: “Economic Development & Planning” presented by Lynn Dubajic, DLK, LLC.

Ms. Noble briefly commented on a schedule listing the upcoming training sessions and welcomed any feedback. Due to the lateness of the hour, a motion was made by Mr. Vinyard and seconded by Mr. Williams to postpone the training to the April meeting so that it could be discussed in-depth. Roll call: Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Adjournment

There was no further business and the meeting was adjourned at 9:36pm on a motion by Ms. Horaz and second by Mr. 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, March 11, 2020
7:00 p.m.

1 PRESENT:

2 Mr. Jeff Olson, chairman,

3 Mr. Danny Williams,

4 Mr. Richard Vinyard,

5 Mr. Donald Marcum,

6 Ms. Deborah Horaz,

7 Mr. Greg Millen.

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.

14 - - - - -

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

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

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

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

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

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

23 (Witnesses sworn.)

24 CHAIRMAN OLSON: Well done. Thank you.

1 You may be seated.

2 So the way we do this, the order for
3 receiving testimony during the public hearing
4 portion tonight will be first each individual
5 petitioner will make a presentation, and then
6 after that presentation, those who wish to speak
7 in favor will speak first.

8 We're not going to have the same
9 point of view from 12 different people. If
10 someone comes up and says something pretty
11 similar to what you're saying, if you would
12 please not repeat it, but if you have a different
13 perspective, please do speak up.

14 After those who speak in favor will
15 be those who wish to speak in opposition of the
16 request. Same deal, if someone is mimicking the
17 same thing you're going to say, please just let
18 them pass and we'll have the one comment.

19 And with that said, may I have a
20 motion please to open the public hearing on
21 petition PZC 2020-03 -- is it Luz?

22 MS. NOBLE: Luz.

23 CHAIRMAN OLSON: Luz Padilla, Abby
24 Properties, LLC, requesting amendment to the

1 Kendall Marketplace Planned Unit Development
2 Agreement, and also PZC 2020-05, United City of
3 Yorkville, a text amendment.

4 MR. WILLIAMS: So moved.

5 MR. VINYARD: I'll second.

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

8 MS. YOUNG: Marcum.

9 MR. MARCUM: Yes.

10 MS. YOUNG: Millen.

11 MR. MILLEN: Yes.

12 MS. YOUNG: Olson.

13 CHAIRMAN OLSON: Yes.

14 MS. YOUNG: Vinyard.

15 MR. VINYARD: Yes.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Horaz.

19 MS. HORAZ: Yes.

20 CHAIRMAN OLSON: All right. The public
21 hearings up for discussion tonight are the
22 following: PZC 2020-03, Abby Properties,
23 petitioner, has filed an application with the
24 United City of Yorkville, Kendall County,

1 Illinois, requesting amendment to the Kendall
2 Marketplace Planned Unit Agreement to permit a
3 revision to Article III of said agreement
4 regarding design standards for new construction
5 residential lots within the Kendall County
6 Marketplace development. The petitioner is
7 requesting to adapt the requirements from their
8 design standards for potential single-family
9 attached homes, townhomes, in this case.

10 The real property is generally
11 located north of U.S. 34, west of Cannonball
12 Trail, immediately south of Blackberry Shore
13 Lane, north of Home Depot, et cetera, et cetera.

14 The second public hearing tonight is
15 on PZC 2020-05, United City of Yorkville, Kendall
16 County, Illinois, petitioner, is proposing a text
17 amendment to Section 10-19-4F of Chapter 19:
18 Alternative Energy Systems within the United City
19 of Yorkville Zoning Ordinance, regarding signage
20 for wind and solar energy systems. The amendment
21 proposes to eliminate the restriction of
22 commercials signage on alternative energy
23 systems.

24 With that being said, is the

1 petitioner for PZC 2020-03, Abby Properties, PUD
2 amendment, present and prepared to make their
3 presentation on the proposed request?

4 MS. WEST: We are. Yes, we are.

5 CHAIRMAN OLSON: Go right ahead. Thank
6 you.

7 KATHLEEN WEST,
8 having been first duly sworn, testified from the
9 podium as follows:

10 MS. WEST: Thank you. Good evening. I
11 am Kathleen West and our law firm represents Abby
12 Properties, LLC. Abby is the owner of that
13 portion of the Kendall Marketplace development
14 which is to be developed for single-family
15 attached residences.

16 Abby is requesting approval of an
17 amendment to the Kendall Marketplace Planned Unit
18 Development Agreement regarding the architectural
19 design standards, and not in part of this public
20 hearing, but the other part of their request is
21 approve a final plat of subdivision.

22 With me tonight are Ashley Rhea
23 Shields, she is a representative of the owner,
24 and David Schultz, who is the engineer for the

1 project.

2 This property is located between
3 Veteran's Parkway and Blackberry Shore Lane west
4 of Cannonball Trail. It is approximately
5 26 acres in size. It is zoned R-3 Multi-Family
6 Attached Residence District, and it is unimproved
7 at this time.

8 To the north of the property the
9 property is zoned R-2 and it's developed as a
10 single-family subdivision. To the east the
11 property is zoned B-3 and it's part of the
12 Kendall Marketplace.

13 Also to the east there is a piece of
14 property zoned R-1, and that's the baseball
15 field. To the south is Kendall Marketplace,
16 again zoned B-3, and there's also a detention
17 basin between this property and Kendall
18 Marketplace.

19 The property to the west is
20 unincorporated and is zoned A-1 and is used as
21 farmland. The conceptual plan attached to the
22 development agreement for Kendall Marketplace
23 specifies that this property shall be developed
24 for 164 single-family attached residences.

1 The plan shows the layout of the
2 private roads and the orientation and location of
3 the townhome buildings.

4 Abby's proposal maintains the
5 approved site design, it is not making any
6 changes to that design. Abby is only requesting
7 a change in the architectural design standards as
8 set forth in the development agreement.

9 The development agreement provides
10 that all of the townhome units shall incorporate
11 at least 50 percent masonry products on the front
12 facade of each building.

13 Abby proposes to modify that
14 standard to require that all of the townhome
15 buildings shall incorporate at least 20 percent
16 brick or cultured stone on the first floor
17 elevation of those walls that run parallel to the
18 street.

19 In addition, Abby is proposing some
20 additional design standards. All of the homes
21 will have a covered entry, all of the homes shall
22 have a two-car garage with raised panel garage
23 doors, all homes shall have grills in the front
24 elevation windows, all homes shall have

1 architectural shingles, and all homes shall use
2 premium non-vinyl siding.

3 These proposed design standards are
4 similar to those design standards approved in
5 2018 for the single-family detached neighborhood
6 just to the north.

7 There is one difference. Abby is
8 proposing masonry products on all of their units,
9 whereas the single-family neighborhood to the
10 north is only required to provide masonry on
11 75 percent of the homes.

12 These proposed design standards will
13 maintain continuity and compatibility between
14 these two neighborhoods.

15 The conceptual plan also shows the
16 design of the entire development, and Abby is
17 proposing to develop the property in four
18 phases.

19 At this time Abby is requesting
20 approval of a final plat of subdivision for only
21 the easterly of five acres, and that will consist
22 of 48 townhome units.

23 The first phase of construction also
24 includes the extension of the Gillespie Lane, and

1 it also includes two driveway cuts along
2 Blackberry Shore Lane, so this proposed final
3 plat is also consistent with the conceptual plan
4 attached to the development agreement.

5 During the review of this proposal
6 by the Economic Development Committee, some
7 members questioned the orientation of the
8 townhome units since the rear of some of the
9 townhomes will face the front of some of the
10 single-family detached homes, and Abby looked at
11 this situation and it was determined that's
12 really not feasible to reorient these buildings
13 at this time.

14 Many of the utilities that will
15 service this development were previously
16 installed, so if we reorient the buildings, then
17 all those utilities are going to have to be
18 relocated.

19 Also, if we did do that, we would
20 need to redesign the entire -- you know, the
21 entire development and run another -- get
22 approval through the city at this time, and if we
23 did that, then we wouldn't be in conformance with
24 the approved conceptual plan.

1 But Abby understands the concern, so
2 to address this issue, Abby is proposing to
3 implement some additional landscaping
4 requirements.

5 Where the -- and this is for
6 Phase 1, so where the rear facade of a townhome
7 unit is adjacent to and faces Blackberry Shore
8 Lane, Abby will install a six-foot high vinyl
9 fence all the way across, except of course in the
10 area of the driveways, and we have to maintain
11 the sight distance in that area, too.

12 The fence will be set back ten feet
13 from the property line, and the area between the
14 fence and the street will be landscaped with
15 shrubs, trees and evergreen trees, and this is
16 the landscape plan which we have submitted to the
17 city for their review, and we suggest that this
18 proposed landscaping will really address the
19 visual impact between the two neighborhoods.

20 MS. NOBLE: There is copies of the plans
21 in the front if anyone would like to grab a few.
22 There is some elevations there; there is color
23 elevations. That's the packet. Right there and
24 over there, there is the color elevations as

1 well. Feel free to grab some.

2 MS. WEST: Abby has been working with
3 city staff to determine the appropriate
4 architectural design standards for this
5 development, and Abby agrees with the comments in
6 the staff report, except for the length of the
7 fence along Blackberry Shore Lane.

8 Abby only proposes to install a
9 fence in Phase 1, in here, and they think -- and
10 they suggest that Phase 1 is different than
11 Phases 2 and 4 in that these units are -- only
12 the sides of the unit -- of the buildings face
13 Blackberry Shore, whereas in Phase 1 you have the
14 rear yards facing the street, so we think that
15 this is a different situation, and also Abby does
16 not want to create a wall between the two
17 neighborhoods, we would like to maintain a sense
18 of community between both the single-family
19 neighborhood and the townhome unit, so we suggest
20 that these modifications to the architectural
21 design standards of Kendall Marketplace PUD
22 maintain the integrity of the original PUD and
23 they satisfy the requirements of the PUD
24 standards in that the intent of the original PUD

1 is maintained; no further waivers and bulk
2 regulations of the Zoning Ordinance or
3 modifications in design standards of the
4 subdivision control regulations are required; the
5 public benefit produced by the original PUD is
6 not impacted; the proposed design standards are
7 compatible with the modifications of the design
8 standards approved for the single-family
9 neighborhood; and the amendment is consistent
10 with the objectives and planning policies of the
11 city.

12 CHAIRMAN OLSON: I'm going to interrupt
13 you. Would you repeat that again? The
14 guidelines that you just went through, would you
15 repeat that again, please?

16 MS. WEST: Okay. I'll start at the
17 beginning. The intent of the original PUD is
18 maintained; two, no further waivers or default
19 regulations of the Zoning Ordinance nor
20 modifications in design standards of the
21 subdivision control regulations are required;
22 three, the public benefit produced by the
23 original PUD is not impacted; four, the proposed
24 design standards are compatible with the

1 modifications of the design standards approved
2 for the adjacent single-family detached
3 neighborhood; five, the amendment is consistent
4 with the objectives and planning policies of the
5 city; and six, the concept and standards of the
6 original special use are not altered.

7 CHAIRMAN OLSON: Thank you.

8 MS. WEST: So Abby requests that the
9 Planning and Zoning Commission recommend approval
10 of the modification of the design standards of
11 the development agreement as set forth in the
12 staff memo.

13 Petitioners request a motion;
14 however, we would like to have one addition to
15 that motion. We agree that the siding material
16 will be premium non-vinyl siding, so we would
17 like to add that as a condition, and Abby also
18 requests that further in your meeting that you
19 approve the final plat of subdivision for
20 Phase 1.

21 I'd be happy to answer any
22 questions, so would Ashley and David. I would
23 like an opportunity to respond to any public
24 testimony, and thank you for your consideration.

1 CHAIRMAN OLSON: So would you like your
2 responses to those development standards entered
3 in the public record? We usually suggest you do.

4 MS. WEST: That would be fine. Thank
5 you.

6 CHAIRMAN OLSON: Thank you. Let's start
7 with is there anyone who wishes to speak in favor
8 of the request?

9 (No response.)

10 CHAIRMAN OLSON: Is there anyone who
11 wishes to speak in opposition to the request? Go
12 right ahead, sir. What's your name, sir?

13 MR. CRAWFORD: Darren Crawford.

14 CHAIRMAN OLSON: Can you spell that?

15 MR. CRAWFORD: D-A-R-R-E-N.

16 CHAIRMAN OLSON: And last name? I'm
17 sorry.

18 MR. CRAWFORD: Crawford.
19 C-R-A-W-F-O-R-D.

20 CHAIRMAN OLSON: Thank you, sir. Go
21 ahead.

22 DARREN CRAWFORD,
23 having been first duly sworn, testified from the
24 podium as follows:

1 MR. CRAWFORD: So I'm going to speak out
2 against this. Kylyn's Crossing and Kylyn's Ridge
3 are both, you know, single-family homes, that's
4 with the way it's been developed, the whole
5 entire area is that way, and I guess for one
6 thing, I don't see that we need to change that
7 and introduce townhomes.

8 The second thing is really this
9 increase in population density, that's -- that's
10 pretty extreme: 164 units with two-car garages,
11 that's a lot of traffic.

12 Already Cannonball in the morning is
13 backed up, sometimes the light even at Cannonball
14 and 47, it's -- you know, that's long as it is,
15 but traffic is pretty extreme in the morning.
16 You're talking about introducing a huge
17 population density in this area where I don't see
18 that it's needed.

19 I mean, if it was for single-family
20 homes, yeah, that's great, but I don't see that
21 we need to change the area to make it townhomes,
22 and, like I said, with 164 residents, two-car
23 garage, so times two for possibly the number of
24 cars, the traffic in that area, I just don't see

1 that it's viable for us. I'm against this.

2 CHAIRMAN OLSON: Thank you. Is there
3 anyone else who wishes to speak in opposition to
4 the proposal? Go right ahead.

5 What's your name, sir?

6 MR. DABROS: Matthew Dabros,
7 D-A-B-R-O-S.

8 CHAIRMAN OLSON: Thank you.

9 MATTHEW DABROS,
10 having been first duly sworn, testified from the
11 podium as follows:

12 MR. DABROS: So thank you for
13 permitting me the opportunity to speak.

14 MS. NOBLE: Excuse me, can you --

15 MR. DABROS: I would like to echo --

16 MS. NOBLE: Please sign in. I'm sorry.

17 I don't know if you signed in. Thank you.

18 MR. CRAWFORD: I did.

19 CHAIRMAN OLSON: Thank you.

20 MR. DABROS: Give me one second to do
21 that. So again, thank you for giving me the
22 opportunity to speak.

23 I'd like to echo, but also extend my
24 colleague's comments here. You know, I think as

1 we think about townhomes, particularly in this
2 economic climate I think it's really important to
3 think long-term, and certainly, you know, these
4 individuals here I'm sure have thought about
5 that, but if we think about the events of today,
6 correct, we have the economy potentially moving
7 into a bear market, we have certain -- certainly
8 we have economic uncertainty throughout the
9 country, President Trump is about to speak
10 momentarily, and, you know, I think there is a
11 long-term potential here for us to consider what
12 might happen if the economy moves in a negative
13 direction and these homes are not -- these
14 townhomes are not sold.

15 What happens if we have communities
16 such as after the 2008 downturn when we have the
17 infrastructure that has been built in a small
18 number of homes and then the remaining units
19 remain vacant for a number of years?

20 Certainly there are communities
21 around here, Hinckley comes to mind, Waterman,
22 others, that have planned units developments that
23 have remained vacant for over a decade now, and
24 so in that climate, I think it's important to

1 think very carefully about moving forward with
2 these sorts of developments. Thank you.

3 CHAIRMAN OLSON: Thank you. Would
4 anyone else like to speak in opposition? Yes,
5 ma'am. I'm sorry, I have your name on a
6 different sheet. Is it Christy --

7 MS. CAHILL: Yes.

8 CHAIRMAN OLSON: What's your last name?

9 MS. CAHILL: Cahill, C-A-H-I-L-L.

10 CHAIRMAN OLSON: Thank you.

11 CHRISTY CAHILL,
12 having been first duly sworn, testified from the
13 podium as follows:

14 MS. CAHILL: I kind of -- I'm sorry,
15 it's the only way I can get it out. So, again, I
16 am a resident over on Blackberry Shore, and while
17 we were deciding to build, we were told that the
18 townhouses were going to go across the street
19 from us.

20 In the beginning we were, you know,
21 very nervous about it because of a lot of what
22 these two gentlemen just stated, but we were told
23 that these townhomes were going to be high end,
24 they were going to have, you know, 50 percent

1 brick facade or possibly more, I can't remember
2 the original number, but when we were told they
3 were going to be high end, it actually kind of
4 pacified our anxiety and we felt it was okay to
5 move forward, so we did, so, you know, here today
6 I'm not very happy with the changes that are
7 being requested.

8 My hope, and some of my neighbors,
9 our hope is that the townhomes remain high
10 quality, that they look high quality just as the
11 McCue homes on the street as well as the
12 neighborhood behind us, and so as of now I think
13 I have the most expensive house on the block and
14 that's because I wanted, you know, our home to
15 look beautiful outside and inside just as good as
16 the neighborhood homes behind us, and at first
17 glance at the proposed design, in my candid
18 opinion, they don't look high quality to me.
19 That's just kind of my candid opinion.

20 The architecture of the exterior and
21 the lack of the brick on the front to me does not
22 scream high quality and does not line up with the
23 current homes on Blackberry Shore or the
24 neighborhood behind us, so because of this, I'm

1 also concerned about how the townhomes are going
2 to be priced.

3 I mean, I don't know a starting, you
4 know, price for these townhomes as of yet, but
5 again, to be candid, the way that it's being
6 presented now, it doesn't seem that they will be
7 priced very high. I could be wrong, I don't
8 know, but that's just kind of my opinion right
9 now.

10 And I'm also concerned again about
11 some of the traffic that, you know, may go up and
12 down Blackberry Shore, so if -- the way the
13 design is, if we have those kind of driveway
14 openings, I presume that there will be an
15 opportunity for additional parking on our street,
16 you know, perhaps from the residents of the
17 townhomes, which can get very crowded, you know,
18 very frustrating for everyone, you know,
19 including us that own on Blackberry Shore right
20 now. So that's kind of my thoughts. Thank you.

21 CHAIRMAN OLSON: Thank you. Does anyone
22 else wish to speak? Go ahead, ma'am. What is
23 your name?

24 MS. KIESLING: Kasie Kiesling.

1 K-A-S-I-E. Kiesling is K-I-E-S-L-I-N-G.

2 CHAIRMAN OLSON: I'm sorry, ma'am, did
3 you sign up? My fault, I'm sorry.

4 MS. CAHILL: I'm sorry.

5 CHAIRMAN OLSON: If you had a guy that
6 was more on the game. Thank you.

7 KASIE KIESLING,
8 having been first duly sworn, testified from the
9 podium as follows:

10 MS. KIESLING: Hello. My name is Kasie
11 Kiesling. I live at 964 Western Lane, the
12 Kylyn's Ridge subdivision, and the townhomes will
13 be directly behind. Like Blackberry Shore runs
14 behind our house, so there is still a vacant
15 single family lot directly behind us and then the
16 townhome development will be directly across the
17 street from that.

18 Several things. I feel some of the
19 concerns about the look of the townhomes being
20 cheapened from appearances to us. The vinyl
21 fences that they are proposing are not in keeping
22 with that neighborhood, the larger neighborhood,
23 the Kylyn's developments, and the new townhomes
24 or the new single-family homes that have been

1 built.

2 Actually very few of us have fences
3 around our neighborhood and that's part of what
4 attracted us to this neighborhood, because in the
5 summer kids from the whole neighborhood run and
6 play and we know each other and we trust each
7 other. We know first names.

8 We have a neighborhood Christmas
9 party in this corner with Kylyn's and some of the
10 new families invited that we probably had a
11 hundred folks at one of our houses. So those
12 fences and the maintenance of the vinyl fences
13 are also a concern.

14 And then safety concerns. I can't
15 see what's going on behind a fence, but I can
16 hear it, and I like not having a fence. I can
17 see the Cahill's house and say hey, does Mike
18 want to come over and play, or hey, would you
19 keep an eye out for my kid, they're out running,
20 and I can't see what's going on behind a fence.
21 And I have little kids, two and five-year olds.

22 The traffic concerns are also
23 legitimate. Blackberry is not a wide street, and
24 I was looking -- I am looking at the development.

1 Are these parking lot stalls over here?

2 MR. SCHULTZ: Yes.

3 MS. NOBLE: Yes.

4 MS. KIESLING: We live in a
5 neighborhood, not an apartment complex. I don't
6 love having a parking lot in our neighborhood. I
7 don't really want it on this street either.

8 MR. MARCUM: Could you clarify where you
9 are talking about here?

10 MS. KIESLING: So if you look at this --

11 MR. MARCUM: So the big one.

12 MS. KIESLING: The big one down here, if
13 you look over here --

14 CHAIRMAN OLSON: So those are -- that's
15 the actual townhome.

16 MS. KIESLING: That's the what?

17 CHAIRMAN OLSON: That's the actual
18 townhouse itself, right, is it?

19 MS. KIESLING: The gray?

20 MS. NOBLE: No, she is talking right
21 here.

22 UNIDENTIFIED AUDIENCE MEMBER: Right
23 here, right here.

24 MR. MARCUM: Lift it up so everybody can

1 see that so we all know.

2 MS. NOBLE: It's on the final plat
3 actually. It's on the final plat. It's not
4 shown on that, it's on the final plat.

5 MS. KIESLING: Was this a parking lot in
6 this area? Because we don't --

7 MS. NOBLE: It's at the end of the
8 drive, there is about four spaces. That's guest
9 parking.

10 CHAIRMAN OLSON: Okay.

11 MS. NOBLE: That's what that is,
12 off-street guest parking.

13 MS. KIESLING: And how is guest parking
14 enforced so that there are not cars that are not
15 functional vehicles?

16 MS. NOBLE: That's a private road, so
17 that would be just like if you had a driveway,
18 you --

19 MS. KIESLING: So I understand that;
20 what I'm saying is that's not in keeping with the
21 spirit of this larger neighborhood here. Those
22 are the biggest concerns that I have.

23 CHAIRMAN OLSON: Thank you.

24 MR. MARCUM: I am unclear where this

1 parking area you're talking about is.

2 MS. KIESLING: Okay. Excuse me. So
3 this is High Ridge and these are the
4 single-family properties. You see on the end
5 here? These are parking stalls.

6 MR. MARCUM: Oh, okay.

7 MS. KIESLING: My back porch is looking
8 there.

9 CHAIRMAN OLSON: All right. Is there
10 anyone else who wishes to speak in opposition?
11 Yes, ma'am. What's your name, ma'am?

12 MS. SIREK: Heather Sirek.

13 CHAIRMAN OLSON: Can you spell your last
14 name, please?

15 MS. SIREK: S-I-R-E-K.

16 CHAIRMAN OLSON: S-I-R-E-K. Thank you.
17 Okay. Would you please sign in at the podium?
18 Thank you.

19 HEATHER SIREK,
20 having been first duly sworn, testified from the
21 podium as follows:

22 MS. SIREK: I apologize. I'm not a
23 public speaker. So -- so my husband and I built
24 our first home in Fox Hill 20 years ago, moved

1 from Oswego, and we could afford the housing in
2 Yorkville.

3 We had never had a problem in Fox
4 Hill. We were very blessed to build in Fox Hill.
5 That being said, Mr. McCue, he told us to go look
6 at his houses over in Kendall Marketplace and we
7 were blown away, and I said there is no way we
8 can afford a home like this.

9 He agreed to work with us, told us
10 he could build us whatever in our price range,
11 and I just thought oh, what a blessing.

12 But that being said, I still felt
13 very loyal to Fox Hill. We've had no problems in
14 Fox Hill. I know it's not a high-end
15 neighborhood, but we've never had any problems,
16 so I've been grateful to live in Yorkville and I
17 am proud to live in Yorkville.

18 That being said, I've got a McCue
19 home and I'm very excited, and not only did I get
20 that, my parents moved from Oswego and built a
21 house next to us with Bill McCue.

22 It was hard for me to move, though,
23 because the house I had in Fox Hill backed up to
24 a field, I had no neighbors or anything like

1 that, so when I moved over there, I started to
2 have a little anxiety when we moved in because
3 there was so much traffic, and I told my husband
4 I'm not going to be able to deal with this. And
5 that subdivision is a beautiful subdivision, but
6 nobody stops, and what I heard from the neighbors
7 behind us is they just opened up that street not
8 too long ago, I don't know, a few years back.
9 Nobody stops there.

10 There is cars that race up and down.
11 They will start at one end, floor it, go down the
12 road. There is kids in our neighborhood. My
13 daughter is 26 and she bought our house in Fox
14 Hill, and she knows Bill, too, but the thing is
15 is I came from -- I don't know how to say it, a
16 different subdivision. I had no problem, and I
17 move over here, and it's beautiful, and the
18 neighborhood behind us is beautiful, but the
19 traffic is unsafe over there, so for having
20 buildings -- I don't know you, but I would ask
21 you to not have -- I'm sorry, I'm not good with
22 this.

23 Those in and outs there scare me
24 because I -- for the first month I lived there I

1 would jump. I hear cars racing, skid marking,
2 there is people up and down, nobody stops, so
3 that concerns me, especially with the kids in the
4 neighborhood.

5 My neighbor lives right across the
6 street -- I don't know how old your son is, but
7 he is little. There is no concern, nobody stops
8 for anything, so that scares me, that in and out
9 and all that traffic.

10 I probably would not have built in
11 there had -- Billy was right on cue, he was very
12 honest that there were going to be townhomes, but
13 like my neighbor said, they were supposed to be a
14 little bit higher end. I felt like I built in
15 there only for the fact that -- I don't know,
16 maybe you could answer it.

17 Is there going to be Section 8
18 allowed? Are people going to be allowed to buy
19 and then rent out to Section 8? I have no
20 problem with that; I was a single mom until my
21 husband came into my life, so I don't judge like
22 that, I just don't want like lots of people in
23 and out, in and out. That's a lot of people for
24 just a two-car garage and a townhome.

1 I feel like McCue Builders has kept
2 up their end of the bargain building high-end
3 quality homes to match the subdivision behind us,
4 I feel like Abby needs to respect what they had
5 proposed and honor what they said they were going
6 to do, because if I would have known that they
7 were going to lower their standards, I probably
8 wouldn't have built in this subdivision.

9 And what another question I have is,
10 this is Phase 1, what are you going to ask for in
11 Phase 2, 3, 4, 5, you know, are you going to
12 lower your standards for those?

13 I just -- I just -- right now for me
14 with the subdivision the way it is without those
15 added homes, the subdivision is unsafe the way
16 people race up and down that street, so I would
17 ask you to either put in speed bumps, don't have
18 so many in and outs, put it on 34, and don't ruin
19 our subdivision, it's already scary the way it
20 is, and I would ask that you be fair to
21 Mr. McCue, he has to sell those continued lots,
22 and he builds beautiful homes. It's not fair to
23 him.

24 And honestly, for me, if I would

1 have known they were going to do these changes
2 and you could ask for changes down the line, I
3 would ask for a difference -- I mean, my neighbor
4 is right, she does have the high-end house in the
5 neighborhood. If our houses are going to
6 decrease because of lower-end housing because
7 Section 8 is going to come in because there's
8 going to be so much through traffic because it's
9 not safe anymore, then maybe the people that have
10 already built, we get a difference in pay so we
11 can move out and have Mr. McCue build us a new
12 home, because if we would have known now what we
13 would have known then, I would not have built.
14 Thank you.

15 CHAIRMAN OLSON: Thank you. Is there
16 anyone else that wishes to speak in opposition to
17 the request? And I would please remind you, if
18 your opinion has already been said --

19 MR. McCUE: Bill McCue.

20 CHAIRMAN OLSON: Yes, sir.

21 BILLY McCUE,
22 having been first duly sworn, testified from the
23 podium as follows:

24 MR. McCUE: I was -- Well, I always knew

1 the townhomes were going there; I think some
2 people don't realize that for the most part this
3 has been approved.

4 I think I was a little shocked when
5 I found out how the orientation was on these
6 townhomes, I just kind of figured that what faced
7 the street would be the front of them, but the
8 more I look into it, I think I get it.

9 I do want to thank Ashley, I met
10 with her a couple days ago, she called me to meet
11 with her, and in the last three days all I've
12 been doing is driving around looking at different
13 townhome communities, and I will say I am kind of
14 shocked that -- I don't think there's anything
15 great anywhere, and so -- but, you know, I've got
16 to be careful what I say and what I really mean,
17 but I think they've made quite a few changes, you
18 know, from where it was.

19 I think, you know, adding -- this
20 doesn't show the back one, but they did put
21 porches, covered porches, on the back of them.

22 I don't think this rendering shows
23 real well that the windows are wrapped in trim,
24 you know, to kind of give the same craftsman

1 style like we did on our homes, but I understand,
2 I don't think there's a whole lot we can do.

3 I did meet with Ashley, I know
4 they've talked about whether it's a five foot or
5 a six-foot fence going along the sidewalk, and,
6 you know, I was just kind of concerned that to
7 see a fence that three, 400 feet long, you know,
8 how that would look.

9 But I did the other day just went
10 behind Pepe's, there is a townhome unit back
11 there, and they have a six-foot fence that spans
12 like 350 feet that actually looked better than I
13 thought, and so I think, you know, from here, I
14 mean, I'd probably like to meet with our
15 homeowners to get a little bit more intake from
16 them and try and decide, you know, do they not
17 want that fence and maybe have more landscaping,
18 but I think it's just something we look into to
19 make sure we do it the right way.

20 I know some of the other phases I
21 think it might be better to do a little bit less
22 fence than what I guess the city had proposed to
23 them and, you know, maybe just put a fence where
24 they're covering parking lots and just a little

1 landscaping at the end of the buildings, but, you
2 know, the side units I think, you know, they
3 dressed them up a little bit.

4 I don't think there is any way to
5 get what I would want out of these houses for our
6 homeowners, but like you say, the only thing I
7 ask -- and I don't know, is the grading -- the
8 grading going to be changed at all or are they
9 going to follow the same grading plan that was
10 approved?

11 MS. SHIELDS: Yes.

12 MR. McCUE: So the foundations would be
13 the same. Another thing that matters to the
14 homeowners, the top of foundation will be two
15 feet lower than what the houses are, which is
16 better I think than having townhomes be taller.
17 But I have so many things written down, I think
18 that's -- I guess that's it.

19 CHAIRMAN OLSON: Thank you. Is there
20 anyone else that wishes to speak in opposition?
21 Yes, sir. What's your name, sir?

22 MR. ROETS: John Roets.

23 CHAIRMAN OLSON: Can you spell your last
24 name?

1 MR. ROETS: R-O-E, as in Edward, T, as
2 in Thomas, S.

3 CHAIRMAN OLSON: Thank you. I'll remind
4 you to please sign in at the podium.

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

8 MR. ROETS: I would just like to add a
9 brief point building on the first speaker's
10 concerns about the density, population increase,
11 and the traffic increase and the safety issues.

12 I want to point out a very specific
13 safety issue. For those who know the area well,
14 Cannonball Park on the southeast corner, there is
15 a baseball diamond, it's right along Blackberry,
16 and I can -- I can assure you that between April
17 and October every year, every day, that field is
18 in use, sometimes impromptu, sometimes lessons,
19 sometimes very organized activities, and you'll
20 have dozens of cars.

21 Although there are signs which
22 prohibit parking on both sides, people do
23 occasionally park on both sides, and there is a
24 bend right in Blackberry where the park is and

1 that makes it difficult to see, so I've driven by
2 many organized activities on this road when it's
3 going on and you have to slow down, you have to
4 wait for oncoming cars, you are constantly
5 concerned about children running out in between
6 giant SUV's while the doors are open, while
7 unloading.

8 It's already a dangerous situation,
9 and if you talk about adding hundreds of cars
10 every day, that's already a very dangerous
11 situation. The road is not wide enough to
12 accommodate that kind of traffic with those
13 activities, which go on all summer long.

14 You are risking really a tragedy if
15 you allow that to continue with no improvements
16 to the road, and that's my primary concern.

17 I would hate to see something
18 terrible happen, some accident, just because the
19 infrastructure is not there to support that kind
20 of traffic increase and that kind of population
21 increase.

22 CHAIRMAN OLSON: Thank you. All right.
23 Is there anyone else that wishes to speak in
24 opposition? Yes, sir.

1 MR. SIREK: My name is Dean Sirek,
2 S-I-R-E-K.

3 CHAIRMAN OLSON: S-I-R-E-K, thank you.

4 DEAN SIREK,
5 having been first duly sworn, testified from the
6 podium as follows:

7 MR. SIREK: Just like everybody else has
8 said, we're all concerned about the streets and
9 the parking. I would like to, if at all
10 possible -- and I don't know if it is zoned that
11 way -- to see no parking on the south side of the
12 street because what's going to happen is these
13 people that move in, if they have more than two
14 cars or more than two drivers in their families,
15 those people are going to end up parking in the
16 street and walking over to the townhomes, which
17 in turn is going to cause more and more people to
18 see that and they're going to start parking on
19 the street.

20 I live right on the corner here, of
21 High Ridge.

22 UNIDENTIFIED AUDIENCE MEMBER: Pick the
23 other one up, you can show it a lot better.
24 Yeah.

1 MR. SIREK: This house here, we live
2 right here, and all these people coming down High
3 Ridge in the morning, it makes it real hard for
4 me to back out of the driveway in the morning
5 because there is so many people coming to go down
6 Cannonball, so if we started having more people
7 park in the street, it's going to be real
8 difficult to back out of the driveway in the
9 morning.

10 I don't know if they can do
11 something with more parking, not maybe making so
12 many buildings, making more parking in their
13 development, something like that, I don't know if
14 that's even possible, but that alone is going to
15 cause problems.

16 Not only that, but the more people
17 that are in here -- and they're talking 160
18 townhomes in here, I know you can imagine how
19 many people, how many cars that's going to be
20 going in and out of the subdivision on a daily
21 basis, it's just going to make it that much
22 harder to get out.

23 Not only that, but if you can do no
24 parking on the south side of the street, that's

1 going to again make it safer for the people that
2 do use the ball field in the summer time. It
3 will make it safer that way.

4 The other thing I noticed on some of
5 the prints is there -- and it's not in Phase 1,
6 but in Phase 2, they're showing a driveway going
7 straight across High Ridge and extending through
8 and coming out to the street behind Petsmart.
9 I'm not sure of the name of the street.

10 But I've talked to a couple people
11 and they're kind of concerned that if they put a
12 drive here, that's going to cause people to think
13 they can drive straight through and drive through
14 their development and come out to the street that
15 would go out to 34, and it's going to increase
16 that traffic going that way as well, so I'm kind
17 of concerned with that.

18 Maybe they can do something, not do
19 a drive here into their development, maybe do it
20 down the street so people don't have a straight
21 shot through.

22 Again, I know that's probably in the
23 second phase, but that's a big concern of mine as
24 well.

1 As other people have said, too, as
2 far as the changing of the facade and the
3 construction of the buildings, and I know
4 everybody is concerned about it's going to -- in
5 my opinion it's going to lower the price of the
6 home, lower the -- which in turn is going to
7 lower the -- more lower income people coming in,
8 and like my wife says, nobody wants a Section 8
9 or somebody purchasing one of these townhomes and
10 renting it out to a Section 8.

11 We understand that people that buy
12 these, they are going to want -- because
13 Section 8 is a set profit, they are making that,
14 but Section 8 in our opinion -- I don't want
15 to -- I don't want to be rude or stereotypical or
16 anything, but it could bring problems to the
17 community.

18 There is -- and I know you guys
19 know, there is a Facebook page that shows a lot
20 of things that go on in the community and we see
21 a lot of things going on where there's -- and it
22 is in lower income communities in Yorkville where
23 there are a lot of problems.

24 We see it daily, things that go on,

1 so adding something like this where there is
2 going to be a possibility of lower income
3 Section 8, we just don't want that in our
4 neighborhood.

5 CHAIRMAN OLSON: All right. Thank you.
6 Is there anyone else who wishes to speak in
7 opposition who is not speaking to public safety
8 or architectural standards or something else
9 that's already been mentioned tonight?

10 (No response.)

11 CHAIRMAN OLSON: Okay. Let's move on
12 to -- So the way we do this is we'll talk about
13 the next public, and then -- sometimes this is
14 confused, we will call a vote to close the
15 meeting.

16 It's not a vote on the topics we're
17 talking tonight, the topics are brought up again,
18 we speak about them, we debate them and then we
19 vote on them, so we're going to have to vote.
20 Don't think that's the end of the all --

21 MS. NOBLE: Ask questions?

22 CHAIRMAN OLSON: Now would you rather do
23 it?

24 MS. NOBLE: Yes.

1 CHAIRMAN OLSON: Sure. We can do that.
2 So first off, questions? Go ahead.

3 MR. VINYARD: Yes. The traffic. I
4 agree with you completely. I do live in -- I
5 live in the area a little further down.

6 I understand High Ridge, I
7 understand Northland Lane. They are the
8 cut-through, they are the racetrack, before
9 Northland ever went through.

10 CHAIRMAN OLSON: Rich, is High Ridge
11 the -- no.

12 MR. VINYARD: High Ridge is this one
13 over in the corner.

14 CHAIRMAN OLSON: It's the north/south
15 lane?

16 MR. VINYARD: Yes. It's a cul-de-sac.
17 So what I can tell you right now is the traffic
18 coming out here, you're not getting both Kylyn's
19 subdivisions.

20 What you're really getting is you're
21 getting Kylyn's subdivisions on High Ridge and
22 Northland, but you're also getting Whispering
23 Meadows because Whispering Meadows will use both
24 of these to cut through the private parking -- or

1 the private lots by Home Depot.

2 I brought this to City Council, I
3 set a camera up, hundreds of cars. I've actually
4 talked to an alderman about his speed down my
5 street.

6 To be honest with you, it is so bad
7 on my street that people are parking out there to
8 make the cars travel through faster -- or to try
9 to slow them down, which has not worked.

10 I know a lot of people with young
11 kids in the community who don't let their kids
12 play out front, just -- it is what it is. I hear
13 you.

14 This has been plotted -- platted
15 this way. This is how it's going to be. Having
16 this density is going to bring issues, more
17 people, more infrastructure, the whole nine
18 yards.

19 I don't think we're prepared for
20 this infrastructure without roads. Gillespie
21 needs to be continued through. If Gillespie is
22 continued through, he is absolutely right, it
23 cannot come out to High Ridge.

24 CHAIRMAN OLSON: So Gillespie -- help me

1 with street names because I only know them by the
2 plat, I don't know street names.

3 MR. VINYARD: So you've got to --

4 MS. WEST: This is Gillespie here and
5 this is High Ridge.

6 CHAIRMAN OLSON: So Gillespie and High
7 Ridge do not touch. The way it is drawn on the
8 print it makes an easement that goes from High
9 Ridge to Gillespie, appears to be a road, and it
10 is not a road.

11 MS. WEST: It is not a road.

12 CHAIRMAN OLSON: Okay. So they don't
13 connect. So Mr. Sirek brought that up, that they
14 don't connect, that's an easement --

15 MS. WEST: They do not connect.

16 CHAIRMAN OLSON: Gillespie will go
17 straight from the west side --

18 MS. WEST: It comes here and curves.

19 CHAIRMAN OLSON: -- east to the parking
20 lot. The only entrances or exits from the
21 townhomes would be through the two aprons onto
22 the road there.

23 MS. WEST: That's correct, and there is
24 one in the future -- one in the future Phase 4.

1 CHAIRMAN OLSON: Off in Phase 4.

2 MS. WEST: Yes.

3 CHAIRMAN OLSON: We're just talking
4 about Phase 1 and 2 for right now.

5 MR. VINYARD: While you were up here you
6 mentioned ordinance 20-18-30. That's the one
7 that Mr. McCue I believe brought; is that
8 correct?

9 MS. WEST: Correct.

10 MR. VINYARD: When you said about the
11 single-family detached, you left out number E.
12 What is the pitch on your buildings? Is that a
13 7/12 or less? It looks like a 5/12, give or
14 take?

15 MR. SCHULTZ: 5/12.

16 MR. VINYARD: So we need to address that
17 because --

18 MR. SCHULTZ: And gables end in 12.

19 MR. VINYARD: And gables end in 12?
20 That's -- That's a change that's not addressed in
21 your motion.

22 MS. NOBLE: To address that for you, the
23 original did not have a slope roof ratio.
24 Mr. McCue added that as a give for the reductions

1 and changes in architecture that he was
2 proposing, so the townhomes --

3 MR. VINYARD: There is my next question.

4 MS. NOBLE: The townhomes did not have
5 any requirement --

6 MR. VINYARD: For that.

7 MS. NOBLE: -- for that. That is a
8 condition or recommendation from the Planning and
9 Zoning Commission that's completely on the table
10 with us.

11 MR. VINYARD: With their request to
12 decrease their masonry use by 30 percent, are we
13 requiring them to have any other compliance
14 ratios within the architectural to bring that up
15 so --

16 CHAIRMAN OLSON: We can amend that,
17 right? Right now as it's written, it's the
18 reduced masonry, it's also the plain vinyl siding
19 and the increased landscaping with the fencing,
20 right?

21 I am of the opinion that the fencing
22 is a poor idea. Whispering Meadows just had all
23 their private fencing pulled last week, right, so
24 we know that doesn't last forever.

1 So in my opinion there is either two
2 routes to go. I don't want to see the
3 subdivisions or the two sides of the subdivisions
4 divided by a fence. I think that is
5 anti-community and against everything that our
6 community stands for, right?

7 I think that personally increased
8 landscaping that you can't pull out easily, that
9 is not pulled when it falls into disrepair, is a
10 better solution, more aesthetically pleasing
11 solution, than a six-foot vinyl fence across the
12 back of the property. That's my personal
13 opinion.

14 As far as -- as far as what the
15 people on the other side and the north side of
16 the street are saying, right, they want to see
17 increased finishes, right, we know that, and when
18 they say they want to see increased finishes, in
19 my opinion they want to see front elevation
20 finishes.

21 Because of the way these lots, these
22 townhomes, are oriented, right, all of the front
23 elevations are going to be towards the center,
24 all back elevations are going to be towards the

1 road.

2 MR. VINYARD: Do these have a Blackberry
3 Shore address or --

4 MS. NOBLE: No.

5 CHAIRMAN OLSON: So what I would --

6 MR. VINYARD: Gillespie then or --

7 MS. NOBLE: The internal road will
8 dictate what their address will be, so it would
9 probably -- whatever they name the internal road.
10 These are private roads --

11 MR. VINYARD: Sure.

12 MS. NOBLE: -- so -- and I don't think
13 that's Gillespie, maybe Gillespie where they can
14 change it.

15 CHAIRMAN OLSON: So I would question
16 whether or not they can improve the finishes on
17 the back side of the townhomes, right, add piers,
18 add pilasters, add architecturally interesting
19 features to make the back of the townhomes not
20 look like the back of a townhome, right?

21 MS. HORAZ: Not flat.

22 CHAIRMAN OLSON: If we're trying to be
23 good neighbors, we should also be aware and
24 cognizant of what's going --

1 MS. HORAZ: Have some curb appeal.

2 CHAIRMAN OLSON: Exactly, right.

3 MR. VINYARD: I don't find this
4 appealing at all.

5 CHAIRMAN OLSON: The way it's -- the way
6 it's plotted right now, correct.

7 MR. VINYARD: And the color schemes, are
8 you planning to go with the green and the blue
9 and the yellow and the --

10 MS. HORAZ: Yeah, that's --

11 MS. SHIELDS: That's -- No.

12 MR. VINYARD: Are you planning to go
13 with the -- Because the packet came with all the
14 other colors and then we have this today with the
15 colors.

16 MS. SHIELDS: And when Mr. McCue and I
17 spoke, I believe we were going to do more than
18 one color, and he recommended there we do one
19 color. He also requested I do a batten board,
20 which we've added, and then I have something I
21 would submit into the record in terms of doing
22 some gabled roofs, and what was the other one?
23 The gabled sheds over my sliding glass doors, and
24 I have something --

1 MR. VINYARD: For that.

2 MS. SHIELDS: Yes.

3 CHAIRMAN OLSON: For this to be approved
4 in 2019, as I recall, Mr. McCue's requests were
5 because we knew that there would be craftsman
6 style; is that correct?

7 MR. McCUE: Yes.

8 CHAIRMAN OLSON: The craftsman style,
9 which is an architectural feature across the
10 entire facade. It's different materials, it's
11 different architecture, not just plain vinyl
12 siding.

13 MR. VINYARD: Similar to a Cedarhurst,
14 which is a whole different classification, and
15 the last two ordinances we have changed or
16 amended have been to that craftsman style,
17 correct?

18 MS. NOBLE: Correct. Correct. Because
19 the original for the McCue homes would have been
20 100 percent --

21 MR. VINYARD: 100 percent, right.

22 MS. NOBLE: -- brick on 75 percent of
23 the homes.

24 MR. VINYARD: Right.

1 CHAIRMAN OLSON: Which is not a feature
2 you can sell anymore, correct? They want
3 different finishes?

4 And I would think in that mindset,
5 wanting to sell these homes, right, we don't
6 want vacant units, as one of the gentlemen
7 brought up, that we should hold them to an
8 architectural standard that makes sense for the
9 neighborhood and can also sell the home.

10 We don't want to go too far to one
11 extreme, but we also want to respect the people
12 in the neighborhood and what they were told.

13 Like in many previous times we've
14 talked about if they were promised something when
15 they built the home, we should respect that,
16 right? Whether it's property, whether it's
17 common area, whether it's architectural finishes.

18 Now, I know the PUD as stated is
19 this, correct?

20 MS. NOBLE: Correct. The concept plan
21 is the way the buildings are laid out.

22 CHAIRMAN OLSON: So technically they
23 could build it, right?

24 MR. VINYARD: So they could build it.

1 MS. NOBLE: They could.

2 CHAIRMAN OLSON: Technically this is
3 what was promised, right? This is what has been
4 on the books. Whether we want to go beyond that
5 is what we want to decide.

6 Questions? Comments? Anything
7 else?

8 MR. MILLEN: On the back of the
9 townhomes there is no masonry, so that's really
10 not significant, and to put a fence, I would say
11 that would be quite a barrier on the community
12 side, so there is obviously a need for it, too,
13 people do have a dog, but I think to lessen the
14 requirements just doesn't make sense.

15 CHAIRMAN OLSON: Which requirements?

16 MR. MILLEN: To lessen the requirements
17 of mason on the front. I mean, it's basically
18 built as an alley between the two townhomes, two
19 fronts on each side of the street are the
20 townhomes facing each other, but on the first
21 phase almost the whole back of the units are
22 facing these new homes, so the mason side really
23 isn't that significant with what are we doing for
24 the aesthetic of the houses that are already

1 built and are facing, unfortunately.

2 MR. VINYARD: That's where we can
3 compromise here, if they can build it as-is. And
4 I hate it, but to be honest, every standard I
5 have to vote for, so I'm all for making this a
6 little easier on everybody. These are coming in
7 no matter what.

8 MS. HORAZ: Compromise between the
9 developer and the neighbors.

10 MR. VINYARD: Yep, yep, absolutely.
11 Let's get common ground.

12 MS. HORAZ: And property values, too.

13 MR. VINYARD: Right.

14 CHAIRMAN OLSON: Krysti, what would you
15 like to say? Let's figure out a common ground
16 and get something we feel comfortable with.

17 MS. NOBLE: So let's be a little bit
18 clear. What they are approved to build now is
19 all of the homes would have to have 50 percent
20 masonry on the front, and then they have to have
21 two enclosed parking.

22 CHAIRMAN OLSON: Which the front is
23 facing the center, right?

24 MS. NOBLE: Correct. And then they have

1 to incorporate premium siding on 50 percent.

2 CHAIRMAN OLSON: Is premium siding vinyl
3 siding? No.

4 MS. HORAZ: No.

5 CHAIRMAN OLSON: Or is that the
6 cementitious?

7 MS. NOBLE: It can be cementitious, it
8 can be a premium vinyl, but --

9 CHAIRMAN OLSON: A textured vinyl?

10 MS. NOBLE: A textured vinyl. So there
11 is different material.

12 MR. McCUE: Can I say something?

13 MS. NOBLE: Sure.

14 MR. McCUE: I've put a lot of thought
15 into this trying to protect half for the people,
16 and, you know, some of your composites, you know,
17 Hardie board product, you have LB product, they
18 are not as great as you think they are, and I was
19 going to propose that, you know, they be able to
20 do vinyl, but still, you know, add something for
21 it, and the biggest question I have, like I say,
22 is how this fence is going to look, are we better
23 off -- can we get a little bit of a berm, you
24 know, where there is a three-foot berm that it's

1 landscaped.

2 MS. HORAZ: That's a good idea.

3 MR. McCUE: And maybe -- I don't know
4 if there is room for that.

5 MR. SCHULTZ: You cannot because of
6 easements.

7 CHAIRMAN OLSON: Can or cannot?

8 MS. NOBLE: Cannot.

9 MR. SCHULTZ: There is 30-foot, there is
10 a 10-foot utility easement that -- storm sewer
11 is --

12 CHAIRMAN OLSON: So where is the fence
13 sitting? The fence is sitting ten foot off the
14 property?

15 MR. SCHULTZ: Ten foot off the --

16 CHAIRMAN OLSON: Still not in the
17 easement.

18 MS. NOBLE: Correct. So to add a little
19 texture to this conversation, the overall plan
20 included the single family, included the
21 townhomes and it included the commercial.

22 The townhomes were put there as a
23 transition from the single family to the north,
24 then you have the transportation roadway, which

1 is Blackberry Shore Lane, which is not a through
2 street, so we do understand that there is a lot
3 of racing in that area, but Blackberry Shore Lane
4 is not a project development, that is a part of
5 the single family.

6 Mr. McCue is the developer, he is
7 responsible for that road until the city takes it
8 over as a public road, so if you have any
9 questions or issues with that, you need to direct
10 them to Mr. McCue until they are turned over and
11 accepted by the city.

12 In regards to the transition of the
13 townhomes, the townhomes right now as I was
14 mentioning only have four design criterias, and
15 that was that all of the homes have to have
16 50 percent of brick only on the front, and then a
17 minimum of 50 percent of each of the building
18 elevations have to have premium siding, so all
19 have to have brick and only 50 percent have to
20 have premium siding, and then they have to have
21 two enclosed garage bays for parking.

22 What they are proposing is all of
23 the homes have a covered entry point, so that's
24 one addition of architectural standards that is

1 not currently there.

2 All homes with the two-car -- that
3 have the two-car garage, which would be all of
4 them, have a raised panel garage door. That's
5 another increase in architectural standards
6 that's not already there.

7 All front elevations have to have
8 windows that have grills. That's another
9 architectural enhancement that's not already
10 approved.

11 All homes have to have architectural
12 shingles, that's another increase of
13 architectural standards that is not currently
14 there, and 100 percent of the homes have to have
15 at least 20 percent brick or stone, so that was
16 the reduction.

17 They tried to pair their
18 reduction -- and they are actually asking for
19 premium non-vinyl siding on all of the units,
20 where they only had to have premium siding on
21 50 percent, so that's another increase in
22 architectural standards.

23 The reason why they went from 50 to
24 20 is because Mr. McCue's original plan went from

1 100 to.

2 CHAIRMAN OLSON: 75.

3 MS. NOBLE: 75 -- no, 75 percent of the
4 buildings and it went to 25 percent, so they were
5 trying to pair up their reductions with the
6 increases.

7 The same process that we're having
8 tonight we had for Mr. McCue in 2018; no one
9 showed up at that meeting, but --

10 MR. VINYARD: It was also consistent
11 with their neighborhood at the time.

12 MS. NOBLE: It could have been.
13 Exactly.

14 CHAIRMAN OLSON: Yeah.

15 MS. NOBLE: So with this particular
16 development, we are looking at about five areas
17 of architectural increases. There can be more.
18 We are very open to them, and I'm sure as staff,
19 we express that openness, especially on the back
20 side.

21 There were comments that came up at
22 the EDC meeting about looking at the rear of a
23 development, and that's why the petitioner came
24 with a fence and landscaping.

1 That also is up for discussion if
2 there is a better opportunity to present itself
3 for the committee to make a recommendation on
4 something different. So that's just a little bit
5 of history on how we arrived here.

6 MR. VINYARD: Sure. Would the developer
7 be willing to -- I am assuming that this building
8 is flush all the way across, we don't have any
9 kind of bump-out that dictates one unit from the
10 next.

11 Would the developer be open to using
12 different building materials on each unit?

13 MS. SHIELDS: Are you asking me --

14 MR. VINYARD: I'm just saying, you know,
15 like what if you did curbing on half and you did
16 the top half with some other like cedar design
17 and then did the next building something
18 different, so use the same two or three premium
19 materials and alternate them between buildings so
20 we don't see one solid thing of --

21 MS. SHIELDS: Well, this is why we're
22 proposing to add some elevations on the back with
23 the sliders to make some architectural changes.
24 I don't -- I don't necessarily understand what

1 you're asking.

2 MR. VINYARD: Instead of just using
3 premium siding all the way across --

4 MS. SHIELDS: You want me to do --

5 MR. VINYARD: -- to divide the units.

6 MS. SHIELDS: Well, we're adding the
7 delineation the city asked for between each unit.

8 MR. MARCUM: I think that would look
9 lousy. Yep.

10 MS. SHIELDS: Sorry?

11 MR. MARCUM: I think that would look
12 lousy, if they're all different colors. No
13 offense.

14 MS. SHIELDS: And honestly it would be
15 to your best --

16 MR. VINYARD: As long as they don't end
17 up as green and orange and -- that's --

18 MS. SHIELDS: No, no, no. Don't worry
19 about that.

20 MR. WILLIAMS: Mr. McCue also
21 specifically asked for one color for the whole
22 townhome, correct?

23 MS. HORAZ: What we think are --

24 MS. SHIELDS: We discussed that, yes.

1 MR. VINYARD: Is there a monotony -- Is
2 there anything for like a monotony clause or
3 something we can do for this development so that
4 we could pick like they use six colors and --

5 MS. NOBLE: Sure. As an architectural
6 consideration, you can ask for it.

7 MR. VINYARD: Have we done that?

8 MS. NOBLE: We have an anti-monotony
9 clause when it comes to building colors in some
10 of the --

11 MR. VINYARD: Would that clause cover
12 exactly what I'm saying?

13 MS. NOBLE: Actually this has -- I'm
14 trying to think. 2006 this was approved, so we
15 do have some things in our standards, but I think
16 you do have to be more particular because I don't
17 think our original standards --

18 MR. VINYARD: That original standard --

19 MS. NOBLE: I don't think our original
20 standards may address your concern specifically,
21 so if you want to be a little bit more particular
22 and say end units can't have the same color
23 or these are the -- these are the only approved
24 colors you can.

1 MR. VINYARD: Yeah, if you're going to
2 have that many units, I mean --

3 MS. NOBLE: You can definitely do that.
4 They have a palette out here; you can recommend a
5 color palette.

6 CHAIRMAN OLSON: I don't want to dictate
7 colors.

8 MR. VINYARD: I don't either, but I
9 wanted to see what we already accepted as good,
10 is that --

11 CHAIRMAN OLSON: As long as their
12 architectural standards are consistent with the
13 neighborhood --

14 MS. SHIELDS: Right.

15 CHAIRMAN OLSON: -- then I think that I
16 don't want to have any more involvement in how
17 they develop their property. That's on them.

18 What were you saying, ma'am?

19 MS. SHIELDS: And I've spoken with
20 Mr. McCue and I want to definitely keep our
21 colors in line with what's across the street from
22 us. He's done a nice job, they are very East
23 Coast, they are very much in keeping with what's
24 popular right now.

1 I'd be happy to sit down and see
2 what you want, dark gray, you know, have three or
3 four of the colors for my buildings.

4 CHAIRMAN OLSON: So the one thing --
5 Ma'am, did you want to say something? I'm
6 sorry.

7 MS. KIESLING: Yeah, I just -- So
8 Kylyn's, when we had a hail storm, we have -- If
9 you haven't driven through there over the last
10 year or so, it looks completely different
11 because everybody got new shingles, everybody got
12 new siding, so that whole neighborhood looks much
13 more -- it's like we got a nice little gift from
14 God, okay, here's everything, you're 15 years
15 old, let's get a little facelift.

16 MR. VINYARD: Sure. Everybody can have
17 a blue house now.

18 MS. KIESLING: Not everybody, but blue,
19 gray. Some people like the tan, putty color
20 family that was there originally, 15 years ago.

21 But think about one thing, Kylyn's
22 Ridge, so the subdivision directly behind the
23 McCue new homes, 134 homes, the Kylyn's
24 development in total is about 270 homes, not

1 including Whispering Meadows, so we're talking
2 about 164 units, so we're, you know, a third
3 more.

4 That's a big number to think about
5 in terms of the number of units to make them look
6 cohesive and nice, that's a lot of -- and these
7 were -- Kylyn's were semi-custom homes, so they
8 were not a cookie cutter, and the reason nobody
9 complained about McCue, I never complained about
10 McCue at all just because they were in keeping
11 with the quality of the homes that were there,
12 and they are even nicer than the homes that were
13 there.

14 UNIDENTIFIED AUDIENCE MEMBER: Right.
15 Nobody was here in 2018 because it's one row of
16 quality houses.

17 MS. KIESLING: Of really nice --

18 UNIDENTIFIED AUDIENCE MEMBER: It's not
19 143 units of --

20 MS. KIESLING: The ranch on the market
21 right now is the same square footage, same as my
22 ranch, has a one stall car garage bigger, hundred
23 thousand dollars more than I paid for my house
24 five years ago. I'm good with that. I'm good

1 with that.

2 MR. McCUE: I'm better if you want to
3 buy it.

4 MS. KIESLING: We're not going to
5 relocate, sorry. But so when we look at --
6 talking about downgrading some of the standards
7 and not having a standard for the pitch of the
8 roof and having a parking lot facing us,
9 that's -- it's disappointing, and the fence
10 especially is not in keeping with the spirit of
11 the neighborhood, which is why we built here --
12 or bought here. You built, we bought.

13 MR. WILLIAMS: May I ask a quick
14 question? Just real quick, are there two
15 different HOAs?

16 MS. KIESLING: There are. There is
17 the Ridge and then Kylyn's Crossing.

18 MR. WILLIAMS: Gotcha. It sounds like a
19 lot of people got their shingles fixed. Do they
20 dictate the color of shingles and siding in the
21 neighborhood?

22 MS. KIESLING: I mean, our --

23 MR. VINYARD: Between the two.

24 MR. WILLIAMS: Okay.

1 MS. KIESLING: There were some things in
2 our declarations that said similar color. Our
3 HOA has taken -- this was a big -- like we had to
4 hire a lawyer and stuff. I am not on the board,
5 but I live next door to the board members, and so
6 that was very contentious, and as long as it
7 looks nice, our HOA, we're good with it, and we
8 have -- we have -- there is a clause in there
9 that says we have to fix it in one year, so there
10 was a little reminder coming out for our meeting
11 coming, hey, have your stuff fixed by the end of
12 May, that's in our bylaws or in our declarations
13 and stuff, and yeah. I mean, we had windows
14 shattered, people have done whole houses. It
15 looks really great.

16 CHAIRMAN OLSON: Thank you. Yes, sir.

17 MR. MILLEN: So don't kill the
18 messenger, but it sounds like this PUD is
19 approved on the density side, so we're not like
20 talking about trying to shut this down, and I
21 want to make sure people understand that. The
22 density, the units, it's all approved, it's a
23 PUD, okay?

24 Now, we're talking about in the

1 first phase, the houses face each other,
2 aesthetically the townhomes are going to see the
3 change in the mason and so forth.

4 They may consider reduction of the
5 mason and increase maybe landscaping on the back
6 side with some consideration of abating expenses
7 or some trees and shrubs.

8 CHAIRMAN OLSON: I agree.

9 MR. MILLEN: Maybe consider that. I
10 think that's --

11 MS. KIESLING: Have we considered how
12 they maintain that, though, because I've been --
13 previously I have lived in a townhome community,
14 my husband was on the board of our townhome
15 community, and they generally don't do a great
16 job of actually following up on the maintenance
17 of their landscaping and stuff because they go
18 with whoever is lower on the contract.

19 CHAIRMAN OLSON: That's the homeowner's
20 association's concern. That's not ours. That's
21 not ours. This is strictly the architectural
22 finishes and how that division is. Yes, ma'am.

23 MS. CAHILL: Do we have a price point on
24 these townhomes, just an idea? Because, I mean

1 honestly --

2 MS. SHIELDS: I don't know what our
3 official standards are going to be with pricing
4 in this pandemic.

5 MS. CAHILL: I was kind of thinking, are
6 you thinking under 200, over, around 200,
7 mid-200?

8 MS. SHIELDS: I was going to say, it's
9 proportionate, so we are fortunate. It's going
10 to be in the two's.

11 MS. CAHILL: Okay. That's all I can
12 think about that because, I mean, if she is
13 saying we're in the two's, it could be a little
14 bit high, then I think Billy is an amazing
15 builder, so if she -- for me, if you work with
16 Mr. McCue --

17 MS. SHIELDS: I live in one of his
18 houses.

19 MS. CAHILL: Yeah, so I mean, he is an
20 amazing builder. If you're saying we are over
21 two, which I'm very happy about, if you work with
22 Billy, I think he would have great ideas how to
23 make it a quality home.

24 MS. SHIELDS: And I intend to have nice

1 homes. I am going to be living across the street
2 from you guys for the next few years building
3 these things.

4 CHAIRMAN OLSON: Don't be so nice to
5 Billy. Yes, sir.

6 UNIDENTIFIED AUDIENCE MEMBER: Is it
7 possible that they could -- I know this is a lot,
8 but could they possibly -- any of the units that
9 faced Blackberry Shore, could they reverse them
10 so they would face --

11 CHAIRMAN OLSON: Right now, no. That
12 would create an alley and those are not allowed
13 in Yorkville, so no, they have to face, and if
14 you look around at all the townhomes in town,
15 they are all facing that central road or a
16 cul-de-sac. You cannot have an alley where they
17 are backward facing, so that's why that
18 orientation is that way.

19 UNIDENTIFIED AUDIENCE MEMBER: So then
20 with the idea of doing the roof over the door,
21 that would be facing us --

22 CHAIRMAN OLSON: Everything --

23 UNIDENTIFIED AUDIENCE MEMBER: -- can
24 they do something with putting some stone on that

1 side of the house then?

2 CHAIRMAN OLSON: The covered entry, the
3 raised panel door, the front elevation window
4 with grills, that's all forward facing
5 improvements, which are important --

6 UNIDENTIFIED AUDIENCE MEMBER: I'm just
7 saying because --

8 CHAIRMAN OLSON: Which are important,
9 but we want to make sure we address the rear
10 architecture, the rear elevation, that the people
11 on the north side of the street are going to be
12 viewing, and that's what we are going to figure
13 out tonight.

14 UNIDENTIFIED AUDIENCE MEMBER: I'm just
15 thinking people are worried about the look and
16 everything, maybe the stone, can we do something
17 with the stone on the Blackberry side of the
18 buildings as well or add something to that or
19 maybe fix that or make it look a little
20 appealing?

21 MR. McCUE: And I go back and make it
22 clear, I would be all for, like I say, letting
23 them build these units in vinyl and just trying
24 to spur up the back of them somehow.

1 CHAIRMAN OLSON: Yeah.

2 MR. McCUE: And I think vinyl could
3 actually hold up better than some of the other
4 products.

5 MS. KIESLING: In Kylyn's we're all
6 vinyl.

7 MR. McCUE: Yeah, it's all vinyl, so,
8 you know, they save a little money there, and, I
9 mean, whether it's landscaping or something to
10 the back of the homes.

11 MR. WILLIAMS: Was there mention of
12 covered porches on the back of the units?

13 CHAIRMAN OLSON: No, it's not on the
14 back, it's on the front, covered entryways.

15 MR. WILLIAMS: Okay. Thank you. That's
16 what I wanted to confirm because I
17 misunderstood.

18 MR. McCUE: But they were adding covered
19 porches on the back.

20 MR. WILLIAMS: On the back as well,
21 okay.

22 MR. McCUE: Did you catch that?

23 CHAIRMAN OLSON: I did not catch that.

24 MR. ENGBERG: And they passed out some

1 on the --

2 MS. NOBLE: It's not showing.

3 MR. ENGBERG: -- back.

4 MS. SHIELDS: That's just something we
5 did last night after I spoke to Krysti.

6 MR. ENGBERG: I kind of wanted to touch
7 on a couple things. I was going to touch on it
8 after the public hearing, but it --

9 THE REPORTER: Mr. Engberg, I can't hear
10 you.

11 MR. ENGBERG: Oh, sorry. I will talk a
12 little louder.

13 So I was going to cover this in my
14 memo, but, you know, afterwards, just for
15 clarity's sake, just adding on to some of the
16 things Krysti already said, Kendall Marketplace
17 was a Planned Unit Development in incepted in
18 2006.

19 The original developers, the people
20 who built that commercial area, and the people
21 who planned out the single-family homes and the
22 townhomes, it was all done together in 2006.

23 Abby Properties was not the original
24 developer. They have purchased the land and they

1 want to continue that plan. That plan was
2 adopted, it was approved by the city, meetings
3 were had back then, and it was approved, so one
4 of those things talking about right now, we're
5 really just discussing the architecture, the --
6 Krysti touched on all the things about we're
7 saying oh, they are reducing the masonry or
8 they're asking for these things.

9 The actual first four things they're
10 asking for -- the covered porch, the two-car
11 garage with paneled garage doors, the windows
12 with grills, the architectural shingles -- those
13 were all identical to what Billy did on his
14 houses.

15 The petitioner is actually
16 attempting to mimic -- they're not single-family
17 homes, that's just -- they're just not, they are
18 not going to look like a single-family home, but
19 they were actually trying to mimic what Billy was
20 doing because they do want to create a cohesive
21 neighborhood.

22 In terms of the fence and the
23 screening in the back, especially in terms of
24 what we are talking about now, that was not there

1 in the original submission, none of that, it was
2 just here is what we have.

3 At EDC some of the committee members
4 said, you know, we're really worried about those
5 rear facing, facing those nice homes across the
6 street, please mitigate that in some way.

7 This is what petitioner decided to
8 support to say we're going to do some landscaping
9 and a fence, so hopefully do that.

10 Now, it's up to everybody here, it's
11 up to your opinions, and thanks for coming out
12 and letting it be known, and it's up to the PZC.
13 You can -- you know, the petitioner asked for
14 some things, staff made some recommendations, and
15 it's up to you if you want to add or subtract.

16 Instead of the fence, if everybody
17 thinks it's better to wrap the mason around,
18 that's great; if you want to add landscaping,
19 that's great.

20 Those are some things that we can
21 definitely discuss, and like we've already
22 discussed, keeping it to a single color, you can
23 add to the motion recommendations.

24 CHAIRMAN OLSON: All right.

1 MR. ENGBERG: So I just wanted to kind
2 of --

3 MS. HORAZ: Too bad we couldn't have
4 this at the meetings earlier because this is
5 totally different.

6 MS. NOBLE: Right, and that was in
7 response to feedback that they were receiving
8 from Mr. McCue over the last two days, so that's
9 why it's --

10 MS. HORAZ: I know they were looking at
11 this and that's why we had all these questions.

12 MS. NOBLE: But that's what their
13 petition was and that's what Mr. McCue was
14 looking at, and they were trying to respond to
15 that.

16 MS. HORAZ: So this is what staff is
17 recommending?

18 MS. NOBLE: This is what they are
19 responding.

20 CHAIRMAN OLSON: This is what Abby is.

21 MS. NOBLE: That's what Abby is
22 recommending in response to comments that they
23 received from Mr. McCue.

24 MS. HORAZ: (Inaudible).

1 MS. NOBLE: Correct.

2 CHAIRMAN OLSON: Is there anyone who is
3 dead set on having that fence?

4 MS. HORAZ: No. I'm not.

5 MR. MARCUM: Not a fan.

6 MR. WILLIAMS: I think the landscape's
7 an option.

8 MR. VINYARD: If they landscape it
9 nicely.

10 CHAIRMAN OLSON: Is the landscaping that
11 is proposed, if you remove the fence, still bare
12 minimum --

13 MR. VINYARD: No.

14 CHAIRMAN OLSON: -- landscaping
15 installed or is it more --

16 MR. VINYARD: No.

17 CHAIRMAN OLSON: -- similar to the
18 standard than the ordinance?

19 MS. NOBLE: So they have an overall
20 landscape plan that was approved and then they
21 would be submitting that, so this would be an
22 additional. This would be on the private side.

23 CHAIRMAN OLSON: Is the additional
24 landscaping just based on the fence there? I

1 know there are certain standards for if the
2 landscaping --if you put a fence, you have to
3 have a bush every 36 inches or whatever. Is that
4 additional landscaping?

5 MS. NOBLE: Not necessarily, no. No,
6 they added additional landscaping as to soften
7 the expanse of the fence. There is no
8 requirement that you have to have any landscaping
9 later along the fence.

10 MR. SCHULTZ: It was more reactionary,
11 based on comments to try to --

12 MS. NOBLE: Yeah, just trying to
13 solve --

14 MR. SCHULTZ: -- suggest something.

15 CHAIRMAN OLSON: So if we know we can't
16 bring it to a reorient vote, because we know
17 that's not going to happen, we don't want a
18 fence --

19 MR. WILLIAMS: Can I ask one thing on
20 the fence real quick?

21 CHAIRMAN OLSON: Yes, you may.

22 MS. NOBLE: Sure.

23 MR. WILLIAMS: Is the fence more or less
24 a selling point due to the fact these are

1 somewhat backyards of the townhomes?

2 MS. SHIELDS: No, it was just a response
3 to what happened at EDC.

4 MR. SCHULTZ: Being neighborly.

5 CHAIRMAN OLSON: Just a mutual barrier,
6 right.

7 So if we know we can't reorient the
8 buildings and we know we don't want the fence,
9 then the choices are additional landscaping
10 and/or architectural finishes on the back of the
11 building, right?

12 They came and gave us the hand-out
13 that they are going to put a covered entryway,
14 which I think is a nice --

15 MR. VINYARD: Yes.

16 CHAIRMAN OLSON: Let's take landscaping
17 and push it aside. Is there anything that you
18 would want to see on that back elevation to mimic
19 a front elevation?

20 MR. WILLIAMS: The masonry wraps.

21 CHAIRMAN OLSON: The masonry wrap on the
22 bottom portion?

23 MR. WILLIAMS: Yeah, and the back,
24 because, let's admit it, those are somewhat

1 acting as the fronts of the buildings. Those are
2 what, you know, 80 percent of people are going to
3 see.

4 MS. HORAZ: I agree. Masonry.

5 CHAIRMAN OLSON: What else, if anything?
6 Okay. Do you want to move on?

7 MS. NOBLE: Yes.

8 MR. VINYARD: Are we at the point where
9 we need to like move on from this and table this
10 or --

11 MS. NOBLE: No.

12 CHAIRMAN OLSON: Not necessarily.

13 MR. VINYARD: We're not there yet.

14 CHAIRMAN OLSON: Let's do the next
15 public hearing, we'll close the meeting --

16 MR. VINYARD: Okay.

17 CHAIRMAN OLSON: -- we'll do additional
18 questions.

19 All right. Now it's April. No.
20 Krysti, Jason, would you please present on PZC
21 2020-05, text amendment?

22 MS. NOBLE: This should be hopefully a
23 lot shorter and a lot easier. If you recall,
24 last month the City Council approved the

1 manufacturing district area where Wrigley is.
2 They had the solar and then they had the wind
3 energy small system and they put signage on
4 there, so Hubba Bubba and Skittles.

5 In our current ordinance we don't
6 permit that, but it was the decision and
7 recommendation of the PZC and City Council to
8 allow that to happen, so we are not just
9 arbitrary in allowing certain things for certain
10 particular users, we're trying to open this up to
11 everyone in commercial and industrial districts
12 to allow them to be able to have that type of
13 advertising if they choose so on single wind
14 energy systems, so not necessarily a farm, but
15 just on single systems.

16 So there is language in there.
17 There is examples of other wind energy systems
18 that have either lettering or graphics, signage,
19 show you how it can vary as much as possible.

20 Staff felt that it was in our best
21 interest to not formulate any specific standards
22 because we don't know what's going to be
23 proposed, but kind of leave that up to the
24 discretion of the City Council, so that's the

1 language that we have proposed that we would take
2 out, the restriction on commercial signage, but
3 then allow any graphics, colors or corporate
4 logos to go through the process of the special --
5 of the special use and then up to the individual
6 case-by-case scenario.

7 CHAIRMAN OLSON: I pushed her a little
8 bit and asked her why we don't see any signage
9 authority with the City Council and she reminded
10 me that --

11 MS. NOBLE: Only have certain
12 authorities where you have final determination
13 and signage is not one of them, and special uses
14 don't apply, so that's why you wouldn't be the
15 final authority on that.

16 The staff did do some other research
17 on other communities, about six or seven other
18 communities. We would be the first community to
19 allow signage on individual wind turbine systems.
20 No other community allows it; they actually spell
21 out specifically no signage, and that is in
22 reaction to when communities were beginning to
23 approve these types of ordinances there was a
24 theory going around, especially from a couple

1 private companies, they were pitching this
2 wind-vertising, it would be a way for advertising
3 of other products or other businesses on these
4 systems to kind of pay for the systems
5 themselves.

6 Those particular platforms have not
7 taken off. You have not seen them on the other
8 scenarios, so most of these ordinances were
9 approved in the early 2000's.

10 We don't think it will be an issue,
11 especially since the City Council has the
12 authority to approve it, so with that, there is a
13 draft ordinance in there.

14 If you have any questions, I'll be
15 happy to answer them.

16 CHAIRMAN OLSON: Does anyone have any
17 questions?

18 (No response.)

19 CHAIRMAN OLSON: Not at all. Pretty
20 much a no-brainer to me if the City Council can
21 approve.

22 MS. NOBLE: And we've only had two,
23 so...

24 CHAIRMAN OLSON: All right. Is there

1 anyone who wishes to speak in favor of the
2 request?

3 (No response.)

4 CHAIRMAN OLSON: Is there anyone who
5 wishes to speak in opposition to the request?
6 You guys are kind of oppositional tonight.

7 (No response.)

8 CHAIRMAN OLSON: No? Okay.

9 Any other questions? Are we okay?

10 (No response.)

11 CHAIRMAN OLSON: All right. Since all
12 public testimony regarding these petitions have
13 been taken, may I have a motion, please, to close
14 the taking of testimony in this public hearing.

15 MR. VINYARD: So moved.

16 MR. WILLIAMS: Second.

17 CHAIRMAN OLSON: Roll call vote on the
18 motion, please.

19 MS. YOUNG: Millen.

20 MR. MILLEN: Yes.

21 MS. YOUNG: Olson.

22 CHAIRMAN OLSON: Yes.

23 MS. YOUNG: Williams.

24 MR. WILLIAMS: Yes.

1 MS. YOUNG: Horaz.

2 MS. HORAZ: Yes.

3 MS. YOUNG: Marcum.

4 MR. MARCUM: Yes.

5 CHAIRMAN OLSON: All right. The public
6 hearing portion of tonight's meeting is closed.

7 (Which were all the
8 proceedings had in
9 public hearing portion
10 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 that
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17 As certification thereof, I have hereunto set
18 my hand this 27th day of March, A.D., 2020.

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

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Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Krysti Barksdale-Noble, Community Development Director
Bart Olson, City Administrator
Date: September 1, 2020
Subject: **PZC 2020-08 Hillside Rehabilitation (Sign Variance)**

REQUEST SUMMARY:

The petitioner, David A. Pollock, BAMB Sign, Inc. dba Signarama-Aurora, is seeking sign variance approval to permit a sign to be erected taller than twelve (12) feet in height as stated in Section 10-20-9-A-1 of the Yorkville Municipal Code. The real property is generally located at the southeast corner of Veterans Parkway (U.S. 34) and Game Farm Road in Yorkville, Illinois.

The proposed sign is only six feet six inches (6'6") in height, but the zoning ordinance defines the height of the sign as measured from the crown of the centerline of the adjacent road to the top component of the sign. Due to the expansion of Veteran's Parkway and the change in elevation between the property and the road, the unique situation of the parcel makes constructing a viable monument sign under twelve feet (12') in height as defined by the code not possible.



PROPERTY SUMMARY:

The subject property is currently zoned as R-2 Traditional Single-Family Residence District. The following are the current immediate surrounding zoning and land uses:

Zoning		Land Use
North	B-2 Retail Commerce Business District	Commercial Services
East	R-3 Multi-Family Attached Residence District	Duplexes
South	O Office District	Office Building
	R-6 One-Family Residential (Kendall County)	Single-Family Homes
West	A-1 Agricultural (Kendall County)	Single-Family Homes

The property is located at the southeast corner of the Veteran's Parkway and Game Farm Road intersection. The Hillside Rehabilitation & Care Center consists of 3 separate PINs across its campus which includes the main structure, parking, and vacant land.

BACKGROUND:

Over the past three years the Illinois Department of Transportation (IDOT) has been improving and widening Veteran's Parkway from Eldamain Road to Bridge Street (Route 47). This process has included IDOT taking property on both sides of the roadway to expand the road. Hillside Rehabilitation Center was one of the properties with frontage along Veteran's Parkway which relinquished some of its land to the State. Additionally, due to the topography of the area and the nearby residential homes, IDOT installed a large sound barrier wall on the south side of the roadway which is where Hillside Rehabilitation's front façade is located.

The original monument sign for the business was located in front of the building with both sides facing Veteran's Parkway. IDOT acquired this land for their expansion project and the monument sign was removed. The property owner waited until all construction was complete before attempting to erect a new permanent sign.





AURORA

Signarama

The way to grow your business.

CUSTOMER NAME:

JOB NUMBER:

NON-ILLUMINATED

84 in

16.05 in

78 in

78 in



PROOF SHEET

PROOF NUMBER

1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☒

2 FREE PROOFS: ANY ADDITIONAL CUSTOMER CHANGES AND PROOFS: \$18 PER PROOF SENT * NO EXCEPTIONS.

ORDER DATE:

PROOF DATE:

PROOF TIME

CENTRAL TIME

SALESPERSON

DESIGNED BY:

DAVID POLLACK

ALL DECISIONS AND INFORMATION CONTAINED WITHIN ARE THE PROPERTY OF SIGNARAMA INCORPORATED. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS INFORMATION IS PROHIBITED. CHANGES MAY BE PURCHASED AT AN ADDITIONAL COST UPON COMPLETION OF YOUR JOB.

SIGNARAMA PREPARES YOUR WORK ACCORDING TO YOUR SPECIFICATIONS. YOUR SIGN IS ONLY CANCELLABLE WITH SIGNARAMA'S WRITTEN CONSENT. ANY DEPOSIT IS NON-REFUNDABLE. AFTER COMMENCEMENT OF YOUR ORDER, THE POINT AT WHICH ANY WORK HAS BEGUN, YOUR ORDER IS NON-CANCELLABLE. CUSTOMER IS SOLELY RESPONSIBLE FOR PROVIDING ALL INFORMATION NECESSARY FOR PROOFREADING. BY SIGNING YOUR PROOF, YOU APPROVE OF ITS CONTENT AND RELEASE SIGNARAMA FROM LIABILITY FOR ANY ERRORS. SIGNARAMA'S TOTAL LIABILITY IS LIMITED TO THE AMOUNT OF THE ORDER. SIGNARAMA WILL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES, OR OTHERWISE.

APPROVED: ☐ YES ☐ NO

CHANGES:

ATTN:

DATE: / /

SIGNATURE

PROPOSED REQUEST:

The petitioner is requesting relief from the City's Sign Ordinance to construct a new sign closer to the corner now that the sound wall is complete. With the change in elevation of the road and topography of the property itself, the proposed monument sign will exceed the maximum height requirement set forth in the code.

Specifically, Section 10-20-9-A-1 of the Yorkville Municipal Code states:

"Freestanding Business Signs: On lots less than three (3) acres with one street frontage, one freestanding business sign thirty-two (32) square feet or less feet in area and twelve feet (12') or less in height shall be allowed."

And, Section 10-20-6-B states:

"Sign Height: The height of a sign shall be computed as the distance from the grade of the centerline of the adjacent street to the top of the highest attached component of the sign."

Therefore, the obstruction of the sound wall and change in elevation from the centerline of Veteran's Parkway creates a hardship on the business owner to erect a monument sign that is visible from the road and meets the height standard of the sign ordinance.

The petitioner is requesting to vary the sign ordinance to allow a monument sign with a maximum height of twenty-three feet six inches (23'6") as measured from the centerline of Veteran's Parkway adjacent to the sign's location. The height of the sound barrier at this location is twenty-five feet

(25') in height as measured from the crown of the Veteran's Parkway (see attached engineering plans). The top of the proposed sign will be located one foot six inches (1'6") below the height of the sound wall. Therefore, the sign located on the hill will need to be a maximum of twenty-three feet six inches (23'6") in height as measured per the code.

STANDARDS FOR GRANTING A VARIANCE:

The Planning and Zoning Commission must base its decision to vary, or recommend varying, the Petitioner's request for relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
2. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The alleged difficulty or hardship is caused by this title and has not been created by any person presently having an interest in the property.
4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.
6. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the city.

In addition to the procedures and standards listed above regarding variations from the requirements, the planning and zoning commission shall also consider the following factors in hearing testimony and making decisions regarding sign variance requests:

1. If the sign was erected legally with a sign permit.
2. If there are any unique physical characteristics of the property.
3. If there are limited available locations for signage on the property.
4. The cost to the applicant of complying with the requirements of this chapter.
5. If the sign is on or faces a street with a forty (40) mile per hour or higher speed limit.
6. If the sign is on a street with twenty thousand (20,000) or higher vehicle trips per day.
7. If the sign would be blocked by existing or required landscaping.
8. If it is a wall sign facing a public right of way without a public entrance.

The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the September 9, 2020 Planning and Zoning Commission meeting.

STAFF COMMENTS:

Overall, staff is generally supportive of the request as the IDOT expansion, unique parcel layout, and topography of the site create a unique situation for a business to erect a sign. The only reason that the owner must install a new sign is due to the State acquiring the land that the previous monument sign was located on and now the sound wall prevents relocation in that area. The corner of the lot is now one of the only viable places a business sign may be erected and per the language in the City's ordinances, the location on the hill would prevent any sign from being placed there due to how the City measures sign height. Staff is not recommending any additional conditions to be added to this variance request.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on September 9, 2020 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A-1 of the United City of Yorkville Zoning Ordinance to permit a free standing monument sign in a business district to be a maximum height of twenty-three feet six inches (23'6") as measured from the centerline of the adjacent street and further subject to {insert any additional conditions from the Planning and Zoning Commission}...

ATTACHMENTS:

1. Application for Sign Variance
2. Legal Description
3. Sign Permit Application with Exhibits
4. Veteran's Parkway Engineering Sheets
5. Public Hearing Notice



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 SIGN VARIANCE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: David A. Pollock		COMPANY: BMM Sign, Inc. dba Signarama-Aurora	
MAILING ADDRESS: 197 Poplar Place, #3			
CITY, STATE, ZIP: North Aurora, IL 60542		TELEPHONE: 630-897-6850	
EMAIL: aurora@signarama.com		FAX: 630-897-4990	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: OMG Yorkville Property LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: 1308 Game Farm Road			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: At the South East Corner of Game Farm Road and Illinois Route 34			
CURRENT ZONING CLASSIFICATION:			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: B-2 RETAIL COMMERCE BUSINESS DISTRICT			
EAST: R-3 MULTI-FAMILY ATTACHED RESIDENCE DISTRICT			
SOUTH: O OFFICE DISTRICT			
WEST: A-1 AGRICULTURAL (Kendall County)			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
See Legal Description	02-29-278-018	02-29-278-017	02-29-278-008



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 SIGN VARIANCE

ATTORNEY INFORMATION

NAME: Not applicable

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ENGINEER INFORMATION

NAME: Not Applicable

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Not Applicable

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 SIGN VARIANCE

SIGN VARIANCE STANDARDS

WAS THE SIGN ERECTED LEGALLY WITH A SIGN PERMIT?

☐ YES ☒ NO

ARE THERE LIMITED AVAILABLE LOCATIONS FOR SIGNAGE ON THE PROPERTY?

☒ YES ☐ NO

DOES THE SIGN FACE A STREET WITH A FORTY (40) MILE PER HOUR OR HIGHER SPEED LIMIT?

☒ YES ☐ NO

IS THE SIGN ON A STREET WITH TWENTY THOUSAND (20,000) OR HIGHER VEHICLE TRIPS PER DAY?

☐ YES ☒ NO

IS THE SIGN ON A WALL FACING A PUBLIC RIGHT-OF-WAY WITHOUT A PUBLIC ENTRANCE?

☐ YES ☒ NO

WOULD THE SIGN BE BLOCKED BY EXISTING OR REQUIRED LANDSCAPING?

☒ YES ☐ NO

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Section of code that is being requested to vary:

Section 10-20-9-A-1 of the code states that a permanent ground mounted sign must be no taller than 12 feet in height.

The topography and recent IDOT expansion of route 34 has made this impossible to comply with. Due to the expansion of IL Route 34 a wall has been erected along the property that is more than the 12' limitation in the Ordinance.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

This will NOT impair or affect any thing or any property owner.

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

This is consistent with the intent - the property sits more



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Fax: 630-553-7575
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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE DESCRIBE THE COST TO THE PETITIONER OF COMPLYING WITH THE SIGN ORDINANCE REQUIREMENTS:

The cost will be the time and fees associated with this Variance Application

IF THERE ARE ANY UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY, PLEASE DESCRIBE THEM BELOW:

The edge of the property now sits above the 12' height set forth in the Ordinance.

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

No effect to the Public.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

The sign would need to be underground if the strict letter of the regulation was carried out.



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

The topography and recent IDOT expansion of route 34 has made compliance with the regulation impossible to comply with. Due to the expansion of IL Route 34 a wall has been erected along the property that is more than the 12' limitation in the Ordinance.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

The hardship has been caused by the recent IDOT expansion of route 34. Due to the expansion of IL Route 34 a wall has been erected along the property that is more than the 12' limitation in the Ordinance.

AGREEMENT

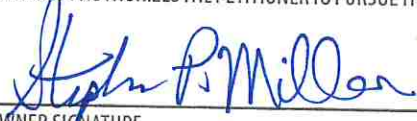
I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE 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

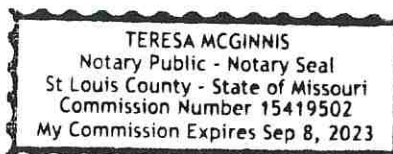
7/6/2020
DATE

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


OWNER SIGNATURE

7/20/2020
DATE

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




7/20/2020



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: David A. Pollock	FUND ACCOUNT NUMBER: Bamm Signs, Inc. dba Signarama	PROPERTY ADDRESS: 197 Poplar Place #3
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
☐ CONCEPT PLAN REVIEW	☐ AMENDMENT (TEXT)	☐ ANNEXATION
☐ SPECIAL USE	☐ MILE AND 1/2 REVIEW	☐ ZONING VARIANCE
☐ FINAL PLANS	☐ PLANNED UNIT DEVELOPMENT	☐ FINAL PLAT
☐ REZONING		
☐ 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: David A. Pollock		COMPANY: Bamm Signs, Inc. dba Signarama-Aurora
MAILING ADDRESS: 197 Poplar Place #3		
CITY, STATE, ZIP: North Aurora, IL 60542		TELEPHONE: 630-897-6850
EMAIL: aurora@signarama.com		FAX:
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
David A. Pollock		President
PRINT NAME		TITLE
SIGNATURE		DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED:		☐ COMPLETED ☐ INACTIVE
PRINT NAME:		☐ WITHDRAWN ☐ COLLECTIONS
SIGNATURE:		☐ OTHER
DEPARTMENT ROUTING FOR AUTHORIZATION:		☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

EXHIBIT A-11

LEGAL DESCRIPTION

YORKVILLE

PARCEL 1:

LOTS 12 AND 13 OF UNIT ONE, COUNTRYSIDE SUBDIVISION, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS EXCEPT THAT PART OF LOTS 12 AND 13 CONVEYED TO THE UNITED CITY OF YORKVILLE BY DEED RECORDED AS DOCUMENT 201400013518 AND EXCEPT THAT PART OF LOT 13 TAKEN BY FINAL JUDGMENT ORDER RECORDED AS DOCUMENT 201700005165 AND ORDER VESTING TITLE RECORDED AS DOCUMENT 201700006343.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 12 IN UNIT ONE, COUNTRYSIDE SUBDIVISION, THENCE SOUTH 82 DEGREES 01 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF LOT 13 OF SAID UNIT ONE, 99.69 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 7 DEGREES 58 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, 200.00 FEET TO THE SOUTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 6925.55 FEET, A DISTANCE OF 96.36 FEET; THENCE SOUTH 6 DEGREES 56 MINUTES 01 SECONDS WEST 200.33 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1203.05 FEET, A DISTANCE OF 91.71 FEET TO THE NORTHEAST CORNER OF LOT 16 IN UNIT TWO, COUNTRYSIDE SUBDIVISION; THENCE NORTH 87 DEGREES 26 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 16, 181.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND EAST LINE OF UNIT ONE OF SAID SUBDIVISION; THENCE NORTH 4 DEGREES 42 MINUTES 0 SECONDS WEST ALONG SAID EAST LINE 111.30 FEET TO THE POINT OF BEGINNING, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PARCEL 3:

LOT 16 OF UNIT TWO, COUNTRYSIDE SUBDIVISION, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 02-29-278-018; 02-29-278-017; 02-29-278-008

Property Address: 1308 Game Farm Road, Yorkville, IL 60560

PROOF SHEET

PROOF NUMBER

1 ☒ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6 ☐

2 FREE PROOFS, ANY ADDITIONAL CUSTOMER CHANGES AND
PROOFS: \$15 PER PROOF SENT * NO EXCEPTIONS.

ORDER DATE:

PROOF DATE:

7/1/2020

PROOF TIME CENTRAL TIME

11:47:20 AM

SALESPERSON

DESIGNED BY:

DAVID POLLOCK

ALL DESIGNS AND INFORMATION CONTAINED WITHIN ARE THE
PROPERTY OF SIGNARAMA AURORA. ANY UNAUTHORIZED
USE IS EXPRESSLY FORBIDDEN. DESIGNS MAY BE PURCHASED
AT AN ADDITIONAL COST UPON COMPLETION OF YOUR JOB.

SIGNARAMA PREPARES YOUR ORDER ACCORDING
TO YOUR SPECIFICATIONS. YOUR ORDER IS ONLY CANCELABLE
WITH SIGNARAMA'S WRITTEN CONSENT. ANY DEPOSIT IS
FORFEITED. AFTER COMMENCEMENT OF YOUR ORDER (THE
POINT AT WHICH ANY WORK HAS BEGUN), YOUR ORDER
IS NON-CANCELABLE. CUSTOMER IS SOLELY RESPONSIBLE
FOR PROOFREADING. BY SIGNING YOUR PROOF, YOU APPROVE
OF ITS CONTENT AND RELEASE SIGNARAMA TO COMMENCE
OUR WORK. SIGNARAMA'S TOTAL LIABILITY IS HEREBY
EXPRESSLY LIMITED TO THE SERVICES INDICATED AND
SIGNARAMA WILL NOT BE LIABLE FOR ANY SUBSEQUENT OR
CONSEQUENTIAL DAMAGES, OR OTHERWISE.

APPROVED: ☐ YES ☐ NO

CHANGES:

ATTE:

DATE ____/____/____

SIGNATURE

NON-ILLUMINATED

Sign Graphic Size 53.33" x 43.5" = 16.11 square feet



PROOF SHEET

PROOF NUMBER

1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☒

2 FREE PROOFS, ANY ADDITIONAL CUSTOMER CHANGES AND PROOFS: \$15 PER PROOF SENT * NO EXCEPTIONS.

ORDER DATE:

PROOF DATE:

8/10/2020

PROOF TIME CENTRAL TIME

11:50:41 AM

SALESPERSON

DESIGNED BY:

DAVID POLLOCK

ALL DESIGNS AND INFORMATION CONTAINED WITHIN ARE THE PROPERTY OF SIGNARAMA AURORA. ANY UNAUTHORIZED USE IS EXPRESSLY FORBIDDEN. DESIGNS MAY BE PURCHASED AT AN ADDITIONAL COST UPON COMPLETION OF YOUR JOB.

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APPROVED: ☐ YES ☐ NO

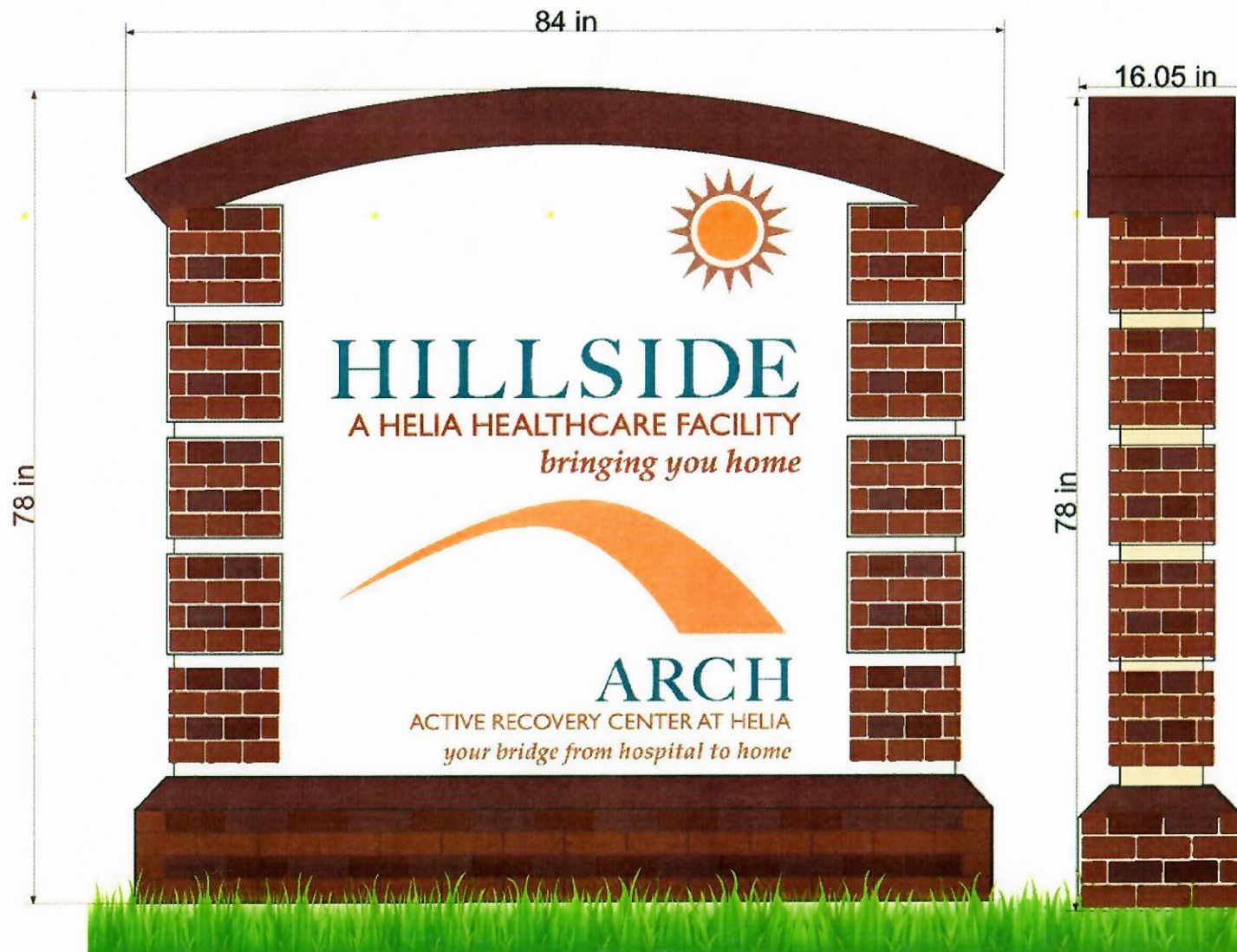
CHANGES:

ATTN:

DATE ____/____/____

SIGNATURE

NON-ILLUMINATED



PROOF SHEET

PROOF NUMBER

1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐

2 FREE PROOFS, ANY ADDITIONAL CUSTOMER CHANGES AND PROOFS: \$15 PER PROOF SENT * NO EXCEPTIONS.

ORDER DATE:

12/21/2016

PROOF DATE:

6/30/2020

PROOF TIME CENTRAL TIME

11:31:57 AM

SALESPERSON

DAVID POLLOCK

DESIGNED BY:

DAVID POLLOCK

ALL DESIGNS AND INFORMATION CONTAINED WITHIN ARE THE PROPERTY OF SIGNARAMA AURORA. ANY UNAUTHORIZED USE IS EXPRESSLY FORBIDDEN. DESIGNS MAY BE PURCHASED AT AN ADDITIONAL COST UPON COMPLETION OF YOUR JOB.

SIGNARAMA PREPARES YOUR ORDER ACCORDING TO YOUR SPECIFICATIONS. YOUR ORDER IS ONLY CANCELABLE WITH SIGNARAMA'S WRITTEN CONSENT. ANY DEPOSIT IS FORFEITED. AFTER COMMENCEMENT OF YOUR ORDER (THE POINT AT WHICH ANY WORK HAS BEGUN), YOUR ORDER IS NON-CANCELABLE. CUSTOMER IS SOLELY RESPONSIBLE FOR PROOFREADING. BY SIGNING YOUR PROOF, YOU APPROVE OF ITS CONTENT AND RELEASE SIGNARAMA TO COMMENCE OUR WORK. SIGNARAMA'S TOTAL LIABILITY IS HEREBY EXPRESSLY LIMITED TO THE SERVICES INDICATED AND SIGNARAMA WILL NOT BE LIABLE FOR ANY SUBSEQUENT OR CONSEQUENTIAL DAMAGES, OR OTHERWISE.

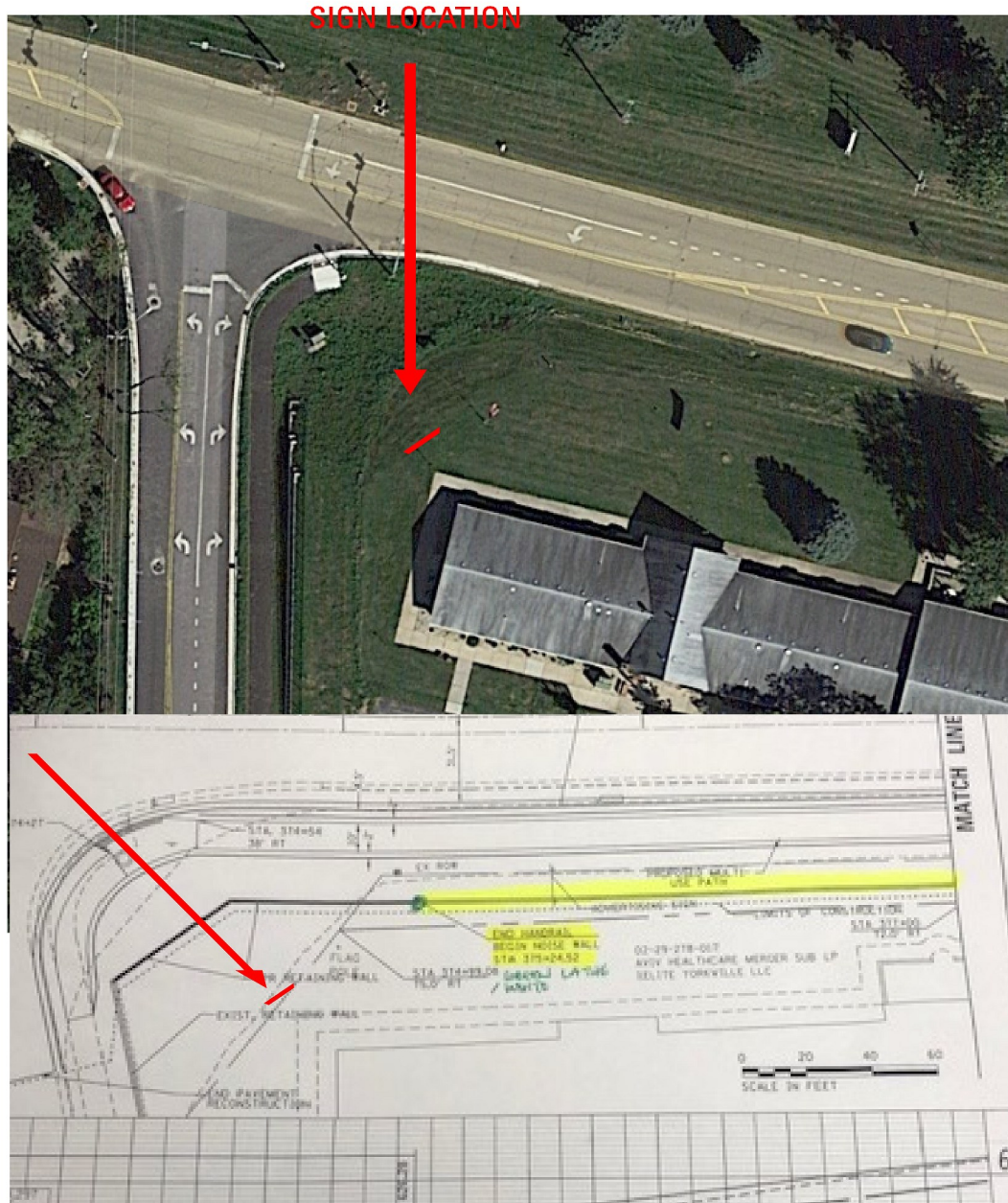
APPROVED: ☐ YES ☐ NO

CHANGES:

ATTE:

DATE ____/____/____

SIGNATURE





United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560
630-553-8545
630-553-7264
bzpermits@yorkville.il.us

SIGN PERMIT APPLICATION

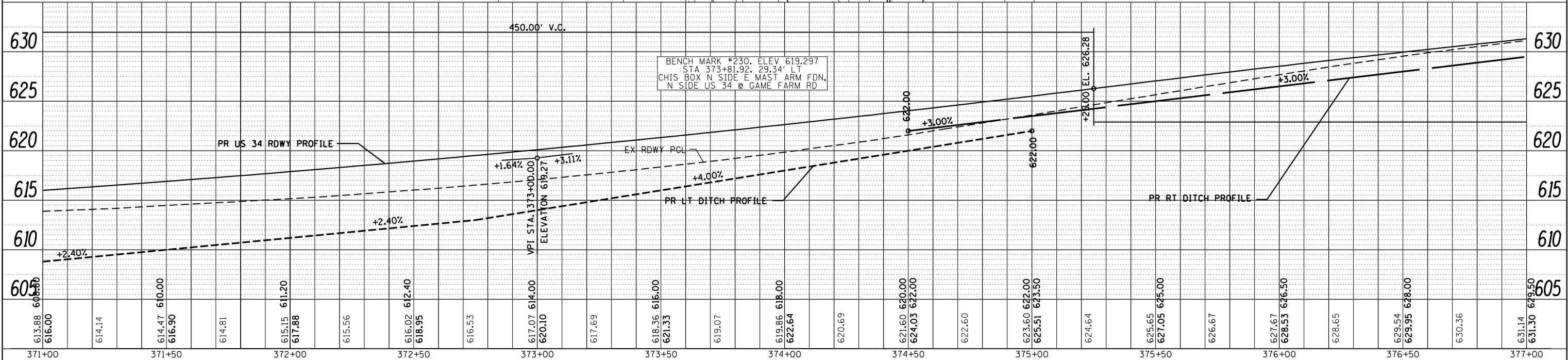
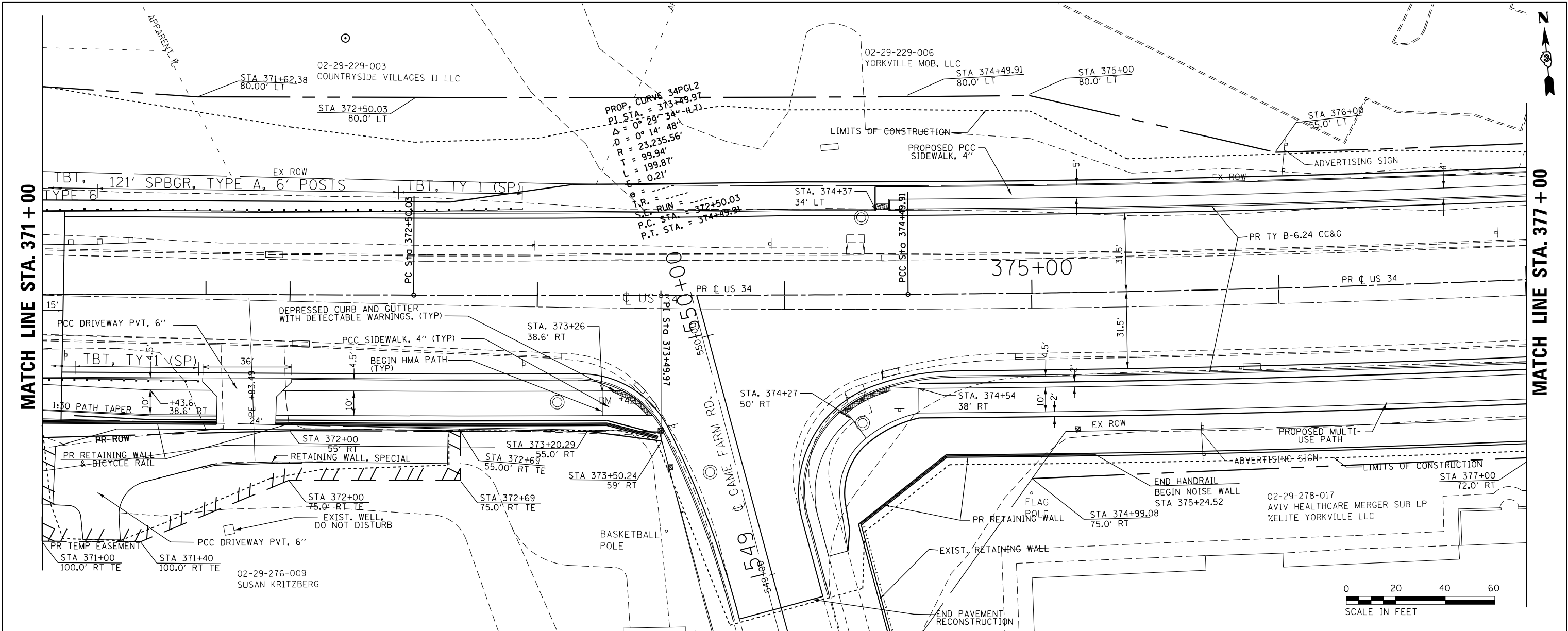
PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: 1308 Game Farm Road		PARCEL NUMBER: See Legal Description	
SUBDIVISION: Countryside		LOT/UNIT: See Legal Description	
APPLICANT INFORMATION			
APPLICANT/BUSINESS NAME: BAMMSigns, Inc dba Signarama		TELEPHONE: ☐ HOME ☒ BUSINESS 630 897 6850	
ADDRESS: 197 Poplar Place #3 North Aurora IL 60542		E-MAIL: ☐ HOME ☒ BUSINESS aurorasignarama.com	
CITY, STATE, ZIP: North Aurora IL 60542		FAX:	
OWNER INFORMATION			
☐ CHECK IF INFORMATION PROVIDED ABOVE IS THE SAME			
NAME: OMG Yorkville Property LLC		TELEPHONE: ☐ HOME ☒ BUSINESS 630 251 6100	
ADDRESS: 12970 Borman Drive		E-MAIL: ☐ HOME ☒ BUSINESS johnny.coles@bridgemarkhealthcare.com	
CITY, STATE, ZIP: Saint Louis MO 63246		FAX:	
SIGN INFORMATION			
TYPE OF SIGN: ☒ PERMANENT ☐ TEMPORARY		PROJECT CONSTRUCTION VALUE: \$8,000	
PERMANENT SIGNS		TEMPORARY SIGNS	
☒ MONUMENT SIGN		☐ BANNER	
☐ BUILDING MOUNTED SIGN		☐ WIND FEATHER	
☐ FACE CHANGE		☐ OTHER	
DIMENSION OF SIGN (AREA): 78" x 84" = 45.5 FT ²		DIMENSION OF SIGN (AREA):	
FOR BUILDING MOUNTED SIGN ONLY; LINEAL FOOTAGE OF FACADE:		SIGN DURATION:	
ATTACHMENTS NEEDED FOR A SIGN PERMIT APPLICATION INCLUDE A PLAT OF SURVEY FOR ALL FREE STANDING SIGNS SHOWING THE LOCATION OF THE SIGN, RENDERING OF SIGN WITH DIMENSION, AND ELECTRICAL DETAILS FOR ILLUMINATED SIGNS.			
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. I/we as owner of record or authorized agent are responsible to abide by all covenants and association restrictions as may apply to the proposed work associated with this permit. I/WE AGREE TO NOT OCCUPY THE BUILDING UNTIL ALL INSPECTIONS HAVE BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. <u>This Permit is a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.</u>			
SIGNATURE: [Signature]		DATE: 6/30/2020	
REVIEW CONCLUSIONS (all staff comments on back of application):			
BUILDING CODE COMPLIANCE:		DATE:	
☐ APPROVED ☐ NOT APPROVED			
ZONING CODE COMPLIANCE:		DATE:	
☐ APPROVED ☐ NOT APPROVED			
RE-SUBMITTAL:		DATE:	
☐ APPROVED ☐ NOT APPROVED			
		DATE/TIME ISSUED:	

PLAN	SURVEYED	BY	DATE
NOTE BOOK NO.	PLOTTED		
	ALIGNED		
	CHECKED		
	FILED		
	FILE NAME		

PROFILE	SURVEYED	BY	DATE
NOTE BOOK NO.	PLOTTED		
	GRADES		
	CHECKED		
	STRUCTURE		
	NOTATIONS		
	CHKD		

MATCH LINE STA. 371+00

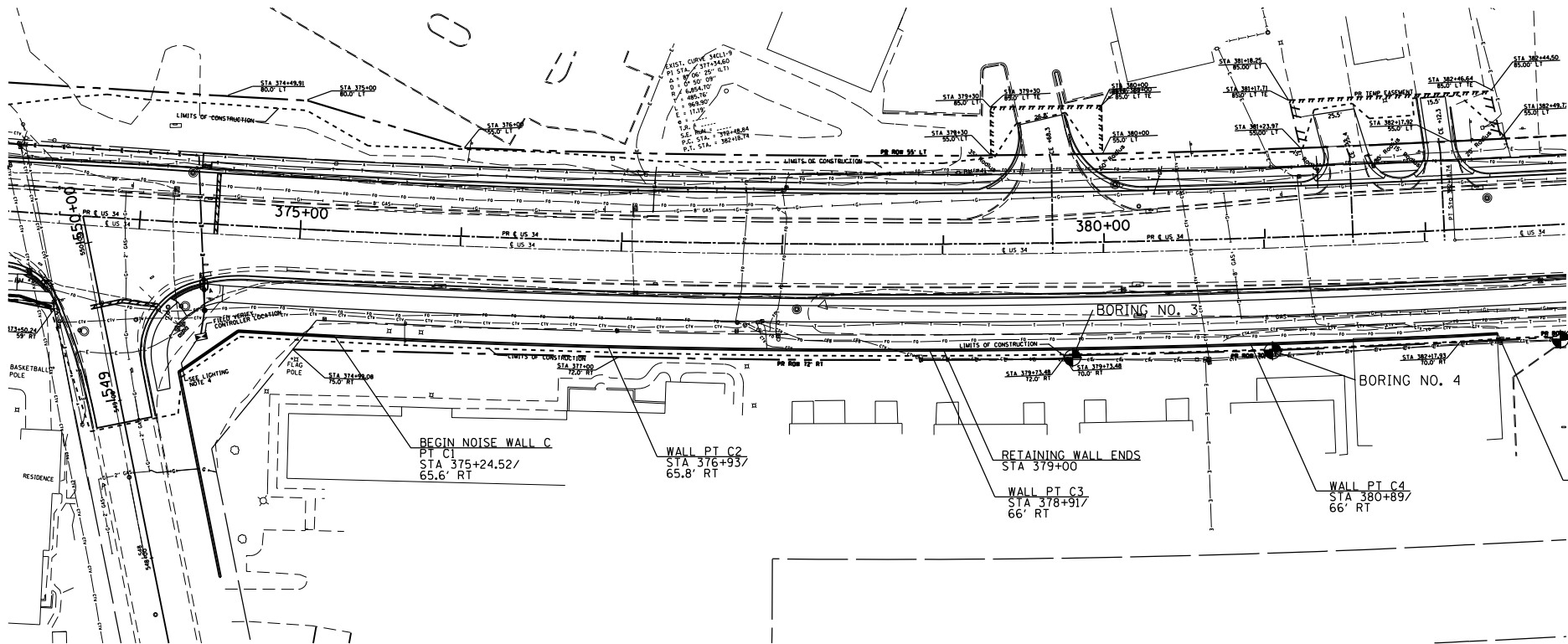
MATCH LINE STA. 377+00



FILE NAME =	USER NAME = woodyer.jp	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	US 34 PLAN & PROFILE ELDAIMAN RD TO CENTER PARKWAY	F.A.P. RTE. 591	SECTION (13)R-2E(13 BRIC, 13 BR-1)BRJ	COUNTY KENDALL	TOTAL SHEETS 533	SHEET NO. 125	CONTRACT NO. 66993	ILLINOIS FED. AID PROJECT
		CHECKED -	REVISED -									
		DATE -	REVISED -									

PLAN	SURVEYED	BY	DATE
	NOTED		
NOTE BOOK	CHECKED		
	FILED		
NO.			

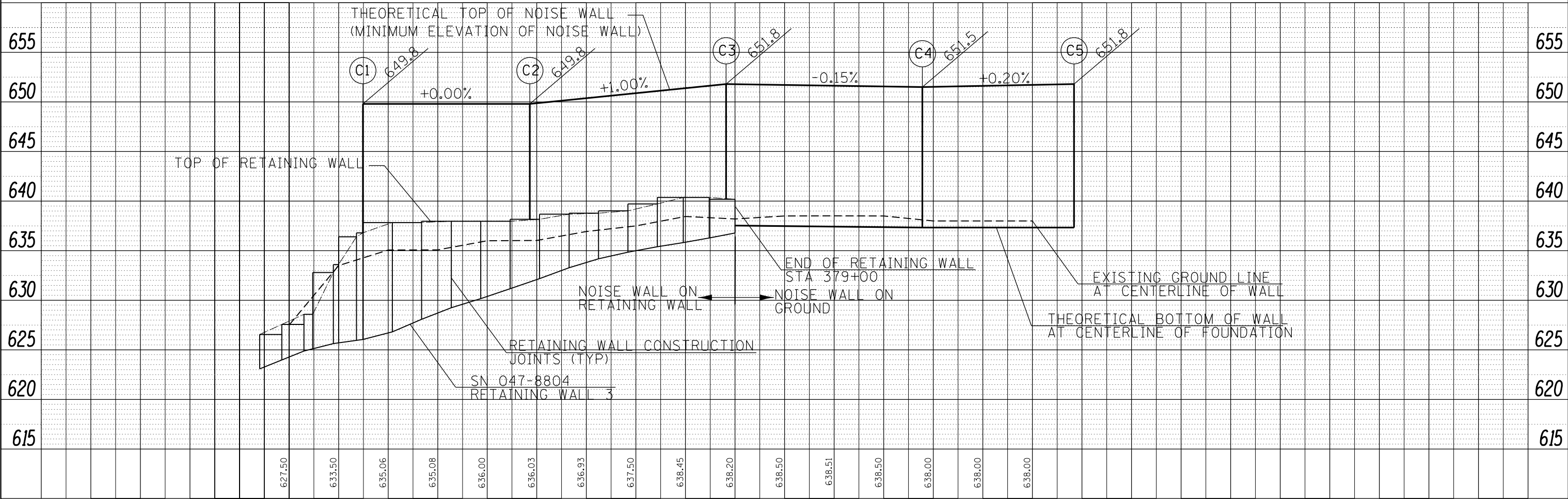
PROFILE	SURVEYED	BY	DATE
	NOTED		
NOTE BOOK	CHECKED		
	FILED		
NO.			



CONSTRUCTION NOTES:

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE AND MUST BE VERIFIED PRIOR TO EXCAVATION OR INSTALLATION.

SOIL BORING LOCATIONS



FILE NAME =	USER NAME = woodger.jp	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	NOISE ABATEMENT WALL PLAN AND PROFILE - WALL C		F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
Default		CHECKED -	REVISED -		591			KENDALL	533	314	
		DATE - 2/2/2017	REVISED -				•(13)R-2(13 BRIC, (13 BR-1BR)		CONTRACT NO. 66993		
							ILLINOIS FED. AID PROJECT				

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2020-08**

NOTICE IS HEREWITH GIVEN THAT David A. Pollock, BMM Sign, Inc. dba Signarama-Aurora, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a sign to be erected taller than twelve (12) feet in height as stated in Section 10-20-9-A-1 of the Yorkville Municipal Code. The real property is generally located at the southeast corner of Veterans Parkway (U.S. 34) and Game Farm Road in Yorkville, Illinois. The petitioner is looking to replace the monument sign which was removed due to the State widening of U.S. 34.

The legal description is as follows:

PARCEL 1:

LOTS 12 AND 13 OF UNIT ONE, COUNTRYSIDE SUBDIVISION, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS EXCEPT THAT PART OF LOTS 12 AND 13 CONVEYED TO THE UNITED CITY OF YORKVILLE BY DEED RECORDED AS DOCUMENT 201400013518 AND EXCEPT THAT PART OF LOT 13 TAKEN BY FINAL JUDGMENT ORDER RECORDED AS DOCUMENT 201700005165 AND ORDER VESTING TITLE RECORDED AS DOCUMENT 201700006343.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 12 IN UNIT ONE, COUNTRYSIDE SUBDIVISION, THENCE SOUTH 82 DEGREES 01 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF LOT 13 OF SAID UNIT ONE, 99.69 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 7 DEGREES 58 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, 200.00 FEET TO THE SOUTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 6925.55 FEET, A DISTANCE OF 96.36 FEET; THENCE SOUTH 6 DEGREES 56 MINUTES 01 SECONDS WEST 200.33 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1203.05 FEET, A DISTANCE OF 91.71 FEET TO THE NORTHEAST CORNER OF LOT 16 IN UNIT TWO, COUNTRYSIDE SUBDIVISION; THENCE NORTH 87 DEGREES 26 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 16, 181.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND EAST LINE OF UNIT ONE OF SAID SUBDIVISION; THENCE NORTH 4 DEGREES 42 MINUTES 0 SECONDS WEST ALONG SAID EAST LINE 111.30 FEET TO THE POINT OF BEGINNING, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PARCEL 3:

LOT 16 OF UNIT TWO, COUNTRYSIDE SUBDIVISION, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. PIN: 02-29-278-018; 02-29-278-017; 02-29-278-008 Property Address: 1308 Game Farm Road, Yorkville, IL 60560

Tax PINS: 02-29-278-018; 02-29-278-017; 02-29-278-008
Address: 1308 Game Farm Road, Yorkville, IL 60560

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, September 9, 2020** at 7:00 pm at the United City of Yorkville, City Council Chambers, 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.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

LISA PICKERING
City Clerk



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: September 2, 2020
Subject: **Planning & Zoning Commissioner's Training Series 2021-2022**

Summary

The Planning and Zoning Commission expressed an interest in continuing the training series staff developed last year which gave an overview of a various specialized topics to aid in the performance of your duties recommending entitlements for land development, overseeing the Comprehensive Plan and making amendments to the Zoning Ordinance for the City of Yorkville.

However, due to the pandemic most of the 2020 presentations were put on hold. Below is a revised tentative schedule for the 2021-2022 series specifically tailored to Planning and Zoning Commissioners at the end of each meeting on a quarterly schedule. Each primer will last about 15-20 minutes, will be presented by staff or a qualified professional and cover a different subject matter as proposed below:

<u>DATE</u>	<u>SERIES TOPIC</u>	<u>PRESENTER</u>
<i>Spring 2021</i>	Economic Development Basics for Planning & Zoning Commissioners	Lynn Dubajic, Economic Development Consultant
<i>Summer 2021</i>	Fire Protection Basics for Planning & Zoning Commissioners	BKFD Fire Marshal Mike Torrence
<i>Fall 2021</i>	Building Code Basics for Planning & Zoning Commissioners	Pete Ratos, Yorkville Building Code Official
<i>Winter 2021</i>	Community Policing Basics for Planning & Zoning Commissioners	James Jensen, Yorkville Police Chief
<i>Spring 2022</i>	Wastewater Treatment Basics for Planning & Zoning Commissioners	Cyrus McMains, YBSD Executive Director
<i>Summer 2022</i>	Public Works Basics for Planning & Zoning Commissioners	Eric Dhuse, Public Works Director
<i>Fall 2022</i>	Transportation Planning Basics for Planning & Zoning Commissioners	Brad Sanderson, EEI
<i>Winter 2022</i>	Landscaping/Parks Planning Basics for Planning & Zoning Commissioners	Scott Sleezer, Parks Department

If you would like to discuss the topics to be covered within these primers or have suggestions for future training sessions, staff will be available at Wednesday night's meeting.



Memorandum

To: Planning and Zoning Commission
From: Lisa Pickering, City Clerk
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: August 27, 2020
Subject: Planning and Zoning Commission Meeting Schedule for 2021

Summary

Proposed 2021 meeting schedule for the Planning and Zoning Commission.

Meeting Schedule for 2021

For 2021, 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 13, 2021
- February 10, 2021
- March 10, 2021
- April 14, 2021
- May 12, 2021
- June 9, 2021
- July 14, 2021
- August 11, 2021
- September 8, 2021
- October 13, 2021
- November 10, 2021
- December 8, 2021

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2021.