



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, June 9, 2021

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 10, 2021

Citizen's Comments

Public Hearings

Unfinished Business

New Business

1. **PZC 2021-04** Staff is seeking input from the Planning and Zoning Commission on a request from the Kendall County Comprehensive Land Plan and Ordinance Committee. The future extension of Eldamain Road south of the river brings potential development opportunities to the area. The County is seeking input from the City on the possibility of amending the City's future land use map.

Additional Business

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, March 10, 2021 7:00pm

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the current Covid-19 pandemic.

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: All the following Commissioners attended the meeting remotely unless otherwise noted:

Rusty Hyett-yes, Jeff Olson-yes/in-person, Danny Williams-yes, Deborah Horaz-yes

Also present after roll call for minutes: Don Marcum, Greg Millen

Absent: Rich Vinyard

City Staff :

Krysti Barksdale-Noble, Community Development Director (remote attendance)

Jason Engberg, Senior Planner (in-person attendance)

Other Guests (All attended remotely)

Lynn Dubajic, City Consultant

Matt Asselmeier, Kendall County

Dan Kramer, Attorney at Law

Previous Meeting Minutes January 13, 2021

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

Roll call: Horaz-yes, Hyett-yes, Olson-yes, Williams-yes. Carried 4-0.

Citizen's Comments None

Public Hearings: None

Unfinished Business: None

New Business

1. **PZC 2021-01** Cindy Gates, on behalf of Cindy Gates Trust, petitioner, is requesting to rezone a part of their property from A-1 Agricultural to B-3 Commercial and receive a special use permit to conduct the existing landscape business in unincorporated Kendall County. The property is generally located at the southeast side of Route 34 approximately 175 feet northeast of Tuma Road.

Mr. Engberg presented the background and said this 1.5 mile review came from Kendall County. This is a request for a rezone and special use permit for a landscaping company, Cox Landscaping which has been operating at this location for 30 years. A year ago a question arose if the business had the proper zoning and special use for Kendall County. Since it could not be determined, the County recommended the business move forward to obtain the necessary zoning and permit. The property is 2 large lots along Rt. 34, one triangular and zoned commercial and the other is zoned Agricultural. The petitioner is not looking to replat, but to rezone to B-3 where the landscaping company is located. The rear portion will remain A-1. The special use will go through Kendall County special use process. Since it is a business already established there, the staff has no issues with it. Attorney Dan Kramer represents this business.

Commissioner Williams asked, since this business is close to the city boundary and if the city were to expand, would the business need to be replatted, be grandfathered in or have to uproot their business. Mr. Engberg replied it could be annexed into the city and be zoned R-1.

Action Item:

1.5 Mile Review

Mr. Williams moved and Mr. Hyett seconded to approve the request. Mr. Williams read the motion as follows: In consideration of the proposed mile and half review of Kendall County Case 20-32 for a rezoning request from A-1 Agricultural to B-3 Commercial and special use authorization for a landscaping business at 9000 Route 34, the Planning and Zoning Commission recommends the City Council to not object to the request.

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

2. **PZC 2021-02** Jhon Cordero, petitioner, on behalf of Cordero Real Estate, LLC, is requesting to rezone their property from A-1 Agricultural to M-1 Limited Manufacturing to conduct a tree service business in unincorporated Kendall County. The property is generally located at the southwest corner of the Galena Road and East Beecher Road intersection in Kendall County.

The petitioner wishes to use the front part of the property for a tree business including mulching and the back half is an unusable wetlands. The staff had no issues with the request. Mr. Williams had concern with possible noise due to the mulching operation, however, Attorney Kramer said the mulching machine is toward the back and that a nearby cement crusher is louder than the mulcher. Mr. Hyett asked if the mulch had dye in it. The dye is soluble and does not contain chemicals according to Mr. Kramer. He added the mulch is now sold to wholesalers and eventually the business would like a retail center. Mr. Asselmeier added that the property will undergo a site plan review by county staff.

Action Item:

1.5 Mile Review

A motion was made by Mr. Williams and seconded by Mr. Hyett with the motion being read by Mr. Williams as follows: In consideration of the proposed 1 mile and half review of Kendall County Case 21-06 for a rezoning request from A-1 Agricultural to M-1 Limited Manufacturing to conduct a tree service business at the southwest corner of Galena Road and E. Beecher Road, the Planning and Zoning Commission recommends the City Council to not object to the request. Roll call: Williams-yes, Horaz-no, Hyett-yes, Marcum-yes, Olson-yes. Carried 4 yes, 1 no. (Commissioner Millen's name inadvertently not called).

Additional Business

1. Year in Review – Overview & Questions

A Power Point presentation was shown by Mr. Engberg, which highlighted the year 2020. It showed 319 housing permits issued, Gas n Wash/Popeye's/Smoothie King opened new businesses, Verizon moved to new location, new townhomes built in Grande Reserve/Raintree, big decline in foreclosures as result of covid, started work on UDO (Unified Development Ordinance), amendments to Comp Plan, boundary agreement with Plainfield. Also the city assisted with outdoor dining for local businesses during the pandemic and will continue, compiled schedule of '21/'22 PZC educational presentations, using calculators as part of the UDO, planning tactical urbanism/applying for grants, plans for new city hall and municipal campus. Mr. Engberg noted that City Consultant Lynn Dubajic has been coordinating Covid vaccines.

2. City Council Action Updates:

The following updates were noted:

- a. PZC 2020-11 Abby Properties Final Plat approved
- b. PZC 2020-12 Grande Reserve 'fee simple' lots approved, Final Plat approved
- c. PZC 2020-13 Kris & Hillary Wieschhaus driveway variance, no objections in 1.5 mile review
- d. PZC 2020-14 non-conforming signs, Text Amendment approved.

Adjournment

There was no further business and the meeting was adjourned on a motion and second by Commissioners Williams and Hyett, respectively. Approved on voice vote and adjourned at 7:38pm.

Respectfully submitted by
Marlys Young, Minute Taker (remote attendance)



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: June 3, 2021
Subject: Comprehensive Plan – Future Land Use Review

Summary

On March 24, 2021, Community Development staff attended a meeting upon request of the Kendall County Comprehensive Land Plan and Ordinance Committee to discuss future land use plans for the area south of the river along Highpoint Road. The long-planned road extension and expansion received partial funding last year and is considered under “Initial Construction” per the Illinois Department of Transportation (IDOT).

To view a map of the project, click the link below.

<https://www.gettingaroundillinois.com/MapView/?config=ANNconfig.json>.

The road creates the southern planning boundary between Yorkville on the east side and Plano on the west side. Similar to the roadway improvements on North Eldamain Road, this new thoroughfare and access across the river may change the potential long-term land uses in and around the area. The committee requested that staff discuss the idea of reviewing the proposed future land uses outlined in the City’s Comprehensive Plan with City officials to consider possible revisions to the plan.



Kendall County Comprehensive Land Plan and Ordinance Committee Meeting

The meeting held in March was attended by members of the committee, County staff, Yorkville staff, and representatives from Plano and Millbrook. There was a broad discussion about what the County’s future land use plan has designated for the unincorporated areas along the future South Eldamain Road. Currently, per their Land Resource Management Plan’s Future Land Use Map (attached) the western side of the road is currently designated as mixed-use business while the eastern portions which are not within Yorkville’s boundary are designated for Rural Residential. The members of the committee considered designating all of this area for mixed-used business. They then asked municipal representatives what their plans for this area currently are and if they would be open to discuss changes to align with Kendall County’s plans.

As seen in the image above, the entire eastern edge of the road is a light shade of green which designates this area for Estate/Conservation Residential Land Use. This future land use is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The most typical form of development within this land use will be detached single family homes on large lots. The properties to the west of the road are outside the City’s planning boundary as Eldamain Road is the border of an existing boundary agreement with Plano. Therefore, the City does not have a future land use for this area.

Staff stated that the request to review the City's future land use map would be brought to the attention of elected officials. The extension of Eldamain Road across the river and its connection to Route 71 will definitely have an impact and future development in the area. Before amending the Comprehensive Plan, there are many factors to consider as outlined below.

Considerations

The County is seeking to expand the mixed-use business designation on their future land use map and have requested that Yorkville evaluate their future land use map to better coincide with the County's plan. While strategizing regionally is a solid planning principle, there are many factors to consider when making the decision to reevaluate the City's Comprehensive Plan's Future Land Use Map.

Current Projections

The current designated future land use as Estate/Conservation Residential was provided as this area is currently outside of the City's boundary and far from the planning the other developed parts of town. The 2016 plan focused on development and improvement of Yorkville's core and existing unfinished developments from the 2008 recession. The properties east of Highpoint Road are on the edge of the City's planning boundary and were designated this way as development of this area was unlikely when the plan was created. Considerations need to be made on determining whether the Eldamain Road extension will change the possibility of development in this area being located far from the City's current developments.

Scope of the Plan

The 2016 Comprehensive Plan has a general planning horizon of 10 years. When developing a Comprehensive Plan, all existing conditions, imminent projects, and future projections are all considered during the drafting of the plan. Making projections past this 10-year horizon is difficult as certain local, regional, and national events can impact the projection. Some examples include funding for a new road, an economic recession, or global pandemic.

Community Development staff have scheduled for a new or updated plan to be drafted by 2026. This project would require extensive research into the existing conditions and focus on changes from the 2016 plan. Similar to the previous plan, an update or new plan will require assistance from a consultant and would most likely be a two-year process. Which means the evaluating of current conditions of the area could start between 2023-2024. With a potential update occurring in the next few years along with the length of time it will take to have the roadway built, it might be best to consider waiting until a full update of the plan is complete.

Metra Rail Access

While the extension of Eldamain Road will definitely impact traffic flows and potential types of development in the area, there are other potential factors that may play into future land uses in this area such as a commuter train station. Metra is currently creating a long-term plan for extended rail service to Montgomery, Oswego, Yorkville, Plano, and Sandwich. Metra has been in contact with staff and officials to determine where a commuter station could be located. At this moment, there are two possible locations including one near Route 47 and the other near Eldamain Road which both intersect the BNSF railway. Both locations could change the type of potential uses in this area. While just a plan for potential future expansion of rail service, this needs to be taken into consideration when drafting future plans for the City as well.

Utility Access

Any major development whether it is residential, commercial, or industrial will need utilities provided to them. Currently, this area has no major water or sanitary facilities in the area with the closest being at the Route 71 and Route 47 intersection. Development of this area will depend on a developer or business installing and paying for utilities to be brought to these properties. Again, this needs to be considered when determining the future land use of an area due to its likelihood for future growth within the plans horizon.

Guide for Development

It should always be noted that while a Comprehensive Plan is a necessary tool for proper growth and implementing a vision for the community, it is still a guiding document that is not codified. As has happened in the past, certain developments may be better suited in some areas even though the future land use map illustrates a different designated use. Things change and a written long-term document cannot predict certain events or developments. It is up to committee members and elected officials to determine if a proposed project meets the vision of the community and whether the designation on the future land use map is justified at the time. Therefore, the Estate/Conservation Residential land use is not set in stone and does not hinder development of potential future projects.

Potential Other Land Uses

In conjunction with the other considerations in the memorandum, the County has expressed interest into expanding their mixed-use business land use designation but there may be better and more likely future land uses in the area. The development of a large mixed-use business area is enticing as it would provide jobs and tax revenue for the City, it does not necessarily mean this area is not better utilized for another land use. With all the other forces in play as listed above, considerations into all types of land uses should be considered.

Economic Development Committee

This item was brought forth for review at the May 4, 2021 Economic Development Committee Meeting. The committee stated it would discuss the request at a City Council level on June 8, 2021 as it wanted input from all members of the Council. At the time of this PZC meeting, the item will have been discussed by City Council and staff will relay their comments to this committee.

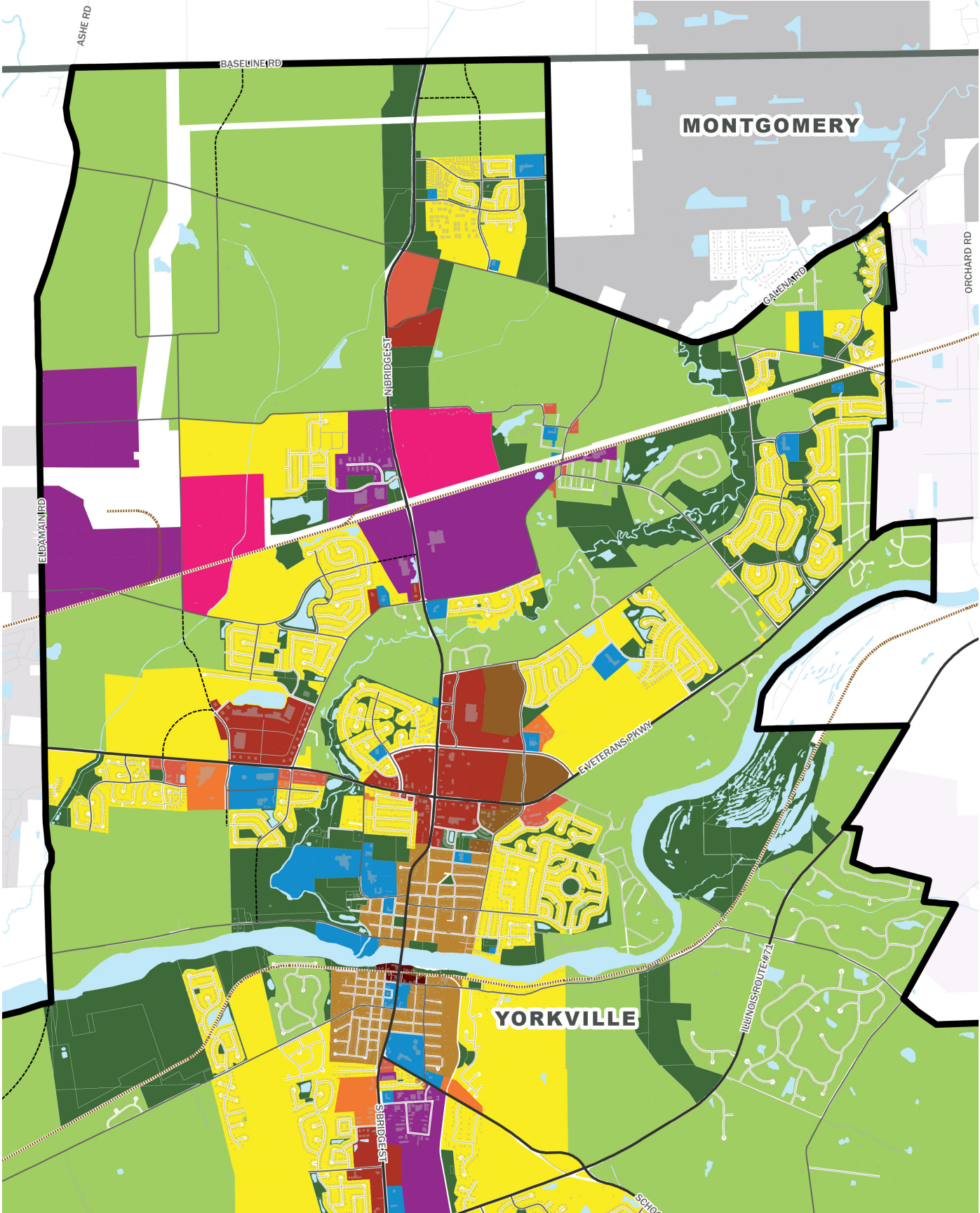
Staff Comments/Next Steps

Staff is seeking input from the Planning and Zoning Commission on the request from the Kendall County Comprehensive Land Plan and Ordinance Committee. Staff is seeking input and feedback from the committee to provide to the County.

Attachments

1. Yorkville's Future Land Use Map
2. Kendall County Land Resource Management Plan Map
3. Yorkville and Kendall County Future Land Use Comparison Map

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

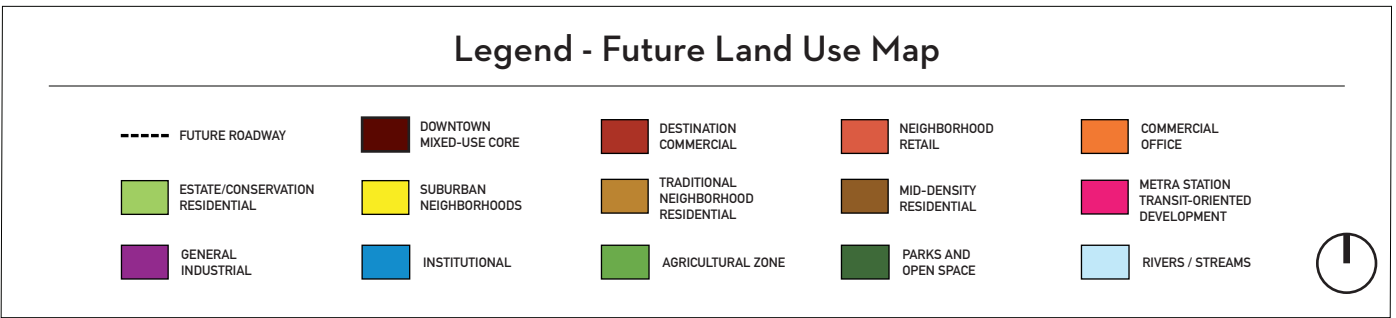
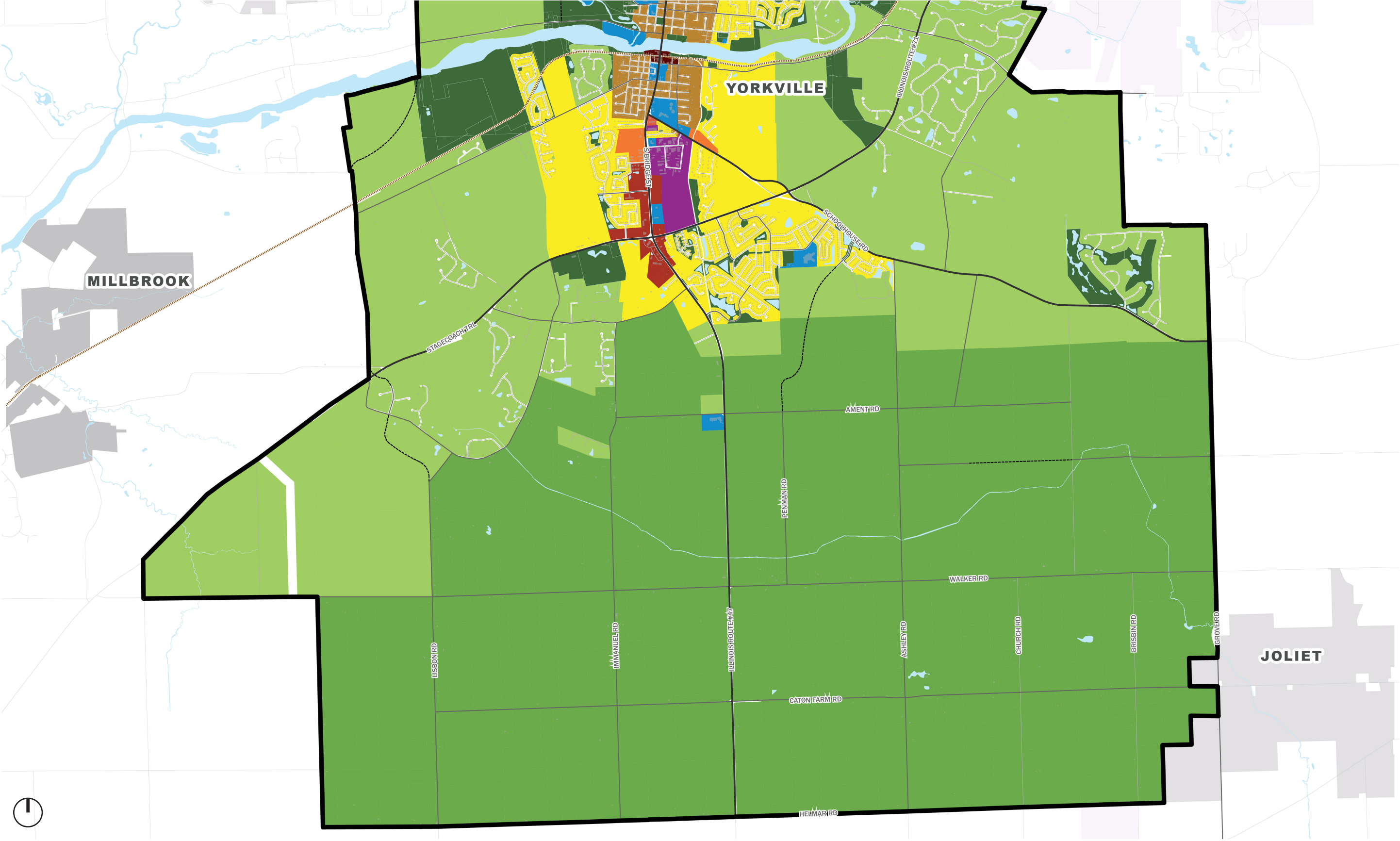


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River



FUTURE LAND USE PLAN

KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Hamlets
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline



Kendall County GIS

111 West Fox Street - Room 308

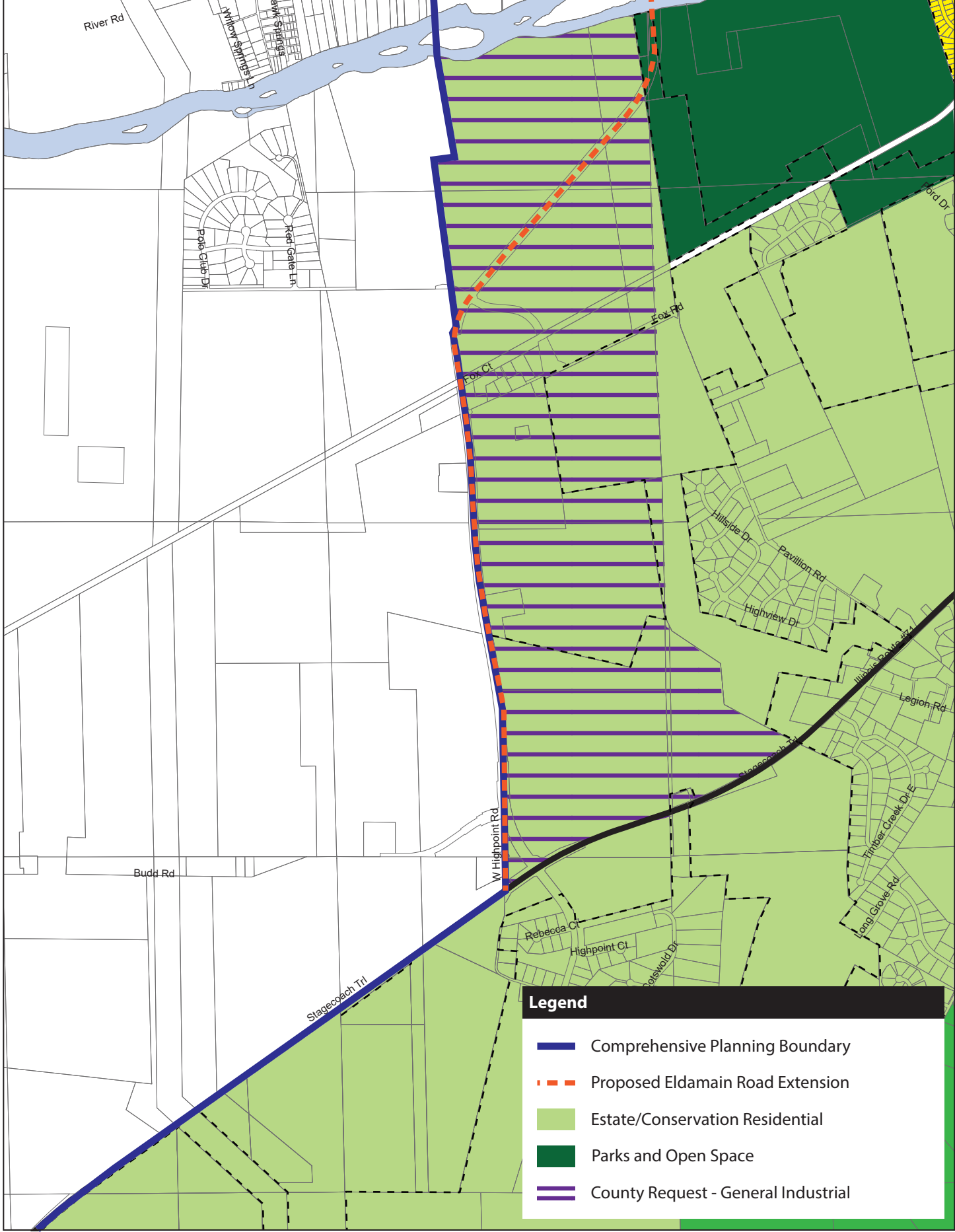
Yorkville, Illinois 60560

630.553.4212

More info about the LRMP can be found at: <https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp>

Map last updated: 12/17/2020

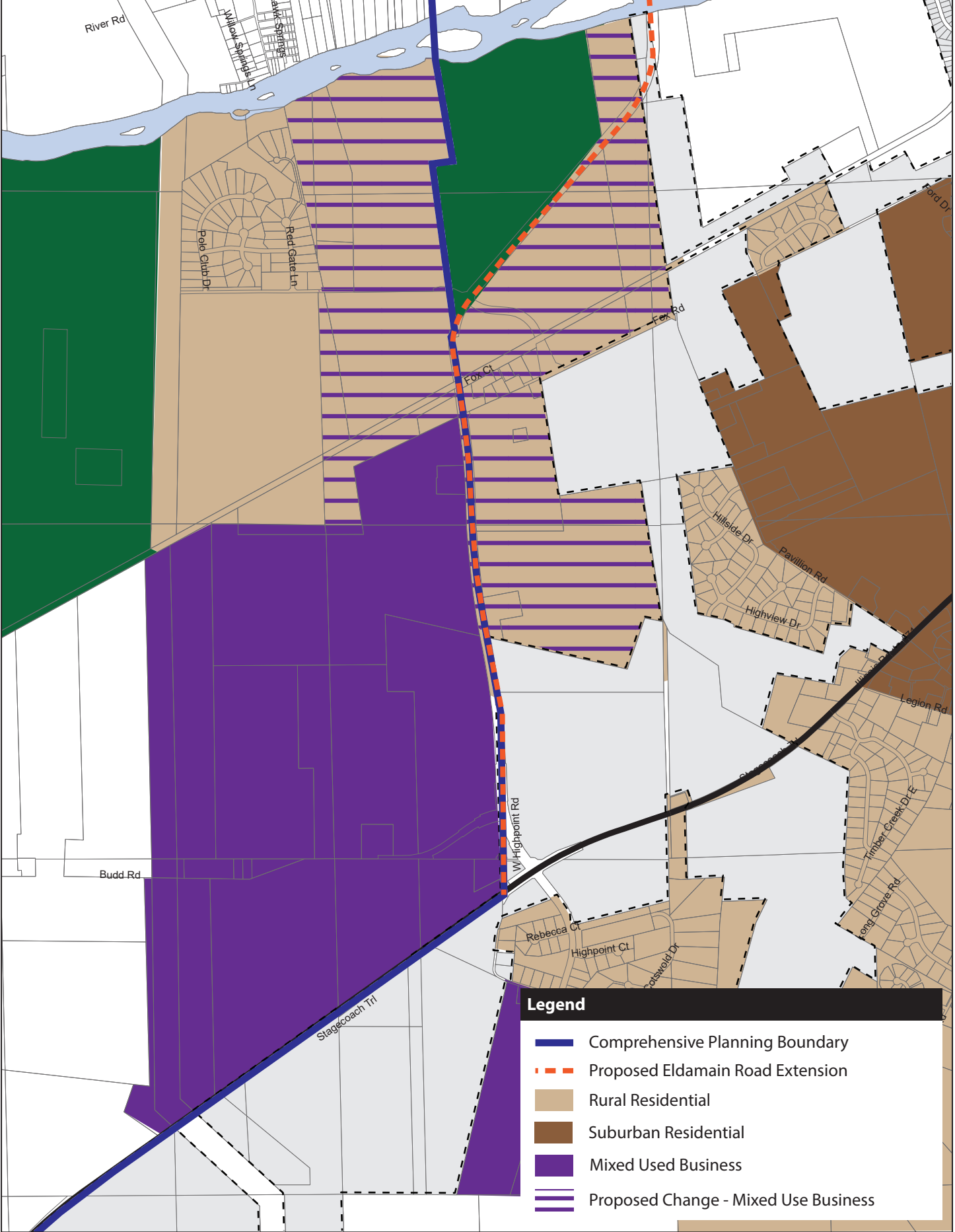
YORKVILLE FUTURE LAND USE | COUNTY REQUEST



Legend

- Comprehensive Planning Boundary
- Proposed Eldamain Road Extension
- Estate/Conservation Residential
- Parks and Open Space
- County Request - General Industrial

KENDALL COUNTY FUTURE LAND USE | PROPOSED CHANGES



Legend

- Comprehensive Planning Boundary
- Proposed Eldamain Road Extension
- Rural Residential
- Suburban Residential
- Mixed Used Business
- Proposed Change - Mixed Use Business