



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 8, 2022

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: May 11, 2022

Citizen's Comments

Public Hearings

Unfinished Business

New Business

1. **PZC 2022-09** Kendall County, Illinois is proposing a map amendment to the Kendall County Future Land Use map. Due to the extension of Eldamain Road south of the Fox River, the Kendall County Comprehensive Land Plan and Ordinance Committee has discussed potential future land uses in the area and has proposed amending three parcels from "Rural Residential" to "Mixed Use Business." This request was approved by the Kendall County Board at the May 17, 2022 meeting.

Action Item

N/A

Additional Business

Adjournment

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, May 11, 2022 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

Deborah Horaz-yes/electronic attendance

Greg Millen-yes/electronic attendance

Jeff Olson-yes/in-person

Richard Vinyard-yes/in-person

Danny Williams-yes/in-person

Absent: Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director/electronic attendance

Jason Engberg, Senior Planner/in-person

Other Guests

Lynn Dubajic, City Consultant/in-person

Previous Meeting Minutes April 13, 2022

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

Roll call: Millen-yes, Olson-yes, Vinyard-present, Williams-yes, Horaz-yes

Carried: 4-yes and 1 present.

Citizen's Comments None

Public Hearings

Chairman Olson explained the Public Hearing procedure, however, there was no one present to give testimony. The Public Hearing was opened at 7:02pm on a motion and second by Commissioners Williams and Vinyard, respectively.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes Carried 5-0.

The Public Hearing description was read by Chairman Olson:

1. **PZC 2022-10** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 10-2: “Rules and Definitions” and Section 10-6: “Permitted and Special Uses” within the United City of Yorkville Zoning Ordinance. The amendment proposes to amend the definitions of microbrewery, brewpub, and microwinery to provide consistency with current State statutes and the City's liquor license regulations. Additionally, the land use designation table and special conditions in Section 10-6 of the Yorkville Zoning Ordinance will also be amended to reflect the proposed definitions.

Mr. Engberg presented the background for the proposed Text Amendment. A business has approached the city about opening a microwinery in the downtown and when they applied for a liquor license, there was no language in the code for microwinery. The city amended title 3 of the liquor code to group the microbrewery, brewpub and microwinery together. Staff is recommending changes to the zoning ordinance to align with the liquor code and the State statute.

The recommended changes are:

1. Join microbrewery, brewpub and microwinery all in one single use for liquor code, Class M.
2. Remove requirement that they would have to be part of a restaurant use.
3. Established in liquor license code that 50,000 gallons of wine could be produced per year, consistent with State statute. That was approved by City Council.

He also gave background of the zoning ordinance. Microbrewery and brewpubs are defined as the same. Microdistillery and microwinery each have their own definition. Microwinery limits are currently established at 100,000 gallons per year. He said currently microbrewery and brewpubs have to be ancillary to a restaurant. Separating the definitions will allow for flexibility in the future, said Mr. Engberg. He also discussed the special conditions that apply. An additional change is that instead of saying “hand-capped” it will change to “seal”.

There was no further testimony and a motion was made and seconded at about 7:11pm by Mr. Williams and Mr. Vinyard, respectively, to close the Hearing. Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes Carried 5-0.

Unfinished Business None

New Business

2. PZC 2022-10 Text Amendment (see full description above under Public Hearing)

Action Item

Text Amendment

There was no further discussion and a motion and second to approve was made by Commissioners Horaz and Williams, respectively. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on May 11, 2022 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 10-2-3: Definitions and Section 10-6: Permitted and Special Uses of the United City of Yorkville Zoning Ordinance to amend the definitions of Microbrewery, Brewpub, and Microwinery as well as their placement and special conditions on the permitted and special uses table, as recommended in a staff memo dated May 4, 2022.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Millen-yes. Carried 5-0.

Additional Business

1. Appointment of Vice Chairperson

Commissioner Richard Vinyard was chosen as the new Vice-Chair by a unanimous voice vote.

2. City Council Action Updates

- a. PZC 2022-02 Dawn Leprich-Graves rezoning request approved.
- b. PZC 2022-06 Final Plat Amendment approved for Bristol Bay.
- c. PZC 2022-07 Final Plat of Subdivision approved for Bristol Bay.

Adjournment

There was no further business and the meeting was adjourned at 7:14pm on a motion and second by Commissioners Williams and Vinyard, respectively. Unanimous voice vote.

Respectfully submitted by,
Marlys Young, Minute Taker/electronic attendance

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, May 11, 2022
7:00 p.m.

1 PRESENT: (In-person and via Zoom)

2 Mr. Jeff Olson, Chairman,

3 Ms. Deborah Horaz,

4 Mr. Richard Vinyard,

5 Mr. Greg Millen,

6 Mr. Danny Williams.

7
8 ALSO PRESENT: (In-person and via Zoom)

9 Ms. Krysti Barksdale-Noble, Community

10 Development Director;

11 Mr. Jason Engberg, Senior Planner;

12 Ms. Marlys Young, Minute Taker.

13 - - - - -

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

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

11 Public testimony from persons
12 present who wish to speak may be for or may be
13 against the request or ask questions of the
14 petitioner regarding the request being heard.
15 Those persons who wish to testify are asked to
16 speak clearly, one at a time and state your name
17 and who you are, if you represent anyone.

18 You are also asked to sign in at the
19 podium. I don't think we have anybody except
20 Jason tonight. If you plan to speak during
21 tonight's public hearing as a petitioner or a
22 member of the public, please stand, raise your
23 right hand and repeat after me.

24 Jason, do you have to do that, or

1 no?

2 MR. ENGBERG: No, I -- No.

3 CHAIRMAN OLSON: Okay, we can skip you.
4 We are not going to swear anybody in.

5 The order for receiving testimony
6 tonight will be as follows: Petitioner
7 presentation, those who wish to speak in favor
8 and those who wish to speak in opposition.

9 May I then, please, have a motion to
10 open the public hearing on Petition number PZC
11 2022-10, Tax Amendment Request?

12 MR. WILLIAMS: So moved.

13 MR. VINYARD: Second.

14 CHAIRMAN OLSON: Roll call vote on the
15 motion, please.

16 MS. YOUNG: Yes. Millen.

17 MR. MILLEN: Yes.

18 MS. YOUNG: Olson.

19 CHAIRMAN OLSON: Yes.

20 MS. YOUNG: Vinyard.

21 MR. VINYARD: Yes.

22 MS. YOUNG: Williams.

23 MR. WILLIAMS: Yes.

24 MS. YOUNG: And Horaz.

1 MS. HORAZ: Yes.

2 MS. YOUNG: Thank you.

3 CHAIRMAN OLSON: Thank you. The one
4 public hearing up for discussion tonight is PZC
5 2022-10, United City of Yorkville, Kendall
6 County, Illinois, petitioner, is proposing a text
7 amendment on Section 10-2, Rules and Definitions,
8 and Section 10-6, Permitted and Special Uses
9 within the United City of Yorkville Zoning
10 Ordinance.

11 The amendment proposes to amend the
12 definitions of microbrewery, brewpub and
13 microwinery to provide consistency with current
14 State statutes and the City's liquor license
15 regulations.

16 Additionally, the land use
17 designation table and special conditions in
18 Section 10-6 of the Yorkville Zoning Ordinance
19 will also be amended to reflect the proposed
20 definitions.

21 Jason, would you like to present?

22 MS. WEST: I would. I would like to
23 come up closer to the mic.

24 CHAIRMAN OLSON: Okay.

1 MR. ENGBERG: Can anybody verify if you
2 can hear me in Zoom?

3 CHAIRMAN OLSON: Can you guys hear
4 Jason?

5 MS. HORAZ: Yes.

6 MR. ENGBERG: All right. So this is a
7 text amendment to the Zoning Ordinance. The City
8 recently had a business owner that wants to open
9 a microwinery in the downtown, and in April when
10 they were applying for a liquor license, the
11 microwinery was separate.

12 We have a microbrewery brewpub in
13 the Liquor Code, but nothing really for
14 microwinery, they have to be part of a
15 restaurant, and so the City amended Title 3 of
16 the Liquor Code to better put these all together,
17 and then also align all the regulations with
18 state statute.

19 So Staff is recommending some
20 changes to the zoning ordinances, Zoning
21 Ordinance, as these different land uses are
22 defined in our code a little differently now and
23 we're just trying to, one, align it with the new
24 Liquor Code to make it a little bit easier to

1 understand when somebody comes in and there is no
2 problem, say, well, I thought I could do this
3 because I got this liquor license but now
4 somebody is telling me this, and we are also
5 aligning with state statute to make sure we're
6 aligned with that as well.

7 So, just briefly, the liquor
8 license -- the change -- the major changes in the
9 Liquor License Code, it put brewpub,
10 microbrewery, microwinery and winery together all
11 in one single use for the Liquor Code, so if
12 anybody wants to do that, that's a Class M. They
13 will come in and ask for that.

14 They have also removed the
15 requirement that it would have to be accessory to
16 a restaurant use. Naturally the winery,
17 microwinery was previously, but the breweries and
18 brewpubs were not in the Liquor Code.

19 And then, finally, they reduced the
20 amount -- or they established in the Liquor
21 License Code 50,000 gallons per year for wine
22 produced, and that is consistent with the state
23 statute in the statement of license, so the
24 actual language is there in the middle from what

1 was approved, and that was approved by City
2 Council.

3 So to give you a little background
4 on the Zoning Ordinance, currently in the
5 definition section, we have microbrewery or
6 brewpub as one definition, we have
7 microdistillery as one definition, and a
8 microwinery.

9 Microdistiller would be for a hard
10 alcohol, for a whiskey or something like that,
11 and a microwinery is its own as well.

12 Currently our microwinery says
13 100,000 gallons a year, which is different, and
14 then in Table 10.6.3, all of those uses are as
15 one and they are permitted in the commercial
16 districts and the two manufacturing districts.

17 Also, in that Section 10-6 there are
18 some special requirements, and similar to the
19 definitions, the microbreweries and brewpubs are
20 supposed to be -- or currently have to be
21 ancillary to a restaurant use to a certain
22 extent. At the time this was added into the code
23 and written, at the time I believe the
24 recommendations were from say, you know, we don't

1 just want breweries popping up, you know, if
2 they're not going to be part of a, you know,
3 commercial business, and I think the -- you know,
4 over the last ten years microbreweries and
5 tasting rooms and food trucks parked outside or
6 bring your own food, those types of uses have
7 become very popular, so the recommended change
8 that we have discussed is to remove that from
9 microbreweries, so what we're actually proposing
10 to do, we're going to separate brewpub out.
11 Brewpub will still be a restaurant with a, you
12 know, brew -- a microbrewery in it, so that will
13 still be ancillary to that.

14 Microbreweries and microwineries
15 will be treated the same, we put them in the one
16 definition, and then microdistilleries we're just
17 leaving alone as a single definition as well.

18 This way when someone comes in for a
19 Liquor Code license, it all lines up the same.
20 While all of those are put together, at least now
21 we can say brewpubs are the only ones that --
22 those require a restaurant, all the others will
23 not.

24 We changed the microwinery as well

1 to the 50,000 gallons per year to be produced as
2 well to align with state statute and liquor
3 codes, and then in Section 10-6, we sectioned
4 them out just like they are in the definition, so
5 brewpub has its own line, microbrewery,
6 microwinery and -- well, the microbrewery and
7 microwinery have a line, and the microdistillery
8 should have a line.

9 This also gives us flexibility for
10 the future, if we want to change any one of them,
11 remove if, you know, trends change, it will make
12 it easier to say just this one.

13 If they want to amend the Liquor
14 Code at some point, too, it makes it a little
15 flexible for us to change in the future as well.

16 So with that, again, in 10-6 there
17 are special conditions, so the brewpub will still
18 be ancillary and then the microbrewery will still
19 have the same special conditions, just like the
20 other special conditions are not being changed.
21 Those are the ones that deal with like outside
22 storage and things like that.

23 The one other change we made -- and
24 this came out at the Economic Development

1 Committee -- the original definition said
2 off-premise consumption is allowed, all sales
3 must be in a hand-capped, sealed container with a
4 total maximum production being hand packed. The
5 question was what does that mean. It's like
6 well, it might as well just mean sealed at
7 Subway, right, because really all you're really
8 trying to say is you can't give people open
9 containers to walk around town in, so we're just
10 going to remove that, clean that language up a
11 little bit.

12 So we are recommending this change.
13 We think it's going to help keep things
14 consistent, lower confusion between business
15 owners and people going and trying to open these
16 uses and make it a lot easier. And, sorry, we're
17 still allowing the B-1 through B-4 and M-1 and 2
18 as well at this time.

19 So that is my presentation for the
20 public hearing. I will answer questions now or
21 when we get to the new business.

22 CHAIRMAN OLSON: We will do it in new
23 business. Thank you.

24 Is there anyone who wishes to speak

1 in favor of the text amendment?

2 (No response.)

3 CHAIRMAN OLSON: In opposition to the
4 text amendment?

5 (No response.)

6 CHAIRMAN OLSON: Any questions from you
7 people and the people in Zoomland for Jason right
8 now?

9 MS. HORAZ: I have none.

10 CHAIRMAN OLSON: Greg?

11 MR. MILLEN: No questions.

12 CHAIRMAN OLSON: Okay, thank you.

13 So since all the public testimony
14 regarding this petition has been taken, may I
15 have a motion, please, to close the taking of
16 testimony in the public hearing?

17 MR. WILLIAMS: So moved.

18 MR. VINYARD: Second.

19 CHAIRMAN OLSON: Roll call vote on this
20 motion, please.

21 MS. YOUNG: Yes. Millen.

22 MR. MILLEN: Yes.

23 MS. YOUNG: Olson.

24 CHAIRMAN OLSON: Yes.

1 MS. YOUNG: Vinyard.

2 MR. VINYARD: Yes.

3 MS. YOUNG: Williams.

4 MR. WILLIAMS: Yes.

5 MS. YOUNG: And Horaz.

6 MS. HORAZ: Yes.

7 MS. YOUNG: Okay, thank you.

8 CHAIRMAN OLSON: All right, thank you.

9 The public hearing portion of the meeting is
10 closed.

11 (Which were all the
12 proceedings in the
13 public hearing portion
14 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 from the
7 audiorecording, and that the foregoing, Pages 1
8 through 14 inclusive, is a true, correct and
9 complete computer-generated transcript of the
10 proceedings had at the time and place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 24th day of May, A.D., 2022.

19 *Christine M Vitosh*

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

PZC - Public Hearing - May 11, 2022

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PZC - Public Hearing - May 11, 2022

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Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: June 2, 2022
Subject: **PZC 2022-09 Kendall County Petition 22-09 (Future Land Use Change)
South Eldamain Corridor Properties**

SUMMARY:

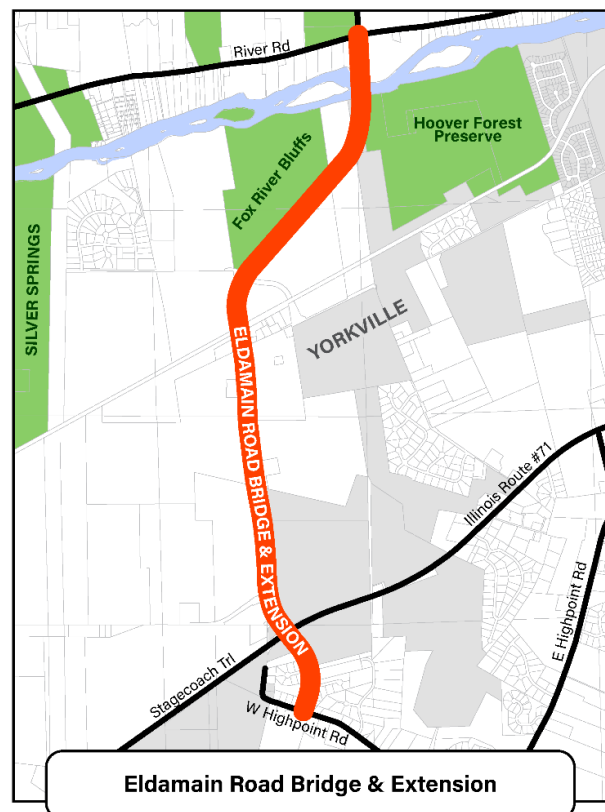
Staff received a petition from the Kendall County Planning, Building, and Zoning Department along with the subsequent attached documents. In the fall of 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee initiated discussions regarding the funding for the Eldamain Road Bridge and Extension project and potential future land uses along the southern leg of the new thoroughfare.

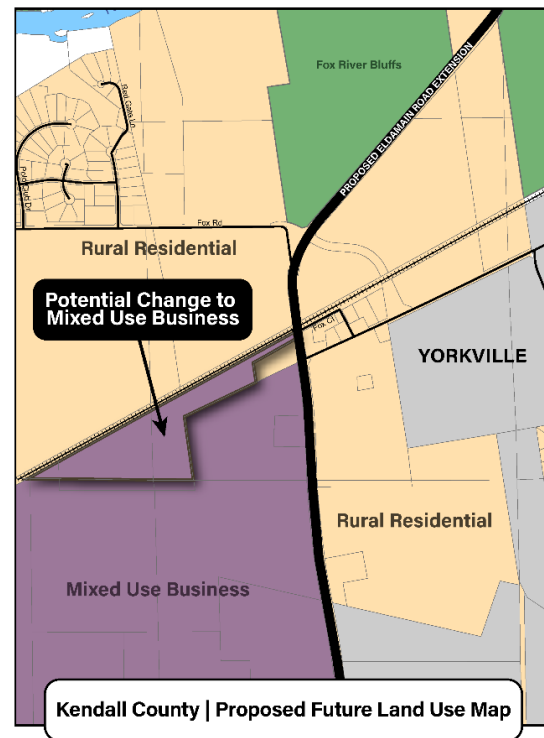
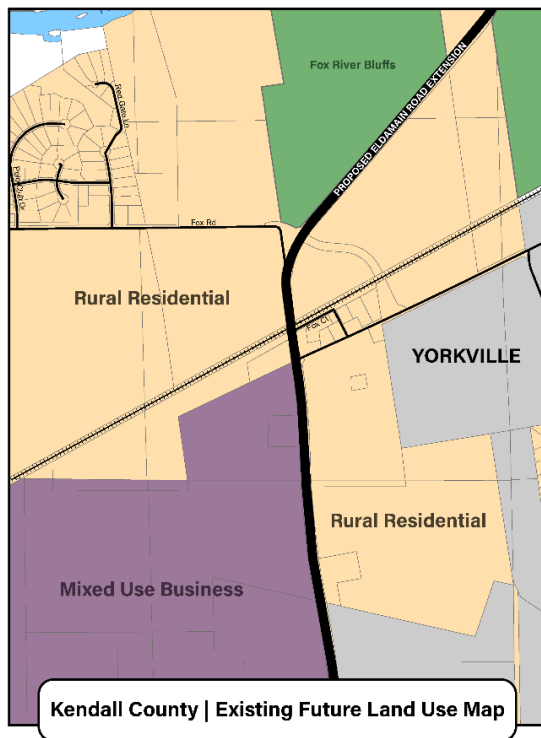
Since then, the Committee has been in discussion with the adjacent communities, including Yorkville, about each municipality's plans for the future of the area. After debating the topic in more depth and reaching out to property owners in the area, the Committee has decided to move forward and have proposed to amend the Kendall County Future Land Use map. They are proposing to redesignate three (3) properties west of Eldamain and south of the railway from "Rural Residential" to "Mixed Use Business." The proposal was approved by the Kendall County board at the May 17, 2022 meeting.

BACKGROUND & PROPOSED CHANGES:

It was announced at the end of 2020 that the planned bridge construction and extension of Eldamain Road south of the Fox River was funded and construction began in 2021. The extension begins at River Road and crosses the river heading south and connects to the existing W Highpoint Road. It terminates after Stagecoach Trail (State Route 71) at a realigned Highpoint Road.

After the announcement of funding, the Kendall County Comprehensive Land Plan and Ordinance Committee began discussing the potential future land uses along the southern extension. The committee felt the area would be ideal for Mixed Use Business, as this new roadway connects State Route 71 with U.S. Route 30. In the spring of 2021, the County contacted the surrounding communities to evaluate the future land use plans along the extension. City staff attended the meeting to discuss potential future land use changes.





Staff informed the committee that Eldamain Road creates the boundary between Yorkville and Plano’s future planning areas which is also stipulated in the municipalities’ boundary agreement. Therefore, only the properties on the east side of the roadway were designated for future Yorkville annexation. The current 2016 Comprehensive Plan has these areas designated as “Estate/Conservation Residential”. 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. It is very similar to the County’s “Rural Residential” land use designation. The committee requested that Yorkville consider changing their future land use designations in the area to align with the County’s plans. This information was provided to the elected officials in the summer of 2021.

Since then, the committee has been contacting property owners in the area which are currently designated for “Rural Residential” land uses on the existing Kendall County Future Land Use Map (shown above) to see if they wanted to have their properties changed to the Mixed Use Business category. Contacting the owners is an essential step in any long-term planning process as it will have an effect on the properties’ future development potential.

After reaching out to many of the property owners in the area, a majority wanted to remain within the “Rural Residential” designation. There was a single property owner who was interested in converting three (3) of their parcels from “Rural Residential” to “Mixed Use Business” (shown above). This request has been reviewed by the Kendall County Regional Plan Commission, the Kendall County Zoning Board of Appeal, and Kendall County board. The proposed amendment was approved by the board at the May 17, 2022 meeting.

Staff Comments

Staff has reviewed the materials and has no objections to the County's Future Land Use Map amendment. The proposed future land use designations are on the west side of Eldamain Road which is outside the City's planning boundary. Also, the conversions of these properties to the County's "Mixed Use Business" designation has little, to no effect, on the City's future planning efforts.

It should be noted that the new bridge and improved roadway may affect potential future land uses in the area. As stated in the attached June 3, 2021 memorandum to the Planning and Zoning Commission, there are many considerations to be contemplated when changing a future land use designation. Staff's recommendation is to reevaluate the potential for different types of future developments in this area when the City begins updating its Comprehensive Plan within the next few years.

Since the proposed map amendment has already been approved through the County, this item is for informational purposes and staff will direct any comments from the Planning and Zoning Commission to the County.

Attachments

1. Petition 22-09 with attachments
2. Yorkville Future Land Use Map
3. Planning and Zoning Commission Memorandum - June 3, 2021



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County ZPAC

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 3/25/2022

Subject: Potential Changes to the Future Land Use Map Along the Eldamain Road Corridor

In October 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee initiated discussions regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business. A copy of the existing Future Land Use Map is attached.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential. The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment. The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre). Copies of all of the Future Land Use Maps for this area are attached.

Following meetings with property owners in the area in October and December 2021, the Committee decided to limit changes to three (3) properties along the railroad tracks west of Fox Road. Letters to impacted property owners were mailed in mid-December 2021, mid-February 2022, and mid-March 2022.

At their meeting on February 23, 2022, the Comprehensive Land and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission.

At their meeting on March 24, 2022, the Kendall County Regional Planning Commission voted to initiate the amendment to the Future Land Use Map.

A copy of the updated map is attached.

Petition information will be sent to Fox Township, the Village of Millbrook, and the United City of Yorkville on March 28, 2022.

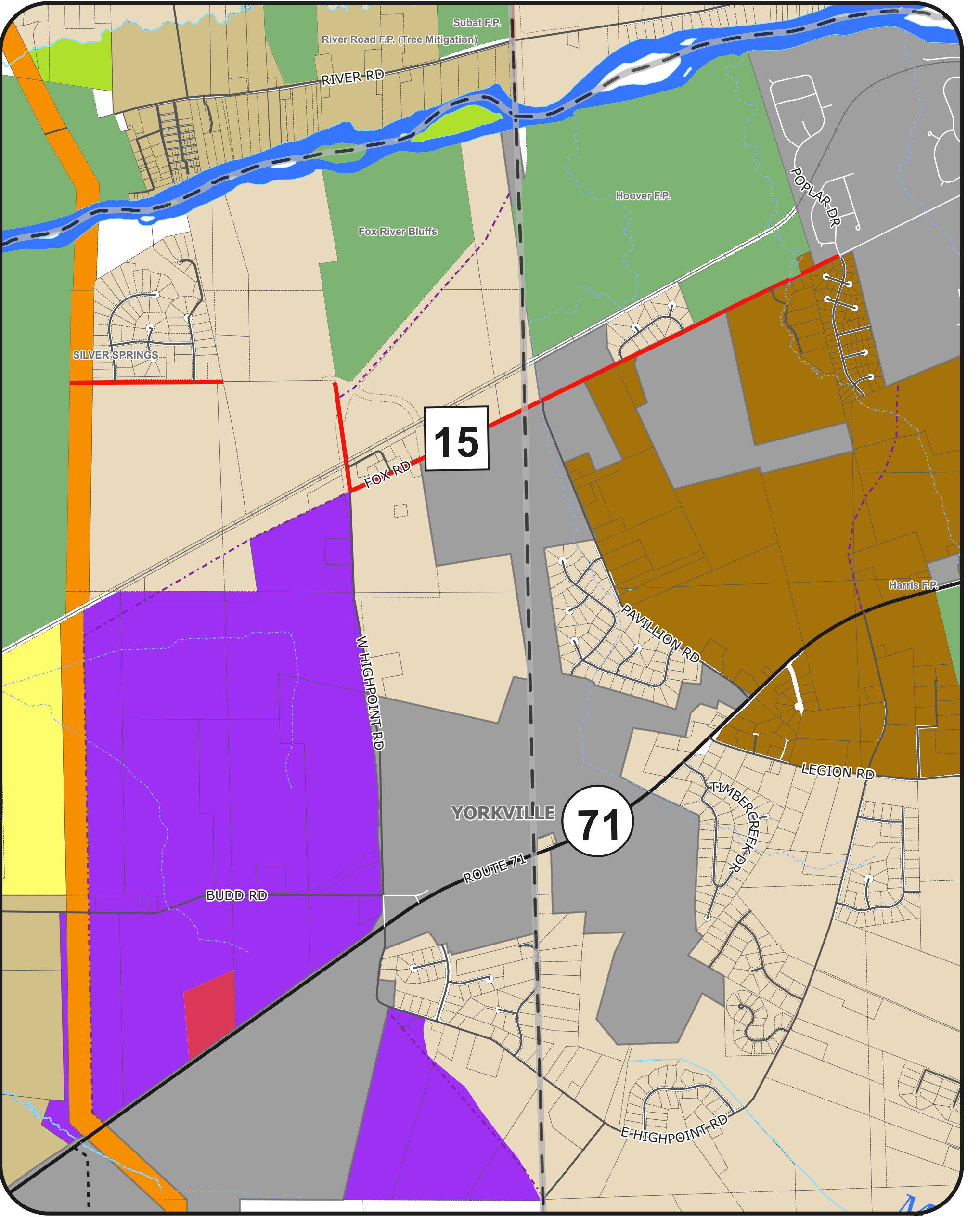
If you have any questions regarding this memo, please let me know.

Thanks,

MHA

Encs.: Kendall County Future Land Use Map
Proposed Changes to Kendall County Future Land Use Map
United City of Yorkville Future Land Use Map
Village of Millbrook Future Land Use Map
City of Plano Future Land Use Map

Future Land Use Plan in Kendall County, IL



TOWNSHIPS

URBAN AREAS - INCORPORATED

SUBURBAN

RESIDENTIAL - MAX DENSITY 1.00 DU ACRES

RURAL

RESIDENTIAL MAX DENSITY 0.65 DU ACRES

RURAL ESTATE RESEDENTIAL 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

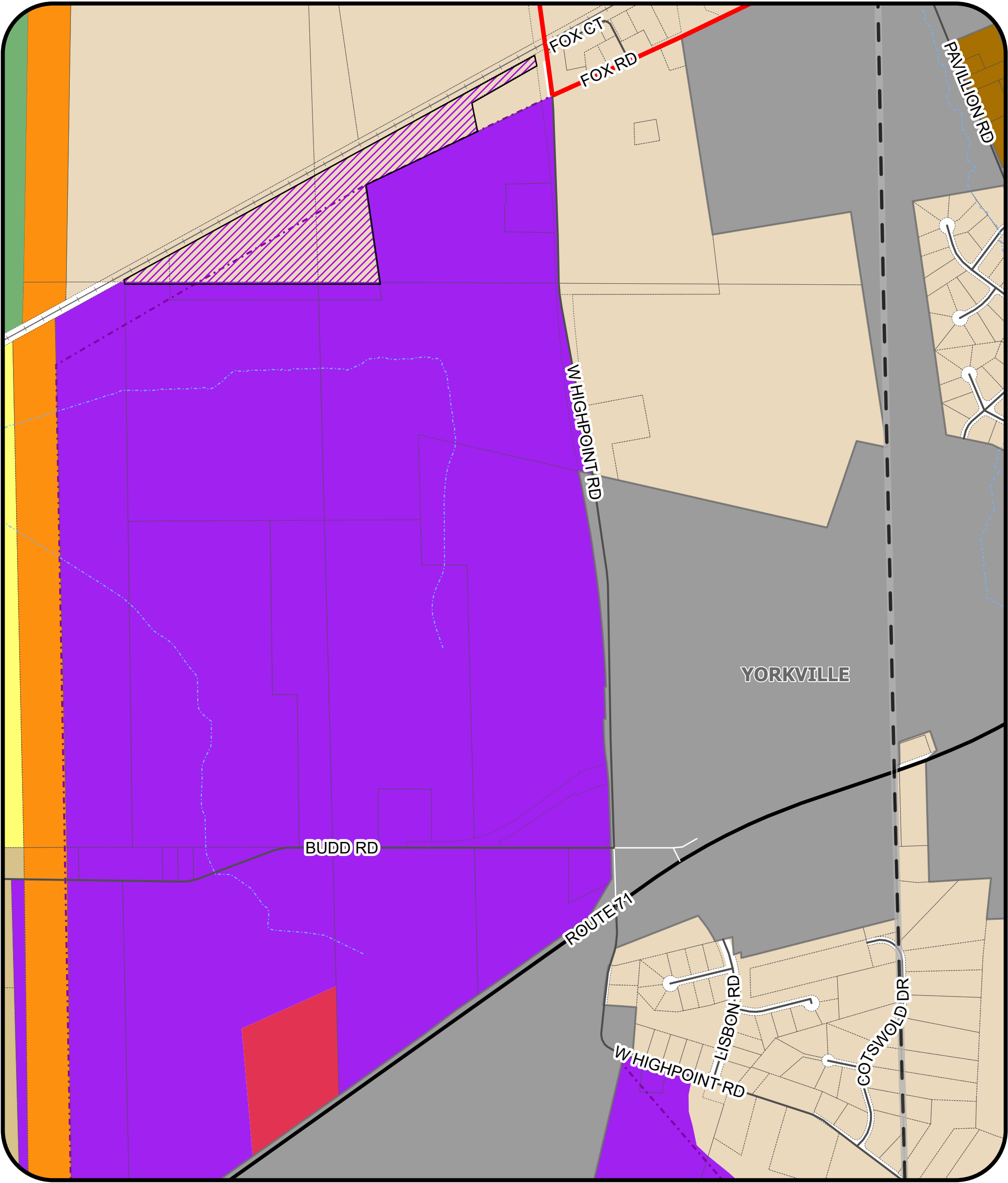
AGRICULTURE

FOREST PRESERVE/STATE PARKS

OPEN SPACE

PROPOSED ROADWAY IMPROVEMENTS

Proposed Future Land Use Plan



LAND USE TYPE

- URBAN AREAS - INCORPORATED
- SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES
- RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES

- RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE
- COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE
- COMMERCIAL

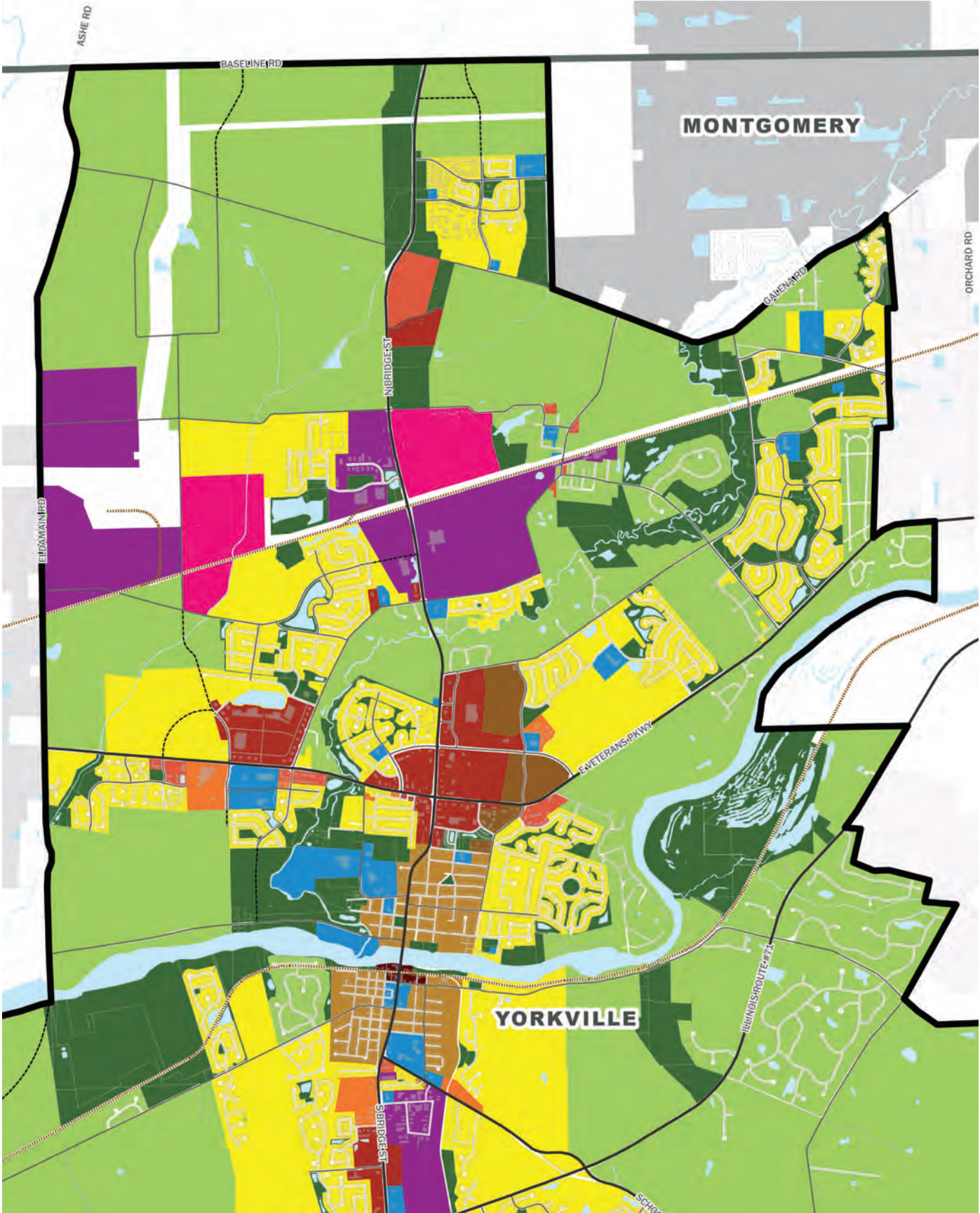
- MIXED USE BUSINESS
- COMMONWEALTH EDISON
- PROPOSED ROADWAY IMPROVEMENTS
- TOWNSHIPS
- PROPOSED MIXED USE BUSINESS

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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;

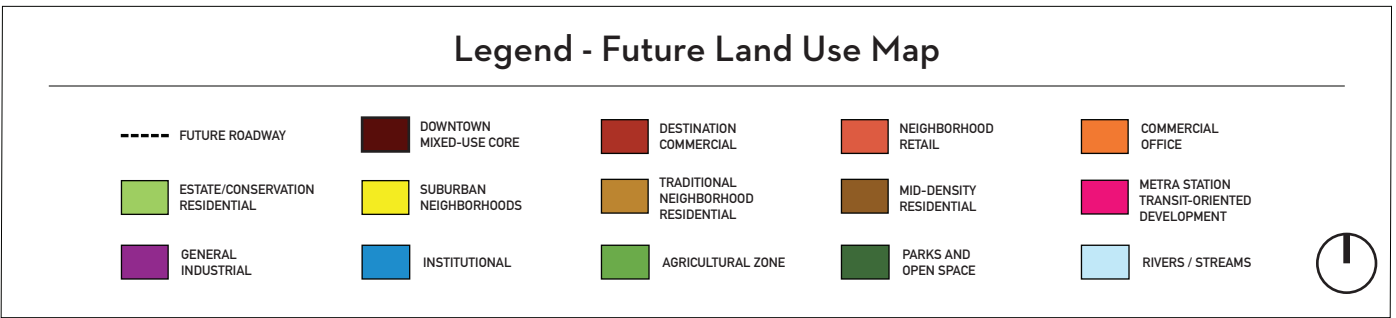


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River

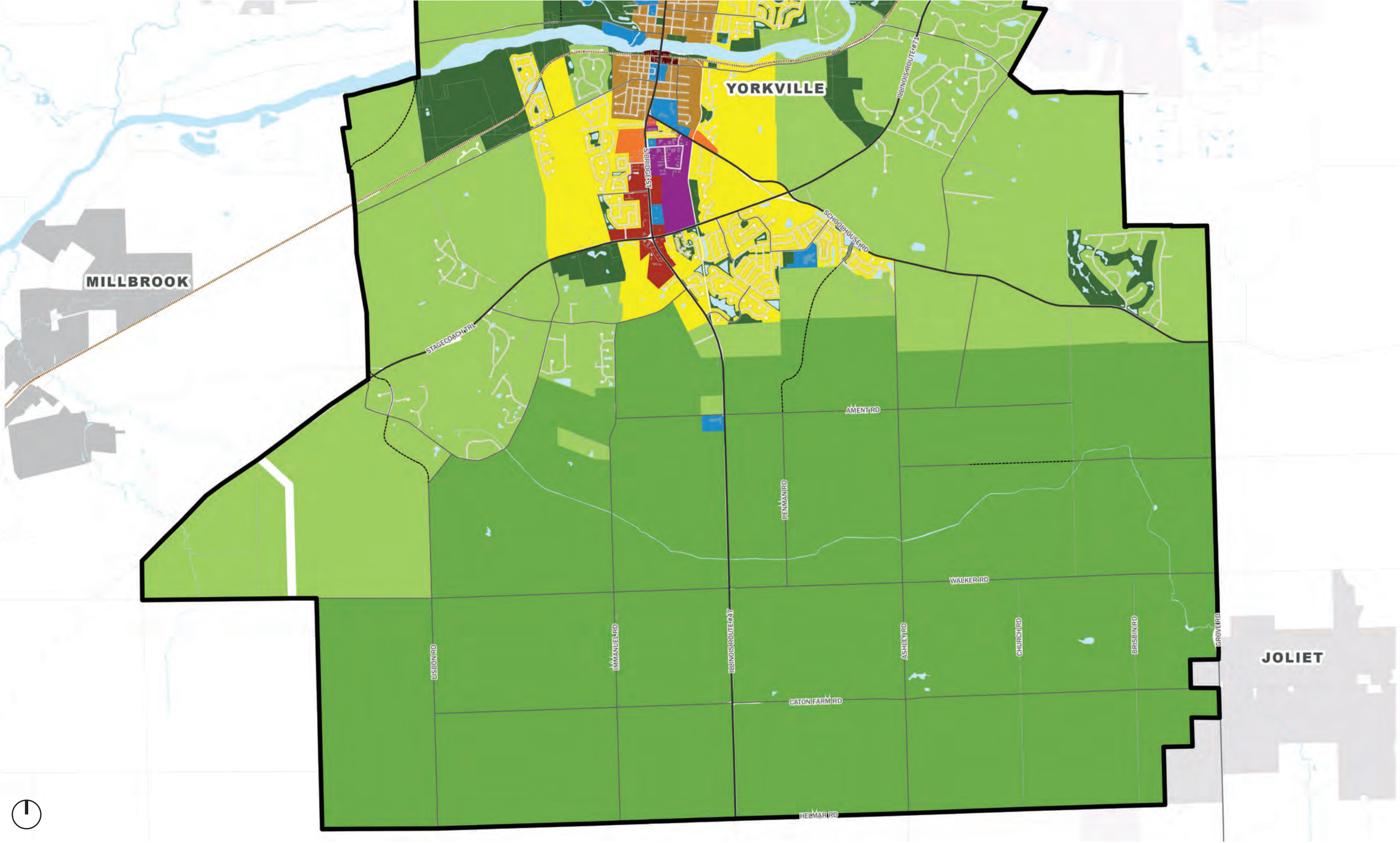
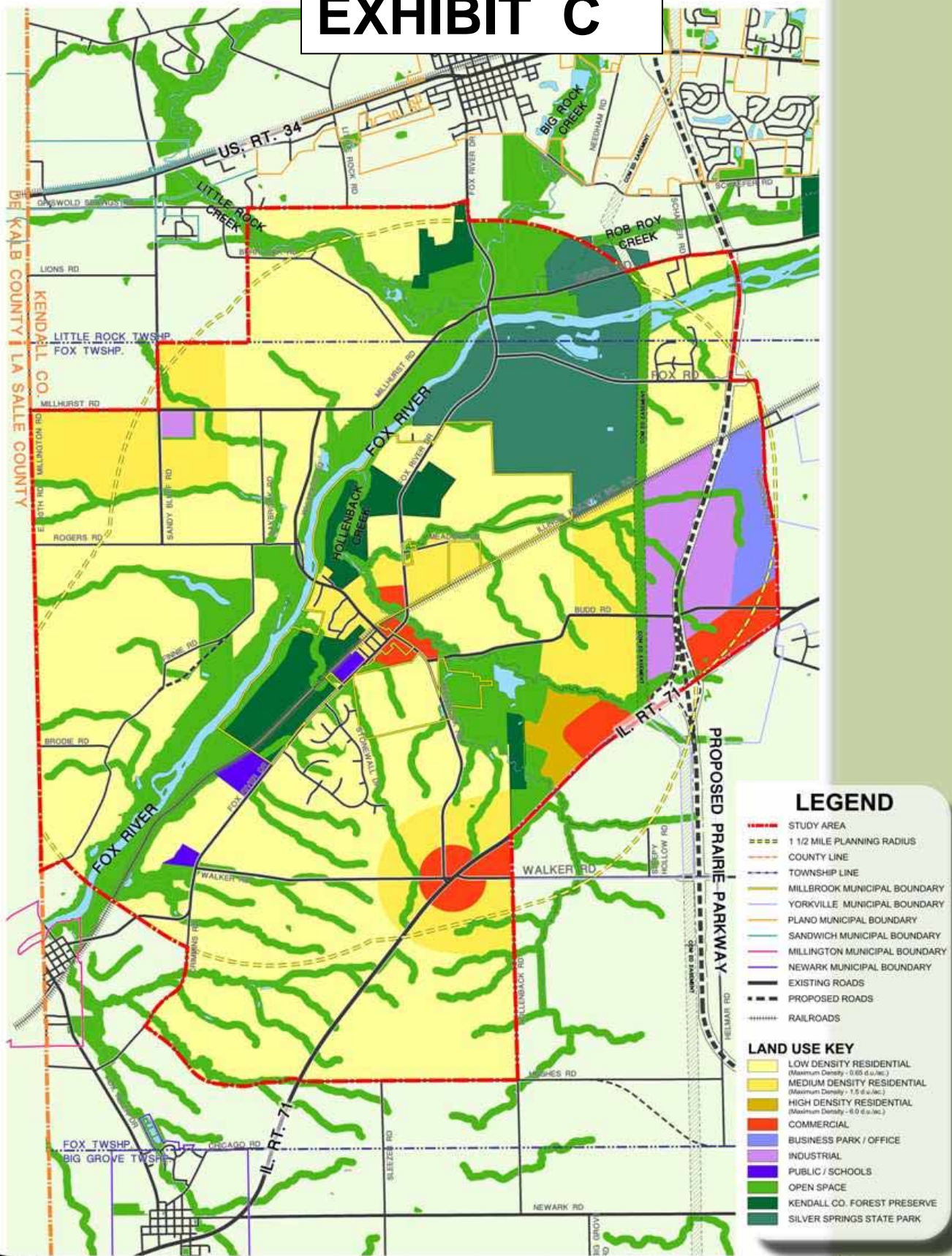


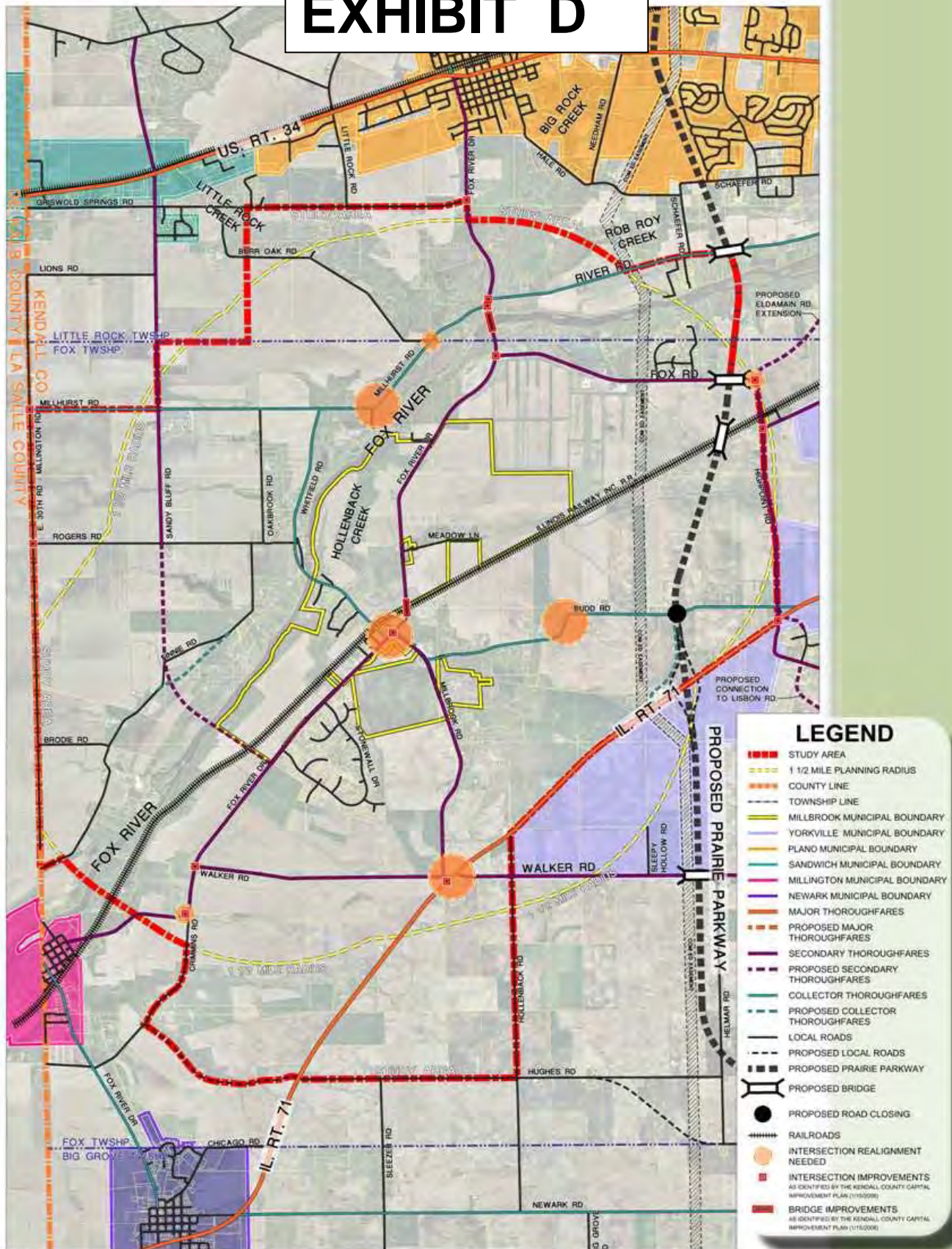
EXHIBIT C



FUTURE LAND USE PLAN - DRAFT



EXHIBIT D



TRANSPORTATION PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: March 18, 2009

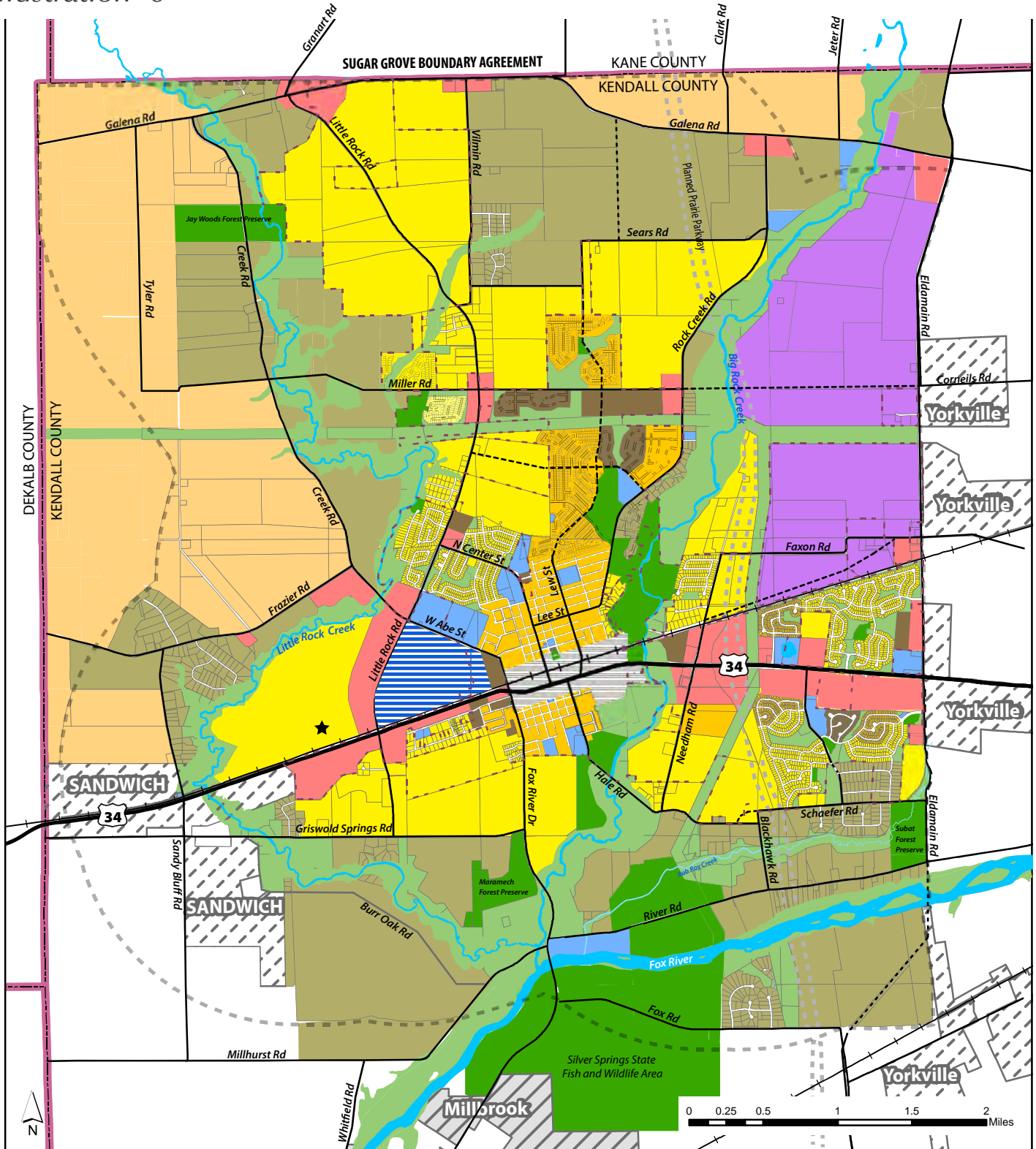
EXHIBIT E



SCENIC CORRIDORS - DRAFT

NORTH
Scale: 1" = 1,320'

Illustration 6

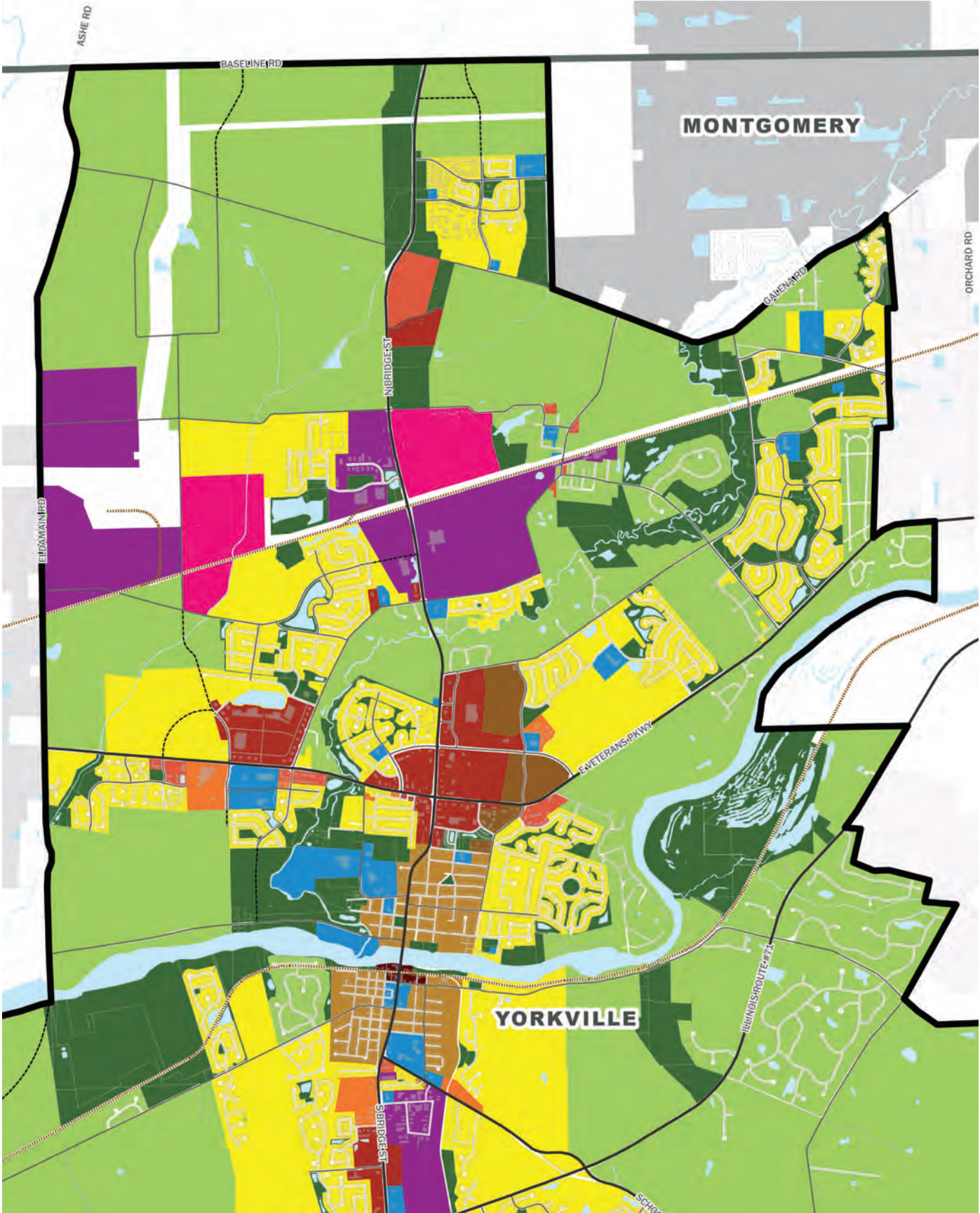


Future Land Use

teska

- | | | |
|---|---|---|
| Agricultural | Parks | Transit Oriented Development |
| Estate Residential (0 - .8 DU/AC) | Open Space | City Center Mixed Use |
| Low Density Residential (.9 - 2.25 DU/AC) | General Business | Plano Boundary |
| Medium Density Residential (2.26 - 6 DU/AC)* | Institutional/Public | Planning Boundary |
| High Density Residential (>6 DU/AC)* | Industrial/Office/Research | Proposed Roadway |
| *Existing built densities are not planned to increase | | Planned Prairie Parkway |
| | | Alternate Transit Oriented Development |

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:

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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;

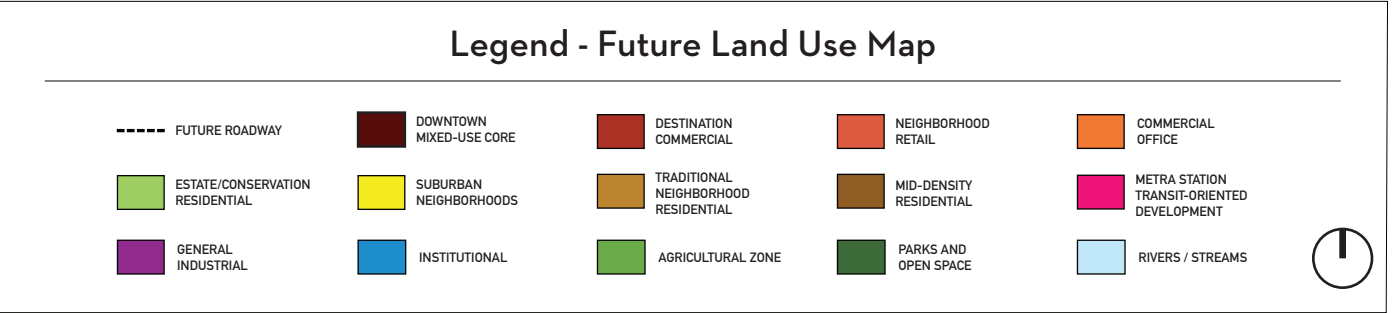
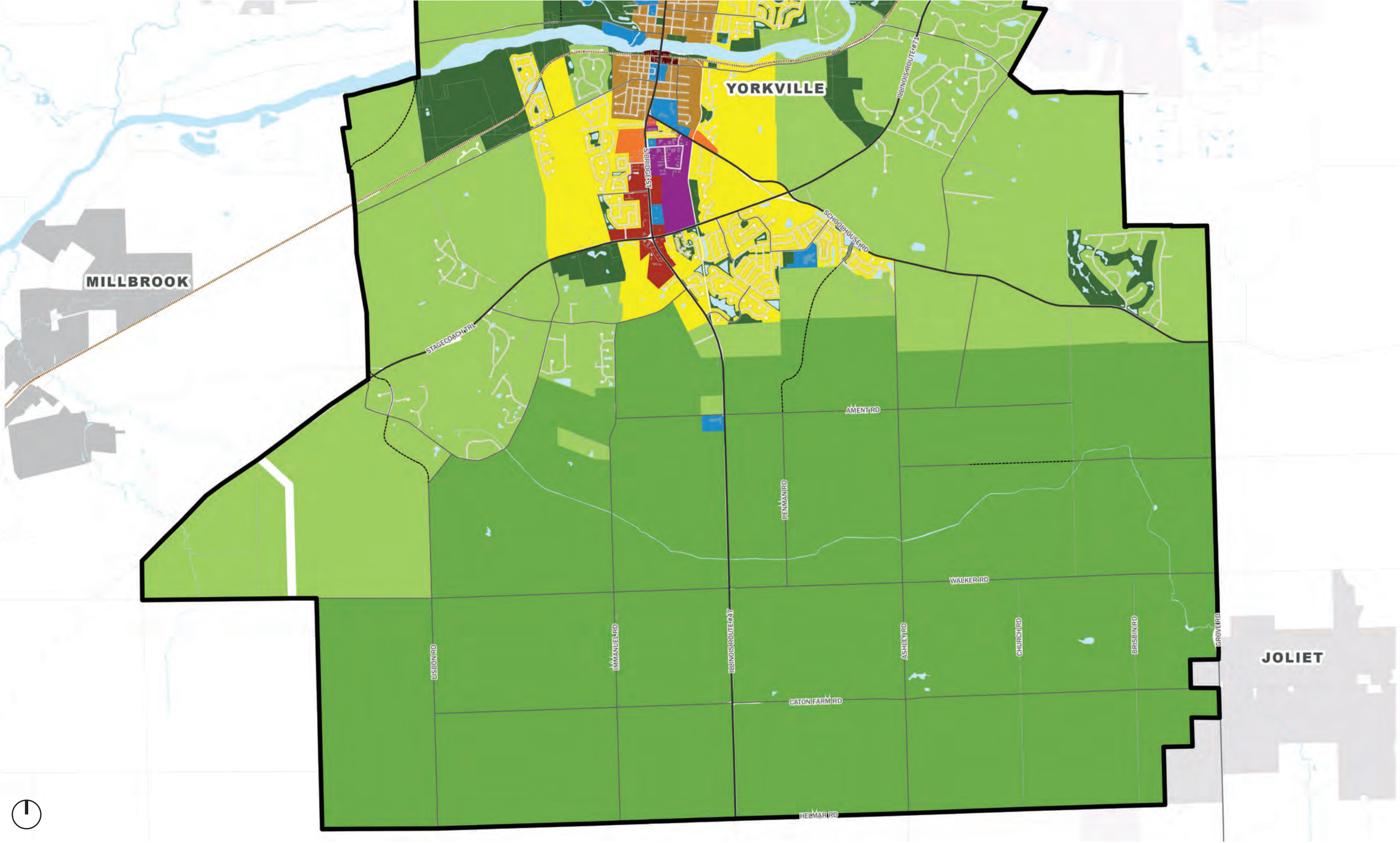


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River





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