



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, November 9, 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: October 12, 2022

Citizen's Comments

Public Hearings

1. **PZC 2022-18** Greg Groat, Correct Digital Displays, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a building mounted sign to be larger than the maximum permitted sign area, wider than the maximum permitted sign width, and to allow the sign to be closer than one (1) foot from a vertical or horizontal edge of the wall to which the sign is affixed. The real property is generally located northeast of the North Bridge Street (Route 47) and East Main Street intersection.

Unfinished Business

New Business

1. **PZC 2022-19** Greg Groat, Correct Digital Displays, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a building mounted sign to be larger than the maximum permitted sign area, wider than the maximum permitted sign width, and to allow the sign to be closer than one (1) foot from a vertical or horizontal edge of the wall to which the sign is affixed. The real property is generally located northeast of the North Bridge Street (Route 47) and East Main Street intersection.
2. **PZC 2022-21** Donald Smith, petitioner, is requesting a variance to encroach into the required front yard in the County's R-3 One Family Residential Zoning District. The petitioner is seeking to construct a garage addition onto the front of his house which would encroach the fifty foot (50') required front yard setback by twenty feet (20') resulting in a thirty foot (30') front yard. The real property is located at 505 E Spring Street which is generally located at the northeast corner of the McHugh Road and E Spring Street intersection.

Additional Business

Adjournment

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, October 12, 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 ongoing Covid-19 pandemic.

All attendees were in-person.

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

Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes, Danny Williams-yes

Absent: Deborah Horaz, Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Other Guests

Jennifer Lunn, Countryside Subdivision

Jordan Gash, Restore Church

Previous Meeting Minutes August 10, 2022

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

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

Citizen's Comments

Jennifer Lunn said she resides in Countryside and with the rapid growth in her area, there is increased traffic and includes drivers of all ages. Drivers use it as a cut-through to avoid the intersection of 34 and 47 and it continues to get worse.

Public Hearing

Chairman Olson explained the Public Hearing procedure and swore in one person, Jordan Gash. The Public Hearing was opened at 7:03pm on a motion and second by Commissioners Vinyard and Williams, respectively.

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

Mr. Olson then read the description of the petition as follows:

1. **PZC 2022-19** Jordan Gash, on behalf of Restore Church, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels totaling approximately 34 acres located at 8710 Route 71 in Yorkville, Illinois. The real property, situated east of Illinois State Route 71 and Illinois State Route 126 intersection on the northeast corner of Wing Road and Illinois State Route 71, is part of the previously approved Windmill Farms Annexation Agreement. The petitioner is seeking to rezone from the Planned Unit Development (PUD) zoning designation to the B-3 General Business District to continue to operate the existing religious institution land use and accommodate future commercial development.

Ms. Barksdale-Noble provided background for this petition. There are 3 parcels totaling about 33-34 acres in the Windmill Farms Development which is defunct. (Other petitioners have recently come before this Commission to remove themselves from the obligations of this planned development). Restore Church has a religious land use in place with an existing structure for a church. They have built a detention area and parking lot and now want to expand the church and parking. This triggered the need to amend the Comp Plan and rezone the property. Currently the zoning is B-3 and R-4 and they are requesting to be solely B-3. If they move forward with rezoning, it will require changes to the Comp Plan. Staff supports this request.

** The Findings of Fact and responses were requested to be entered into the record.*

A motion was made and seconded at about 7:07pm by Mr. Vinyard and Mr. William, respectively, to close the Hearing. Roll call: Williams-yes, Millen-yes, Olson-yes, Vinyard-yes. Carried 4-0.

Unfinished Business None

New Business

1. **PZC 2022-19** Restore Church (see above Public Hearing for full description)

Action Item

Rezoning Request

Mr. Olson read the Findings of Fact. There was no further discussion and it was moved and seconded by Commissioners Williams and Vinyard to recommend approval of the rezoning request. The motion was read as follows by Mr. Williams: In consideration of testimony presented during a Public Hearing on October 12, 2022 and approval of the Findings of Fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the following parcels: 05-03-300-029; 05-03-300-031; and 05-03-300-033 from Planned Unit Development (PUD) to B-3 General Business District.

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

Additional Business

1. City Council Action Updates

Ms. Barksdale-Noble very briefly recapped the City Council approval of recent requests which had come before the PZC.

2. Aging in Community – Lifecycle Living Workshop

Ms. Barksdale-Noble said the city held a workshop in September on how the city views future developments with regards to an aging population. She said older residents are finding it difficult to maintain their homes, find affordable housing or downsize. A grant was awarded through C-MAP and the Mayor's Caucus which staff is part of and this evaluation is being done with each town in the Caucus. Information has been gathered from residents and staff from which staff hopes to establish some concrete steps. A second workshop will be held on October 20 from 3-5pm and public officials will be on hand to hear the feedback. The workshop is for residents, caretakers or any interested persons.

Adjournment

There was no further business and the meeting was adjourned at 7:13pm on a motion by Mr. Williams and second by Mr. Vinyard followed by a unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 2, 2022
Subject: **PZC 2022-18 Cork Keg & Liquor (Sign Variance)**

REQUEST SUMMARY:

The petitioner, Greg Groat on behalf Hari Om LLC dba Cork Keg & Liquor, is seeking sign variance approval to permit a building mounted sign to be erected which exceeds the maximum area and maximum width of a sign, as well as being located closer to a horizontal and vertical edge of the wall to which it is affixed as stated in Section 10-20-9-A-2a(1) of the Yorkville Municipal Code. The real property is located at 302 N Bridge Street at the northeast corner of Bridge Street (State Route 47) and E Main Street intersection in Yorkville, Illinois.

The proposed building mounted sign was installed in April 2022 without a building permit. Once the owner was made aware that a building permit was required, they submitted an application which was denied in May 2022. It was denied due to the sign being larger than the maximum allowable size, too wide for the wall to which it was affixed and was located too close to the wall edges. The owner was given the opportunity to move the sign to a different wall where it would conform to the City's ordinances or apply for a variance. The owner has decided to apply for a sign variance to keep the sign at its current location.



Cork Keg & Liquor Location Map

United City of Yorkville, Illinois
August 30, 2022



PROPERTY SUMMARY:

The subject property is currently zoned as B-2 Retail Commerce Business District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-2 Retail Commerce Business District	Commercial Business
East	R-2 Single-Family Traditional Residence District	Detached Homes
South	OS-1 Open Space (Passive) District	Ron Clark Park
West	OS-1 Open Space (Passive) District	Town Square Park

The property is located at the northeast corner of the Bridge Street and E Main Street intersection. The land use has been a retail store selling alcohol since 2015 and is a permitted use within this zoning district.

BACKGROUND:

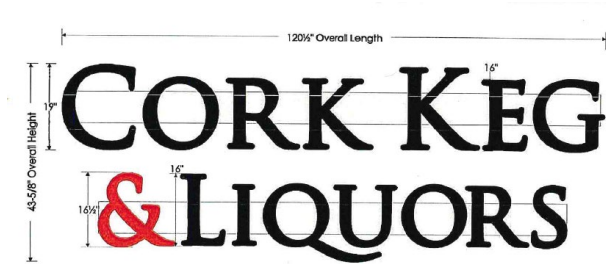
The owner of the business changed the name from “OMG Liquors” to “Cork Keg & Liquors” in the spring of 2022. The owner refaced the existing monument sign at the northwest corner of the property and removed the main building mounted sign on the front of the structure and replaced it with a larger sign. In April, Yorkville’s Code Enforcement Officer noticed the new signs being installed and notified the installer and owner that a building permit was required prior to installation. The sign company, Correct Digital Displays, finished installing the sign as it was already almost complete and then submitted a building permit application the same day.

The application for the building mounted sign did not meet the standards set forth in the Yorkville Zoning Ordinance and was denied. As stated in Section 10-20-9-A-2:

2. Building-mounted business/identification signs:

a. Single use building:

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



Cork Keg & Liquors Dimensions



Plat of Survey – Building Dimensions

The table below illustrates the differences between the requested sizes and distances versus the zoning ordinance's requirements:

	Proposed Sign	Permitted Maximum	Difference	Percentage Change
Sign Area	36.5 sq. ft.	20.9 sq. ft.	15.6 sq. ft.	74.6%
Sign Width	10 ft.	7.8 ft.	2.2 ft.	28.2%
Distance to vertical edge	< 3 in.	12 in. (min.)	~ 9 in.	75%

The sign permit application was denied as it did not meet the three standards listed in the table above. The plat of survey indicates the length of the wall to which the sign is affixed is 10.45 linear feet. Therefore, a sign may be a maximum on 20.9 square feet in area and a maximum of 7.8 feet in length on this wall.

It should be noted that the previous OMG Liquor sign was permitted and approved in 2015, but this new sign is not permitted due to a text amendment to the zoning ordinance in 2018 (Ord. 2018-57) which states:

“Building-mounted wall sign area calculations are based on each wall of an exterior building facing a lot line and a public right-of-way. An exterior building wall which faces a lot line may contain more than a single wall for sign area calculation purposes. If portions of the exterior building wall face the same lot line and are separated by four feet (4') or more in depth from that lot line, then they are considered two (2) separate walls for sign area calculation purposes. If separated by less than four feet (4') they shall be considered a single exterior building wall for sign area calculation purposes.”



OMG Liquor Signage



Cork Keg & Liquors Signage

Therefore, since this wall extends 9 feet from the front façade of the building, the 10.45 foot length of the wall is used to calculate this sign's maximum area. For the previous sign, the entire front façade was used to calculate sign area for a building mounted sign which resulted in the OMG Liquor approval.

The 2018 text amendment was in response to a different sign that touched the vertical and horizontal edges of a wall on a building with many architectural features. Since the language within the code was vague on how to measure in the presence of architectural features and did not define "wall", the new code was amended to define these improvements in order to enhance the appearance of signs within the community and to limit sign clutter.

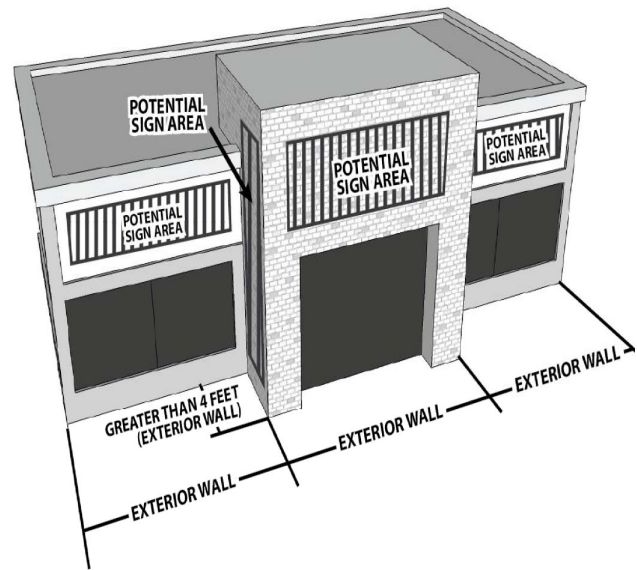


Exhibit from Zoning Ordinance – Sign Area

PROPOSED REQUEST:

The petitioner is requesting relief from the City's Sign Ordinance to keep this building mounted sign to be larger in area, wider in length, and closer to the vertical edge of a wall as stated in Section 10-20-9-A-2.

The petitioner has stated that the structure itself limits the locations where this building mounted sign may be located. They have stated that the wall north of the vestibule may have enough space for this sign but the vestibule blocks the view of this sign from northbound traffic along Route 47. Additionally, it is stated that the sign was made so large to attract drivers who are typically driving 40-45 miles per hour along Route 47.

It should be noted that the business has a permitted monument sign along Route 47 and that the posted speed limit for this road is 35 miles per hour.

STANDARDS FOR GRANTING A VARIANCE:

The Petitioner's request for relief of the Zoning Ordinance regulations are based 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 following factors regarding sign variance requests apply:

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.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on November 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 building mounted sign to be erected which exceeds the maximum sign area, maximum sign width, and be located closer than one foot from a horizontal and vertical edge of the wall to which it is affixed at the property commonly known as 302 N Bridge Street as stated in a staff memorandum dated November 2, 2022 and further subject to {insert any additional conditions from the Planning and Zoning Commission}...

ATTACHMENTS:

1. Application for Sign Variance
2. Sign Variance Application with Exhibits
3. Building Permit Application with Exhibits and Correspondence
4. Economic Development Committee Memorandum (9-29-22)



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APPLICATION FOR SIGN VARIANCE

INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Sign Variance Request. It includes a detailed description of the process, outlines required submittal materials, and contains the application for variance.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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APPLICATION FOR SIGN VARIANCE

STEP

3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed request to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP

4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP

5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording



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APPLICATION FOR SIGN VARIANCE

SAMPLE MEETING SCHEDULE

MONTH 1							MONTH 2							MONTH 3							MONTH 4						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7			1	2	3	4	5	3	4	5	6	7	8	9	1	2	3	4	5	6	7
8	9	10	11	12	13	14	6	7	8	9	10	11	12	10	11	12	13	14	15	16	8	9	10	11	12	13	14
15	16	17	18	19	20	21	13	14	15	16	17	18	19	17	18	19	20	21	22	23	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	24	25	26	27	28	29	30	22	23	24	25	26	27	28
29	30						27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				
Plan Council Meeting							Economic Development Committee							Planning & Zoning Commission Public Hearing							City Council						

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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APPLICATION FOR SIGN VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$ 585.00
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
TOTAL AMOUNT DUE:			\$585.00



APPLICATION FOR SIGN VARIANCE

[illegible]



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Website: www.yorkville.il.us

APPLICATION FOR SIGN VARIANCE

ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: 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:

10-20-9A and 10-20-9A-2

Requesting a variance on the square foot requirement and the sign distance from the edge of the horizontal and vertical edge of the vestibule walls.

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:

Based on the ordinance: 10-20-9A: The vestibule far exceeds the maximum distance from the rest of the building which hinders other mounting location on this property. The linear square footage of that particular space limits the size of the channel letters (which would making viewing the sign from Bridge St. quite difficult), also this is the only location on the building that would be sensible. Left or right of the vestibule there is only 1 mounting location available (Left of the vestibule) which would prohibit north bound traffic from seeing the signage.

Based on the ordinance: 10-20-9A-2: The sign cannot exceed two (2) square feet for each one (1) linear foot. The sign is approximately 1.5 linear square larger than the ordinance requirement. Bridge St. being one of a few major roadways in Yorkville, and with the signage being more than 65 feet from the roadway, smaller channel letters simply would make viewing the signage improbable with the average traffic speed of 40 - 45 mph.

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

Based on the denial letter, the sign meets all other ordinance standards set forth by the city of Yorkville.



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

SIGN VARIANCE STANDARDS

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

If a variance is not granted in this matter, the costs associated with compliance would include, but not limited to: taking down the signage, new fabrication of pieces of the sign or potentially the entire sign, reinstallation of signage: @\$4,000.00 - \$5,000.00. (addition to money already spent on existing signage).

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

The vestibule extends out approximately 10 feet from the rest of the western facing facade of the building. This vestibule is the center point of the property and the logical place for the signage. This vestibule extending so far out has made the sign size difficult to manage in respect to fitting the ordinance requirements, as well as being an optimal size for promoting the business.

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:

In no way will granting this variation be detrimental to the public. Neither would there be any destructive, intrusive or detracting from the surrounding neighborhood. The new signage is clean, bright, crisp and tasteful. The signage is an extension of the business owners commitment to providing a respectful, successful business that is representative of the city of Yorkville.

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 other proposed sign locations are simply not viable. A strict adherence to the ordinance would be costly for the business owner with new fabrication costs and reinstallation. Not to mention the smaller size would effect visibility considering the distance from the road frontage and vehicle speed.



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Yorkville, Illinois, 60560
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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 vestibule is the factor that is cause for the variance. Distance of the building from the roadway, lack of other mounting locations and limited space on the facade of the vestibule are all contributing factors.

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 vestibule was already part of the property location before the business owner took control of the property. This facade being the only logical/viable mounting location on the building is pre-existing.

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

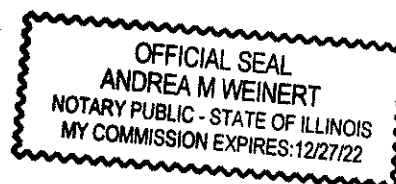
DATE

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

OWNER SIGNATURE

DATE

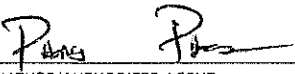
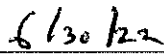
**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**





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 PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:
SITE ADDRESS: 302 N. BRIDGE ST. YORKVILLE, IL 60560		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
APPLICANT INFORMATION		
NAME: RONAK PATEL	TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS (630)501-8389	
ADDRESS: 302 N. BRIDGE ST.	E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS ronakpatel2288@gmail.com	
CITY, STATE, ZIP: YORKVILLE, IL 60560	FAX:	
SIGN INFORMATION		
DATE OF PICK UP:	NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>		
 SIGNATURE/AUTHORIZED AGENT		 DATE
DATE RETURNED: _____		
RECEIVED BY: _____		PZC# _____



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

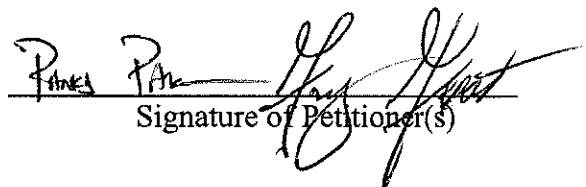
APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 302 N. Bridge St. Yorkville, IL 60560																								
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: RONAK PATEL		COMPANY: HARI OM LLC DBA CORK KEG & LIQUORS																								
MAILING ADDRESS: 302 N. BRIDGE ST																										
CITY, STATE, ZIP: YORKVILLE, IL 60560		TELEPHONE: (630)501-8389																								
EMAIL: RONAKPATEL2288@GMAIL.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.																										
RONAK PATEL & PANKAJ PATEL PRINT NAME		OWNER TITLE																								
 SIGNATURE*		6/30/22 DATE																								
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>																										
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS																										
<table border="0"><tr><td colspan="2">ENGINEERING DEPOSITS:</td><td colspan="2">LEGAL DEPOSITS:</td></tr><tr><td>Up to one (1) acre</td><td>\$5,000</td><td>Less than two (2) acres</td><td>\$1,000</td></tr><tr><td>Over one (1) acre, but less than ten (10) acres</td><td>\$10,000</td><td>Over two (2) acres, but less than ten (10) acres</td><td>\$2,500</td></tr><tr><td>Over ten (10) acres, but less than forty (40) acres</td><td>\$15,000</td><td>Over ten (10) acres</td><td>\$5,000</td></tr><tr><td>Over forty (40) acres, but less than one hundred (100)</td><td>\$20,000</td><td></td><td></td></tr><tr><td>In excess of one hundred (100.00) acres</td><td>\$25,000</td><td></td><td></td></tr></table>			ENGINEERING DEPOSITS:		LEGAL DEPOSITS:		Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000	Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500	Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000	Over forty (40) acres, but less than one hundred (100)	\$20,000			In excess of one hundred (100.00) acres	\$25,000		
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In excess of one hundred (100.00) acres	\$25,000																									

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.



Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

Notary Public



Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.

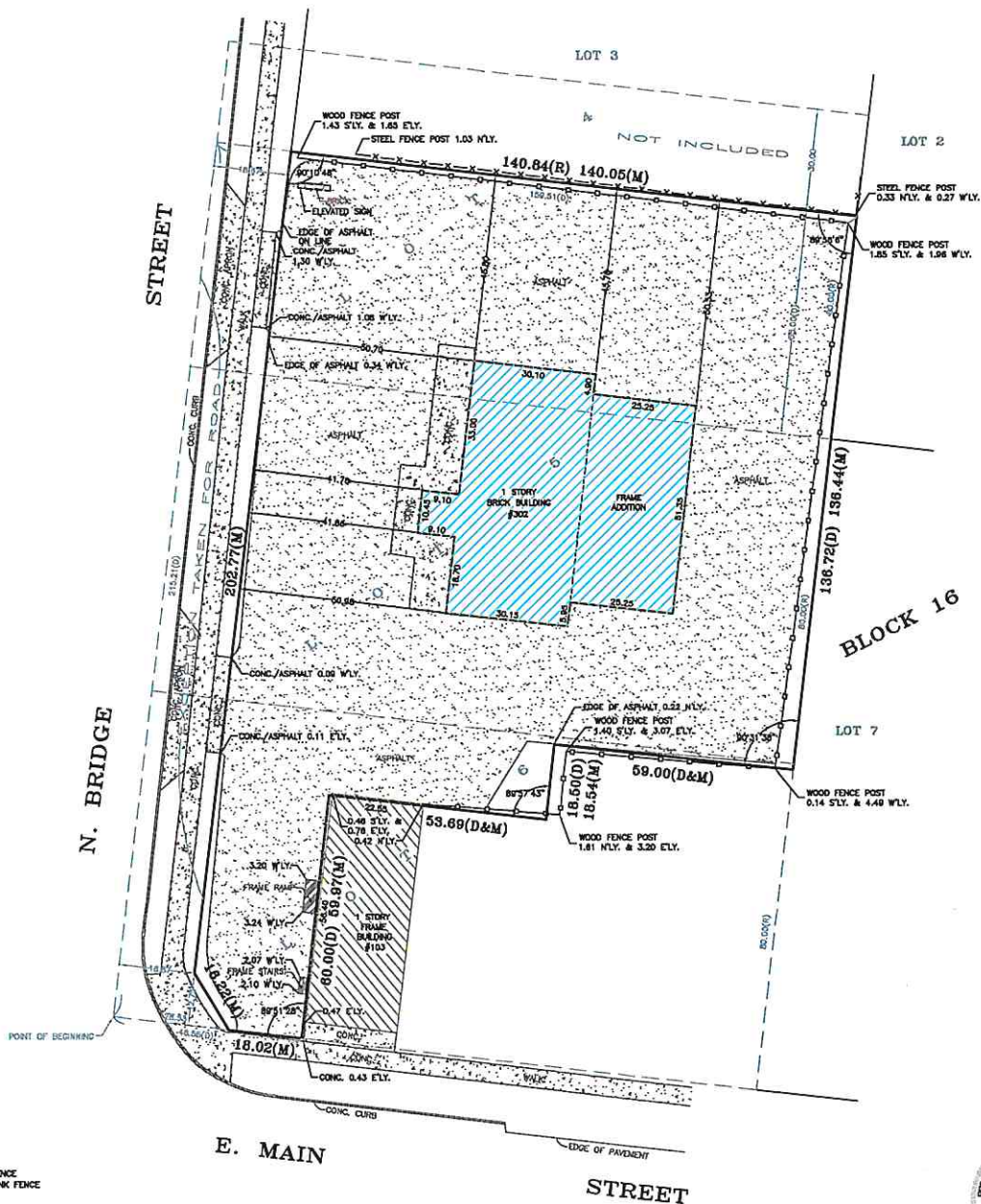
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

studnicka2000@gmail.com

17901 Haas Road
Mokena, Illinois 60446

THE SOUTH 55.0 FEET OF LOT 4, ALL OF LOT 5 AND PART OF LOT 6 IN BLOCK 16 OF THE ORIGINAL TOWN OF BRISTOL, NOW THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 04 DEGREES 15 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 215.21 FEET TO A POINT 55.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4; THENCE SOUTH 85 DEGREES 45 MINUTES 49 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 159.51 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 136.72 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO KIMBERLY AND ROBERT TIGER BY DEED RECORDED AS DOCUMENT NO. 9803243 ON MARCH 20, 1998; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF SAID TIGER TRACT, 59.0 FEET; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST, ALONG A WEST LINE OF SAID TIGER TRACT, 18.50 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG A NORTH LINE OF SAID TIGER TRACT AND SAID NORTH LINE EXTENDED, 53.69 FEET TO THE WEST LINE OF A TRACT CONVEYED TO ARNOLD AND BEVERLY BITTERMAN (AS SAID LINE IS MONUMENTED AND OCCUPIED) BY WARRANTY DEED RECORDED AS DOCUMENT NO. 917423 ON OCTOBER 22, 1991; THENCE SOUTH 04 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG SAID WEST LINE OF SAID BITTERMAN TRACT (AS MONUMENTED AND OCCUPIED), 60.0 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG SAID SOUTH LINE, 46.55 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD), ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.



LEGEND:

D= DEED
R= RECORD
M= MEASURE
—X—X— WOOD FENCE
—X—X— CHAIN LINK FENCE

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Sander Law Offices

Order No.: 20-1-196

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 2/3/20

Drawn by: S.K.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL February 3, A.D. 2020

by

License No. 3304 Expires 11/30/20



THE SOUTH 55.0 FEET OF LOT 4. ALL OF LOT 5 AND PART OF LOT 6 IN BLOCK 16 OF THE ORIGINAL TOWN OF BRISTOL, NOW THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 04 DEGREES 15 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 215.21 FEET TO A POINT 55.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4: THENCE SOUTH 85 DEGREES 45 MINUTES 49 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 159.51 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 136.72 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO KIMBERLY AND ROBERT TICER BY DEED RECORDED AS DOCUMENT NO. 9803243 ON MARCH 20, 1998; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF SAID TICER TRACT, 59.0 FEET; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST, ALONG A WEST LINE OF SAID TICER TRACT, 18.50 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG A NORTH LINE OF SAID TICER TRACT AND SAID NORTH LINE EXTENDED, 53.69 FEET TO THE WEST LINE OF A TRACT CONVEYED TO ARNOLD AND BEVERLY BITTERMAN (AS SAID LINE IS MONUMENTED AND OCCUPIED) BY WARRANTY DEED RECORDED AS DOCUMENT NO. 917423 ON OCTOBER 22, 1991; THENCE SOUTH 04 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG SAID WEST LINE OF SAID BITTERMAN TRACT (AS MONUMENTED AND OCCUPIED), 60.0 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG SAID SOUTH LINE, 46.55 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD), ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Dee Weinert

From: Krysti Barksdale-Noble
Sent: Thursday, May 12, 2022 7:04 PM
To: Dee Weinert; Gina Nelson
Subject: RE: 302 N. Bridge St.

Dee,

Per staff's previous review comments regarding exterior walls that project, the measurement of the area where the wall sign is located is actually between ~10.45' (as indicated on the site plan) or ~17.5 feet as scaled from an aerial by staff. Therefore, the sign is still denied. If the petitioner would like to discuss further or meet on site, please have him contact me directly.

Best Regards,

Krysti J. Barksdale-Noble, AICP

Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Direct: (630) 553-8573
Fax: (630) 553-3436
Cell: (630) 742-7808
www.yorkville.il.us

From: Dee Weinert <DWeinert@yorkville.il.us>
Sent: Wednesday, May 11, 2022 3:05 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Gina Nelson <gnelson@yorkville.il.us>
Subject: RE: 302 N. Bridge St.

File attached.

City Offices Will be Closed May 30th in observance of Memorial Day.

No Inspections May 30, 2022!

Thank you,

Dee Weinert

Permit Tech
Community Development/Building Dept.
United City of Yorkville
800 Game Farm Rd
Yorkville, IL 60560
Ph: 630-553-8545
Permit & Inspections: bzpermits@yorkville.il.us

Krysti Barksdale-Noble

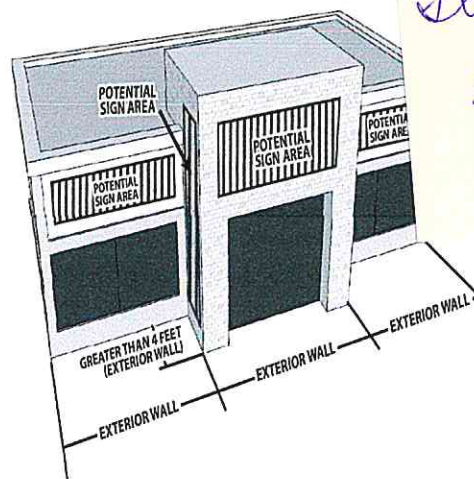
To: Dee Weinert; Gina Nelson
Cc: Pete Ratos; Jason Engberg
Subject: Sign Permit Application #2022-0448 - 302 N. Bridge Street (Cork Keg & Liquors)

I have reviewed the resubmitted permit documents for 302 N. Bridge Street consisting of a wall and monument sign.

1. Building mounted sign for single use building (west elevation) is **denied**, due to the following:

a. Sign does not meet maximum sign area

1. Per Section 10-20-9A-2, the maximum area of such sign shall not exceed two (2) square feet for each one (1) linear foot of the exterior wall of the building. No wall sign shall extend more than seventy-five percent (75%) of the width of the exterior wall to which it is attached and shall be no closer than one foot (1') from the vertical or horizontal edge of any wall to which it is affixed. The business cannot transfer sign area between its adjoining exterior walls.
2. Per Section 10-20-9A, if portions of the exterior building wall face the same lot line and are separated by four feet (4') or more in depth from that lot line, then they are considered two (2) separate walls for sign area calculation purposes. Refer to following image:



3. Code Reference:

https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT10ZO_CH20SI_10-20-6GEPR

- b. The proposed wall sign is located on a wall with an exterior linear footage of ~17.5 feet, therefore the maximum permitted wall sign area is approximately 35 square feet – proposed wall sign area is ~36.5 square feet
- c. Sign does meet maximum wall width (75% max of 17.5 feet = 13.125 feet – proposed sign length is 10.04 feet)
- d. Sign must not be within 1 foot from vertical and horizontal edge of wall
- e. Code reference:
https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT10ZO_CH20SI_10-20-6GEPR

2. Freestanding monument sign for single use building is **approved**, due to the following:

- a. Sign meets maximum sign area (32 sq. ft. maximum – proposed sign is 32 square feet)

- i. Per Section 10-20-9A-1, lots less than three (3) acres with one (1) street frontage, one (1) freestanding business sign thirty-two (32) square feet or less feet in area and twelve feet (12') or less in height shall be allowed.
- b. Sign meets the overall maximum sign height (max = 12' – proposed sign is ~10.375')
- c. Code reference:
https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT10ZO_CH20SI_10-20-9PESIBUZODI

Best Regards,

Krysti J. Barksdale-Noble, AICP

Community Development Director

United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Direct: (630) 553-8573

Fax: (630) 553-3436

Cell: (630) 742-7808

www.yorkville.il.us

**Residential
Commercial
ALTA**

PLAT OF SURVEY

Studnicka and Associates, Ltd.

Topographical Condominium Site Plans

Tel. 815 485-0445
Fax 815 485-0528

studnicka2000@gmail.com

17901 Haas Road
Mokena, Illinois 60448

THE SOUTH 55.0 FEET OF LOT 4, ALL OF LOT 5 AND PART OF LOT 6 IN BLOCK 16 OF THE ORIGINAL TOWN OF BRISTOL, NOW THE CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 04 DEGREES 15 MINUTES 31
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(EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD), ALL IN THE CITY OF YOR

Held for Zoning

Hold for Zoning
Compliance -

Moment
Sign \rightarrow

STREET

N. BRIDGE

E. MAIN

STREET

BLOCK 16

LOT

LEGEND:

D= DATA
 R= RECORD
 M= MEASURE
 —○— = WOOD FENCE
 —X— = CHAIN LINK FENCE

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Sander Law Offices

Order No.: 20-1-196

Compare all points before building by
same and at once report any difference.
For building lines, restrictions, or easements not
shown hereon, refer to abstract, deed or ordinance.
Field work completed: 2/3/20

Field work completed: 2/3/20

Drawn by: SJK

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokona, D. February 3, A.D. 2020

by T

License No. 3304 Expires 11/30/20



Sign located on NW
corner of parking lot.

FACADE is 138.44
Linear Sq. feet





Cork Keg Liquors:

Raceway Mounted Exterior Channel Letters

Quantity: 1 Set
Face Material: (.177) 2447 White Plex
Face Retention: 1" Black Trimcap
Face Decoration: Digitally Printed Black Perforated Vinyl

Return Size/Type: 5" (.040) Pre-finished Black
Back Type: (.118) Pre-finished White ACM
Illumination Rows: 1 Row
LED Brand/Color: White Led's

&:

Raceway Mounted Exterior Channel Can

Quantity: 1
Face Material: (.177) 2793 Red Plex
Face Retention: 1" Black Trimcap
Return Size/Type: 5" (.040) Pre-finished Black
Back Type: (.118) Pre-finished White ACM
Illumination Rows: Grid
LED Brand/Color: Red Led's

Primary Power: 120 VAC
Raceway Type: Extruded Aluminum 7" x 4 1/2"
Raceway Length: 223" 2 Sections (119" & 104")
Raceway Color: TBD (Eggshell Finish)
Listing: UL Label
Electrical Out: Left End
Service Switch: Left End
Weep Holes: Yes

Other Notes:

- Artwork was modified for manufacturing purpose.

Note:

- Graphics will be printed "as is" per file received by customer. ESCO is not responsible for Color or Image Quality.



WHOLESALE SIGN MANUFACTURING
 2020 4th Ave. SW • Watertown, SD 57201
 1-800-643-3726
 www.escomanufacturing.com

Client:
 Correct Digital Displays

Location:
 N/A

Account Rep:
 Alex Aribbee

Drawing #:
 E20332

Revision:

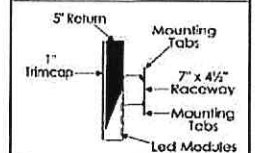
Drawn By:
 AM

Date:
 2/21/2022

Scale:
 3/4" = 1"

Sales Order #:

Letter & Can Detail - Not to Scale



Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of ESCO Manufacturing. Any Reproduction is prohibited.



Delivery Notes:

Please Sign & Email - For project pricing refer to the quote supplied.

Failure To Fill Out Delivery Notes May Lead To Additional Shipping Costs

☐ Business ☐ Residential Neighborhood ☐ Job Site ☐ Trade Show Shipping Address:

☐ Lift Gate Delivery ☐ Notification (Phone #: _____ Name: _____)

ORDER APPROVAL:

Date:



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: <u>2022-0448</u>		DATE/TIME RECEIVED: <u>22 APR 25 PM 2:08</u>	
SITE ADDRESS: <u>302 Bridge St., Yorkville, IL, 60560</u>		PARCEL NUMBER: <u>02 33 105 010</u>	
SUBDIVISION:		LOT/UNIT:	
APPLICANT INFORMATION			
APPLICANT/BUSINESS NAME: <u>Ronak Patel, Cork Keg & Liquors</u>		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS <u>(630) 501-8389</u>	
ADDRESS: <u>302 Bridge St.</u>		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS <u>ronak.patel2288@gmail.com</u>	
CITY, STATE, ZIP: <u>Yorkville, IL 60560</u>		FAX: <u>Correct Digital Displays Pk# (630) 695-1000</u> <u>Email-Service@CorrectDD.com - Greg Grant</u>	
OWNER INFORMATION			
<input checked="" type="radio"/> CHECK IF INFORMATION PROVIDED ABOVE IS THE SAME			
NAME: <u>Shree Ganapati</u>		TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
ADDRESS:		BUSINESS	
CITY, STATE, ZIP:			
SIGN INFORMATION			
TYPE OF SIGN: <input checked="" type="radio"/> PERMANENT <input type="radio"/> TEMPORARY		ON VALUE:	
PERMANENT SIGNS			
<input checked="" type="radio"/> MONUMENT SIGN <u>4' H x 8' wide</u>		<input type="radio"/> BANNER...	
<input checked="" type="radio"/> BUILDING MOUNTED SIGN		<input type="radio"/> WIND FEATHER	
<input type="radio"/> FACE CHANGE		<input type="radio"/> OTHER	
DIMENSION OF SIGN (AREA): <u>Wall mount: 43 5/8 H x 120 1/2" W</u>		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: <u>[Signature]</u>		DATE: <u>04/25/2022</u>	
REVIEW CONCLUSIONS (all staff comments on back of application):			
BUILDING CODE COMPLIANCE:		DATE:	
<input type="radio"/> APPROVED <input type="radio"/> NOT APPROVED			
ZONING CODE COMPLIANCE: <u>[Signature]</u>		DATE: <u>4-26-22</u>	
<input type="radio"/> APPROVED <input type="radio"/> NOT APPROVED			
RE-SUBMITTAL: DATE: <u>5-5-22</u>		<input type="radio"/> APPROVED <input checked="" type="radio"/> NOT APPROVED	
		DATE/TIME ISSUED:	

96"



CORK KEG & LIQUORS

45"

YORKVILLE

Building Department

800 GAME FARM RD.

YORKVILLE, IL 60560

Tel # (630) 553-8545 Fax # (630) 553-7264

Issue Date : 00/00/0000

Applied for : 04/25/2022

Expires : 00/00/0000

Permit # 20220448

Type : SIGN

Parcel # 02-33-105-010-

**Address : 302 N BRIDGE ST
YORKVILLE, IL**

Owner : RONAK PATEL

**Building
Unit :**

**Value : \$ 0.00
Square Footage :**

FEE SCHEDULE

SIGN	\$ 50.00
SIGN WITH ELECTRIC	\$ 100.00
SUBTOTAL FEES	\$ 150.00
PAYMENTS	\$ 0.00
BALANCE DUE	\$ 150.00

NOTE: Fees must be paid in full prior to the permit being issued.

**Forms of Payment Accepted are: Cash, Check and Credit Card.
Checks are made payable to the City of Yorkville.**



20220448



BUILDING PERMIT

20220448

FOR

Signs

ADDRESS

302 N BRIDGE ST

DATE ISSUED

BY

INSPECTIONS - 24 HOUR NOTICE

SCHEDULE NEXT DAY INSPECTIONS BEFORE 2:30 PM

CALL: 630-553-8545

UNITED CITY OF YORKVILLE

**800 GAME FARM RD
YORKVILLE, IL 60560**

BUILDING PERMIT MUST BE DISPLAYED

PLANS MUST BE KEPT ON SITE

Krysti Barksdale-Noble

To: Dee Weinert; Gina Nelson
Cc: Pete Ratos; Jason Engberg
Subject: Sign Permit 2022-0448 302 N. Bridge Street

I have reviewed the sign permit for 302 N. Bridge Street which consisted of a wall and monument sign. The signs are **not approved, due to the following:**

1. The applicant did not provide an elevation or photograph with dimensions of the building indicating the location of the wall sign and the lineal footage of the façade the sign would be affixed.
2. The applicant did not provide a drawing or photograph with dimensions of the proposed monument sign indicating its location on the property or base materials.
3. The applicant did not provide a Plat of Survey indicating location of the monument sign.

Best Regards,

Krysti J. Barksdale-Noble, AICP

Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Direct: (630) 553-8573
Fax: (630) 553-3436
Cell: (630) 742-7808
www.yorkville.il.us



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: September 29, 2022
Subject: **PZC 2022-18 Cork Keg & Liquor (Sign Variance)**

REQUEST SUMMARY:

The petitioner, Greg Groat on behalf Hari Om LLC dba Cork Keg & Liquor, is seeking sign variance approval to permit a building mounted sign to be erected which exceeds the maximum area and maximum width of a sign, as well as being located closer to a horizontal and vertical edge of the wall to which it is affixed as stated in Section 10-20-9-A-2a(1) of the Yorkville Municipal Code. The real property is generally located at the northeast corner of Bridge Street (State Route 47) and E Main Street intersection in Yorkville, Illinois.

The proposed building mounted sign was installed in April 2022 without a building permit. Once the owner was made aware that a building permit was required, they submitted an application which was denied in May 2022. It was denied due to the sign being larger than the maximum allowable size, too wide for the wall to which it was affixed and was located too close to the wall edges. The owner was given the opportunity to move the sign to a different wall where it would conform to the City's ordinances or apply for a variance. The owner has decided to apply for a sign variance to keep the sign at its current location.



Cork Keg & Liquor Location Map

United City of Yorkville, Illinois
August 30, 2022



PROPERTY SUMMARY:

The subject property is currently zoned as B-2 Retail Commerce Business District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-2 Retail Commerce Business District	Commercial Business
East	R-2 Single-Family Traditional Residence District	Detached Homes
South	OS-1 Open Space (Passive) District	Ron Clark Park
West	OS-1 Open Space (Passive) District	Town Square Park

The property is located at the northeast corner of the Bridge Street and E Main Street intersection. The land use has been a retail store selling alcohol since 2015 and is a permitted use within this zoning district.

BACKGROUND:

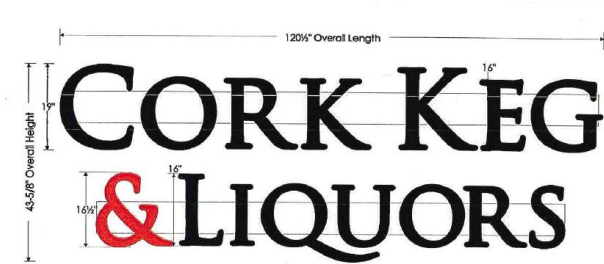
The owner of the business changed the name from “OMG Liquors” to “Cork Keg & Liquors” in the spring of 2022. The owner refaced the existing monument sign at the northwest corner of the property and removed the main building mounted sign on the front of the structure and replaced it with a larger sign. In April, Yorkville’s Code Enforcement Officer noticed the new signs being installed and notified the installer and owner that a building permit was required prior to installation. The sign company, Correct Digital Displays, finished installing the sign as it was already almost complete and then submitted a building permit application the same day.

The application for the building mounted sign did not meet the standards set forth in the Yorkville Zoning Ordinance and was denied. As stated in Section 10-20-9-A-2:

2. Building-mounted business/identification signs:

a. Single use building:

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



Cork Keg & Liquors Dimensions



Plat of Survey – Building Dimensions

The table below illustrates the differences between the requested sizes and distances versus the zoning ordinance's requirements:

	Proposed Sign	Permitted Maximum	Difference	Percentage Change
Sign Area	36.5 sq. ft.	20.9 sq. ft.	15.6 sq. ft.	74.6%
Sign Width	10 ft.	7.8 ft.	2.2 ft.	28.2%
Distance to vertical edge	< 3 in.	12 in. (min.)	~ 9 in.	75%

The sign permit application was denied as it did not meet the three standards listed in the table above. The plat of survey indicates the length of the wall to which the sign is affixed is 10.45 linear feet. Therefore, a sign may be a maximum on 20.9 square feet in area and a maximum of 7.8 feet in length on this wall.

It should be noted that the previous OMG Liquor sign was permitted and approved in 2015, but this new sign is not permitted due to a text amendment to the zoning ordinance in 2018 (Ord. 2018-57) which states:

“Building-mounted wall sign area calculations are based on each wall of an exterior building facing a lot line and a public right-of-way. An exterior building wall which faces a lot line may contain more than a single wall for sign area calculation purposes. If portions of the exterior building wall face the same lot line and are separated by four feet (4') or more in depth from that lot line, then they are considered two (2) separate walls for sign area calculation purposes. If separated by less than four feet (4') they shall be considered a single exterior building wall for sign area calculation purposes.”



OMG Liquor Signage



Cork Keg & Liquors Signage

Therefore, since this wall extends 9 feet from the front façade of the building, the 10.45 foot length of the wall is used to calculate this sign's maximum area. For the previous sign, the entire front façade was used to calculate sign area for a building mounted sign which resulted in the OMG Liquor approval.

The 2018 text amendment was in response to a different sign that touched the vertical and horizontal edges of a wall on a building with many architectural features. Since the language within the code was vague on how to measure in the presence of architectural features and did not define "wall", the new code was amended to define these improvements in order to enhance the appearance of signs within the community and to limit sign clutter.

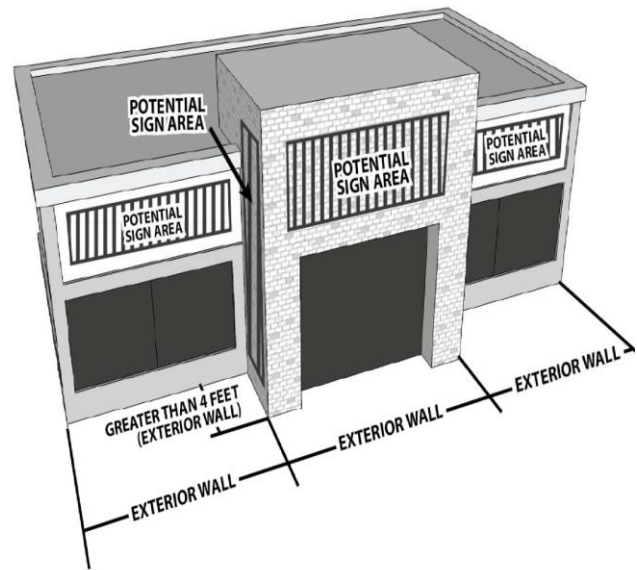


Exhibit from Zoning Ordinance – Sign Area

PROPOSED REQUEST:

The petitioner is requesting relief from the City's Sign Ordinance to keep this building mounted sign to be larger in area, wider in length, and closer to the vertical edge of a wall as stated in Section 10-20-9-A-2.

The petitioner has stated that the structure itself limits the locations where this building mounted sign may be located. They have stated that the wall north of the vestibule may have enough space for this sign but the vestibule blocks the view of this sign from northbound traffic along Route 47. Additionally, it is stated that the sign was made so large to attract drivers who are typically driving 40-45 miles per hour along Route 47.

It should be noted that the business has a permitted monument sign along Route 47 and that the posted speed limit for this road is 35 miles per hour.

STANDARDS FOR GRANTING A VARIANCE:

The Petitioner's request for relief of the Zoning Ordinance regulations are based 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 following factors regarding sign variance requests apply:

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.

STAFF COMMENTS:

As with all enforcement efforts, the mayor has been made aware of this sign variance request and expressed a willingness to become more “business friendly” to commercial uses regarding code compliance. Mayor Purcell also stressed that while staff works towards updating our development ordinances through the Unified Development Ordinance process, an evaluation of current standards and regulations that may require tweaking to reduce the number of code violations and ultimately variances, should be taken into consideration. Specifically, he is interested in loosening the regulations related to current standards applicability to older signs (i.e., increasing legal non-conforming provisions that would allow an existing business to replace or maintain a sign that is legally nonconforming without bringing that sign into conformance with current standards). Rather than change the code to make this type of a sign explicitly allowed by altering the sign standards, he would prefer a variance or related authorization be granted by the City Council.

Therefore, in terms of a variance for this particular application, the preponderance of the standards according to historic and current case law to merit a sign variance have not been met since it is possible for an appropriately scaled sign to be purchased anew and installed on the proposed wall or the already installed sign may be relocated to another part of the façade even if the sign would not be as visible to motorists and pedestrians. The intent of the 2018 text amendment was to prevent the oversizing of signs on commercial properties and to maintain a cohesive signage throughout the community.

The proposed request is scheduled for Planning and Zoning Commission public hearing review on November 9, 2022. A recommendation will be forwarded to the City Council for consideration at the November 22, 2022, regularly scheduled meeting. Staff is seeking input and comments from the Economic Development Committee.

ATTACHMENTS:

1. Sign Variance Application with Exhibits
2. Building Permit Application with Exhibits and Correspondence

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2022-18**

NOTICE IS HEREWITH GIVEN THAT Greg Groat, Correct Digital Displays, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a building mounted sign to be larger than the maximum permitted sign area, wider than the maximum permitted sign width, and to allow the sign to be closer than one (1) foot from a vertical or horizontal edge of the wall to which the sign is affixed as stated in Section 10-20-9-A-2. The real property is generally located northeast of the North Bridge Street (Route 47) and East Main Street intersection.

The legal description is as follows:

THE SOUTH 55.0 FEET OF LOT 4. ALL OF LOT 5 AND PART OF LOT 6 IN BLOCK 16 OF THE ORIGINAL TOWN OF BRISTOL, NOW THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 04 DEGREES 15 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 215.21 FEET TO A POINT 55.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4; THENCE SOUTH 85 DEGREES 45 MINUTES 49 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 159.51 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 136.72 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO KIMBERLY AND ROBERT TICER BY DEED RECORDED AS DOCUMENT NO. 9803243 ON MARCH 20, 1998; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF SAID TICER TRACT, 59.0 FEET; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST, ALONG A WEST LINE OF SAID TICER TRACT, 18.50 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG A NORTH LINE OF SAID TICER TRACT AND SAID NORTH LINE EXTENDED, 53.69 FEET TO THE WEST LINE OF A TRACT CONVEYED TO ARNOLD AND BEVERLY BITTERMAN (AS SAID LINE IS MONUMENTED AND OCCUPIED) BY WARRANTY DEED RECORDED AS DOCUMENT NO. 917423 ON OCTOBER 22, 1991; THENCE SOUTH 04 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG SAID WEST LINE OF SAID BITTERMAN TRACT (AS MONUMENTED AND OCCUPIED), 60.0 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 85 DEGREES 45 MINUTES 43 SECONDS WEST, ALONG SAID SOUTH LINE, 46.55 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD), ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 02-33-105-010

Address: 302 N Bridge Street

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, November 9, 2022** 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.

Jori Behland
Deputy City Clerk

Sold To:

United City of Yorkville - CU00410749
800 Game Farm Rd
Yorkville, IL 60560-1133

Bill To:

United City of Yorkville - CU00410749
800 Game Farm Rd
Yorkville, IL 60560-1133

Certificate of Publication:

Order Number: 7309456

Purchase Order: Sign Variance Pub Hearing

State of Illinois - Kendall

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 10/21/2022, and the last publication of the notice was made in the newspaper dated and published on 10/21/2022.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Oct 21, 2022.**

The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

22nd Day of October, 2022, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2022-18**

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

Jori Behland
Deputy City Clerk
10/21/22 7309456



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: October 31, 2022
Subject: **PZC 2022-21– 505 E Spring Street 1.5 Mile Review (Variance)**

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Donald Smith, is requesting a variance to encroach into the required front yard in the County's R-3 One Family Residential Zoning District. The petitioner is seeking to construct a garage addition onto the front of his house which would encroach the fifty foot (50') required front yard setback by twenty feet (20') resulting in a thirty foot (30') front yard. The real property is located at 505 E Spring Street which is generally located at the northeast corner of the McHugh Road and E Spring Street intersection.

PROPERTY BACKGROUND:

The property is located at 505 E Spring Street in unincorporate Kendall County. The 0.76-acre property contains an existing 1,305 square foot single-family detached house which was constructed in 1974. The parcel is adjacent to incorporated Yorkville to the south of Spring Street and is in close proximity to historic Bristol.



505 E Spring Street Location Map

United City of Yorkville, Illinois
October 21, 2022



REQUEST SUMMARY:

The petitioner is proposing several additions to the existing structure including a 1-story addition on the west side of the house, a small expansion on the north side of the house, and a 3-car garage along the east and south side of the house. The improvements along the west, north, and east elevations meet Kendall County's required setbacks for the R-3 One Family Residential Zoning District, but it encroaches the required front yard setback. The County requires a minimum fifty foot (50') front yard setback within this district which the existing structure currently meets at approximately fifty-four feet (54') from the front property line.

The petitioner wants to construct a 1,157 square foot garage addition extending to the south of the existing structure into the required front yard. The submitted plans indicate that this part of the addition will extend twenty-two feet (22') off the front façade of the house and is requesting a variance from the County to reduce the required front yard setback from fifty feet (50') to thirty feet (30') to accommodate the new garage.

ZONING ANALYSIS:

Due to the parcel's close proximity to Yorkville's municipal boundary and its potential for annexation in the future, a review of nearby zoning district setbacks is needed to determine if the requested variance will coincide with Yorkville's districts. As seen in the map below, the majority of properties in Yorkville near 505 E Spring Street are zoned R-2 Single-Family Traditional Residence District (R-2) followed by some parcels to the northwest zoned R-1 Single-Family Suburban Residence District (R-1). The City's R-2 district requires a thirty foot (30') front yard setback and the R-1 District requires a forty foot (40') front yard setback as stated in Section 10-7-1 of the Yorkville Municipal Code.



505 E Spring Street Nearby Zoning Map

United City of Yorkville, Illinois
October 21, 2022



If the property was annexed into the City today, the lot and structure currently meet all minimum bulk regulations in both the R-1 and R-2 Zoning Districts. If the variance is approved to allow a thirty foot (30') front yard setback, then the property will meet the requirements for the R-2 Zoning District only.

It is most likely that if and when the property is annexed into Yorkville, it will seek an R-2 zoning designation regardless of the variance outcome as it provides more flexibility for future development and is consistent with the closest neighboring parcels. Most notably, the property to the east at 509 E Spring Street is similar in lot area and was annexed in 1990 and zoned R-2 which would allow this type of addition outright. Therefore, the requested reduction in the front yard setback would not create any land use or aesthetic inconsistencies if the parcel is annexed in the future.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Suburban Neighborhood Residential. This future land use is intended to provide detached single-family residential homes on larger lots while encouraging neo-traditional subdivision design. This land use classification should feature walkable neighborhoods that incorporate open space and appropriate linkages to surrounding areas.

The current land use of a detached single-family home on a three-quarter acre lot is consistent with Yorkville's Comprehensive Plan land use designation for this property. If approved, the proposed variance does not alter the land use and maintains its consistency with the areas future land use plans.

STAFF COMMENTS

Staff has reviewed the request for variance and generally does not oppose the request. It will not affect the most likely future zoning district (R-2) since it meets the current minimum bulk requirements of that district. Additionally, the land use is consistent with the City's Comprehensive Plan and the variance will not affect the future use of the land as it will remain residential in nature.

Staff is seeking input from the Planning and Zoning Commission as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the City Council at the November 22, 2022 meeting. This item was delivered to the City on October 4, 2022.

PROPOSED MOTION

In consideration of the proposed mile and half review of Kendall County Petition 22-21 for a variance request to encroach the required front yard setback by twenty feet within the Kendall County R-3 Zoning District at the property commonly known as 505 E Spring Street, the Planning and Zoning Commission recommends the City Council to (object or not to object) to the request.

ATTACHMENTS

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-21**Donald Smith****Side Yard Setback Variance****INTRODUCTION**

The Petitioner would like to construct an approximately one thousand one hundred fifty-seven (1,157) square foot garage addition at the subject property. The garage would encroach twenty feet (20') into the front yard setback, thus reducing the setback from fifty feet (50') to thirty feet (30'). Per Section 8:07.E.1 of Kendall County Zoning Ordinance, the required front yard for this property is fifty feet (50').

The application materials are included as Attachment 1. The site plan is included as Attachment 2. The floor plan and elevations are included as Attachment 3. A picture of the subject property is included as Attachment 4. The topographic survey of the property is included Attachment 5. The aerial showing the zoning of properties inside the United City of Yorkville is included as Attachment 6. The aerial showing the zoning of properties in the unincorporated area is included as Attachment 7.

SITE INFORMATION

PETITIONER Donald Smith

ADDRESS 505 E. Spring Street, Yorkville

LOCATION North of the T-Intersection Created by Woodworth and E. Spring Street

TOWNSHIP Bristol

PARCEL #S 02-33-201-001

LOT SIZE 0.76 +/- Acres

EXITING LAND USE Single-Family Residential

ZONING R-3 One Family Residential District

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Suburban Residential (1.00 DU/Acre Max) (County) Suburban Neighborhoods (Yorkville)
	Roads	E. Spring is maintained by the United City of Yorkville.
	Trails	None
	Floodplain/ Wetlands	None



REQUESTED ACTION Variance to allow an attached garage to encroach approximately twenty feet (20') into the front yard setback, thus reducing the front yard setback from the required fifty feet (50') to thirty feet (30')

APPLICABLE REGULATIONS § 8:07.E.1. – Primary Structure Front Yard Setbacks on R-3 Zoned Property
§13:04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single-Family Residential	R-3 (County)	Suburban Residential (1.00 Max DU/Acre) (County) Suburban Neighborhoods (Yorkville)	N/A
South	Single-Family Residential	R-2 (Yorkville)	Suburban Neighborhoods (Yorkville)	N/A
East	Single-Family Residential	R-3 (County)	Suburban Residential (County) Suburban Neighborhoods (Yorkville)	N/A
West	Single-Family Residential	R-3 (County)	Suburban Residential (County) Suburban Neighborhoods (Yorkville)	N/A

GENERAL INFORMATION

The subject parcel was created in March 1967.

The subject parcel has been zoned R-3 since 1974. The subject parcel is less than the required forty-five thousand square (45,000) feet for R-3 zoned property.

The house on the property was constructed in 1974. The house is approximately one thousand three hundred five (1,305) square feet in size.

Per the site plan (Attachment 2), the Petitioner plans to construct one (1) six hundred fifty (650) square foot addition on the west side of the house, one (1) one hundred thirty-six (136) square foot addition on the north side of the house, and one (1) one thousand one hundred fifty-seven (1,157) square foot addition on the east and south side of the house. Per the floor plans and elevations (Attachment 3), the addition on the east and south sides of the house will consist of a mud room, one (1) two (2) car garage, additional storage, and one (1) one (1) car garage.

As noted in the picture of the house (Attachment 4), the existing garage is located on the southeast corner of the house; the addition would be adjacent to the existing garage.

As noted in the site plan (Attachment 2), the existing septic field is located on the north side of the house.

Per the United City of Yorkville, the properties to the south are zoned R-2. The front yard setback for R-2 zoned properties inside the United City of Yorkville is thirty feet (30').

BRISTOL TOWNSHIP

Bristol Township was emailed this proposal on October 4, 2022.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed this proposal on October 4, 2022.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed this proposal on October 4, 2022.

FINDINGS OF FACT

§ 13:04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject parcel was platted in 1967 and the existing house was constructed in 1974. The existing septic field is located north of the house. The existing garage is located on the southeast corner of the house with an existing driveway between the garage and E. Spring Street. The proposed addition, including the two (2) new garage areas, is logically placed on the property. The proposed addition could not be constructed on the property in the size proposed without encroaching into the front (south) yard property because of the configuration of the property and the location of the house on the property.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The number of properties zoned R-3, platted in the 1960s, not meeting the current minimum lot square footage requirement, with the type of configuration of house location in relation to a septic system and an existing garage is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner did not plat the lot, construct the existing house, or install the existing septic system. The current owner does wish to construct the proposed addition.

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.***

*That 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 of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values. Provided the addition is constructed following applicable building codes, the variance will not increase the danger of fire or negatively impact public safety.***

RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

1. The site shall be developed substantially in accordance with the site plan (Attachment 2), proposed elevation (Attachment 3, Page 3), and no part of the primary structure shall encroach within thirty feet (30') of the front (south) property line.
2. The owner of the property shall comply with all applicable federal, state, and local laws with regards to constructing and/or renovating the structure(s) on the subject property.
3. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Site Plan
3. Floor Plan and Elevations
4. House Picture
5. Topographic Survey
6. Yorkville Zoning Aerial
7. Kendall County Zoning Aerial



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Smith/Clark Residence FILE #: _____

NAME OF APPLICANT ECA Architects & Planners		
CURRENT LANDOWNER/NAME(s) Donald Smith		
SITE INFORMATION ACRES 0.76	SITE ADDRESS OR LOCATION 505 E Spring St	ASSESSOR'S ID NUMBER (PIN) 02-33-201-001
EXISTING LAND USE Single Family Residence	CURRENT ZONING R3	LAND CLASSIFICATION ON LRMP Suburban Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT ECA Architects & Planners	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.		
SIGNATURE OF APPLICANT [REDACTED]		DATE 9/29/22

FEE PAID:\$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Please fill out the following findings of fact to the best of your capabilities. § 13:04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The existing septic field is located at the rear of the house preventing any sizable addition from occurring at the rear without a complete reworking of the septic system.

The existing front yard setback doesn't allow for an addition at the front of the house either.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

The location of the septic field in relation to the residence is specific to the subject property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The post COVID climate of "work from home", the homeowners are in need of larger spaces and the creation of an "at-home" office. At the time of original construction, the septic field was placed in the most convenient place without thought of possible future expansion. The hardship exists of the expense to relocate the septic field. Construction costs are still significantly elevated and adding the significant costs of relocating the septic cannot be absorbed.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

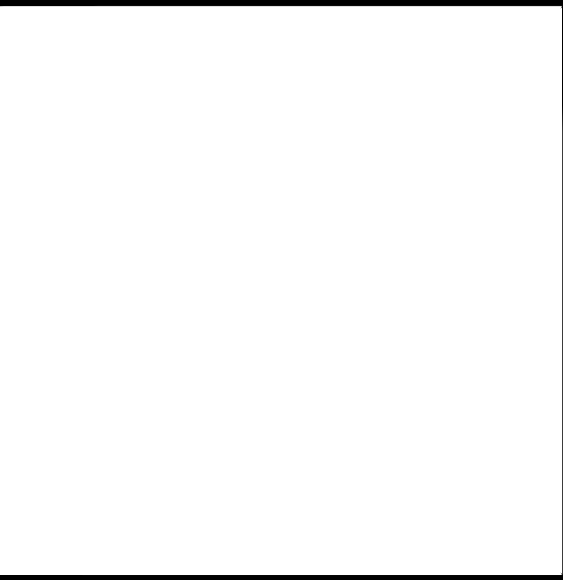
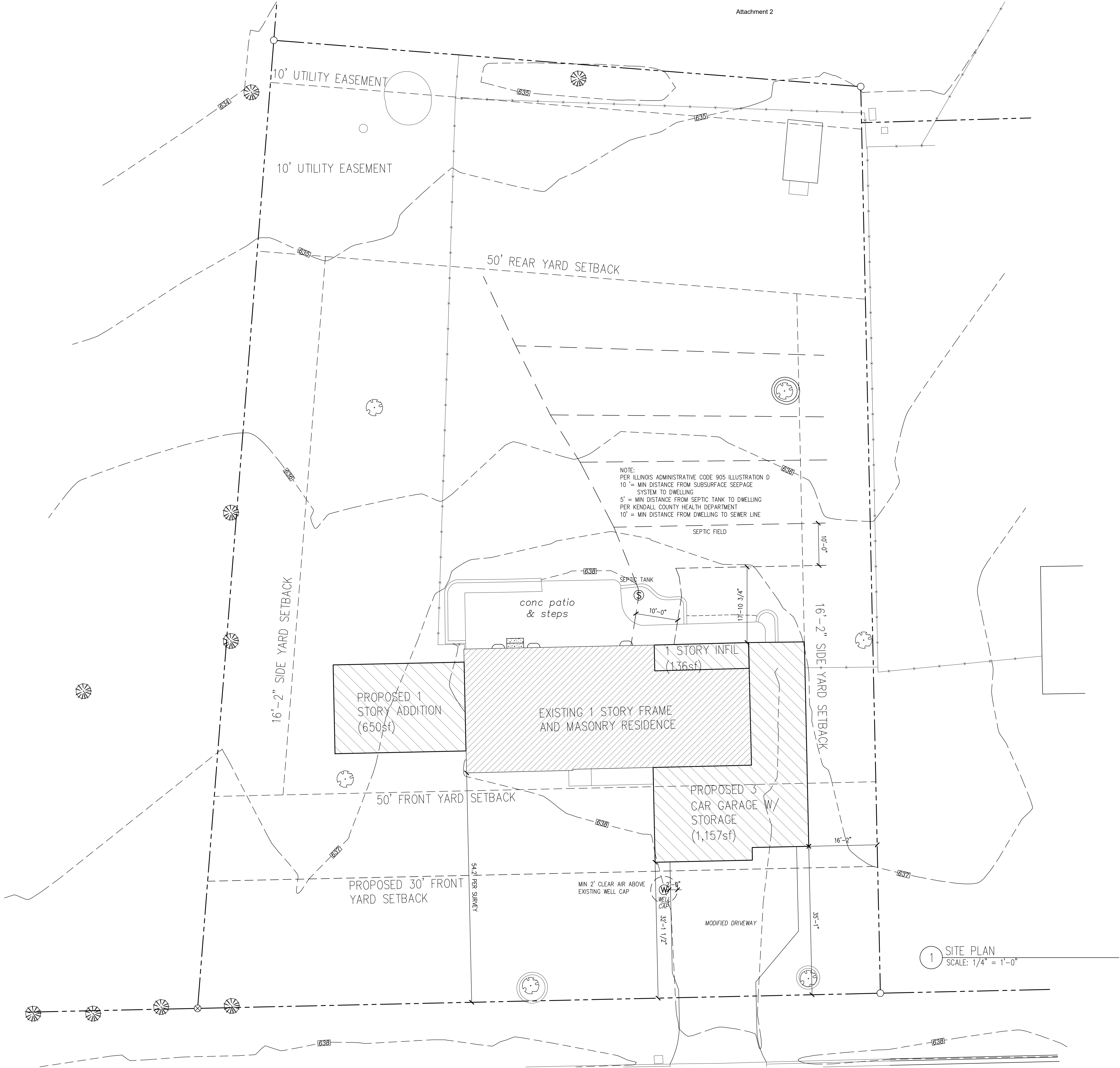
Allowing for a 30' front yard setback would bring the setback in line with Yorkville R-2 zoning that is present in the surrounding area.

That 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 of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

-The proposed variation will not decrease the side yard setback and thus preserve the current distance between adjacent structures. This in turn will maintain the current supply of light and air along with maintain the current danger of fire.

-Given this is a single family residence no increase to congestion in public streets will occur.

-The proposed variation will not substantially diminish or impair property values within the neighborhood.



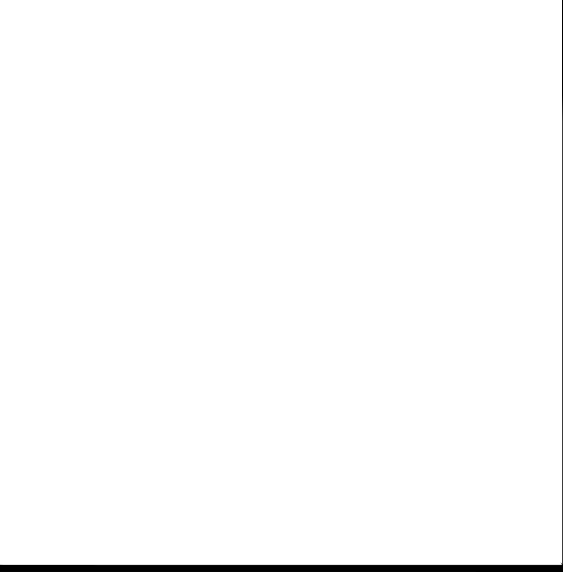
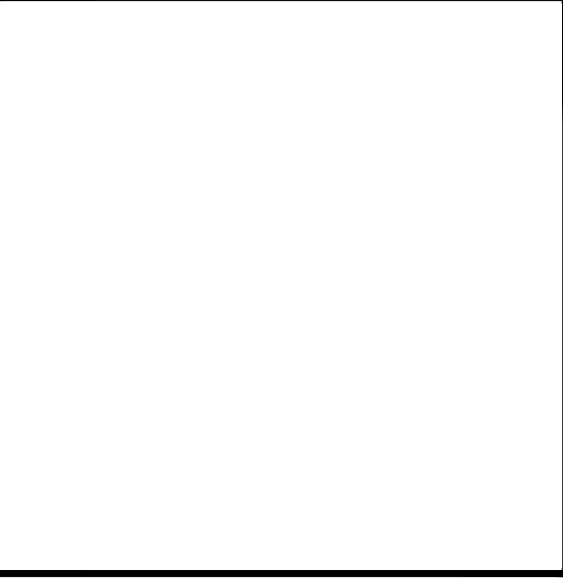
ARCHITECT:



ECA
ARCHITECTS
PLANNERS


24 N. BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 786 3132

PROFESSIONAL DESIGN FIRM
NO. 184 005766



CLIENT:

Renovation and Addition For:
The Clark Family
505 E. Spring St.
Yorkville, IL 60560

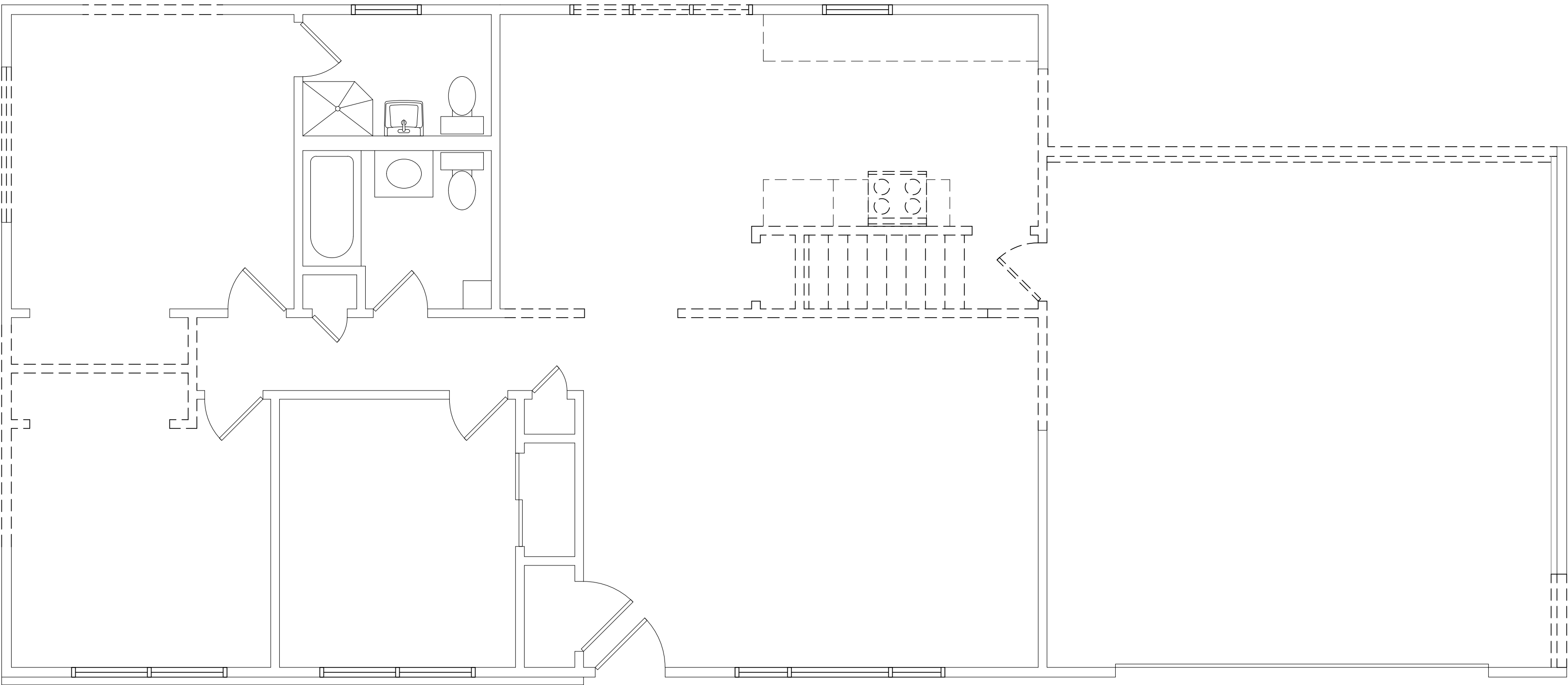
REVISIONS: 		
#	DESCRIPTION	DATE
1	VARIANCE SUBMITTAL	09-29-22

FILE NAME: 21319_ClarK Res
DRAWN BY: WBK REVIEWED BY: ERC 09-29-22

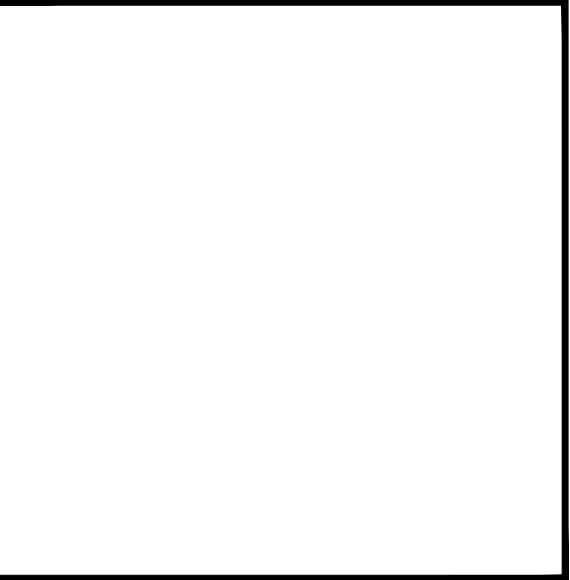
SHEET TITLE:

SITE PLAN
SHEET NO.

A000



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



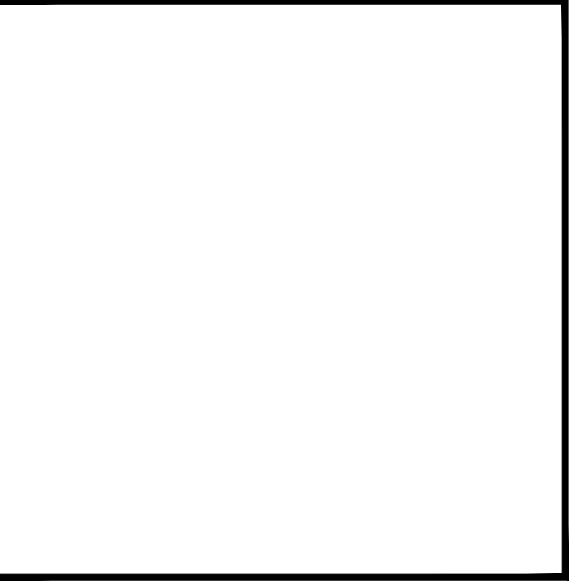
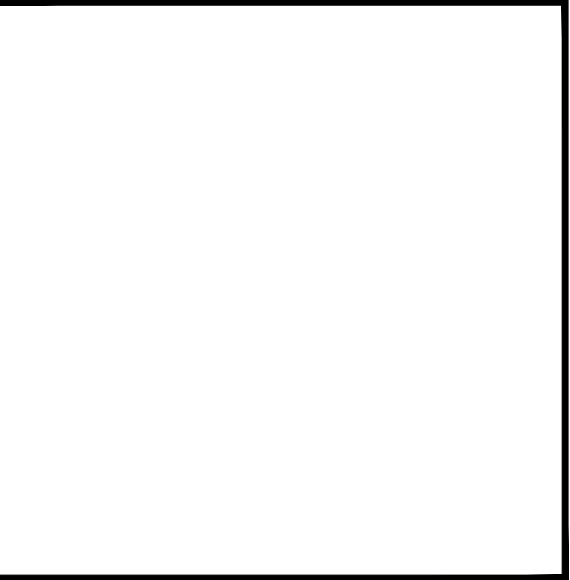
ARCHITECT:



ECA
ARCHITECTS
PLANNERS


24 N. BENNETT ST.
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PROFESSIONAL DESIGN FIRM
NO. 184 005766



CLIENT:

Renovation and Addition For:
The Clark Family
505 E. Spring St.
Yorkville, IL 60560

REVISIONS: 		
#	DESCRIPTION	DATE
1	VARIANCE SUBMITTAL	09-29-22

FILE NAME: 21319_Clark Res

DRAWN BY: WBK REVIEWED BY: ERC 09-29-22

SHEET TITLE:

EXISTING FLOOR PLAN

SHEET NO.

A100



A101



1 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:



24 N. BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 786 3132

PROFESSIONAL DESIGN FIRM
NO. 184 005766

CLIENT:

Renovation and Addition For:
The Clark Family
505 E. Spring St.
Yorkville, IL 60560

REVISIONS:

#	DESCRIPTION	DATE
1	VARIANCE SUBMITTAL	09-29-22
2		
3		
4		
5		
6		
7		
8		

FILE NAME: 21319_ClarK Res

DRAWN BY: WBK

REVIEWED BY: ERC

09-29-22

SHEET TITLE:

EXIST ELEVATION
PROPOSED ELEVATION

SHEET NO.

A200



09/30/2022 09:57

TOPOGRAPHIC EXHIBIT

LOT 2 OF DECKER'S SUBDIVISION, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 505 EAST SPRING STREET, YORKVILLE, ILLINOIS.

PROPERTY CONTAINS: 33,268.5 SQUARE FEET, MORE OR LESS.

Source Benchmark:

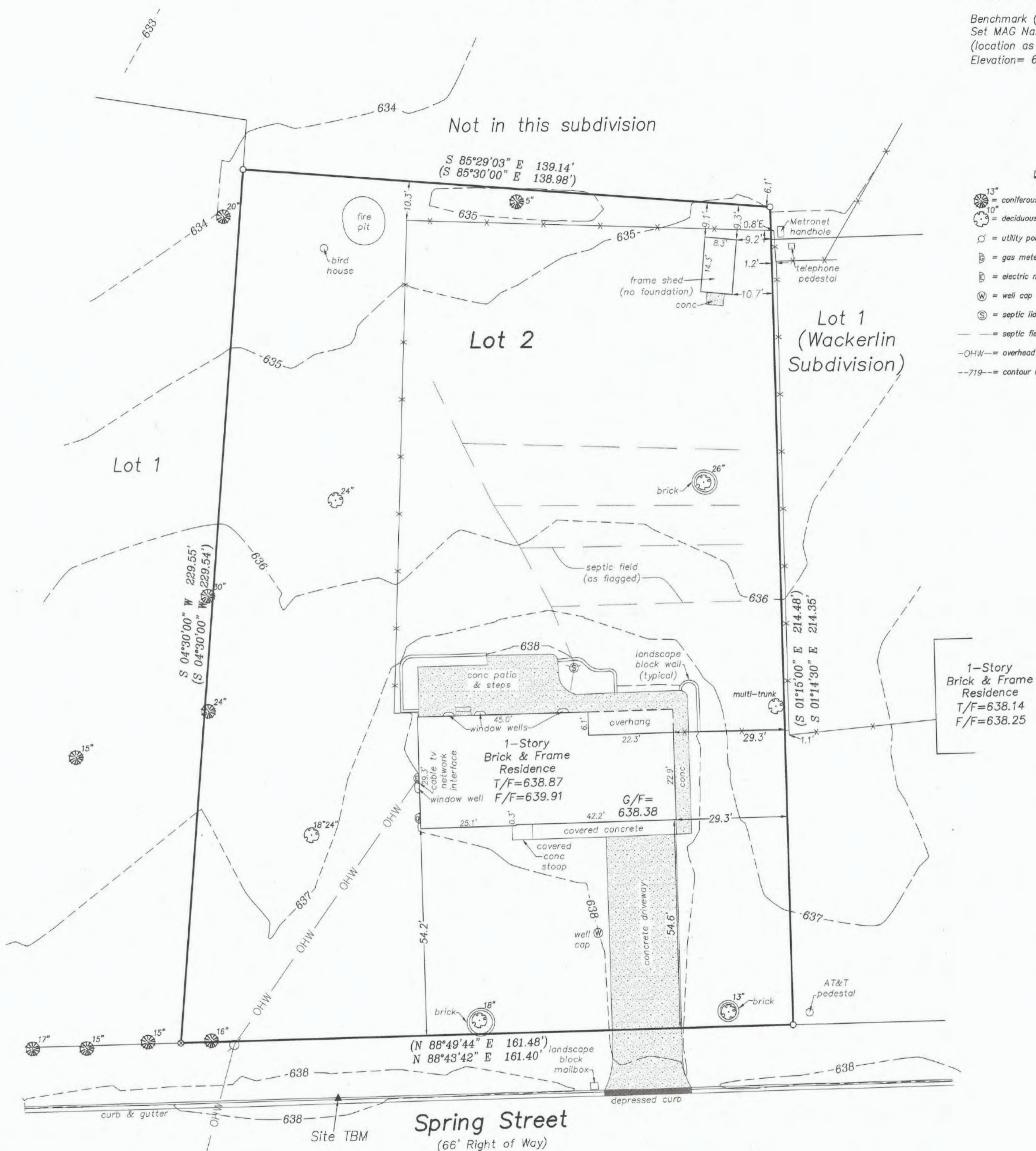
City of Yorkville
Survey Control Monument #8
Elevation=629.66 (NAVD 88)

Benchmark (Site TBM):

Set MAG Nail in top of curb.
(location as noted)
Elevation= 638.62 (NAVD 88)

Legend

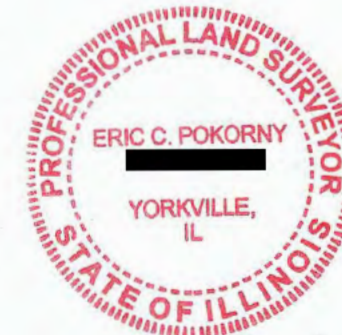
- = coniferous tree and tree size
- = deciduous tree and tree size
- = utility pole
- = gas meter
- = electric meter
- = well cap
- = septic lid
- = septic field
- = overhead wires
- = contour line



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON SEPTEMBER 26, 2022.



Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2022
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2022

TODD SURVEYING

Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Don Smith

Book #2407/sh Drawn By: ECP Plot # 4272

Reference: 2008-0961-2011

Field Work Completed: 9/23/2022

Rev. Date | Rev. Description

Project Number:

2022-1037 TOPO

Scale: 1" = 20'

= Found 3/4" Dia. Iron Pipe

= Found 1/2" Dia. Iron Pipe

(XX.XX)' = Record Distance

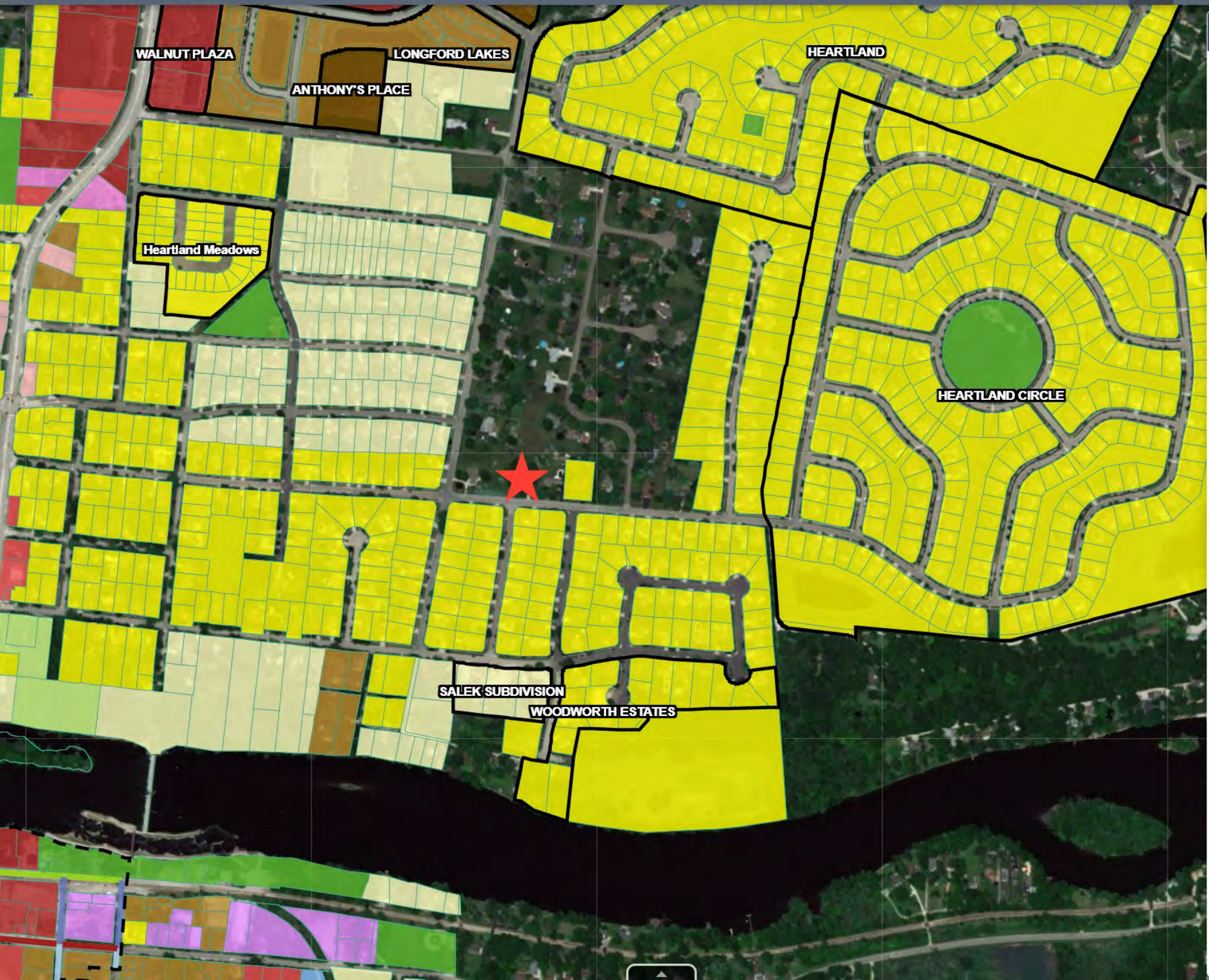
XX.XX' = Measured Distance

N = North E = East

S = South W = West

---X---X---X--- = Fence

= Concrete/Asphalt



Layer List

Layers

- ☒ Develop
- ☒ Downto
- ☒ Downto
- ☒ Zoning

- A-1 AG
- B-1 LO
- B-2 RET
- B-3 GE
- E-1 EST
- FOREST
- M-1 LIM
- M-2 GE
- N/A
- O OFFI
- OS-1 O
- OS-2 O
- PLANN
- R-1 SIN
- DISTRI
- R-2 SIN
- RESIDE
- R-2D TV
- DISTRI
- R-2D TV
- DISTRI
- R-3 MU
- DISTRI
- R-4 GE
- DISTRI
- others

Search PIN, Address, etc.

