

**MINUTES OF UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, October 13, 2022 6:30pm
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

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 United City of Yorkville is encouraging social distancing by allowing remote attendance at the UDO Advisory Committee meeting due to the ongoing Covid-19 pandemic.

Meeting Called to Order

The meeting was called to order at 6:34pm by Chairman Chris Funkhouser and a quorum was established.

Roll Call & Establishment of Quorum

Committee Members:

Chris Funkhouser, Chairman/Alderman/in-person
Jeff Olson, PZC Chairman/remote attendance
Deborah Horaz, PZC Member/remote attendance
Dan Transier, Alderman/in-person
David Schultz, HR Green/in-person

Others Present:

Krysti Barksdale-Noble, Community Development Director/in-person
Jason Engberg, Senior Planner/in-person
Ruben Shell, Houseal Lavigne/in-person

Previous Meeting Minutes August 18, 2022

The minutes were approved as presented.

Citizens Comments None

1. Introduction

Mr. Ruben Shell of Houseal Lavigne was present to review the Chapter 9 definitions at this meeting. Mr. Engberg said he attached comments from Chapter 7 and 8 so the committee could review the newest version.

Mr. Shell gave a PowerPoint presentation and said his team has been drafting the ordinance sections as they are reviewed by the committee. He said they are finalizing the sections and he identified the specific topics that have been revised. The intent of Chapter 9 is to define the terms used throughout all the chapters. He said a few definitions were identified for discussion at this meeting, specifically, commercial/trade school and sign area pertaining to wall signs.

Mr. Engberg addressed these discussion points. He said staff needed direction for a development application for a more commercial use in a manufacturing zone and he asked if the definitions should be reconfigured and if more commercial uses should be allowed in the manufacturing zone. The second question pertained to the manner in which a wall sign is defined and measured. The Committee addressed these two points.

Chairman Funkhouser said the definition of a trade school could allow a bit more flexibility. Applications have been submitted recently for a couple of the zoning districts to allow a trade schools or a commercial use. The

definition is such that the matter has to go to Council for a decision, since it is not allowed at this time. He asked for a staff recommendation to make this more accommodating. After discussion, Mr. Engberg said the definition would not need to be changed and Ms. Noble said staff could develop use standards to outright permit commercial uses. She said the issue is traffic flow since Yorkville's industrial area is not set up for high volumes of commercial traffic. Mr. Transier asked if use standards would dictate when the business could be open. Ms. Noble said it might require a transportation plan, for example, for a school. Mr. Transier noted the traffic issues that have recently occurred with a school on the south end of town. Mr. Engberg also suggested a wayfinding plan.

The second question was calculation for wall sign size. The committee discussed this at length and noted there was a variance request from Cork Keg and Liquor where a conforming sign became non-conforming due to the code having been changed. Chairman Funkhouser said he wants the code to be flexible and Ms. Noble added that the goal is proportionality. The committee decided to keep the language as written and Ms. Noble also noted that staff has authority to handle similar matters administratively.

2. Review of Materials

3. Committee Comments and Questions

a. Chapter 9: Definitions

Mr. Olson asked staff to review changes made and the reason for the change. Those revisions are: structure is defined as a pergola or gazebo while a building could be a poolhouse; artisan manufacturing is a new use; addition was clarified as a 3-season room for example; brewpubs, micro-wineries, etc. have new definitions; auto sales & service was defined in case a business such as Carvana came to the city; data center was added; family homes was replaced with dwelling units; floor area net was added relating to parking; lot definitions were kept for depth/frontage/interior. Alderman Transier asked for definitions for grain elevator vs. grain bin as a result of a recent court case.

In addition, language was removed that required a license in the Professional Services and Office classification; animal hospital and veterinarians are defined separately; tents have been defined as a temporary use; vehicle charging stations have now been defined; public storage facilities and temporary storage at residences are defined separately. Ms. Horaz had several questions pertaining to the following: crematoriums were removed from uses and incorporated into funeral homes; buildable area is no longer used in the UDO, but it could be added back as general language when referring to setbacks; building line was removed since setbacks are used; contractor offices/facilities has been moved to "c". Mr. Engberg will check on the term curb level; density has been changed to gross density; group home is now considered a residential use.

Comments on Chapters 7 & 8 can be sent to staff since a draft will soon be available as the UDO process nears completion.

4. Adjournment

There was no further business and the meeting adjourned at 7:27pm.

Minutes respectfully submitted by Marlys Young, Minute Taker