

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE ROAD ON
TUESDAY, AUGUST 8, 2023

Mayor Purcell called the meeting to order at 7:01 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

Deputy Clerk Cisija called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Corneils	Present

Staff in attendance at City Hall: Deputy Clerk Cisija, City Administrator Olson, Chief of Police Jensen, Attorney Orr, Public Works Director Dhuse, Parks and Recreation Director Evans, Community Development Director Barksdale-Noble, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/89523599784?pwd=MVFpSEU0RHg2ekx4dEk1WXF4WGIBQT09>. The Zoom meeting ID was 895 2359 9784.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell amended the agenda order of the presentations. Presentation #2 was heard first, then Presentation #3, and Presentation #1 was heard last.

Motion unanimously approved by a viva voce vote.

PRESENTATIONS

**Yorkville Education Foundation Golf
Outing Check Presentation**

Parks and Recreation Director Evans presented a check to Shawn and Joanna of the Yorkville Education Foundation. Director Evans stated this is part of a partnership with the school district for the golf outing. Part of the funds goes back to Parks and Recreation to help with the free events done within the community. Part of the funds are also for schools and teachers. Sean thanked everyone who came out and stated that approximately \$8,500 was raised and will be used to support teachers and staff on different programs.

**Recognition of Detective Matt Ketchmark
For Detective of the Year**

Chief of Police Jensen recognized Detective Matt Ketchmark for his Detective of the Year award. He stated that Detective Ketchmark is a 16-year veteran of the Yorkville Police Department. Detective Ketchmark started as a field training officer and moved very quickly to the detective division. He has excelled in his position. Detective Ketchmark is also on the Kendall County Task Force and has headed up the evidence unit. Chief Jensen highlighted four cases assigned to Detective Ketchmark, including the investigation of the financial exploitation of a 96-year-old elderly woman, the investigation of a domestic incident that uncovered more about the incident, the investigation of a shooting at Marketplace Apartments, and the investigation of criminal sexual assault. Detective Ketchmark was joined by his wife, Megan, and their children at the meeting. Chief Jensen also recognized several officers of the Yorkville Police Department that received the Life Saving Valor Award for the fire at the house on Georgeanna Street.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye

Green Door Nexus – Text Amendment Discussion
(CC 2023-49)

Community Development Director Barksdale-Noble reported that the text amendment would identify data centers, cold storage, and battery use. Green Door wants to be more explicit in the zoning ordinance. Alderman Funkhouser is in favor of development but has slight reservations about outright allowing the three uses in the manufacturing district. Alderman Plocher has no reservations and does not see much water being used.

Kendall County Petition 23-26 – 1.5 Mile Review Discussion
(CC 2023-50)

Community Development Director Barksdale-Noble reported that Milroy Farms is looking to extend its special use permit within the county that was approved for a compost facility. The current use is expiring in December 2023. Kendall County had concerns about the enforcement of odor. This agenda item is being presented to the Planning and Zoning Commission at the August 9, 2023, meeting.

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

National Night Out

Parks and Recreation Director Evans thanked everyone for attending the Yorkville Police Department’s National Night Out event. The turnout was great, the kids were having fun, and 800 slices of pizza was consumed.

Movies Under the Stars

On Thursday, August 10, 2023, there is an outdoor movie night with the Village of Oswego. The movie will occur at Venue 1012 (1012 Station Drive, Oswego, IL).

Yorkville Hometown Days Festival

Yorkville’s Hometown Days Festival is Thursday, August 31st through Sunday, September 3rd at the Beecher Community Park (908 Game Farm Road).

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

Alderman Transier reported he had received many phone calls and emails regarding the storm damage in the older part of town.

CITY CLERK’S REPORT

No report.

COMMUNITY & LIAISON REPORT

Alderman Funkhouser discussed an emergency purchase that is necessary for KenCom. The power system went down, and there was an issue with the backup system. The expense is unexpected, but KenCom is fronting the cost and is splitting the cost with the County Board. KenCom uses approximately 85% of the operations of the equipment. The issue will not be remedied for about 4 to 5 months because of the time it takes to get the equipment.

STAFF REPORT

No report.

MAYOR’S REPORT (cont’d)

City Building Updates
(CC 2022-04)

No update.

Water Study Update
(CC 2021-38)

No update.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Soling; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:14 p.m.

Minutes submitted by:



Monica Cisija,
Deputy Clerk, City of Yorkville, Illinois



UNITED CITY OF YORKVILLE

UNIFIED DEVELOPMENT ORDINANCE

PROPOSED RESIDENTIAL DENSITY DISCUSSION

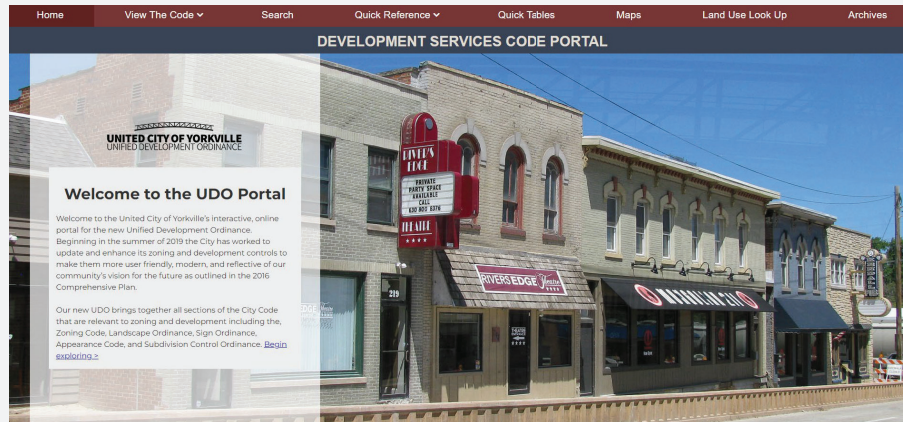
August 8, 2023
City Council Meeting

Unified Development Ordinance

Purpose

- Increase ease of use and by right development
- Modernize and update codes
- Add visual components to the code
- Smartcode ease of access
- Address common issues and complaints
- Reduce/eliminate non-conformities

Future Code



Current Code

CHAPTER 4 - ZONING ADMINISTRATION AND ENFORCEMENT

10-4-1: - Organization:

A. Implementing and administering: The primary responsibility for implementing and administering this title is hereby vested in the following bodies:

1. Zoning Administrator;
2. Zoning Officer;
3. Plan Council;
4. Plan Commission;
5. Zoning Board of Appeals;
6. City Council.

B. Authority and administrative functions: This chapter shall first set out the authority of each of the designated administrative bodies, and then describe the procedures and substantive standards with respect to the following administrative functions:

1. Issuance of building permits and certificates of occupancy;
2. Plan review;
3. Variations;
4. Appeals;
5. Special uses;
6. Amendments;
7. Annotations;
8. Fees and penalties.

(Ord. 2014-75, 11-20-2014)

10-4-2: - Administration:

A. Zoning administrator: The Director of the Department of Community Development shall be the Zoning Administrator. Acting in this capacity, the Director of the Department of Community Development shall administer the provisions of this title.

B. Duties: The Zoning Administrator is duly appointed and shall enforce the zoning regulations in addition thereto, and in furtherance of such authority, shall:

1. Identify all nonconforming structures and uses;
2. Forward to the Plan Commission applications for amendments to the zoning title text or map, special uses and county mile and one-half reviews;
3. Forward to the Zoning Board of Appeals applications for appeals and variations;
4. Forward applications, proposals and related information to the Plan Council in all cases which require plan review as defined in section 10-4-4 of this chapter, and as required in specific zoning districts under the provisions of this title;
5. Inspect the zoning regulations when questions arise, including:
 - a. Determine which uses, though not contained by name in a zoning district list of permitted uses, are of the same general character and permit their establishment;
 - b. Determine the parking or loading area of a use which is not contained by name in a parking or loading area;
 - c. Maintain permanent and current records of the zoning ordinance, including, but not limited to, all maps, amendments, variations, appeals, and publications thereof;
6. Assist in providing public information relative to all matter pertaining to this title and open records for public inspection, as deemed required by law;
7. Initiate, direct, and review, from time to time, a study of the provisions of this title and administrative records of variations and appeals, and make reports of such recommendations to the City Administrator and the appropriate board or commission;
8. Administer the comprehensive plan and make interpretations of provisions which pertain to building and site design being into consideration such factors as contextual appropriateness, consistency with the city's general policies, and community need or benefit;
10. Delegate other duties as may be granted upon him/her by this title.

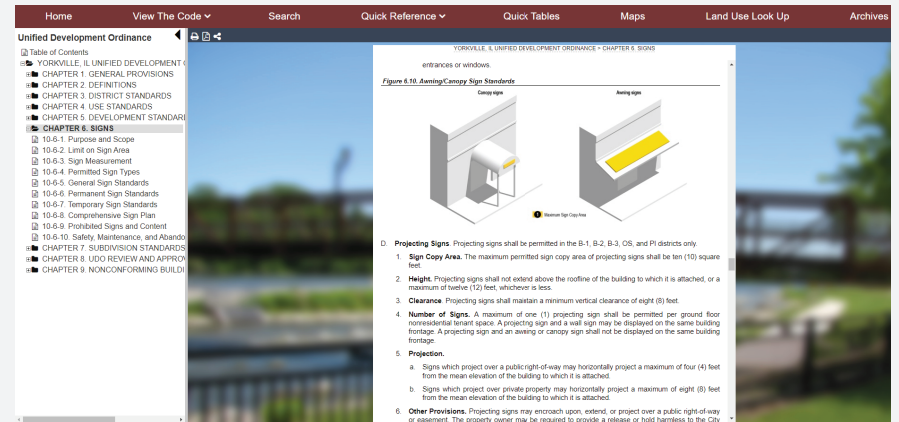
(Ord. 2014-75, 11-20-2014)

10-4-3: - Enforcement:

A. Zoning officer: The Chief Building Code Official, hereinafter referred to as the "officer", is designated as the Zoning Officer of the City.

B. Duties: The Zoning Officer shall, with the exception of those provisions unless otherwise authorized, be responsible for enforcing this title. Said officer shall have the power and shall see that the provisions of this title are properly enforced and in furtherance of such authority, shall:

1. Issue all certificates of use and occupancy and maintain records thereof;





R1 District

The R1 District is Yorkville's lowest density single-family detached zoning district with a minimum lot area requirement of 18,000 square feet and minimum lot width requirement of 100 feet. The nonconformities analysis revealed that 220 of the 264 total lots, or 83 percent, are less than the minimum lot area requirement and therefore nonconforming; and 174 lots, or 72 percent, are less than the minimum lot width requirements and therefore nonconforming. To understand what minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below and illustrated in the attached maps.

Alternative Lot Area Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
16,000 square feet	198	75%
14,000 square feet	160	61%
12,000 square feet	56	22%
11,000 square feet	32	12%

Alternative Lot Width Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
90 feet	174	66%
80 feet	92	35%
70 feet	57	22%

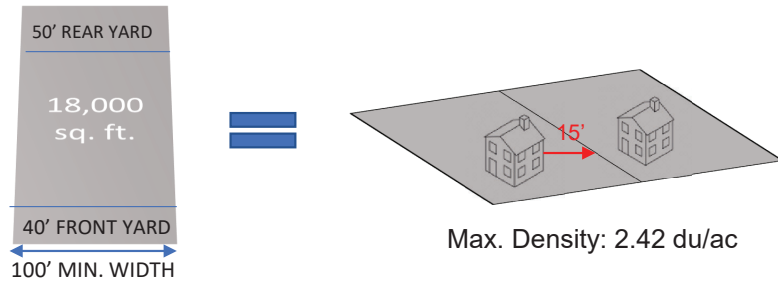
Based on this analysis, **it is recommended that Yorkville revise the lot area minimum for the R1 District to 12,000 square feet.** A 12,000 square foot lot area minimum will eliminate 61 percent of the existing lot area nonconformities and establish a standard for any new development in the district that is more typical and easier to develop than an 11,000 square foot lot area. Additionally, **it is recommended that Yorkville revise its lot width minimum for the R1 District to 70 feet.**

R-1 Max. Density = 2.42 du/ac current vs. 3.63 du/ac proposed

Unified Development Ordinance

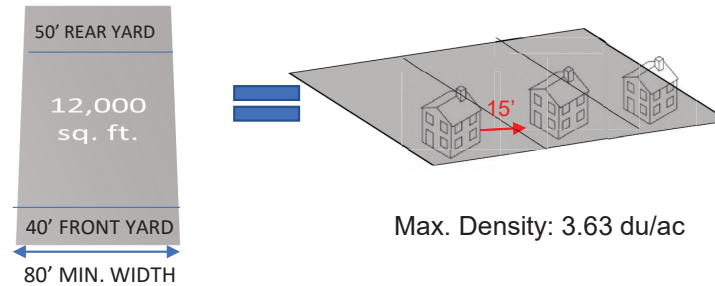
R-1 Density Regulations

R-1 CURRENT ZONING



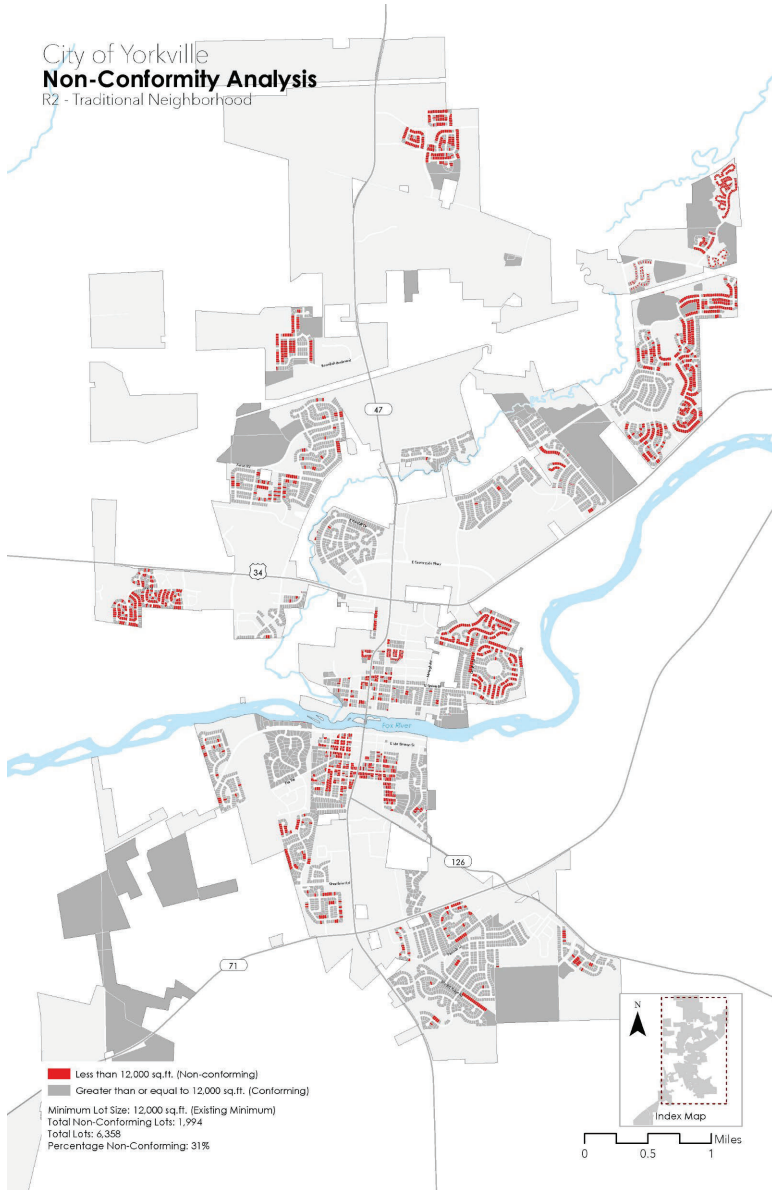
Example: Salek Subdivision

R-1 PROPOSED ZONING



Example: Autumn Creek Subdivision

City of Yorkville
Non-Conformity Analysis
 R2 - Traditional Neighborhood



R2 District

The R2 District is Yorkville’s highest density single-family detached zoning district with a minimum lot area requirement of 12,000 square feet and minimum lot width requirement of 80 feet. The nonconformities analysis revealed that 1,994 of the 6,358 total lots, or 31 percent, are less than the minimum lot width requirement and therefore nonconforming; and 2,651 lots, or 42 percent, are less than the minimum lot area requirements and therefore nonconforming. To understand what minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below and illustrated in the attached maps.

Alternative Lot Area Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
10,000 square feet	796	13%
8,000 square feet	442	7%

Alternative Lot Width Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
70 feet	1,469	23%
60 feet	1,042	17%

The analysis revealed that a more appropriate lot area minimum is 10,000 square feet since it will eliminate 18 percent of the existing nonconformities and only allow for development that is in keeping with the character of the community. The analysis also revealed that a more fitting lot width minimum is either 70 feet or 60 feet.

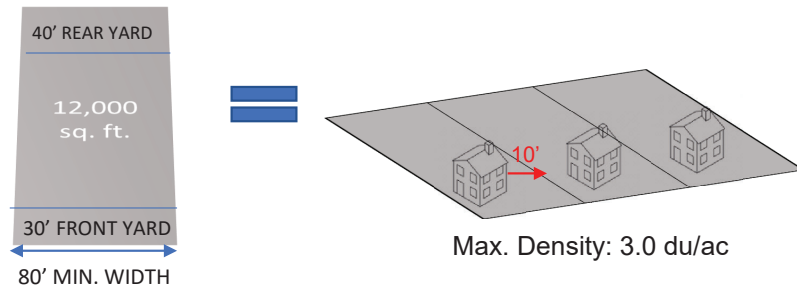
Based on this analysis, **it is recommended that Yorkville revise the lot area minimum for the R2 District to 10,000 square feet and revise its lot width minimum to 70 feet.**

R-2 Max. Density = 3 du/ac current vs. 4.35 du/ac proposed

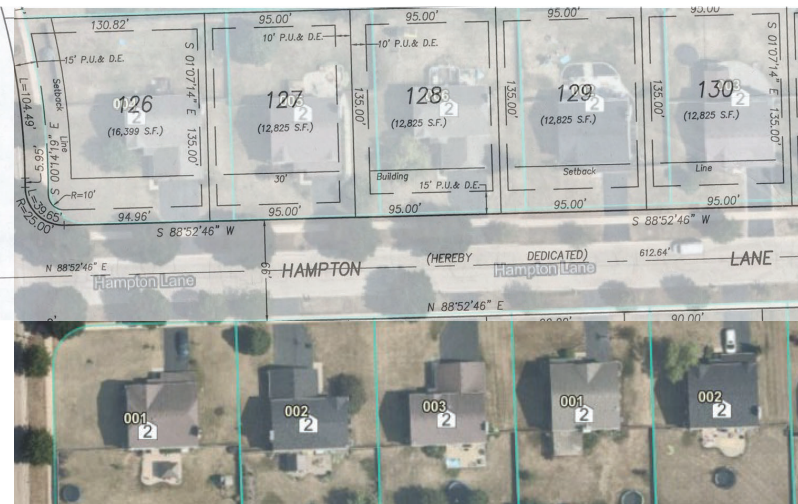
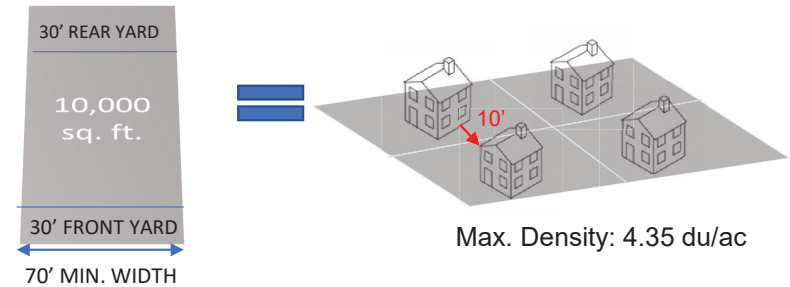
Unified Development Ordinance

R-2 Density Regulations

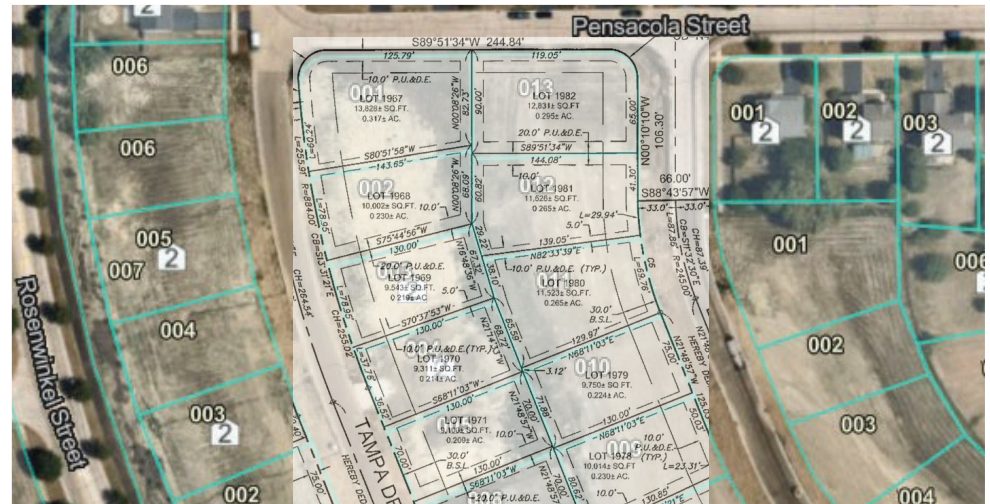
R-2 CURRENT ZONING



R-2 PROPOSED ZONING



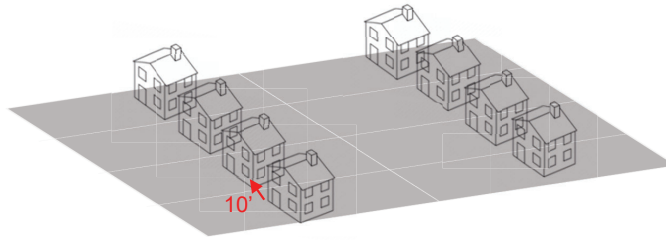
Example: Raintree Village Subdivision



Example: Bristol Bay Subdivision

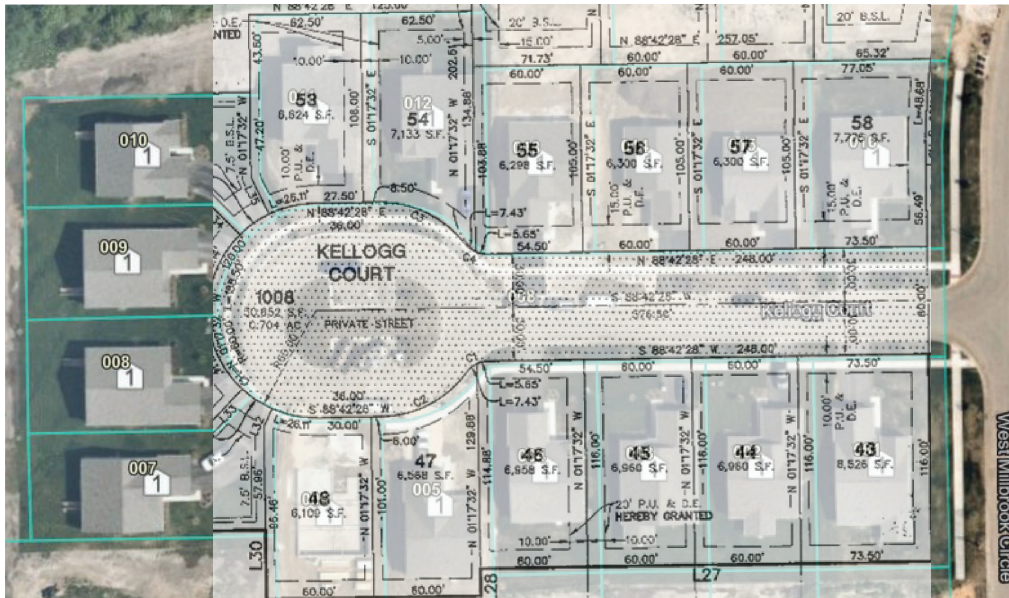
Proposed Density Regulations

R-2A ZONING



Max. Density: 7.26 du/ac

- Creates New District – R-2A
- Establishes by-right district of smaller lot size/width



Example: Grande Reserve Subdivision



Example: Heartland Meadows Subdivision

Proposed Density Regulations

DISCUSSION:

- Consideration of proposed R-2A District be outright permitted or for age-restricted developments only?
- Should current density for all other districts remain?

UNITED CITY OF YORKVILLE

UNIFIED DEVELOPMENT ORDINANCE