

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 DRIVE ON
TUESDAY, SEPTEMBER 26, 2023

Mayor Purcell called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Absent
	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: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Attorney Orr, Attorney Lamb, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEl 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/87183973669?pwd=cnJZZl0vYl9pPVJfYb2F2OVd0Z3NKQT09>. The Zoom meeting ID was 871 8397 3669.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – September 12, 2023
2. Bill Payments for Approval
 - \$ 1,034,352.26 (vendors)
 - \$ 388,949.87 (payroll period ending 9/15/23)
 - \$ 1,423,302.13 (total)
3. Treasurer’s Reports for June – August 2023 (ADM 2023-31)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR’S REPORT

Yorktoberfest

Director of Parks and Recreation Evans reported that Yorktoberfest is Friday, September 29th and Saturday, September 30th at Riverfront Park East (131 E. Hydraulic Ave). Kiwanis Club of Yorkville presents this event and will have great food, live music, and family fun.

Goal-Setting Meeting

Mayor Purcell told the Council that staff will schedule a goal-setting meeting in the coming weeks. He asked the Council if they would prefer the weekend; most would hold it during the week instead. City Administrator Olson will be in touch with the final date.

**2023 Tax Levy Estimate – Preliminary
(CC 2023-58)**

Mayor Purcell asked Finance Director Fredrickson to clarify that it was a 3.5% increase, and the committee recommended going with new construction only, which Mr. Fredrickson said was correct and is shown on Schedule C within the packet. This figure totals for the City only about 3.866 million. Within the packet are exhibits A-E breaking down the figures. Typically, the library asks to levy at their max, which is the same this year. We just received the Police Pension figures, which will be updated and presented at the October 10th City Council meeting, where we will approve the public hearing date for November 14th.

**WIFIA Loan Application – Engineering Agreement
(CC 2023-59)**

Mayor Purcell entertained a motion to approve the Lake Michigan - WIFIA Loan Application – Agreement for Professional Services and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Plocher-aye

PUBLIC WORKS COMMITTEE REPORT

**Road to Better Roads 2023 Update
(PW 2023-73)**

Alderman Soling made a motion to approve the 2024 Road to Better Roads Program and proceed with Option 1; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Plocher-aye, Funkhouser-aye

**East Van Emmon STP – Design
Engineering Agreement
(PW 2023-74)**

Alderman Soling made a motion to approve the East Van Emmon Street Resurfacing Transportation Program – Professional Services Agreement – Preliminary and Design Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Plocher-aye, Funkhouser-aye, Tarulis-aye

**Water Audits and Non-Revenue Reduction -
Design Engineering Agreement
(PW 2023-75)**

Alderman Soling made a motion to approve the Water Audits and Non-Revenue Reduction Consultation Professional Services Agreement – Design Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0
Soling-aye, Marek-aye, Corneils-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye

**2023 Sanitary Sewer Lining -
Contract Award
(PW 2023-76)**

Alderman Soling made a motion to approve the bid and award contract to Innovative Underground in an amount not to exceed \$264,460.00; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-7 Nays-0
Marek-aye, Corneils-aye, Plocher-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Soling-aye

**Riverwalk Route 47 Crossing – Preliminary
Engineering Agreement
(PW 2023-77)**

Alderman Soling made a motion to approve the Downtown Riverwalk / Route 47 Crossing Professional Services Agreement – Preliminary Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Corneils-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye

**Dump Truck Price Increase
(PW 2023-78)**

Alderman Soling made a motion to approve the price increase of \$3,870 proposed by Lindco Equipment to order a 2024 model Ford F550 instead of the initially approved 2023 model; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

**Employee Manual Update – Uniforms
(ADM 2023-37)**

Alderman Marek made a motion to approve the employee manual updates to the non-union staff Parks and Recreation Protective Clothing and Safety Gear general policy; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Plocher-aye

PARK BOARD

Parks and Recreation Updates

Parks and Recreation Director Evans stated that Future Foxes will have a float in Yorkville’s homecoming parade. The parade starts at 5:30 p.m. Parks and Recreation Director Evans also shared the Scarecrow Walk begins on September 29th and goes through October 31st at Riverfront Park. He also shared that the City has Halloween Hawaiian shirts available for purchase.

PLANNING AND ZONING COMMISSION

**Ordinance Authorizing the Adoption of the New Unified
Development Ordinance Within the Yorkville City Code
(PZC 2023-09 & EDC 2023-36)**

This agenda item was not voted on. A discussion and presentation occurred - see Mayor’s Report item below: *Unified Development Ordinance – Presentation.*

Ordinance 2023-30

**Amending the Zoning Ordinance Identify, Define and
Regulate Energy Industrial Uses
(Green Door Nexus)
(PZC 2023-10)**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Zoning Ordinance Identify, Define and Regulate Energy Industrial Uses and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Plocher-aye, Funkhouser-aye

**Kendall County Petition 23-28 (1.5 Mile Review)
(PZC 2023-14 & EDC 2023-37)**

Mayor Purcell entertained a motion to authorize staff to notify Kendall County that the City Council does not have any objections to the proposed Plat of Vacation. So moved by Alderman Transier; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-7 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Plocher-aye, Funkhouser-aye, Tarulis-aye

CITY COUNCIL REPORT

2023 IML Annual Conference

Alderman Funkhouser shared that he and some elected officials attended the 2023 Illinois Municipal League Annual Conference. Alderman Funkhouser said it was a great use of his time, and he was able to become OMA-certified at the conference.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Yorkville Storywalk

Alderman Marek reported that the Yorkville Educational Foundation's event for the Yorkville Storywalk had a huge turnout and was fantastic. Alderman Marek expressed that YJWC Heartland Park is beautiful, and everyone is excited about the sledding hill this winter.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

**Unified Development Ordinance - Presentation
(PZC 2023-09 & EDC 2023-36)**

Community Development Director Barksdale Noble presented on the Unified Development Ordinance. (*see attached presentation*).

**City Buildings Update
(CC 2021-04)**

No Update.

**Water Study Update
(CC 2021-38)**

No Update.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Drake Cote, a Senior at Benet Academy, shared with the Council that he was there to help raise awareness for equal pay for workers with disabilities. He was specifically referencing 14C. He then encouraged Yorkville to research this more.

EXECUTIVE SESSION

None.

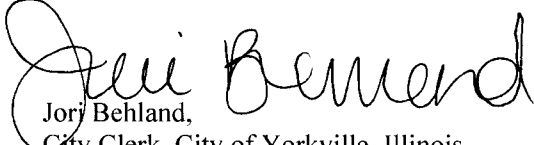
ADJOURNMENT

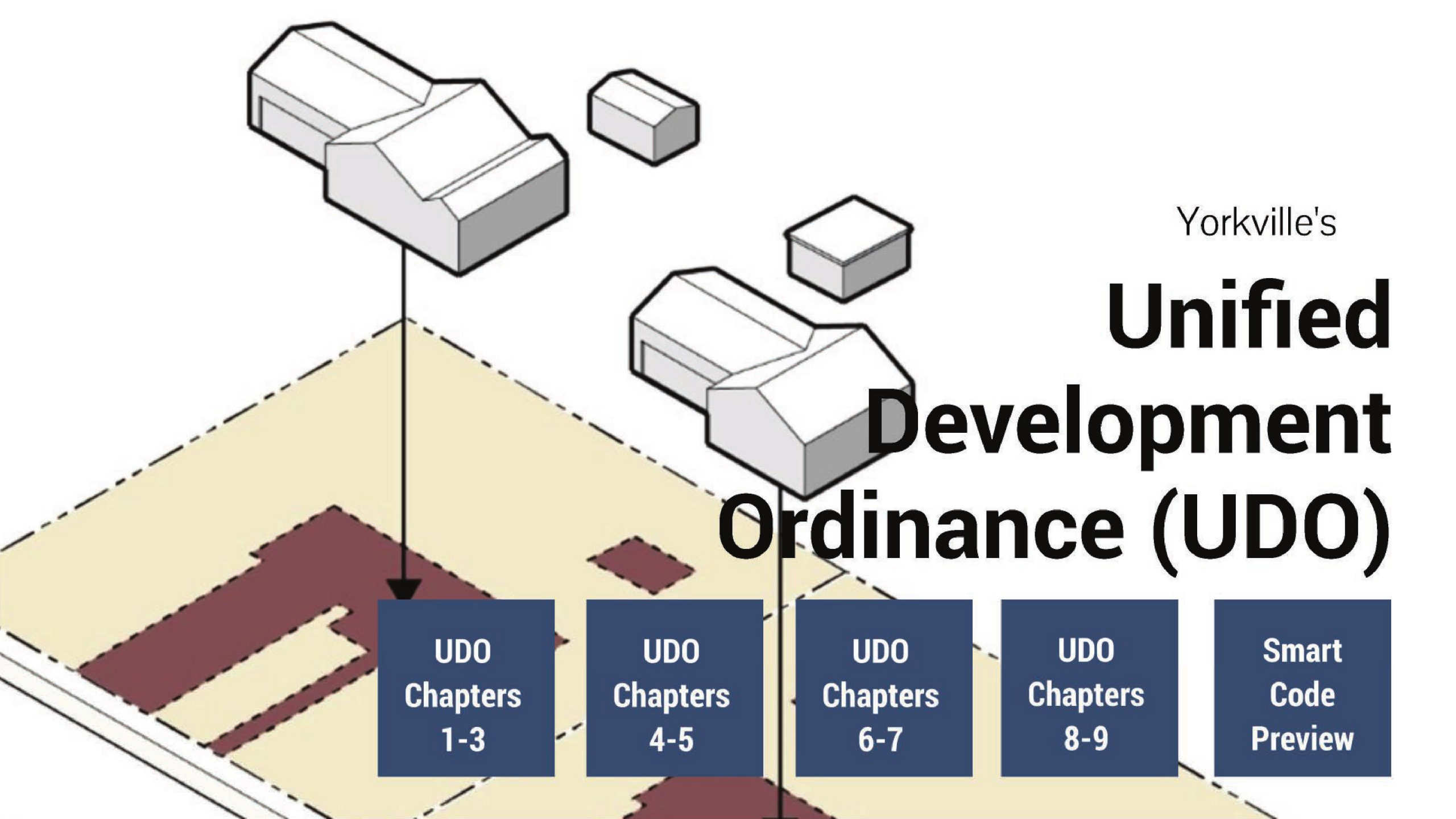
Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Plocher; seconded by Alderman Corneils.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:00 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois



Yorkville's

Unified Development Ordinance (UDO)

UDO
Chapters
1-3

UDO
Chapters
4-5

UDO
Chapters
6-7

UDO
Chapters
8-9

Smart
Code
Preview

Chapter 1: General Provisions

Establishes effective
date of the Unified
Development
Ordinance as
January 1, 2024



UDO Chapter 1-3

Introductory chapters which provide the purpose, authority, and context for the document.

**Chapter 2:
Definitions**

**Chapter 3:
District
Standards**

Table 10-3-12(B) Permitted and Special Uses														
Use Category	Additional Regulation	Ag	OS	Residential					Business			Mfg.		PI
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	
Agricultural Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Agricultural uses	10-4-1(A)	P	S	-	-	-	-	-	-	-	-	-	-	P
Apiaries		P	P	-	-	-	-	-	-	-	-	-	-	P
Commercial feeding of fish, poultry, livestock		S	-	-	-	-	-	-	-	-	-	-	-	-
Cultivation of nonfood crops and seeds used of cellulosic biofuels production		P	-	-	-	-	-	-	-	-	-	-	-	-
Farming /Cultivation		P	T	-	-	-	-	-	-	-	-	-	-	-
Forestation		P	-	-	-	-	-	-	-	-	-	-	-	-
Grain elevators and storage		P	-	-	-	-	-	-	w-	-	-	-	-	-
Nursery/greenhouses		S	-	-	-	-	-	-	-	-	P	P	P	P
Recreational camp - private		S	S	-	-	-	-	-	-	-	-	-	-	-
Riding academies with stables		S	-	-	-	-	-	-	-	-	-	-	-	-
Roadside stand		P	-	-	-	-	-	-	-	-	-	-	-	-
Stables or paddocks		P	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Dwelling, duplex	10-4-2(A)	-	-	-	-	P	P	P	-	-	-	-	-	-
Dwelling, multi-unit	10-4-2(B)	-	-	-	-	-	P	P	P	S	S	-	-	-
Dwelling, single-unit		P	-	P	P	P	P	P	-	-	-	-	-	-
Dwelling, townhouse	10-4-2(C)	-	-	-	-	-	P	P	-	-	-	-	-	-
Mobile home park	10-4-2(D)	-	-	-	-	-	S	S	-	-	-	-	-	-
Senior housing, dependent		S	-	S	S	S	S	S	P	P	-	-	-	P
Senior housing, independent		S	-	P	P	P	P	P	P	P	-	-	-	P
Lodging Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Bed and breakfast inn		S	-	S	-	-	-	-	S	P	P	-	-	-
Hotel/Motel		-	-	-	-	-	-	-	-	P	P	-	-	-
Short-term rental	10-4-3(A)	-	-	P	P	P	P	P	-	-	-	-	-	-
Commercial Retail Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Adult uses	10-4-4(A)	-	-	-	-	-	-	-	-	-	-	S	S	S
Building material sales		-	-	-	-	-	-	-	-	P	P	P	P	-
Liquor store		-	-	-	-	-	-	-	-	P	P	P	-	-
Pawnbrokers/pawnshops		-	-	-	-	-	-	-	-	P	P	P	S	-
Retail store, general - less than one (1) acre		-	-	-	-	-	-	-	-	P	P	P	S	-
Retail store, general greater than one (1) acre		-	-	-	-	-	-	-	-	-	P	-	-	-
Commercial Service Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Adult daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Animal hospital		S	-	-	-	-	-	-	-	-	P	S	-	-
Art galleries/art studio		-	-	-	-	-	-	-	-	P	P	P	-	P
Auction house		P	-	-	-	-	-	-	-	-	-	-	-	-
Bank		-	-	-	-	-	-	-	P	P	P	-	-	S
Campground		S	S	-	-	-	-	-	-	S	S	-	-	-
Commercial laboratory		-	-	-	-	-	-	-	P	P	P	P	-	-
Commercial/trade school		-	-	-	-	-	-	-	P	P	P	S	-	-
Daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Dry Cleaning Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Entertainment production studios		-	-	-	-	-	-	-	P	P	P	P	-	-
Financial institutions and services		-	-	-	-	-	-	-	P	P	P	-	-	-
Funeral home/mortuary/crematorium		-	-	-	-	-	-	-	P	P	P	-	-	-
Health and fitness club/center		-	-	-	-	-	-	-	-	P	P	P	-	-
Indoor shooting gallery/range	10-4-5(A)	-	-	-	-	-	-	-	S	S	S	S	S	-
Kennel, commercial or private dog kennels		S	-	-	-	-	-	-	-	-	P	S	-	-
Massage establishment	3-9	-	-	-	-	-	-	-	S	S	S	-	-	-
Casino and Off track betting (OTB) establishments		-	-	-	-	-	-	-	-	S	S	-	-	-
Professional care services		-	-	-	-	-	-	-	P	P	P	-	-	-
Professional services/offices		-	-	-	-	-	-	-	P	P	P	-	-	-
Storage, single-building climate controlled		-	-	-	-	-	-	-	-	-	P	P	P	-

Table 10-3-12(B) Permitted and Special Uses														
Use Category	Additional Regulation	Ag	OS	Residential					Business			Mfg.		PI
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	
Storage, outdoor self-storage	10-4-5(B)	-	-	-	-	-	-	-	-	-	-	S	S	-
Tattoo and body piercing establishment	3-10	-	-	-	-	-	-	-	P	P	P	P	P	-
Veterinary clinic		-	-	-	-	-	-	-	-	P	P	S	S	-
Commercial Entertainment Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Amusement park		S	S	-	-	-	-	-	-	-	S	S	S	S
Commercial entertainment, indoor	10-4-6(A)	-	-	-	-	-	-	-	T	P	P	S	S	P
Commercial entertainment, outdoor		-	-	-	-	-	-	-	S	S	S	S	S	P
Community / Recreation center		-	-	-	S	S	S	S	P	P	P	S	S	P
Golf course, miniature		S	-	-	-	-	-	-	-	-	P	-	-	-
Golf course	10-4-6(B)	S	-	P	P	P	P	P	-	-	-	-	-	-
Golf driving range		S	-	-	-	-	-	-	-	P	P	S	-	-
Indoor Event/Recreation Conversion		-	-	-	-	-	-	-	-	-	P	P	P	P
Outdoor music venues		-	-	-	-	-	-	-	S	S	S	S	-	-
Skating rink		-	-	-	-	-	-	-	-	P	P	S	S	-
Stadium		-	-	-	-	-	-	-	-	-	S	S	-	P
Swimming pool - indoor		-	P	-	-	-	-	-	P	P	P	S	-	P
Theater, live performance		-	-	-	-	-	-	-	P	P	P	-	-	-
Theater, motion picture		-	-	-	-	-	-	-	P	P	P	-	-	-
Eating and Drinking Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Brewery/Winery/Distillery tasting room		-	-	-	-	-	-	-	P	P	P	P	P	-
Brewpub	10-4-7(A)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microbrewery	10-4-7(B)(1)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microdistillery/Microwinery	10-4-7(B)(2)	-	-	-	-	-	-	-	P	P	P	P	P	-
Prepared Food Service Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Restaurant		-	-	-	-	-	-	-	P	P	P	-	-	-
Tavern - nightclub or lounge		-	-	-	-	-	-	-	P	P	P	-	-	-
Hospital		S	-	S	S	S	S	S	P	P	P	-	-	P
Medical clinic / office		-	-	-	-	-	-	-	P	P	P	-	-	-
Treatment center		-	-	-	-	-	-	-	P	P	P	-	-	-
Vehicle Related Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Automobile parts/accessories sales		-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile rental	10-4-9(A)	-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile repair		-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, enclosed	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, open sales lot	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	S	S	-
Boat sales and rental	10-4-9(A)	-	S	-	-	-	-	-	P	P	P	P	-	P
Boat storage	10-4-9(B)	-	S	-	-	-	-	-	S	S	S	P	P	P
Car wash		-	-	-	-	-	-	-	-	-	P	P	P	-
Gasoline service station		-	-	-	-	-	-	-	-	S	S	S	S	-
Heavy machinery and equipment rental		-	-	-	-	-	-	-	-	S	P	P	P	-
Recreational vehicle sales and service	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Semi-truck repair		-	-	-	-	-	-	-	-	-	S	P	P	-
Truck and trailer sales/rental	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	P	P	-
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal		-	-	-	-	-	-	-	-	-	S	P	P	-
Energy Industrial Uses		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Battery Storage Uses		-	-	-	-	-	-	-	-	-	-	P	P	-

- Permitted Uses. "P" shall be allowed subject to all applicable regulations of this Ordinance.
- Special Uses. "S" shall be allowed upon the approval of a Special Use Permit.
- Temporary Uses. "T" shall be allowed upon the approval of a Temporary Use Permit.
- Prohibited Uses. A "-" in the table indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Ordinance.

2. Reduces heat and glare generated by development; and
3. Aids in filtering dust and particulate matter from the air.

19.08.030 General

A. Access

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of easement. All private access streets must be fully improved in accordance with the Standards contained in the Design Standards Manual.

Grade, Natural. The average proposed level of the finished surface of the ground adjoining a building prior to site development work.

B. Grading

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works or designee may withhold or deny development approval unless the applicant demonstrates to the satisfaction of the Director of Public Works or designee that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The timing of site grading is subject to the provisions of Paragraph (3) below.
2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Paragraph (1) of this Subsection. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.
3. **Early Grading Consideration.** To the extent provided for in this Paragraph (3), the Director of Public Works or designee may authorize the issuance of a grading permit prior to final approval of Civil Improvement Plans for the site (hereafter "early grading") if the application for such permit demonstrates to the satisfaction of the Director of Public Works or designee that early grading is necessary in order to relieve a particular and exceptional practical difficulty or exceptional and undue hardship that is not created by the property owner or developer. In addition, the issuance of a grading permit for early grading is subject to the following limitations and conditions:
 - a. The real property that is the subject of the grading permit must not be located within the HS-O (Hillside Development Overlay) District.
 - b. The real property must have received:
 - i. Tentative Map approval and Final Map Technical Review approval for developments requiring a subdivision map; and
 - ii. Site Development Plan Review approval, if required by this Title.
 - c. The developer must have submitted to the City Engineer or designee a justification letter that delineates the reasons for requesting early grading and the specific circumstances the City should consider in evaluating the

Definitions

Complete list of definitions of the terms referenced throughout the UDO.

Updated Definitions for clarity.

- Structure vs. Building
- Professional Offices vs. Personal Care Services
- Animal Hospital vs. Veterinarians

Addressed new development concepts.

- "Enclosed" Auto Sales vs. Open Lot Auto Sales
- "Enclosed" vs. "Outdoor" Public Storage Facilities
- Data Centers/Vehicle Charging Stations/Battery Storage

2. Reduces heat and glare generated by development; and
3. Aids in filtering dust and particulate matter from the air.

19.08.030 General

A. Access

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of easement. All private access streets must be fully improved in accordance with the Standards contained in the Design Standards Manual.

Grade, Natural. The average proposed level of the finished surface of the ground adjoining a building prior to site development work.

B. Grading

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works or designee may withhold or deny development approval unless the applicant demonstrates to the satisfaction of the Director of Public Works or designee that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The timing of site grading is subject to the provisions of Paragraph (3) below.
2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Paragraph (1) of this Subsection. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.
3. **Early Grading Consideration.** To the extent provided for in this Paragraph (3), the Director of Public Works or designee may authorize the issuance of a grading permit prior to final approval of Civil Improvement Plans for the site (hereafter "early grading") if the application for such permit demonstrates to the satisfaction of the Director of Public Works or designee that early grading is necessary in order to relieve a particular and exceptional practical difficulty or exceptional and undue hardship that is not created by the property owner or developer. In addition, the issuance of a grading permit for early grading is subject to the following limitations and conditions:
 - a. The real property that is the subject of the grading permit must not be located within the HS-O (Hillside Development Overlay) District.
 - b. The real property must have received:
 - i. Tentative Map approval and Final Map Technical Review approval for developments requiring a subdivision map; and
 - ii. Site Development Plan Review approval, if required by this Title.
 - c. The developer must have submitted to the City Engineer or designee a justification letter that delineates the reasons for requesting early grading and the specific circumstances the City should consider in evaluating the

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OS District

The City's existing OS-1, OS-2 and Forest Preserve Districts currently apply to only a few parcels in the City but serve similar purposes in retaining and preserving open space and natural areas. To simplify the districts and streamline the map, the City is considering consolidating these districts into a single OS Open Space District. The new OS Open Space District will not impact the use of these areas, but will allow the existing open space and natural resource related uses to continue.

PI District

Many public and institutional uses exist throughout the City but are currently accommodated within the City's residential and commercial districts. The City of Yorkville proposes to establish a new PI Public Institutional District to accommodate uses operated by a public entity or private institution. All parcels with existing institutional uses are proposed to be rezoned to the new PI Public Institutional District.

Residential Districts

Currently, many undeveloped properties suitable for residential development exist within the Planned Unit Development (PUD) District. This designation allows developers to propose plans on a case-by-case basis but does not establish concrete standards regarding allowed uses and development patterns. These properties are proposed to be rezoned to the R-1 Single-Unit Suburban Residence and R-2 Single-Unit Traditional Residence Districts, which allow single-family detached residential development. This will clearly allow residential development by-right. The existing PUD District is proposed to be revised to an overlay that developers can apply for on a case-by-case basis when plans that include an innovative mix of uses or development concepts are presented.

B-1 District

The existing B-1 Local Business District is intended to provide space for businesses that serve the needs of residents who live nearby. The City is considering rezoning several parcels along Bridge Street, Veterans Parkway, and Schoolhouse Roads that contain small local-serving businesses from the R-2 and PUD District to the B-1 Local Business District so that the zoning better accommodates the existing, desirable uses.

B-2 District

In 2019, the City of Yorkville adopted a Downtown Overlay District that applies form-based standards to all redevelopment and new development within Downtown Yorkville. Since the overlay was adopted before the full UDO update, the district was not well integrated with the rest of the City's zoning regulations. To integrate the form-based standards with the updated UDO, Yorkville is considering rezoning all the parcels in the overlay to the B-2 Mixed Use District. This will ensure that all development Downtown is regulated by a consistent set of standards.

B-3 District

The City's existing B-3 General Business District is intended to support a wide range of small-scale and large-scale businesses along major corridors. However, many commercial properties along E Veterans Parkway, Route 71, and other thoroughfares fit with the intent of the B-3 General Business District but are currently in the B-2 or PUD District. The City is considering rezoning these parcels to the B-3 General Business District to better match the existing development with the District's standards.

District Standards

Establishes Districts & Purpose of Districts; Bulk & Dimensional Standards; Permitted Obstructions; and Permitted & Special Uses

Combines and streamlines similar districts

Modernized Permitted & Special Uses

Updated Land Use Tables

Minor Adjustments to Permitted Yard Obstructions

Chapter 4 - Use Standards

Establishes standards for agricultural, residential, commercial, vehicle, industrial, transportation, alternative energy, cannabis, institutional, accessory, and temporary uses.

Chapter 5 - Development Standards

Establishes off-street parking standards; landscaping and screening standards; fencing standards; and outdoor lighting standards.



Use & Development

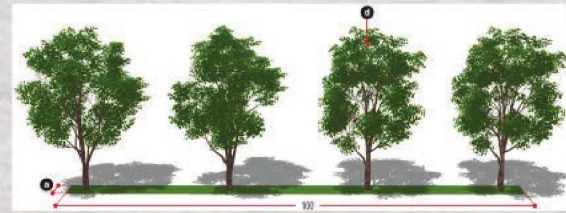
**Residential
Standards**

**Commercial
Standards**

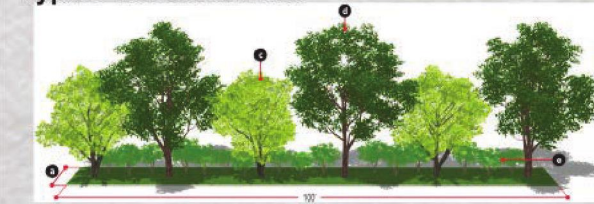
**Industrial
Standards**

Parking & Landscaping Standards

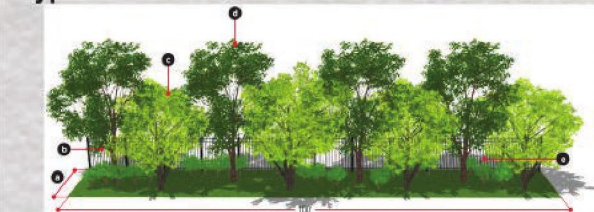
Type A Transition Zone



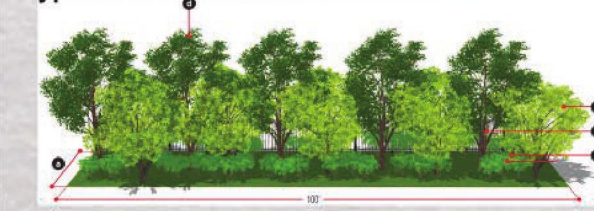
Type B Transition Zone



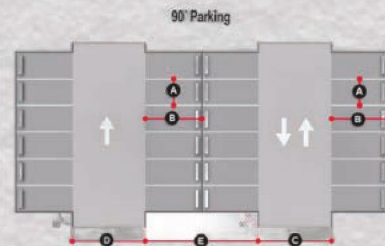
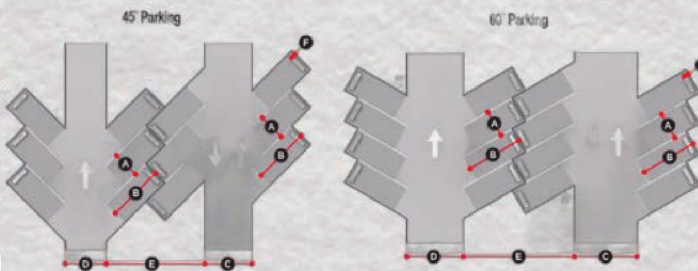
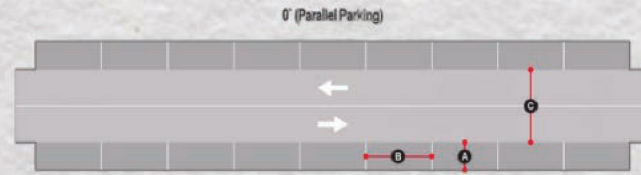
Type C Transition Zone



Type D Transition Zone



Fee in lieu. A fee may be provided in lieu of the replacement of trees or preservation of existing trees as established in the City of Yorkville's adopted ordinances. These fees will be based upon wholesale pricing for a two and a half (2 1/2) to three (3) inch tree. Money collected from the fee in lieu option shall be deposited into a Tree Bank Fund to be used towards tree replacement and plantings throughout the City.



Fee-In-Lieu of Off-Street Parking. An applicant may request to pay a fee-in-lieu of the off-street parking required in this Section. The City will allocate the fee to construct and maintain public parking facilities.

1. All requests for a fee-in-lieu of off-street parking shall be subject to approval by the City Council. A maximum of twenty (20) percent of the off-street parking required in this subsection may be substituted for the provision of a fee-in-lieu of parking.
2. The developer shall provide the average cost of an off-street parking space as provided per the City of Yorkville's adopted ordinances and as verified by the City Engineer.
3. An approved payment in lieu of providing parking shall be paid prior to issuance of a building permit.

New Use Standards



Industrial Development Standards

Artisan Manufacturing - production or assembly of handmade products such as food/bakery, non-alcoholic beverages, printmaking, leather goods, jewelry/clothing, metal/wood work, and/or furniture/glass/ceramics.

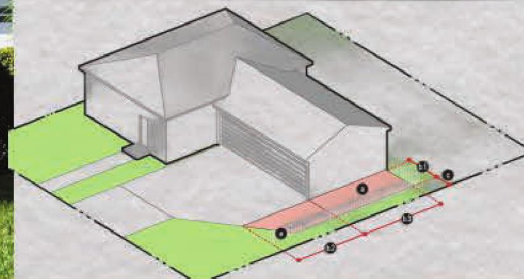
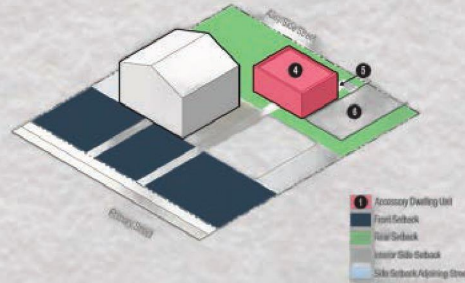
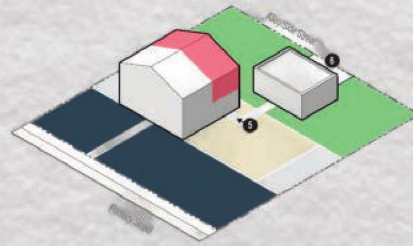
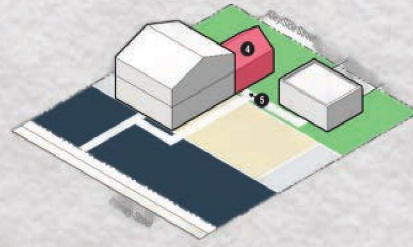
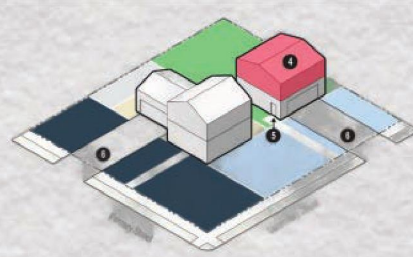
- Gross floor area not to exceed 10,000 sq. ft.
- Outdoor storage and/or outdoor operations or activities prohibited.
- Retail sales of goods manufactured on site shall be permitted but shall be limited to 25 percent of the total area of the building.
- Maximum of one (1) residential unit allowed on the upper floor or rear of building not to exceed 25 percent of the gross floor area approved as a special use.



New Use Standards

- Artisan Manufacturing Use
- Updated Alternative Energy regulations
- Robust mechanical screening requirements
- Modernized Outdoor Lighting standards





NEW Residential Standards



Improved Residential Development Standards

Duplex, Multi-Unit, and Townhomes



Accessory Units (ADUs)

Accessory Dwelling Units (ADUs)

Accessory Commercial Units (ACUs)



Off-Street Residential Parking & Storage

Parking Pads Standards

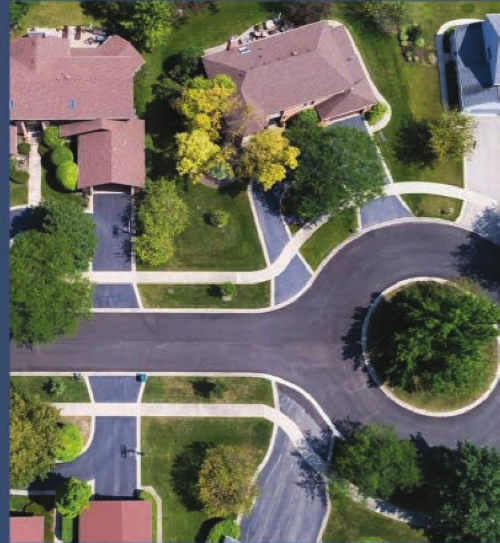
Portable Outdoor Storage Container Regulations

Chapter 6 - Sign Standards

Purpose of standards; measurements, permitted signs, temporary sign standards, general sign standards, prohibited signs, and maintenance standards.

Chapter 7 - Subdivision Standards

Regulates lots; street design and improvements; circulation and connectivity standards; easements; water/sewer and storm water regulations; cluster development; anti-monotony standards; and park and school land dedication.



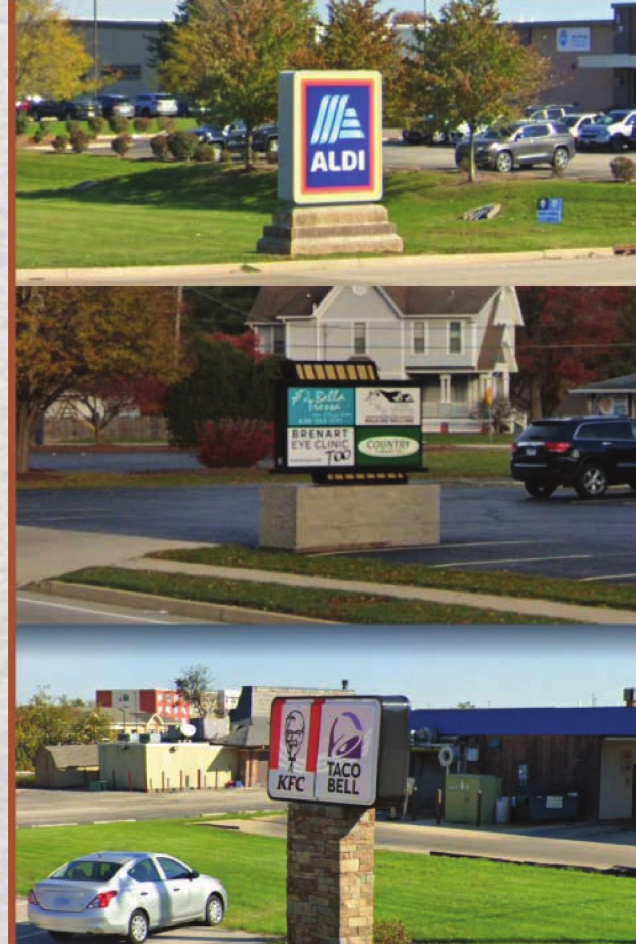
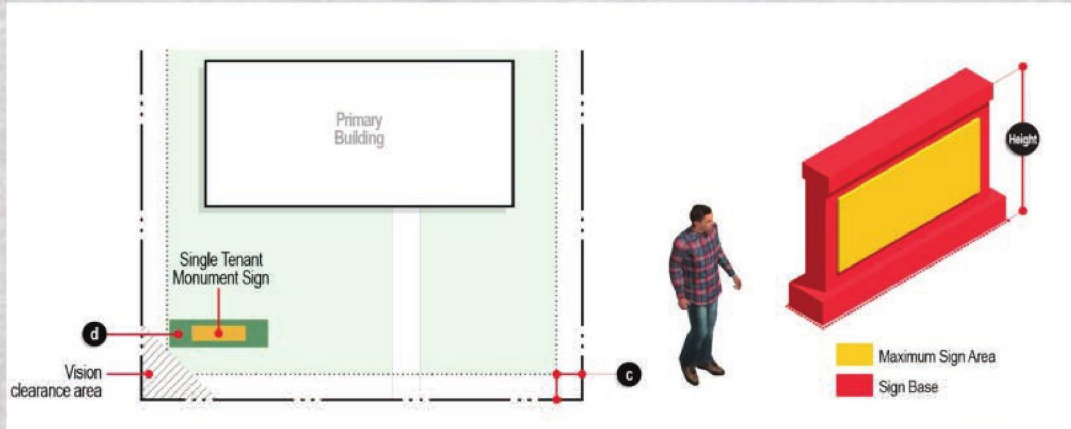
Signs & Subdivisions

**Sign
Standards**

**Subdivision
Standards**

Sign Standards

- Expanded material list for monument signs
- A-Frame/Sandwich Boards in Downtown
- Post & Yard Sign Regulations
- New Landscape Requirements for ground signs
- Banner signs regulated based on portion to wall and not a set sign area.
- Increased electronic message board signage.
- Updated graphics



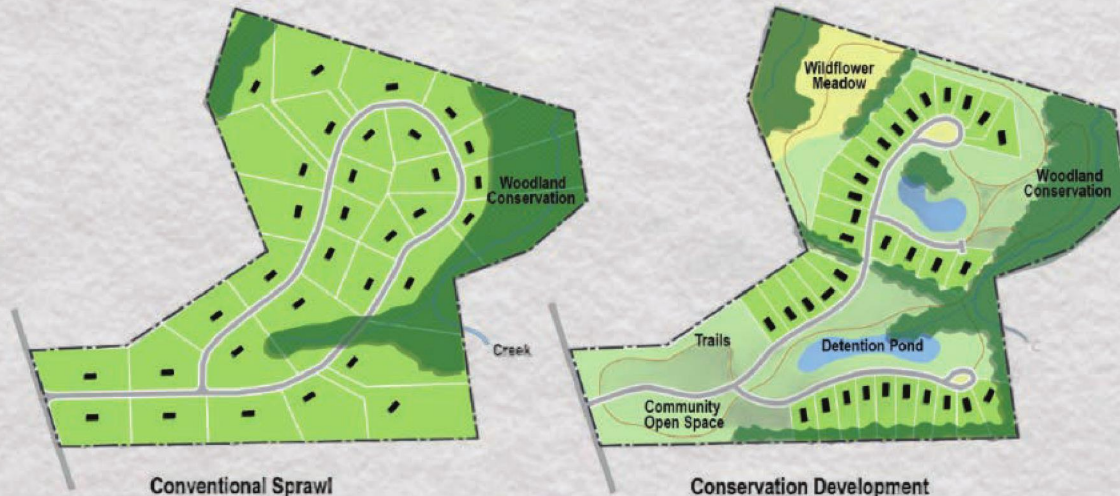
Current Regulations



Proposed Regulations

- Complete rewrite due to Reed vs. Gilbert (2015)
- Content neutral sign regulations
- Goal is to improve the quality of signs without limiting options for businesses

Cluster Development



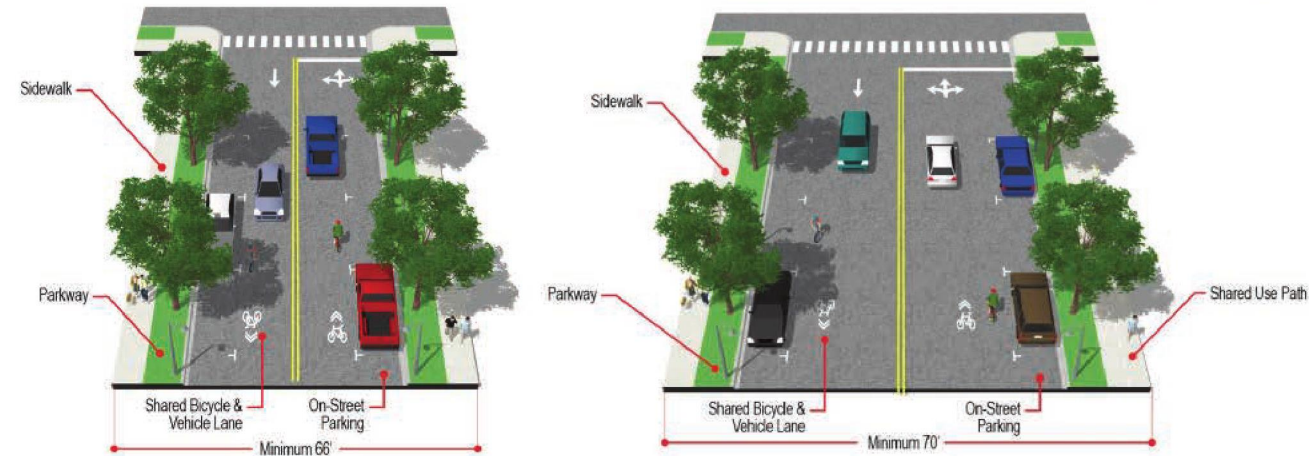
Conventional Sprawl

This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 1 Dwelling Units/Acre

Conservation Development

This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 4 Dwelling Units/Acre

Complete Street Design



Subdivision Standards

- Lot Orientation
- Block Length
- Street Design Elements
- Cluster Development
- Anti-Monotony Regulations



Chapter 8 - UDO Review & Approval Process

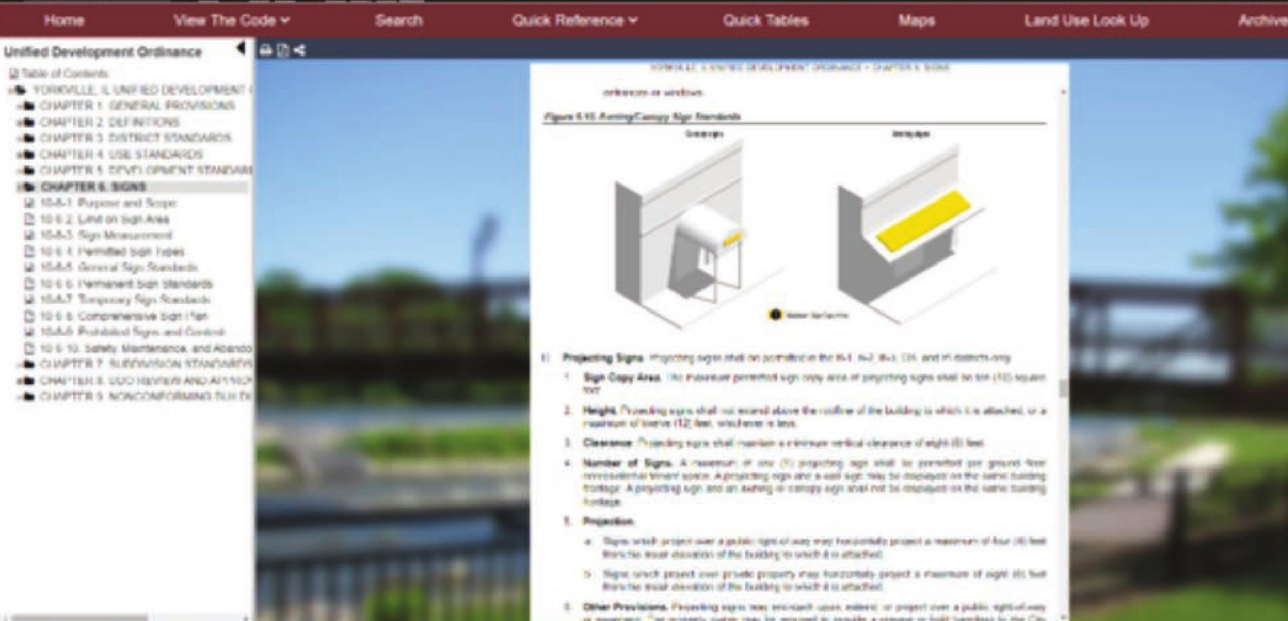
Procedures, processes, and administrative authorities for special uses, planned unit developments, variations, appeals, map and text amendments, and annexations.

Chapter 9 - Non-Conforming Buildings, Structures, and Uses

Regulations for the continuous, elimination, and exemptions of nonconforming uses and structures.

- Simplified language and condensed into a single location in the document
- Many process stayed the same but are now codified
- Temporary Use Permit Regulations
- Recommended neighborhood meeting by developer prior to public hearings.





What is our Purpose?



ENCODE PLUS

What is our Purpose?

