



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, November 8, 2023

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: October 11, 2023

Citizen's Comments

Public Hearings

1. **PZC 2022-23** Jacob Victor, on behalf of **Northpointe Development Corporation**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road in Yorkville, Illinois. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-eight (48) dwelling-unit senior apartment complex (**Fox Hill Senior Living**).

Unfinished Business

New Business

1. **PZC 2022-23** Jacob Victor, on behalf of **Northpointe Development Corporation**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road in Yorkville, Illinois. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-eight (48) dwelling-unit senior apartment complex (**Fox Hill Senior Living**).

Action Item:

Rezoning and Variance

2. **PZC 2023-15** Luz M. Padilla, on behalf of **Abby Properties, LLC**, petitioner, is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 single-family attached dwelling units and an open space lot within Phase 4 of the Kendall Marketplace Townhome Development. The property is generally located at south of Blackberry Shore Lane and north of Gillespie Lane in Yorkville, Illinois (**Townes of Kendall Marketplace**).

Action Item:

Final Plat

Additional Business

1. **2024 Planning and Zoning Commission Meeting Schedule**

2. **City Council Action Updates**

- a. **PZC 2023-08** Ali Bukhres, on behalf of QuikTrip Corporation, petitioner/contract purchaser, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization for a gasoline service station with accessory convenience store, pursuant to Section 10-6-0 of the Yorkville City Code. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

Action Item

Special Use

- b. **PZC 2023-12** Alexander L. Berman, on behalf of Kendall Holdings I, LLC, petitioner, is seeking final plat of resubdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The commercial outlots, consisting of approximately 3 acres, are generally located at the northwest corner of US Route 34 and Isabel Drive within the larger retail development.

Action Item

Final Plat

Adjournment

PLANNING & ZONING COMMISSION
City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL
Wednesday, October 11, 2023 7:00pm

Meeting Called to Order

Plan Commission member Daniel Williams called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Greg Millen-yes/electronic attendance, Daniel Williams-yes, Deborah Horaz-yes, Reagan Goins-yes

Absent: Rusty Hyett, Richard Vinyard

City Staff

Krysti Barksdale-Noble, Community Development Director

Other Guests

Lynn Dubajic Kellogg, Economic Development Director

Chris Vitosh, Vitosh Reporting Service

David Schultz, HR Green

Mr. Ali Bukhres, QuikTrip

John & Janet Warnecke, Walnut Drive

Phil & Linda Corrington

Beth Nesheim

Darla Holman, MDG, Zoom

Nick Fitikas, Sam Banks Law

Connor Holman, electronic attendance

Andrew Smith, electronic attendance

Johnathon Smith, MDG, Zoom

iphone (39)

Previous Meeting Minutes September 13, 2023

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

Roll call: Williams-yes, Horaz-yes. Goins-yes, Millen-yes, Carried 4-0.

Citizen's Comments

Mr. John Warnecke of Walnut Drive said at Rt. 71 and 47 near the old motel, there was previously a fire hydrant on the corner. When Rt. 71 was widened, the hydrant was removed and not replaced. His wife wrote a letter to State Senator Sue Rezin who contacted the city. There has been no resolution, so Mr. Williams said this will be researched with the city and Mr. Warnecke will be contacted.

Public Hearings

Mr. Williams stated the procedure for the Public Hearing and swore in those persons in the audience and on Zoom, who would provide testimony. He then stated the procedure for receiving testimony.

At approximately 7:07pm a motion was made and seconded by Ms. Horaz and Ms. Goins, respectively, to open the Public Hearing. (No roll call)

Mr. Williams then read the Public Hearing description:

1. **PZC 2023-08** Ali Bukhres, on behalf of QuikTrip Corporation, petitioner/contract purchaser, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization for a gasoline service station with accessory convenience store, pursuant to Section 10-6-0 of the Yorkville City Code. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

*(See Court Reporter's Transcript of proceedings)
(Standards and entire staff report to be included in record)*

A motion was made and seconded by Commissioners Horaz and Goins, respectively, at approximately 7:32 pm to close the Public Hearing. Roll call: Williams-yes, Horaz-yes. Goins-yes, Millen-yes. Carried 4-0.

Unfinished Business: None

New Business

1. **PZC 2023-08 Ali Bukhres/QuickTrip** (see full description above)

Ms. Noble summarized the staff comments and said a staff level Plan Council meeting had been held initially to discuss the project. She noted the many requirements that have already been met. In addition, the petitioner will provide sidewalks and a shared path. Four reviews from the city engineer were received and will be entered into the permanent record. There was no discussion.

Action Item:

Special Use

A motion was made by Ms. Horaz and seconded by Ms. Goins to approve PZC 2023-08 and Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on October 11, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in letters dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023.

Roll call: Horaz-yes, Goins-yes, Millen-yes, Williams-yes. Carried 4-0.

PZC 2023-12 Alexander L. Berman, on behalf of Kendall Holdings I, LLC, petitioner, is seeking final plat of re-subdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The commercial outlots, consisting of approximately 3 acres, are generally located at the northwest corner of US Route 34 and Isabel Drive within the larger retail development.

Ms. Noble said there are lots on Rt. 34 in front of Kendall Marketplace which were platted for 2 lots. The petitioner has asked those lots to be re-subdivided into 3 lots at 1 acre each and the center parcel would need the existing utility easement to be abrogated. The city engineer reviewed the request and approved it. There was no further discussion.

Action Item:

Final Plat

Ms. Horaz made a motion to approve PZC 2023-12 and Ms. Goins seconded. Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Resubdivision of Kendall Marketplace Lots 4 and 5, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by HR Green dated last revised 8-24-23.

Roll call: Goins-yes, Millen-yes, Williams-yes, Horaz-yes. Carried 4-0.

Additional Business

PZC 2023-30 6145 Whitetail Ridge Drive (Whitetail Ridge)

It was noted by Ms. Noble that this item was not listed on the agenda, but is included in Additional Business and all materials are included. It is a 1.5 mile review of development outside of the city boundaries. The homeowner purchased 2 adjoining lots and consolidated them into one. They wish to build an addition to the home which would go over an existing utility easement which they wish to vacate. The County has reviewed it and the Kendall County Senior Planner noted that some sign-off approvals are still needed by utility companies even though there are no utilities in the location.

Action Item:

1.5 Mile Review

It was moved by Ms. Goins and seconded by Ms. Horaz to approve PZC 2023-30. Mr. Williams read the motion as follows: In consideration of the proposed mile and one-half review of Kendall County Petition 23-30 for a plat of vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision commonly known as 6145 Whitetail Ridge Drive, the Planning and Zoning Commission recommends to the City Council to not object to the request.

Roll call: Horaz-yes, Goins-yes, Millen-yes, Williams-yes. Carried 4-0.

1. City Council Action Updates

- a. **PZC 2023-09** Amendments to City Code; Ms. Noble summarized that at the last PZC meeting, a review of the UDO was done, but final approval has not yet been given by City Council.
- b. **PZC 2023-10** The text amendment for cold storage was approved.
- c. **PZC 2023-14** An additional Whitetail Ridge petition was approved.

Ms. Horaz inquired about the proposed solar field at Bristol Ridge and Galena. The parcel near the railroad was approved, however, the northern parcel was not pursued.

In a final matter, this was Ms. Horaz' final meeting for PZC as she will be moving from the city limits. Mr. Williams thanked her for the many years of service and that she will be greatly missed on this Commission.

Adjournment

There was no further business and the meeting was adjourned at 7:45pm on a motion by Ms. Goins. Unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, October 11, 2023
7:00 p.m.

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PRESENT IN PERSON AND VIA ZOOM:

Mr. Danny Williams, Acting Chairman,
Ms. Deborah Horaz,
Mr. Greg Millen,
Ms. Reagan Goins.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Marlys Young, Minute Taker.

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I N D E X

WITNESS:	PAGE
ALI BUKHRES	7
NICHOLAS J. FTIKAS	12
BETH NESHEIM	18

- - - - -

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

4 CHAIRMAN WILLIAMS: There is one public
5 hearing scheduled. The purpose of this hearing
6 is to invite testimony from members of the public
7 regarding the proposed request that is being
8 considered before this commission tonight.

9 Public testimony from persons
10 present who wish to speak may be for or against
11 the request or to ask questions of the petitioner
12 regarding the request being heard.

13 Those persons wishing to testify are
14 asked to speak clearly, one at a time, and state
15 your name and who you represent, if anyone. You
16 are also asked to sign in at the podium.

17 If you plan to speak during
18 tonight's public hearing as a petitioner or as a
19 member of the public, please stand, raise your
20 right hand and repeat after me.

21 (The witnesses were thereupon duly
22 sworn.)

23 CHAIRMAN WILLIAMS: Sorry, should have
24 done that in two parts. Thank you. You may be

1 seated.

2 MR. BUKHRES: Our engineer is on Zoom.

3 CHAIRMAN WILLIAMS: Got it. Thank you.

4 Do we need to swear them in as well?

5 MS. NOBLE: Yes. If you are on Zoom and
6 you wish to participate in the public hearing,
7 the chairman will swear you in now, so you would
8 need to turn on your microphone and repeat after
9 him.

10 CHAIRMAN WILLIAMS: For the folks in
11 Zoom land --

12 MS. HORAZ: I don't think they can hear
13 us.

14 MS. NOBLE: Can you hear us in Zoom?

15 MR. HOLMAN: Yes.

16 MS. NOBLE: Connor, Andrew, Jonathan,
17 are any of you participating in the public
18 hearing process for QuikTrip?

19 (No response.)

20 MS. NOBLE: Okay. Now their mics are
21 on.

22 CHAIRMAN WILLIAMS: Perfect. So I will
23 swear you guys in now, if your mics are on and
24 you are ready to go.

1 Did any of your engineers plan on
2 testifying? Did any --

3 MR. HOLMAN: I'm sorry. I was on mute
4 here. I was having a heck of a time for some
5 reason.

6 CHAIRMAN WILLIAMS: No problem. We will
7 start with you then, Connor.

8 (The witness was thereupon duly
9 sworn.)

10 CHAIRMAN WILLIAMS: Thank you. All
11 right. And then did your other engineers plan
12 on --

13 MR. BUKHRES: That's okay.

14 CHAIRMAN WILLIAMS: Perfect. Just
15 wanted to make sure. Thank you.

16 All right. The order for receiving
17 testimony during the public hearing will be as
18 follows: The petitioner will present, those who
19 wish to speak in favor of the request, and those
20 who wish to speak in opposition of the request.

21 May I have a motion to open the
22 public hearing on Petition number PZC 2023-08,
23 QuikTrip gasoline station service station special
24 use?

1 MS. HORAZ: So moved.

2 MS. GOINS: Second.

3 CHAIRMAN WILLIAMS: Thank you. All
4 right. Those who wish to speak in favor of the
5 request may now speak. Oh, I'm sorry. No.

6 MS. NOBLE: That's all right.

7 CHAIRMAN WILLIAMS: The public hearing
8 up for discussion tonight is as follows: PZC
9 2023-08, Ali Bukhres, on behalf of QuikTrip
10 Corporation, petitioner, contract purchaser, has
11 filed an application with the United City of
12 Yorkville, Kendall County, Illinois, requesting
13 special use permit authorization for a gasoline
14 service station with accessory convenience store
15 pursuant to Section 10-6-0 of the Yorkville City
16 Code.

17 The real property is approximately
18 5.51 acres and is located at the northeast corner
19 of State Route 47, Bridge Street, and State Route
20 71, Stagecoach Trail intersection.

21 Is the petitioner for PZC 2023-08,
22 QuikTrip gasoline service station special use
23 request ready to present?

24 MR. BUKHRES: Yes.

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ALI BUKHRES,

having been first duly sworn, testified from the podium as follows:

MR. BUKHRES: Hi. My name is Ali Bukhres and I am the real estate project manager with QuikTrip. This is for a QuikTrip development located on Illinois 47 and 71. This is composed of two parcels as stated in the staff report. It's approximately five and a half acres.

There are currently two metal structures on the land right now. It serves as a farming and industrial storage and truck related services.

We are presenting to -- we will have a QuikTrip development here. We will demolish those buildings and build our development. This might sound familiar to some of the staff; it was approved for Graham's truck stop a few months -- a few -- a while back and we ended up going into the deal with Graham and we are doing a QuikTrip development now.

I just want to give you a little brief history about QuikTrip. QuikTrip started

1 in 1958 in Tulsa, Oklahoma. The founding members
2 of QuikTrip are still the majority owners of
3 QuikTrip, and the only other owners are QuikTrip
4 employees. It is a private held company.

5 We've been growing quite a bit over
6 the years. We have over a thousand stores up and
7 operating right now, and most recently we came
8 into the Chicago market area. We have been in
9 Illinois, but on the southern part, and we have
10 three stores open right now in the Chicago market
11 area. We have one in Lansing, one in Bellwood,
12 one in Peru, and next month we are opening up
13 Addison.

14 QuikTrip is a socially responsible
15 company; we like to partner with different
16 charitable organizations. Our big ones that we
17 partner with right now are United Way, Folds of
18 Honor and Safe Place. Every QuikTrip across the
19 country is a safe place. The Safe Place, if you
20 are not familiar with it, is for endangered
21 groups, so anybody under the age of 18 that needs
22 assistance, they can come to a QuikTrip. Every
23 employee is trained to assist those children that
24 are in need, we call it a Safe Place employee,

1 and then the child is put in a safe place with a
2 certain individual.

3 I've worked in the stores and I've
4 dealt with situations like that and so it's a
5 very good program that we are part of. We work
6 with multiple other organizations as well, but
7 those are just the main three that we work with.

8 QuikTrip is also dedicated to its
9 employees. I've been here for almost ten years
10 now, started out as a college student just
11 looking for a job to help pay tuition and
12 QuikTrip did that for me, they helped pay for
13 tuition.

14 Most people at QuikTrip, you hear --
15 10, 15, 20 years is not unheard of, so long-term
16 careers. We definitely give the employees an
17 opportunity to grow and succeed. Like I said, I
18 started out in the stores as a part-time clerk in
19 Tulsa, Oklahoma, and moved my way up, and now I'm
20 here in Illinois. I just moved here about a year
21 ago joining the real estate team.

22 This is the current site, aerial of
23 the site, that we are looking to develop, and
24 then on the next screen it will show you our site

1 plan where we plan on developing in this area.

2 As you can see, we do show a full
3 access drive on 71 on the east side and then a
4 right in only, and then on 47 we also have a full
5 access drive on there.

6 This will approximately have 52
7 parking spaces for cars and then five parking
8 spaces for trucks. This will have six -- eight
9 gas pumps, 16 fueling positions and three diesel
10 pumps. This is just more of an in detail of our
11 site plan.

12 This is our building elevation.
13 This is how -- this is pretty standard. This is
14 how all QuikTrips look. For the most part, this
15 is how -- this is our elevation. This is our
16 canopy elevation and then the next will show the
17 diesel.

18 This is the current view from 47 and
19 71, and on the next view it will show us our
20 proposed use. This also has the IDOT road
21 improvements that they plan on doing. We have
22 been working with IDOT knowing that they do plan
23 on making improvements in that road, so this is
24 how it would look like.

1 This is the current view from
2 Illinois 47 on the northern part, and then this
3 will be our proposed view, and this is the
4 current aerial of our site, and then the next one
5 will be a proposed view.

6 As you can see, I didn't get the
7 aerial photo updated, but the first drive on
8 Illinois 47 will be a right in only, and
9 QuikTrip --

10 MS. J. WARNECKE: Can you go back one
11 for a second? I am interested because we live on
12 that little street that's right across the
13 street. I wanted to see the access and how it's
14 going to affect --

15 MS. NOBLE: This one?

16 MS. J. WARNECKE: -- little tiny Walnut
17 Drive.

18 MS. NOBLE: This one or the one before?

19 MS. J. WARNECKE: No, the aerial view
20 that he's got right there.

21 MS. NOBLE: Okay.

22 MS. J. WARNECKE: So that's 71 that way
23 and that's 47; is that correct?

24 MR. BUKHRES: Correct. Yeah, 71 will be

1 straight ahead. You are looking at the picture,
2 it will be --

3 MS. J. WARNECKE: So the parking lot
4 that I am looking at there is currently Silver
5 Dollars?

6 MR. BUKHRES: Correct.

7 MS. J. WARNECKE: And then the hotel,
8 and then the street -- that's our street and so
9 the truck entrance or exit is going to be
10 directly across from that, correct?

11 MR. BUKHRES: Correct.

12 MS. J. WARNECKE: Okay. I'm just
13 curious how that's going to affect us, you know,
14 getting out to make a left turn. You know, the
15 right turn is not such a big deal, but getting
16 out to make a left turn. Is there going to be a
17 left -- there is going to be a left turn access
18 into it?

19 NICHOLAS J. FTIKAS,
20 having been first duly sworn, testified from the
21 podium as follows:

22 MR. FTIKAS: So my name is Nick Ftikas
23 and I am one of the attorneys working with
24 QuikTrip on the proposal, specifically the

1 special use application.

2 What I think is important to note
3 here is the proposed aerial that you are seeing,
4 it has been changed based on input from IDOT to
5 be able to control the access points along the
6 street -- correct, I believe that's 71, so now
7 instead of having that triangle in the -- call it
8 the kind of center --

9 MS. J. WARNECKE: Right.

10 MR. FTIKAS: -- it's only going to be a
11 right turn lane into the QuikTrip site, so
12 turning left, the idea there -- again, I don't
13 want to put words in IDOT's mouth -- but the idea
14 there was to handle the traffic so that there
15 isn't a backup for a left out from your street or
16 from any of the surrounding businesses along 71,
17 so again the intent was to not only give full
18 access at the corner of the property, but then
19 also provide a right in only point of access
20 specifically to help alleviate any type of backup
21 or congestion on 71.

22 MS. J. WARNECKE: So assuming I am
23 coming --

24 MR. BUKHRES: West.

1 MS. J. WARNECKE: -- west on 71 and I
2 want to make my turn into my street, which would
3 be a left turn, how is that -- I mean, we're
4 going to be facing one another.

5 MS. NOBLE: So she would be coming this
6 way to enter here.

7 MS. J. WARNECKE: So if you have left
8 turn access from people going east and I am
9 coming from the west and wanting to turn left
10 onto my street, I see you have a left only from
11 the east, from --

12 MR. FTIKAS: I don't see a left only.
13 There is --

14 MS. J. WARNECKE: So right there. So
15 now say I am -- I want to turn into my street,
16 but I am there --

17 MS. NOBLE: This side.

18 MS. J. WARNECKE: -- and I want to make
19 a left in, how is -- how is that going to be
20 affected?

21 MR. FTIKAS: We actually think that --
22 Based on IDOT's input, we actually think that
23 that's going to function quite well because you
24 are coming in at the very edge of our property.

1 MS. J. WARNECKE: Right.

2 MR. FTIKAS: It would be more of a
3 concern -- and, again, I don't want to speak for
4 IDOT, I think I've said that twice or three times
5 now -- further down, if we were to position our
6 points of ingress and egress further away, it
7 could potentially create conflict, where there
8 the only traffic that you would potentially be
9 competing with would be going left in a different
10 direction at the edge of the property, so we are
11 not anticipating any issues.

12 And, again, our plan has been
13 reviewed by IDOT and adjustments have been made
14 specifically to address concerns just like that.

15 MS. J. WARNECKE: Okay. Thank you.

16 MR. FTIKAS: I'm sorry, I kind of jumped
17 in on all these issues. Again, I wanted to make
18 sure that the Commission was clear, there is
19 obviously a special use pending.

20 It's our understanding that there
21 was a previous special use issued to Graham's;
22 Graham's decided not to go forward, they are now
23 selling it to QuikTrip. Again, there is some
24 changes conceptually to what we are proposing to

1 what was previously proposed, but I just wanted
2 to make sure that that was clear, and then I
3 believe the standards were addressed in the staff
4 report. If there are any questions, we'd be
5 happy to answer those.

6 MS. NOBLE: Would you like those
7 standards entered into the record?

8 MR. FTIKAS: Yes, we would appreciate
9 the entire staff report entered into the record,
10 yes.

11 MS. NOBLE: Can you check to see if that
12 microphone is on?

13 MR. FTIKAS: You know what, it's not,
14 and I've been talking.

15 MS. NOBLE: There is just a -- push it
16 up.

17 MR. FTIKAS: Hello? Did it go? Hello?

18 MS. NOBLE: Hello? Hello?

19 CHAIRMAN WILLIAMS: I thought it was
20 because I could hear you quite well.

21 MS. NOBLE: Interesting.

22 MR. FTIKAS: I'll do my best to keep my
23 voice raised. So, again, I just wanted to make
24 sure that the point regarding standards and the

1 actual relief that's being requested was made
2 clear for the Commission and also that the record
3 reflected it as well, and, again, we'd be happy
4 to answer any questions.

5 We do have our engineers on the call
6 via Zoom to answer questions if there are any
7 regarding site access, design and so forth, and
8 we will leave our presentation there.

9 CHAIRMAN WILLIAMS: Thank you very much.
10 All right. Is there anyone present who wishes to
11 speak in favor of the request tonight?

12 (No response.)

13 CHAIRMAN WILLIAMS: Anyone who wishes to
14 speak in opposition to the request?

15 (No response.)

16 CHAIRMAN WILLIAMS: Are there any
17 questions from Commissioners for --

18 MS. J. WARNECKE: We still can't --

19 CHAIRMAN WILLIAMS: Oh, you still -- Can
20 you hear me now?

21 MS. J. WARNECKE: No.

22 MS. NOBLE: I don't know, our mics are
23 off.

24 CHAIRMAN WILLIAMS: Yeah. Okay. How

1 about I speak louder? Can you hear me if I speak
2 like this?

3 MS. J. WARNECKE: Yes.

4 CHAIRMAN WILLIAMS: Okay. Cool. I
5 apologize. Sorry for all the technical issues,
6 folks.

7 What I was saying is is there anyone
8 present who wishes to speak in favor of this
9 request?

10 (No response.)

11 CHAIRMAN WILLIAMS: No. Is there anyone
12 who wishes to speak in opposition to this
13 request? You would, okay.

14 So I don't believe you were sworn
15 in, so if you wouldn't mind just standing up,
16 raising your right hand.

17 (The witness was thereupon duly
18 sworn.)

19 BETH NESHEIM,
20 having been first duly sworn, testified from the
21 podium as follows:

22 CHAIRMAN WILLIAMS: Thank you, ma'am.
23 If you would go up to the podium.

24 MS. NESHEIM: Hello. Can you hear me?

1 CHAIRMAN WILLIAMS: I can hear you, yes.

2 MS. NESHEIM: I just wanted to know what
3 this -- what the point of this, putting this gas
4 station convenience store on that corner is when
5 there is a Walgreens and gas station on the
6 opposite corner, and you're going to take down
7 that farming housing to build a gas station and a
8 convenience store. What's the purpose of that?
9 I know what you said before, but --

10 MR. BUKHRES: Yeah, absolutely. So this
11 was previously approved as a truck stop gas
12 station use for this particular corridor. We do
13 a lot of analysis before we go somewhere, so we
14 want to make sure where we go it makes sense for
15 us to go. This particular corridor makes sense
16 for us to be there.

17 MS. NESHEIM: On a quiet road, the
18 quieter road it makes sense to generate more
19 stuff over there, that's --

20 MR. BUKHRES: Usually we -- we don't --
21 we go to a place where traffic is there. We
22 don't generate traffic. We are not a traffic
23 generator because our model of our business is to
24 go where traffic is already there, so with that,

1 it would just make sense for -- with our real
2 estate team --

3 MS. NESHEIM: But there is already a gas
4 station and a Walgreens right there, so what's
5 the point to do it on the other corner, take
6 business from that -- why are you taking business
7 from them?

8 MR. FTIKAS: I don't know if the
9 exchange is appropriate, so I am going to voice
10 my responses to the board. Ali hit it on the
11 head, that there is a lot of due diligence that
12 goes in in terms of market analysis and whether
13 there is, call it an absorption rate, whether
14 there is already sufficient gas stations.

15 The convenient store is accessory to
16 the gas station, but really the look is can the
17 gas station survive, and with all -- QuikTrip
18 would not be investing millions of dollars to
19 purchase a property and develop it if it thought
20 that the market was already saturated.

21 It's important to note that while
22 there is absolutely a mix of uses in the
23 immediate area, including residential, the
24 property is being -- or the proposal is located

1 at a property at the intersection of two Illinois
2 highways, so the idea is to capture traffic
3 that's already on those highways, that's
4 already -- the trucks and the cars are already on
5 that highway, both highways.

6 QuikTrip's model as we talked about
7 I believe in the prior hearing, this -- although
8 there is diesel offered, this is not a
9 traditional truck stop with overnight stays or
10 with showers or with laundry or with any of the
11 other amenities other than the grab and go
12 convenience store, so it's really -- it's a
13 business risk or a business investment to locate
14 at this property which is at two highways and
15 serve the vehicle and truck traffic that's
16 already existing in the area.

17 MS. NESHEIM: But there is something
18 already there that is taking -- that takes all
19 that traffic.

20 MR. FTIKAS: And, again, I don't want to
21 get into a debate on that. QuikTrip believes
22 that there is enough demand in the area to
23 support its business investment, but also we
24 believe that we run a higher quality operation

1 that will -- we're not worried about our
2 competitor across the street, and I would also
3 point out, many like uses tend to congregate
4 around each other, so there are numerous examples
5 of gas stations being on opposite sides of the
6 street or opposite corners not only throughout
7 Yorkville, probably throughout the county,
8 throughout certainly as you get out of the
9 central business district in Chicago.

10 It's really based on, again, the
11 opportunity to serve vehicles that are in the
12 area already on the road on two major highways.

13 CHAIRMAN WILLIAMS: Thank you, ma'am.

14 MS. NESHEIM: Thank you.

15 MS. NOBLE: Were you sworn in?

16 MS. DUBAJIC: I was not.

17 (The witness was thereupon duly
18 sworn.)

19 LYNN DUBAJIC KELLOGG,
20 having been first duly sworn, testified from the
21 podium as follows:

22 MS. DUBAJIC KELLOGG: So I'd like to
23 introduce myself. I am Lynn Dubajic Kellogg and
24 I am the Economic Development Director for the

1 City of Yorkville. So over a year ago, well
2 over a year ago, I worked with folks from
3 Graham's who put that property under contract to
4 put a gas station there and they have decided to
5 sell the property now to QuikTrip, so we rezoned
6 the property at that time and they got a special
7 use for the gas station at the site. Similar,
8 very similar -- little different, not the exact
9 same setup, but similar, with the convenience
10 center.

11 Sometimes people will wonder, you
12 know, how banks end up on a corner or how a gas
13 station end up on a corner, and you referred to
14 Walgreens. The corner of 34 and 47 has two gas
15 stations and a Walgreens.

16 Certain corners that are corners of
17 main state routes have a tendency to draw certain
18 uses, so I just wanted to point that out to you,
19 that this is not the same users because there is
20 a Shell and a BP at the corner of 34 and 47 and a
21 Walgreens, but there are two fuel centers with
22 convenience stores at that corner, and it's
23 the -- it's capitalism. It's the great American
24 way. What there is a need for is what ends up

1 coming.

2 And again, QuikTrip, as Graham's
3 before them, did a lot of research and are
4 investing millions of dollars to do this project,
5 and know that this is the right fit and it's
6 something that from what we have talked about in
7 preparation for that corner, again, being the
8 intersection of two main state routes, which are
9 going to get busier and busier as more and more
10 people move into Yorkville, that it was pretty
11 obvious that it would be very probable that
12 another fuel center would end up at the corner of
13 47 and 71, so I wanted to speak to that because
14 it was something that we were anticipating and
15 feel that it's a large site, which is even better
16 for movement of traffic, and it's -- and if you
17 go to the corner of Orchard and 34 or to
18 different corners of state routes or main routes
19 anywhere in Chicagoland, you will find many times
20 that a corner like this will have two fuel
21 centers, so I just wanted to touch on that
22 point.

23 MS. NESHEIM: It doesn't have to be --

24 MS. DUBAJIC KELLOGG: Well, again,

1 anyone that owns a piece of property has the
2 right if they -- to sell it, and then if there is
3 an interested person to buy it, it's just how it
4 works, so -- Oh. I hear my voice. Because it's
5 supply and demand, like anything else, so if
6 someone has a property and they want to sell it
7 and they put a sign up, then another interested
8 party can buy it, so we can't prohibit someone
9 from putting their property that they own up on
10 the market, so it's just the process. I hope
11 that helps.

12 CHAIRMAN WILLIAMS: Thank you, Lynn.
13 Are there any questions from Commissioners for
14 the petitioner?

15 MS. HORAZ: I don't have any.

16 MS. GOINS: My only concern as someone
17 who lives in that area, I live in Raintree
18 Village, can you confirm for me that people will
19 not be able to turn left to go east on 71 out of
20 the property?

21 MR. BUKHRES: On the easternmost side of
22 the property?

23 MS. GOINS: Yes.

24 MR. BUKHRES: So that will be a full

1 access drive.

2 MS. GOINS: Okay.

3 MS. NOBLE: Are we talking here or here?

4 MR. BUKHRES: Yeah, the easternmost.

5 Yeah, that will be a full access drive.

6 MS. GOINS: Okay. And then the other
7 exit on 47 will be a right in and a right out
8 only?

9 MR. BUKHRES: So that exit, that will be
10 completely gone. We have been in talks with IDOT
11 as we mentioned before, so that will -- the
12 first -- the most western drive on 71 will be a
13 right in only, the westernmost drive on 71.

14 MS. NOBLE: This one, this area here or
15 this area here?

16 MR. FTIKAS: Top right.

17 MR. BUKHRES: Yeah, that one. So that
18 will be a right in only and then a right in,
19 right out on 47 will not be there.

20 MS. GOINS: But further east you can
21 turn left on 71?

22 MR. FTIKAS: Yes, that's a full access.

23 MR. BUKHRES: Correct. And just to
24 reiterate, we have been talking with IDOT. IDOT

1 is in the loop with everything. We go according
2 to IDOT. IDOT ultimately has the final say into
3 if they agree with where our access is and if
4 it's safe enough for everybody.

5 You know, we're in the business
6 where we want people to -- we want to keep people
7 safe. Everybody realizes when they go to places
8 where it's not easy to go in and out, makes it
9 unsafe for them, people don't want to shop there.
10 We want to be -- we want to be known as the safe
11 place to come shop, come in, ease of access in
12 and out of our site.

13 MS. HORAZ: I do have one question. Are
14 you going to expand to do car washing at this
15 facility?

16 MR. BUKHRES: We do not have a car -- we
17 want to do a car wash, we are thinking about
18 doing a car wash on the eastern side. That is
19 just a -- it's not set in stone, that is
20 something that we are looking into, but we're
21 not totally 100 percent on board of doing a car
22 wash.

23 MS. HORAZ: Okay.

24 CHAIRMAN WILLIAMS: Would they need a

1 special use to do that?

2 MS. NOBLE: No, they would not.

3 CHAIRMAN WILLIAMS: Just curious. Okay.

4 Anything else, Deb?

5 MS. HORAZ: No, I don't think so.

6 CHAIRMAN WILLIAMS: Since all public
7 testimony regarding the petition has been taken,
8 may I have a motion to close the taking of
9 testimony and this public hearing?

10 MS. HORAZ: So moved.

11 MS. GOINS: Second.

12 CHAIRMAN WILLIAMS: Roll call vote on
13 the motion, please.

14 MS. YOUNG: Yes. Williams.

15 CHAIRMAN WILLIAMS: Yes.

16 MS. YOUNG: Horaz.

17 MS. HORAZ: Yes.

18 MS. YOUNG: Goins.

19 MS. GOINS: Yes.

20 MS. YOUNG: Millen.

21 MR. MILLEN: Yes.

22 MS. YOUNG: Thank you.

23 CHAIRMAN WILLIAMS: This public
24 hearing -- the public hearing portion of

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tonight's meeting is closed.

(Which were all the proceedings had
in the public hearing portion of
the meeting.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF LASALLE)

4 I, CHRISTINE M. VITOSH, a Certified
5 Shorthand Reporter of the State of Illinois, do
6 hereby certify:

7 That previous to the commencement
8 of any testimony heard, the witnesses were duly
9 sworn to testify the whole truth concerning the
10 matters herein;

11 That the foregoing public hearing
12 transcript, Pages 1 through 31, was reported
13 stenographically by me by means of machine
14 shorthand, was simultaneously reduced to
15 typewriting via computer-aided transcription
16 under my personal direction, and constitutes a
17 true record of the testimony given and the
18 proceedings had;

19 That the said public hearing was taken
20 before me at the time and place specified;

21 That I am not a relative or employee or
22 attorney or counsel, nor a relative or employee
23 of such attorney or counsel for any of the
24 parties hereto, nor interested directly or
indirectly in the outcome of this action.

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

IN WITNESS WHEREOF, I do hereunto set my hand at Leland, Illinois, this 15th day of October, 2023.

/s/ Christine Vitosh

CHRISTINE M. VITOSH,
C.S.R. Certificate No. 084-02883.

PZC - Public Hearing - October 11, 2023

0	13:21, 14:1, 24:13, 25:19, 26:12, 26:13, 26:21	applies [1] - 31:2 appreciate [1] - 16:8 appropriate [1] - 20:9 approved [2] - 7:19, 19:11	13:16 buy [2] - 25:3, 25:8	Code [1] - 6:16 college [1] - 9:10 coming [5] - 13:23, 14:5, 14:9, 14:24, 24:1
084-02883 [1] - 31:13	7:00 [1] - 1:22	area [10] - 8:8, 8:11, 10:1, 20:23, 21:16, 21:22, 22:12, 25:17, 26:14, 26:15 assist [1] - 8:23 assistance [1] - 8:22 assume [1] - 31:4 assuming [1] - 13:22 attached [1] - 31:2 attorney [2] - 30:21, 30:22 attorneys [1] - 12:23 authorization [1] - 6:13	C	commencement [1] - 30:6 commission [1] - 3:8 Commission [2] - 15:18, 17:2 COMMISSION [1] - 1:10 Commissioners [2] - 17:17, 25:13 Community [1] - 2:9 company [2] - 8:4, 8:15 competing [1] - 15:9 competitor [1] - 22:2 completely [1] - 26:10 composed [1] - 7:8 computer [1] - 30:14 computer-aided [1] - 30:14 conceptually [1] - 15:24 concern [2] - 15:3, 25:16 concerning [1] - 30:8 concerns [1] - 15:14 confirm [1] - 25:18 conflict [1] - 15:7 congestion [1] - 13:21 congregate [1] - 22:3 Connor [1] - 5:7 connor [1] - 4:16 considered [1] - 3:8 constitutes [1] - 30:15 contract [2] - 6:10, 23:3 control [2] - 13:5, 31:6 convenience [6] - 6:14, 19:4, 19:8, 21:12, 23:9, 23:22 convenient [1] - 20:15 cool [1] - 18:4 copies [2] - 31:3, 31:6 corner [14] - 6:18, 13:18, 19:4, 19:6, 20:5, 23:12, 23:13, 23:14, 23:20, 23:22, 24:7, 24:12, 24:17, 24:20 corners [4] - 22:6, 23:16, 24:18 Corporation [1] - 6:10 Correct [1] - 26:23 correct [6] - 11:23, 11:24, 12:6, 12:10, 12:11, 13:6
1	A			
1 [1] - 30:11 10 [1] - 9:15 10-6-0 [1] - 6:15 100 [1] - 27:21 11 [1] - 1:21 12 [1] - 2:20 15 [1] - 9:15 15th [1] - 31:8 16 [1] - 10:9 18 [2] - 2:21, 8:21 1958 [1] - 8:1	able [2] - 13:5, 25:19 absolutely [2] - 19:10, 20:22 absorption [1] - 20:13 access [14] - 10:3, 10:5, 11:13, 12:17, 13:5, 13:18, 13:19, 14:8, 17:7, 26:1, 26:5, 26:22, 27:3, 27:11 accessory [2] - 6:14, 20:15 accounting [1] - 27:1 accuracy [1] - 31:5 acres [2] - 6:18, 7:10 Acting [1] - 2:2 action [1] - 30:24 actual [1] - 17:1 Addison [1] - 8:13 address [1] - 15:14 addressed [1] - 16:3 adjustments [1] - 15:13 aerial [5] - 9:22, 11:4, 11:7, 11:19, 13:3 affect [2] - 11:14, 12:13 affected [1] - 14:20 age [1] - 8:21 ago [3] - 9:21, 23:1, 23:2 agree [1] - 27:3 ahead [1] - 12:1 aided [1] - 30:14 ALI [2] - 2:19, 7:1 Ali [3] - 6:9, 7:4, 20:10 alleviate [1] - 13:20 almost [1] - 9:9 ALSO [1] - 2:8 amenities [1] - 21:11 American [1] - 23:23 analysis [2] - 19:13, 20:12 AND [2] - 1:10, 2:1 Andrew [1] - 4:16 answer [3] - 16:5, 17:4, 17:6 anticipating [2] - 15:11, 24:14 apologize [1] - 18:5 application [2] - 6:11, 13:1	B		
2		backup [2] - 13:15, 13:20 banks [1] - 23:12 Barksdale [1] - 2:9 Barksdale-Noble [1] - 2:9 based [2] - 13:4, 22:10 Based [1] - 14:22 behal [1] - 6:9 believes [1] - 21:21 Bellwood [1] - 8:11 best [1] - 16:22 BETH [2] - 2:21, 18:19 better [1] - 24:15 big [2] - 8:16, 12:15 bit [1] - 8:5 board [2] - 20:10, 27:21 BP [1] - 23:20 Bridge [1] - 6:19 brief [1] - 7:24 build [2] - 7:17, 19:7 building [1] - 10:12 buildings [1] - 7:17 Bukhres [2] - 6:9, 7:5 BUKHRES [19] - 2:19, 4:2, 5:13, 6:24, 7:1, 7:4, 11:24, 12:6, 12:11, 13:24, 19:10, 19:20, 25:21, 25:24, 26:4, 26:9, 26:17, 26:23, 27:16 busier [2] - 24:9 business [8] - 19:23, 20:6, 21:13, 21:23, 22:9, 27:5 businesses [1] -		C.S.R [1] - 31:13 canopy [1] - 10:16 capitalism [1] - 23:23 capture [1] - 21:2 car [5] - 27:14, 27:16, 27:17, 27:18, 27:21 careers [1] - 9:16 cars [2] - 10:7, 21:4 center [3] - 13:8, 23:10, 24:12 centers [2] - 23:21, 24:21 central [1] - 22:9 certain [3] - 9:2, 23:16, 23:17 certainly [1] - 22:8 certificate [1] - 31:1 Certificate [1] - 31:13 Certified [1] - 30:3 certified [1] - 31:4 certify [2] - 30:5, 31:1 CHAIRMAN [28] - 3:4, 3:23, 4:3, 4:10, 4:22, 5:6, 5:10, 5:14, 6:3, 6:7, 16:19, 17:9, 17:13, 17:16, 17:19, 17:24, 18:4, 18:11, 18:22, 19:1, 22:13, 25:12, 27:24, 28:3, 28:6, 28:12, 28:15, 28:23 Chairman [1] - 2:2 chairman [1] - 4:7 changed [1] - 13:4 changes [1] - 15:24 charitable [1] - 8:16 check [1] - 16:11 Chicago [3] - 8:8, 8:10, 22:9 Chicagoland [1] - 24:19 child [1] - 9:1 children [1] - 8:23 CHRISTINE [2] - 30:3, 31:13 CITY [1] - 1:6 City [3] - 6:11, 6:15, 23:1 clear [3] - 15:18, 16:2, 17:2 clearly [1] - 3:14 clerk [1] - 9:18 close [1] - 28:8 closed [1] - 29:1
3				
31 [1] - 30:11 34 [3] - 23:14, 23:20, 24:17				
4				
47 [12] - 6:19, 7:7, 10:4, 10:18, 11:2, 11:8, 11:23, 23:14, 23:20, 24:13, 26:7, 26:19				
5				
5.51 [1] - 6:18 52 [1] - 10:6				
6				
651 [1] - 1:17				
7				
7 [1] - 2:19 71 [15] - 6:20, 7:7, 10:3, 10:19, 11:22, 11:24, 13:6, 13:16,				

PZC - Public Hearing - October 11, 2023

<p>corridor [2] - 19:12, 19:15 counsel [2] - 30:21, 30:22 country [1] - 8:19 county [1] - 22:7 County [1] - 6:12 COUNTY [1] - 30:2 create [1] - 15:7 curious [2] - 12:13, 28:3 current [4] - 9:22, 10:18, 11:1, 11:4</p>	<p>11:7, 26:1, 26:5, 26:12, 26:13 DUBAJIC [4] - 22:16, 22:19, 22:22, 24:24 Dubajic [1] - 22:23 due [1] - 20:11 duly [9] - 3:21, 5:8, 7:2, 12:20, 18:17, 18:20, 22:17, 22:20, 30:7 during [2] - 3:17, 5:17</p>	<p>familiar [2] - 7:18, 8:20 farming [2] - 7:13, 19:7 favor [4] - 5:19, 6:4, 17:11, 18:8 few [2] - 7:19, 7:20 filed [1] - 6:11 final [1] - 27:2 first [6] - 7:2, 11:7, 12:20, 18:20, 22:20, 26:12 fit [1] - 24:5 five [2] - 7:9, 10:7 Folds [1] - 8:17 folks [3] - 4:10, 18:6, 23:2 following [1] - 3:1 follows [6] - 5:18, 6:8, 7:3, 12:21, 18:21, 22:21 foregoing [1] - 30:10 forth [1] - 17:7 forward [1] - 15:22 founding [1] - 8:1 Ftikas [1] - 12:22 FTIKAS [16] - 2:20, 12:19, 12:22, 13:10, 14:12, 14:21, 15:2, 15:16, 16:8, 16:13, 16:17, 16:22, 20:8, 21:20, 26:16, 26:22 fuel [3] - 23:21, 24:12, 24:20 fueling [1] - 10:9 full [6] - 10:2, 10:4, 13:17, 25:24, 26:5, 26:22 function [1] - 14:23</p>	<p>Graham [1] - 7:21 Graham's [5] - 7:19, 15:21, 15:22, 23:3, 24:2 great [1] - 23:23 Greg [1] - 2:4 groups [1] - 8:21 grow [1] - 9:17 growing [1] - 8:5 guys [1] - 4:23</p>	<p>hotel [1] - 12:7 housing [1] - 19:7</p>
<p>D</p> <p>Danny [1] - 2:2 deal [2] - 7:21, 12:15 dealt [1] - 9:4 Deb [1] - 28:4 debate [1] - 21:21 Deborah [1] - 2:3 decided [2] - 15:22, 23:4 dedicated [1] - 9:8 definitely [1] - 9:16 demand [2] - 21:22, 25:5 demolish [1] - 7:16 design [1] - 17:7 detail [1] - 10:10 develop [2] - 9:23, 20:19 developing [1] - 10:1 Development [2] - 2:10, 22:24 development [4] - 7:7, 7:16, 7:17, 7:22 diesel [3] - 10:9, 10:17, 21:8 different [4] - 8:15, 15:9, 23:8, 24:18 diligence [1] - 20:11 direction [3] - 15:10, 30:15, 31:6 directly [2] - 12:10, 30:23 Director [2] - 2:10, 22:24 discussion [1] - 6:8 district [1] - 22:9 dollars [2] - 20:18, 24:4 Dollars [1] - 12:5 done [1] - 3:24 down [2] - 15:5, 19:6 draw [1] - 23:17 Drive [2] - 1:17, 11:17 drive [7] - 10:3, 10:5,</p>	<p>E</p> <p>ease [1] - 27:11 east [5] - 10:3, 14:8, 14:11, 25:19, 26:20 eastern [1] - 27:18 easternmost [2] - 25:21, 26:4 easy [1] - 27:8 Economic [1] - 22:24 edge [2] - 14:24, 15:10 egress [1] - 15:6 eight [1] - 10:8 elevation [3] - 10:12, 10:15, 10:16 employee [4] - 8:23, 8:24, 30:20, 30:21 employees [3] - 8:4, 9:9, 9:16 end [3] - 23:12, 23:13, 24:12 endangered [1] - 8:20 ended [1] - 7:20 ends [1] - 23:24 engineer [1] - 4:2 engineers [3] - 5:1, 5:11, 17:5 enter [1] - 14:6 entered [2] - 16:7, 16:9 entire [1] - 16:9 entrance [1] - 12:9 estate [3] - 7:5, 9:21, 20:2 exact [1] - 23:8 examples [1] - 22:4 exchange [1] - 20:9 existing [1] - 21:16 exit [3] - 12:9, 26:7, 26:9 expand [1] - 27:14</p>	<p>G</p> <p>gas [14] - 10:9, 19:3, 19:5, 19:7, 19:11, 20:3, 20:14, 20:16, 20:17, 22:5, 23:4, 23:7, 23:12, 23:14 gasoline [3] - 5:23, 6:13, 6:22 generate [2] - 19:18, 19:22 generator [1] - 19:23 given [1] - 30:16 GOINS [8] - 6:2, 25:16, 25:23, 26:2, 26:6, 26:20, 28:11, 28:19 Goins [2] - 2:5, 28:18 grab [1] - 21:11</p>	<p>H</p> <p>half [1] - 7:9 hand [4] - 3:20, 18:16, 31:4, 31:8 handle [1] - 13:14 happy [2] - 16:5, 17:3 head [1] - 20:11 hear [9] - 4:12, 4:14, 9:14, 16:20, 17:20, 18:1, 18:24, 19:1, 25:4 heard [2] - 3:12, 30:7 HEARING [1] - 1:11 hearing [16] - 3:3, 3:5, 3:18, 4:6, 4:18, 5:17, 5:22, 6:7, 21:7, 28:9, 28:24, 29:3, 30:10, 30:18 heck [1] - 5:4 held [1] - 8:4 Hello [4] - 16:17, 16:18 hello [1] - 18:24 help [2] - 9:11, 13:20 helped [1] - 9:12 helps [1] - 25:11 hereby [1] - 30:5 herein [1] - 30:9 hereto [2] - 30:23, 31:2 hereunto [1] - 31:7 hi [1] - 7:4 higher [1] - 21:24 highway [1] - 21:5 highways [5] - 21:2, 21:3, 21:5, 21:14, 22:12 history [1] - 7:24 hit [1] - 20:10 HOLMAN [2] - 4:15, 5:3 Honor [1] - 8:18 hope [1] - 25:10 HORAZ [8] - 4:12, 6:1, 25:15, 27:13, 27:23, 28:5, 28:10, 28:17 Horaz [2] - 2:3, 28:16</p>	<p>I</p> <p>idea [3] - 13:12, 13:13, 21:2 IDOT [10] - 10:20, 10:22, 13:4, 15:4, 15:13, 26:10, 26:24, 27:2 IDOT's [2] - 13:13, 14:22 ILLINOIS [2] - 1:7, 30:1 Illinois [10] - 1:18, 6:12, 7:7, 8:9, 9:20, 11:2, 11:8, 21:1, 30:4, 31:8 immediate [1] - 20:23 important [2] - 13:2, 20:21 improvements [2] - 10:21, 10:23 IN [2] - 2:1, 31:7 including [1] - 20:23 indirectly [1] - 30:24 individual [1] - 9:2 industrial [1] - 7:13 ingress [1] - 15:6 input [2] - 13:4, 14:22 instead [1] - 13:7 intent [1] - 13:17 interested [4] - 11:11, 25:3, 25:7, 30:23 Interesting [1] - 16:21 intersection [3] - 6:20, 21:1, 24:8 introduce [1] - 22:23 investing [2] - 20:18, 24:4 investment [2] - 21:13, 21:23 invite [1] - 3:6 issued [1] - 15:21 issues [3] - 15:11, 15:17, 18:5</p>
	<p>F</p> <p>facility [1] - 27:15 facing [1] - 14:4</p>			<p>J</p> <p>job [1] - 9:11 joining [1] - 9:21 Jonathan [1] - 4:16 jumped [1] - 15:16</p>
				<p>K</p> <p>keep [2] - 16:22, 27:6</p>

PZC - Public Hearing - October 11, 2023

<p>KELLOGG [3] - 22:19, 22:22, 24:24 Kellogg [1] - 22:23 Kendall [1] - 6:12 kind [2] - 13:8, 15:16 knowing [1] - 10:22 known [1] - 27:10 Krysti [1] - 2:9</p>	<p>member [1] - 3:19 members [2] - 3:6, 8:1 mentioned [1] - 26:11 metal [1] - 7:11 microphone [2] - 4:8, 16:12 mics [3] - 4:20, 4:23, 17:22 might [1] - 7:18 MILLEN [1] - 28:21 Millen [2] - 2:4, 28:20 millions [2] - 20:18, 24:4 mind [1] - 18:15 Minute [1] - 2:11 mix [1] - 20:22 model [2] - 19:23, 21:6 month [1] - 8:12 months [1] - 7:19 most [4] - 8:7, 9:14, 10:14, 26:12 motion [3] - 5:21, 28:8, 28:13 mouth [1] - 13:13 move [1] - 24:10 moved [4] - 6:1, 9:19, 9:20, 28:10 movement [1] - 24:16 MR [34] - 4:2, 4:15, 5:3, 5:13, 6:24, 7:4, 11:24, 12:6, 12:11, 12:22, 13:10, 13:24, 14:12, 14:21, 15:2, 15:16, 16:8, 16:13, 16:17, 16:22, 19:10, 19:20, 20:8, 21:20, 25:21, 25:24, 26:4, 26:9, 26:16, 26:17, 26:22, 26:23, 27:16, 28:21</p>	<p>27:23, 28:2, 28:5, 28:10, 28:11, 28:14, 28:16, 28:17, 28:18, 28:19, 28:20, 28:22 multiple [1] - 9:6 mute [1] - 5:3</p>	<p>22:11 opposite [3] - 19:6, 22:5, 22:6 opposition [3] - 5:20, 17:14, 18:12 Orchard [1] - 24:17 order [1] - 5:16 organizations [2] - 8:16, 9:6 original [1] - 31:2 outcome [1] - 30:24 overnight [1] - 21:9 own [1] - 25:9 owners [2] - 8:2, 8:3 owns [1] - 25:1</p>	<p>8:24 place [5] - 8:19, 9:1, 19:21, 27:11, 30:19 places [1] - 27:7 plan [9] - 3:17, 5:1, 5:11, 10:1, 10:11, 10:21, 10:22, 15:12 PLANNING [1] - 1:10 podium [6] - 3:16, 7:3, 12:21, 18:21, 18:23, 22:21 point [7] - 13:19, 16:24, 19:3, 20:5, 22:3, 23:18, 24:22 Pointe [1] - 1:17 points [2] - 13:5, 15:6 portion [2] - 28:24, 29:3 position [1] - 15:5 positions [1] - 10:9 potentially [2] - 15:7, 15:8 Prairie [1] - 1:17 preparation [1] - 24:7 present [5] - 3:10, 5:18, 6:23, 17:10, 18:8 PRESENT [2] - 2:1, 2:8 presentation [1] - 17:8 presenting [1] - 7:15 pretty [2] - 10:13, 24:10 previous [2] - 15:21, 30:6 previously [2] - 16:1, 19:11 private [1] - 8:4 probable [1] - 24:11 problem [1] - 5:6 proceedings [3] - 3:2, 29:2, 30:17 process [2] - 4:18, 25:10 program [1] - 9:5 prohibit [1] - 25:8 project [2] - 7:5, 24:4 property [16] - 6:17, 13:18, 14:24, 15:10, 20:19, 20:24, 21:1, 21:14, 23:3, 23:5, 23:6, 25:1, 25:6, 25:9, 25:20, 25:22 proposal [2] - 12:24, 20:24 proposed [6] - 3:7, 10:20, 11:3, 11:5, 13:3, 16:1 proposing [1] - 15:24</p>
<p style="text-align: center;">L</p>		N		
<p>land [2] - 4:11, 7:12 lane [1] - 13:11 Lansing [1] - 8:11 large [1] - 24:15 LASALLE [1] - 30:2 laundry [1] - 21:10 leave [1] - 17:8 left [15] - 12:14, 12:16, 12:17, 13:12, 13:15, 14:3, 14:7, 14:9, 14:10, 14:12, 14:19, 15:9, 25:19, 26:21 Leland [1] - 31:8 live [2] - 11:11, 25:17 lives [1] - 25:17 locate [1] - 21:13 located [3] - 6:18, 7:7, 20:24 long-term [1] - 9:15 look [3] - 10:14, 10:24, 20:16 looking [5] - 9:11, 9:23, 12:1, 12:4, 27:20 loop [1] - 27:1 louder [1] - 18:1 LYNN [1] - 22:19 Lynn [2] - 22:23, 25:12</p>	<p>name [3] - 3:15, 7:4, 12:22 need [5] - 4:4, 4:8, 8:24, 23:24, 27:24 needs [1] - 8:21 NESHEIM [9] - 2:21, 18:19, 18:24, 19:2, 19:17, 20:3, 21:17, 22:14, 24:23 next [5] - 8:12, 9:24, 10:16, 10:19, 11:4 NICHOLAS [2] - 2:20, 12:19 Nick [1] - 12:22 Noble [1] - 2:9 NOBLE [20] - 4:5, 4:14, 4:16, 4:20, 6:6, 11:15, 11:18, 11:21, 14:5, 14:17, 16:6, 16:11, 16:15, 16:18, 16:21, 17:22, 22:15, 26:3, 26:14, 28:2 northeast [1] - 6:18 northern [1] - 11:2 note [2] - 13:2, 20:21 number [1] - 5:22 numerous [1] - 22:4</p>	O	P	
<p style="text-align: center;">M</p>	<p>MS [69] - 4:5, 4:12, 4:14, 4:16, 4:20, 6:1, 6:2, 6:6, 11:10, 11:15, 11:16, 11:18, 11:19, 11:21, 11:22, 12:3, 12:7, 12:12, 13:9, 13:22, 14:1, 14:5, 14:7, 14:14, 14:17, 14:18, 15:1, 15:15, 16:6, 16:11, 16:15, 16:18, 16:21, 17:18, 17:21, 17:22, 18:3, 18:24, 19:2, 19:17, 20:3, 21:17, 22:14, 22:15, 22:16, 22:22, 24:23, 24:24, 25:15, 25:16, 25:23, 26:2, 26:3, 26:6, 26:14, 26:20, 27:13,</p>	<p>obvious [1] - 24:11 obviously [1] - 15:19 October [2] - 1:21, 31:9 OF [3] - 1:6, 30:1, 30:2 offered [1] - 21:8 Oklahoma [2] - 8:1, 9:19 one [15] - 3:4, 3:14, 8:11, 8:12, 11:4, 11:10, 11:15, 11:18, 12:23, 14:4, 26:14, 26:17, 27:13 ones [1] - 8:16 open [2] - 5:21, 8:10 opening [1] - 8:12 operating [1] - 8:7 operation [1] - 21:24 opportunity [2] - 9:17,</p>	<p>p.m [1] - 1:22 PAGE [1] - 2:18 Pages [1] - 30:11 parcels [1] - 7:8 parking [3] - 10:7, 12:3 part [5] - 8:9, 9:5, 9:18, 10:14, 11:2 part-time [1] - 9:18 participate [1] - 4:6 participating [1] - 4:17 particular [2] - 19:12, 19:15 parties [1] - 30:23 partner [2] - 8:15, 8:17 parts [1] - 3:24 party [1] - 25:8 pay [2] - 9:11, 9:12 pending [1] - 15:19 people [8] - 9:14, 14:8, 23:11, 24:10, 25:18, 27:6, 27:9 percent [1] - 27:21 perfect [1] - 4:22 Perfect [1] - 5:14 permit [1] - 6:13 PERSON [1] - 2:1 person [1] - 25:3 personal [1] - 30:15 persons [2] - 3:9, 3:13 Peru [1] - 8:12 Petition [1] - 5:22 petition [1] - 28:7 petitioner [6] - 3:11, 3:18, 5:18, 6:10, 6:21, 25:14 photo [1] - 11:7 picture [1] - 12:1 piece [1] - 25:1 Place [3] - 8:18, 8:19,</p>	

PZC - Public Hearing - October 11, 2023

<p>provide [1] - 13:19 PUBLIC [1] - 1:11 public [18] - 3:2, 3:4, 3:6, 3:9, 3:18, 3:19, 4:6, 4:17, 5:17, 5:22, 6:7, 28:6, 28:9, 28:23, 28:24, 29:3, 30:10, 30:18 pumps [2] - 10:9, 10:10 purchase [1] - 20:19 purchaser [1] - 6:10 purpose [2] - 3:5, 19:8 pursuant [1] - 6:15 push [1] - 16:15 put [5] - 9:1, 13:13, 23:3, 23:4, 25:7 putting [2] - 19:3, 25:9 PZC [3] - 5:22, 6:8, 6:21</p>	<p>recently [1] - 8:7 record [4] - 16:7, 16:9, 17:2, 30:16 reduced [1] - 30:13 referred [1] - 23:13 reflected [1] - 17:3 regarding [5] - 3:7, 3:12, 16:24, 17:7, 28:7 reiterate [1] - 26:24 related [1] - 7:13 relative [2] - 30:20, 30:21 relief [1] - 17:1 repeat [2] - 3:20, 4:8 report [3] - 7:9, 16:4, 16:9 reported [1] - 30:11 Reporter [1] - 30:4 represent [1] - 3:15 reproduced [1] - 31:5 request [1] - 3:7, 3:11, 3:12, 5:19, 5:20, 6:5, 6:23, 17:11, 17:14, 18:9, 18:13 requested [1] - 17:1 requesting [1] - 6:12 research [1] - 24:3 residential [1] - 20:23 response [4] - 4:19, 17:12, 17:15, 18:10 responses [1] - 20:10 responsibility [1] - 31:5 responsible [1] - 8:14 reviewed [1] - 15:13 rezoned [1] - 23:5 risk [1] - 21:13 road [5] - 10:20, 10:23, 19:17, 19:18, 22:12 roll [1] - 28:12 Route [2] - 6:19 routes [4] - 23:17, 24:8, 24:18 run [1] - 21:24</p>	<p>11:11, 28:11 Section [1] - 6:15 see [6] - 10:2, 11:6, 11:13, 14:10, 14:12, 16:11 seeing [1] - 13:3 sell [3] - 23:5, 25:2, 25:6 selling [1] - 15:23 sense [4] - 19:14, 19:15, 19:18, 20:1 serve [2] - 21:15, 22:11 serves [1] - 7:12 service [3] - 5:23, 6:14, 6:22 services [1] - 7:14 set [2] - 27:19, 31:7 setup [1] - 23:9 Shell [1] - 23:20 shop [2] - 27:9, 27:11 Shorthand [1] - 30:4 shorthand [1] - 30:13 show [4] - 9:24, 10:2, 10:16, 10:19 shows [1] - 21:10 side [4] - 10:3, 14:17, 25:21, 27:18 sides [1] - 22:5 sign [2] - 3:16, 25:7 signed [1] - 31:3 Silver [1] - 12:4 similar [3] - 23:7, 23:8, 23:9 simultaneously [1] - 30:13 site [10] - 9:22, 9:23, 9:24, 10:11, 11:4, 13:11, 17:7, 23:7, 24:15, 27:12 situations [1] - 9:4 six [1] - 10:8 socially [1] - 8:14 someone [3] - 25:6, 25:8, 25:16 sometimes [1] - 23:11 somewhere [1] - 19:13 sorry [4] - 5:3, 6:5, 15:16, 18:5 Sorry [1] - 3:23 sound [1] - 7:18 southern [1] - 8:9 spaces [2] - 10:7, 10:8 special [8] - 5:23, 6:13, 6:22, 13:1, 15:19, 15:21, 23:6, 28:1 specifically [3] - 12:24, 13:20, 15:14</p>	<p>specified [1] - 30:19 SS [1] - 30:1 staff [4] - 7:8, 7:18, 16:3, 16:9 Stagecoach [1] - 6:20 stand [1] - 3:19 standard [1] - 10:13 standards [3] - 16:3, 16:7, 16:24 standing [1] - 18:15 start [1] - 5:7 started [3] - 7:24, 9:10, 9:18 STATE [1] - 30:1 state [4] - 3:14, 23:17, 24:8, 24:18 State [3] - 6:19, 30:4 station [14] - 5:23, 6:14, 6:22, 19:4, 19:5, 19:7, 19:12, 20:4, 20:16, 20:17, 23:4, 23:7, 23:13 stations [3] - 20:14, 22:5, 23:15 stays [1] - 21:9 stenographically [1] - 30:12 still [3] - 8:2, 17:18, 17:19 stone [1] - 27:19 stop [3] - 7:19, 19:11, 21:9 storage [1] - 7:13 store [5] - 6:14, 19:4, 19:8, 20:15, 21:12 stores [5] - 8:6, 8:10, 9:3, 9:18, 23:22 straight [1] - 12:1 Street [1] - 6:19 street [11] - 11:12, 11:13, 12:8, 13:6, 13:15, 14:2, 14:10, 14:15, 22:2, 22:6 structures [1] - 7:12 student [1] - 9:10 stuff [1] - 19:19 succeed [1] - 9:17 sufficient [1] - 20:14 supply [1] - 25:5 support [1] - 21:23 surrounding [1] - 13:16 survive [1] - 20:17 swear [3] - 4:4, 4:7, 4:23 sworn [11] - 3:22, 5:9, 7:2, 12:20, 18:14, 18:18, 18:20, 22:15, 22:18, 22:20, 30:8</p>	<p style="text-align: center;">T</p> <p>Taker [1] - 2:11 talks [1] - 26:10 team [2] - 9:21, 20:2 technical [1] - 18:5 ten [1] - 9:9 tend [1] - 22:3 tendency [1] - 23:17 term [1] - 9:15 terms [1] - 20:12 testified [4] - 7:2, 12:20, 18:20, 22:20 testify [2] - 3:13, 30:8 testifying [1] - 5:2 testimony [7] - 3:6, 3:9, 5:17, 28:7, 28:9, 30:7, 30:16 thereof [1] - 31:3 thereupon [4] - 3:21, 5:8, 18:17, 22:17 thinking [1] - 27:17 thousand [1] - 8:6 three [4] - 8:10, 9:7, 10:9, 15:4 throughout [3] - 22:6, 22:7, 22:8 tiny [1] - 11:16 tonight [3] - 3:8, 6:8, 17:11 tonight's [2] - 3:18, 29:1 top [1] - 26:16 totally [1] - 27:21 touch [1] - 24:21 traditional [1] - 21:9 traffic [10] - 13:14, 15:8, 19:21, 19:22, 19:24, 21:2, 21:15, 21:19, 24:16 Trail [1] - 6:20 trained [1] - 8:23 transcript [2] - 30:11, 31:3 transcription [1] - 30:14 triangle [1] - 13:7 truck [6] - 7:13, 7:19, 12:9, 19:11, 21:9, 21:15 trucks [2] - 10:8, 21:4 true [1] - 30:16 truth [1] - 30:8 tuition [2] - 9:11, 9:13 Tulsa [2] - 8:1, 9:19 turn [13] - 4:8, 12:14, 12:15, 12:16, 12:17, 13:11, 14:2, 14:3, 14:8, 14:9, 14:15,</p>
Q				
<p>quality [1] - 21:24 questions [6] - 3:11, 16:4, 17:4, 17:6, 17:17, 25:13 quiet [1] - 19:17 quieter [1] - 19:18 QuikTrip [27] - 4:18, 5:23, 6:9, 6:22, 7:6, 7:16, 7:21, 7:24, 8:2, 8:3, 8:14, 8:18, 8:22, 9:8, 9:12, 9:14, 11:9, 12:24, 13:11, 15:23, 20:17, 21:21, 23:5, 24:2 QuikTrip's [1] - 21:6 QuikTrips [1] - 10:14 quite [3] - 8:5, 14:23, 16:20</p>				
R				
<p>Raintree [1] - 25:17 raise [1] - 3:19 raised [1] - 16:23 raising [1] - 18:16 rate [1] - 20:13 ready [2] - 4:24, 6:23 Reagan [1] - 2:5 real [4] - 6:17, 7:5, 9:21, 20:1 realizes [1] - 27:7 really [3] - 20:16, 21:12, 22:10 reason [1] - 5:5 receiving [1] - 5:16</p>	<p style="text-align: center;">S</p> <p>Safe [3] - 8:18, 8:19, 8:24 safe [5] - 8:19, 9:1, 27:4, 27:7, 27:10 saturated [1] - 20:20 scheduled [1] - 3:5 screen [1] - 9:24 seated [1] - 4:1 second [3] - 6:2,</p>			

PZC - Public Hearing - October 11, 2023

<p>25:19, 26:21 turning [1] - 13:12 twice [1] - 15:4 two [10] - 3:24, 7:8, 7:11, 21:1, 21:14, 22:12, 23:14, 23:21, 24:8, 24:20 type [1] - 13:20 typewriting [1] - 30:14</p>	<p>wash [3] - 27:17, 27:18, 27:22 washing [1] - 27:14 Wednesday [1] - 1:21 west [3] - 13:24, 14:1, 14:9 western [1] - 26:12 westernmost [1] - 26:13 WHEREOF [1] - 31:7 WHEREUPON [1] - 3:1</p>	<p style="text-align: center;">Z</p> <p>ZONING [1] - 1:10 Zoom [5] - 4:2, 4:5, 4:11, 4:14, 17:6 ZOOM [1] - 2:1</p>
<p style="text-align: center;">U</p>	<p>whole [1] - 30:8 WILLIAMS [28] - 3:4, 3:23, 4:3, 4:10, 4:22, 5:6, 5:10, 5:14, 6:3, 6:7, 16:19, 17:9, 17:13, 17:16, 17:19, 17:24, 18:4, 18:11, 18:22, 19:1, 22:13, 25:12, 27:24, 28:3, 28:6, 28:12, 28:15, 28:23 Williams [2] - 2:2, 28:14 wish [5] - 3:10, 4:6, 5:19, 5:20, 6:4 wishes [4] - 17:10, 17:13, 18:8, 18:12 wishing [1] - 3:13 witness [3] - 5:8, 18:17, 22:17 WITNESS [2] - 2:18, 31:7 witnesses [2] - 3:21, 30:7 wonder [1] - 23:11 words [1] - 13:13 works [1] - 25:4 worried [1] - 22:1</p>	
<p style="text-align: center;">V</p>	<p>ultimately [1] - 27:2 under [5] - 8:21, 23:3, 30:15, 31:4, 31:6 unheard [1] - 9:15 United [2] - 6:11, 8:17 UNITED [1] - 1:6 unsafe [1] - 27:9 up [14] - 6:8, 7:20, 8:6, 8:12, 9:19, 16:16, 18:15, 18:23, 23:12, 23:13, 23:24, 24:12, 25:7, 25:9 updated [1] - 11:7 users [1] - 23:19 uses [3] - 20:22, 22:3, 23:18</p>	
<p>vehicle [1] - 21:15 vehicles [1] - 22:11 via [2] - 17:6, 30:14 VIA [1] - 2:1 view [6] - 10:18, 10:19, 11:1, 11:3, 11:5, 11:19 Village [1] - 25:18 VITOSH [2] - 30:3, 31:13 voice [3] - 16:23, 20:9, 25:4 vote [1] - 28:12</p>	<p style="text-align: center;">Y</p>	
<p style="text-align: center;">W</p>	<p>year [3] - 9:20, 23:1, 23:2 years [3] - 8:6, 9:9, 9:15 YORKVILLE [2] - 1:6, 1:7 Yorkville [6] - 1:18, 6:12, 6:15, 22:7, 23:1, 24:10 YOUNG [5] - 28:14, 28:16, 28:18, 28:20, 28:22 Young [1] - 2:11</p>	
<p>Walgreens [5] - 19:5, 20:4, 23:14, 23:15, 23:21 Walnut [1] - 11:16 WARNECKE [18] - 11:10, 11:16, 11:19, 11:22, 12:3, 12:7, 12:12, 13:9, 13:22, 14:1, 14:7, 14:14, 14:18, 15:1, 15:15, 17:18, 17:21, 18:3</p>		



Memorandum

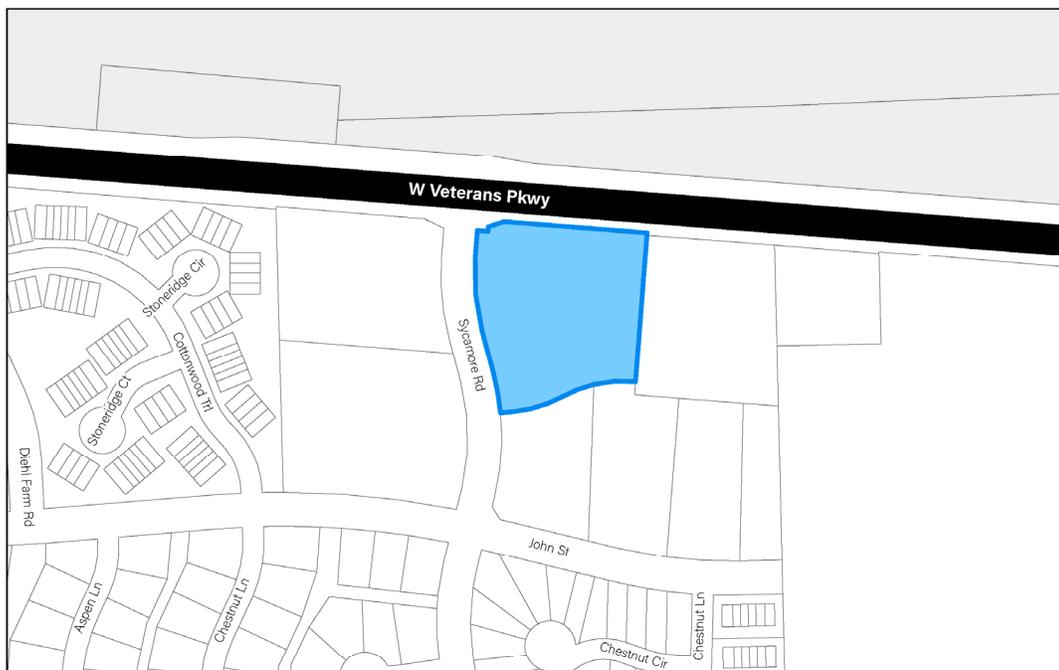
To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 1, 2023
Subject: **PZC 2022-23 Northpointe Development (Rezoning and Variance)**
SEC US 34 & Sycamore Road - Fox Hill Senior Living Apartments

SUMMARY:

The petitioner, Jacob Victor, on behalf of Northpointe Development II Corporation, has filed applications requesting rezoning classification and variance approval of a 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road to develop a three (3) story, forty-eight (48) unit senior living condominium. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre.

PROPERTY INFORMATION:

This property is currently vacant and is located at the southeast corner of W. Veterans Parkway and Sycamore Road. It is adjacent to the Fox Hill Subdivision, Advocate Medical Clinic, and Rush Hospital on the west side of town as illustrated below:



Northpointe Location Map

United City of Yorkville, Illinois
November 29, 2022





The petitioner has also provided architectural renderings (illustrated above) which shows the intended appearance of the main structure. The exterior will have a combination a masonry brick, masonry headers, composite siding and trim, vinyl windows and doors, aluminum railings, and asphalt shingles. Again, while not required for the rezoning and variance process, staff wanted to ensure the petitioner was aware of the appearance code standards required by the City. The maximum permitted building height in the R-4 General Multi-Family Residence District is 80 feet. The proposed height of the apartment structure is ~49 feet.

PETITIONER REQUESTS:

Per Section 10-6-0 of the Yorkville Zoning Ordinance, this land use would be defined as a multi-family dwelling unit which is not permitted in the B-3 District. Therefore, the petitioner is requesting a map amendment to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District where this land use is outright permitted.

Additionally, as stated in Section 10-7-1 of the Yorkville Zoning Ordinance, the maximum dwelling unit density within the R-4 District is eight (8) units per acre. Therefore, that maximum number of units permitted in this district on this property is 27 units. The petitioner is requesting variance approval to increase to approximately 14 dwelling units per acre to provide their projected 48 units. A breakdown of the regulation and request can be found in the table below:

Lot Size	Maximum Density	Maximum Units
3.43 acres	8	27
Lot Size	Requested Density	Maximum Units
3.43 acres	14	48
Change:	+6	+21

SITE PLAN

As illustrated on the Site Plan prepared by Knothe Bruce Architects dated October 5, 2023, the proposed senior apartment development will be oriented parallel to US 34/ W. Veterans Parkway. The primary entrance to the three (3) story structure will be off Sycamore Road with a secondary entrance off an existing private access drive. Onsite amenities include landscaped berms and outdoor patio/gazebo area.

Building Setbacks

The following table depicts the Zoning Code’s required building setbacks within the R-4 General Multi-Family Residence District and the petitioner’s proposed building setbacks:

	Required Minimum	Proposed Setback
Front Yard (US 34)	30 Feet	+/- 125 Feet
Corner Side Yard (Sycamore Road)	20 Feet	+/- 130 Feet
Interior Side yard (East)	12 Feet or 60% of Building Height (20’)	+/- 30 Feet
Rear Yard (South)	40 Feet	+/- 150 Feet

Lot Coverage

The maximum lot coverage in the R-4 District is 70 percent. This calculation includes all impervious surfaces on the parcel including the structure, parking areas, concrete walkways, etc. Per the petitioner’s site plan, the developed impervious area of the property is approximately 61,530 sq. ft. or 41% which is less than the maximum permitted.

Parking/Circulation/Trip Generation

According to the plans submitted, there are 96 total parking spaces to be provided for the development. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking for a multi-family development is 2 spaces per dwelling unit totaling 96 spaces required, and 0.5 spaces per dwelling unit if for “elderly housing” (term is undefined in the Zoning Ordinance). Since the development will be age-restricted, the minimum parking spaces permitted is 24. However, the petitioner has met the minimum multi-family development parking requirements and exceeded the minimum parking requirements for elderly housing.

The planned vehicular circulation of the site has a porte-cochere at the entrance to the building and a circular driveway on the south of the building, presumably for resident drop-offs and delivery services. Guest parking is provided to the west of the building. The primary driveway access off Sycamore Road will be used by residents to access parking spaces north of the building.

The petitioner had previously provided a trip generation study based upon an originally proposed 45-unit senior apartment building. This scenario projected peak AM and peak PM trips generated by the proposed development which were a total of 22 new AM trips and 28 new PM trips. With the increase of three (3) more units for a total of 48 senior apartments, it is estimated the total peak AM trips will be 24 and the total new PM trips will be 30. A ten percent (10%) increase in both total AM and PM trips.

COMPREHENSIVE PLAN:

The City’s Comprehensive Plan designates this property as a “Neighborhood Retail (NR)” future land use. This land use designation is typically for small scale auto oriented commercial retail and services. It should feature landscaping treatments between the parking lot and rights-of-way and provide buffering between uses. Since the petitioner is requesting a different land use through the rezoning process for a residential use, an evaluation on its suitability at this location must be conducted.

While the parcel is zoned for commercial uses and its future land use designates it for Neighborhood Retail, staff believes it is uniquely situated to be developed for a senior living facility. Its proximity to the adjacent medical clinic, hospital, and services at Kendall Marketplace, along with its access to Veteran's Parkway, provides a great opportunity for seniors to live close to these amenities. Additionally, the Fox Hill neighborhood contains townhomes and duplexes to the west and south which provide a buffer to the surrounding detached single-family homes.

Therefore, staff would recommend a future amendment to the Comprehensive Plan to designate this parcel as "Mid-Density Residential (MDR)". This land use designation is intended to provide for higher density residential developments near commercial areas and transportation corridors, and to promote economically-mixed housing developments such as townhomes and multi-family developments with pedestrian linkages to adjacent commercial areas, parks, and open spaces. Per the Comprehensive Plan, suitable locations include areas west of Kendall Marketplace. This parcel fits each of the Comprehensive Plan's criteria for a Mid-Density Residential (MDR) land use designation.

LIFECYCLE LIVING:

It should also be noted that the City recently approved a plan that focuses on the needs for residents to "age in place" within Yorkville. With assistance from an outside consultant, the City adopted a "Lifecycle Living" plan to address the issues facing the community with regards to its aging population. At a public meeting for the plan, there were several comments from the public in attendance that wanted more housing options for the retired and elderly. Specifically, there were direct comments on the need for apartment type housing where all the resident's needs could be met within a single structure and nearby resources. The petitioner's proposed development is an exact match for the type of housing requested within that meeting and staff finds this location suitable for this development.

PROJECT TIMELINE:

The petitioner sought feedback from the Economic Development Committee on their requests at the December 6, 2022 meeting. They also held their own neighborhood meeting in January 2023, with the surrounding property owners to ensure their development does not create any nuisances for the adjacent neighbors. Although there were few resident participants, feedback was generally positive as they neighbors were happier about the proposed residential use than a previously proposed gas station.

After these meetings, the petitioner waited after receiving confirmation from the Illinois Department of Housing Authority (IDHA) that they have obtained approval for financing before moving forward through the City's entitlement process. Since this project is age restricted and targeted for senior living, it qualifies for affordability incentives. The plans have not changed substantially from the concept presented to the Economic Development Committee (EDC) in December 2022.

STAFF COMMENTS:

Staff is supportive in general of the proposed rezone and variance approval request for this development. As stated above, while the Comprehensive Plan designates this area for neighborhood retail use, the proposed future designation of Mid-Density Residential is consistent with the unique features of the site and its proximity to amenities, making this an excellent location for a senior living development. Also, this apartment style housing for the aging population was identified as a serious need within the community in the Lifecycle Living plan.

In terms of the variance request, the increase to 14 dwelling units per acre is reasonable and will maintain the character of the area. The nearby duplexes and townhomes create a buffer between this multi-family land use and the single-family detached homes in Fox Hill. The request is much less than Anthony's Place which was approved in 2016 and requested an increase from eight (8) dwelling units per acre to twenty-four (24) dwelling units per acre. Ultimately, while approved, Anthony's Place ended up with a

density of approximately sixteen (16) dwelling units per acre once complete. For a comparison of similar multi-family land uses, please see the table below:

Development	Current Zoning	Max. DU's/Acre	Actual DU's/Acre
Reserve at Fox River	R-4	8 DU's/Acre	15.62 DU's/Acre
Longford Lakes	R-3	5 DU's/Acre	5.48 DU's/Acre
Heritage Woods*	R-4	8 DU's/Acre	24.86 DU's/Acre
York Meadow Apartments	R-4	8 DU's/Acre	11.69 DU's/Acre
Anthony's Place	R-4	8 DU's/Acre	16.03 DU's/Acre
Northpointe	R-4 (Requested)	8 DU's/Acre	14 DU's/Acre

The request to increase to fourteen (14) dwelling units per acre places this development on the lower end of density within the R-4 Districts in Yorkville.

Engineering Review

The City's engineering consultant EEI provided comments in a letter dated September 25, 2023 which is attached for your reference. Overall, comments were directed to the final engineering plans which are not required as part of the rezoning and variance request but will be submitted as part of the building permit review process.

Police Department Review

Minor site plan review comments were made by the Police Department. Those consisted of recommending "no parking" signage on Sycamore Road and limited landscaping at the intersection of US 34 and Sycamore Road due to possible visibility issues. Currently, the east and west sides of Sycamore Road from US 34 to John Street is a "no parking" zone and the petitioner has avoided placing landscaping materials with the 25-foot vision triangle at the northeast corner of US 34 and Sycamore Road.

FINDINGS OF FACT FOR REZONING:

Section 10-4-10-B of the City's Zoning Ordinance establishes criteria for findings of fact related to rezoning (map amendment) requests. When the purpose and affect is to change the zoning of a property and amend the City's Zoning Map, the Planning and Zoning Commission shall consider each of the following facts before rendering a decision on the request:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals, or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.

The care to which the community has undertaken to plan its land use development.

The petitioner has provided written responses to these standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the November 8, 2023 Planning and Zoning Commission meeting.

VARIATION STANDARDS:

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

- a. 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 were carried out.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The petitioner has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the November 8, 2023 Planning and Zoning Commission meeting.

PROPOSED MOTIONS:

Rezone

In consideration of testimony presented during a Public Hearing on November 8, 2023 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 parcel located at the southeast corner of US 34 and Sycamore Road (PIN #02-30-203-006) from B-3 General Business District to R-4 General Multi-Family Residence District and further subject to {insert any additional conditions of the Planning and Zoning Commission} ...

Variance

In consideration of testimony presented during a Public Hearing on November 8, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to permit an increase in maximum dwelling unit density within the R-4 District from eight (8) units per acre to fourteen (14) units per acre for the property located at the southeast corner of US 34 and Sycamore Road (PIN #02-30-203-006), and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Petitioner Applications

2. October 5, 2023 Site Plan
3. Parking Space and Trip Generation
4. Colored Elevations
5. Landscape Plan
6. Architectural Rendering
7. EEI Review Comments dated September 25, 2023
8. Public Hearing Notice



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 REZONING

ATTORNEY INFORMATION

NAME: Jason J. Hirschberg

COMPANY: Hirschberg Law, LLC

MAILING ADDRESS: P.O. Box 237

CITY, STATE, ZIP: Oshkosh, WI 54903

TELEPHONE: 920.267.5780

EMAIL: jason@hirschberglaw.com

FAX: 920.744.0102

ENGINEER INFORMATION

NAME: Justin Zampardi

COMPANY: Vierbicher

MAILING ADDRESS: 999 Fourier Drive, Suite 201

CITY, STATE, ZIP: Madison, WI 53717

TELEPHONE: (608) 821-3970

EMAIL: jzam@vierbicher.com

FAX: (608) 821-3970

LAND PLANNER/SURVEYOR INFORMATION

NAME: Justin Zampardi (See Above)

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 REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

The existing zoning classifications and uses of the properties that are within the general area of the proposed rezoned property include primarily single-family homes with the R-3 classification. The subject property is immediately adjacent to largely undeveloped land currently zoned B-3 and is diagonally across from a OS-3 space, which is Fox Hill East. There are new R-4 senior developments along W. Veterans Parkway and planned for the Yorkville Marketplace area.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The general trend of development in the immediate vicinity has been slow to progress over the years, with a significant quantity of adjacent, undeveloped land that maintains the same zoning classification as the subject property. The area is comprised of primarily single-family R-3 homes and commercial/office uses. The businesses that exist in the area provide primarily healthcare related services, which will serve as a benefit to the future senior residents in the proposed development. Understanding the viability and benefits of being co-located to such services/amenities, the City of Yorkville has approved other senior housing focused communities including the new construction of an assisted living facility along W. Veterans Parkway. The subject property is also directly across the street from the Yorkville Marketplace, of which the owners of have long-planned to be comprised of a mix between anchor retail stores and luxury market rate housing. The overall trend of development in the area is promoting the development of additional higher density housing developments.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Property values are diminished by the existing B-3 zoning restrictions as these restrictions are in place on the majority of surrounding properties in this area and there is a limited supply of R-4 land in the community.

With such a classification, these properties have not been developed and remain vacant and undeveloped. With an oversupply of B-3 land in the community, this takes away from the potential to add new tax generating developments to the community without re-zoning efforts. This also results in new challenges around the city's ability to attract and retain new or existing residents, especially in the rapidly growing senior population.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

A Rezoning to the R-4 district is being requested. The overall public health, safety, morals, and general welfare was an important consideration in deciding where to locate our proposed development and the site's design. Emphasis was placed on the site's landscaping and the importance of mitigating any potential traffic impact of the proposal. R-4 zoning allows the flexibility necessary for Northpointe Development to develop a quality, senior, affordable living community while designing the site in a manner that respects the community's priorities. The plan carefully considered both vehicular and pedestrian connectivity, providing two ingress/egress points. Sidewalks will connect both the building and landscaping spaces provided throughout the property to existing infrastructure. Architectural features were selected in a manner that will conform with the overall character of existing residential uses – both multi- and single- family housing and commercial uses. Building placement was determined to maximize the capture of sunlight and mitigate the impact of commercial uses on future residents and on adjacent long-term homeowners. Units and amenities were purposely placed to provide accommodation for light air



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The subject property has never been developed and has maintained the B-3 zoning for a considerable amount of time. The rezoning of the property to R-4 will have a minimal impact on available B-3 land as there are alternative existing opportunities in the immediate vicinity.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The development of affordable senior housing has been identified by City Staff as an important priority to ensure seniors could remain in the community after their home owning days.

Northpointe Development is proposing to set aside all units for residents earning 30-80 percent or less of the prevailing Kendall County Area Median Income ("AMI") using an allocation of Section 42 LIHTCs from the Illinois Housing Development Authority's ("IHDA's") rental housing tax credit program. Most units will be marketed towards seniors earning 50-80% of AMI. The property will be 65+ age restricted.

R-4 land is in extreme shortage in Yorkville, which has resulted in existing housing in the community targeted towards seniors maintaining waiting lists and seniors being forced to leave the community when they want to sell their homes. This is a result of housing costs and supply.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

While Yorkville has taken enormous care to plan its land use development code, there was a significant shortage of R-4 land included to allow the community more flexibility in determining where R-4 properties should exist.

The proposed site should be considered as it presents many beneficial elements to future residents and is a strong/ideal location for an R-4 property with proximity to commercial amenities, single-family homes, open space, and direct access to one of the community's main thoroughfare.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

Based upon Northpointe's extensive experience in multi-family housing, the development team feels significantly more parking than what will be required is being provided. The impact upon traffic and traffic conditions will be minimal when compared to alternative uses. The proposed use is for a 65+ senior independent affordable living community, which historically sees significantly less traffic generation than a typical multi-family development and far less than any commercial use that might be proposed along W. Veterans Parkway. Significant parking will be provided at a ratio of 2:1, which is in far excess than any potential scenario given only 45 units will be built of which the majority will be 1 Bedroom units with a single occupant.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Northpointe Development intentionally designed the proposed site plan to mitigate any hardship imposed on individual property owners. Neighbors will be engaged in the final design proposed and have the opportunity to provide feedback on the proposal. By rezoning the property to R-4, a significant need in the community will be addressed - high, quality affordable senior housing.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The area is comprised of primarily single-family R-3 homes and commercial/office uses. The businesses that exist in the area provide primarily healthcare related services, which will serve as a significant benefit to the future senior residents in the proposed development. Understanding the viability and benefits of being co-located to such services/amenities, Northpointe Development chose this site as it will provide walkability to these amenities and connection to the single-family neighborhood. The subject property is also directly across the street from the Yorkville Marketplace, which will also serve as a major amenity to the future residents reducing commutes to daily needs. The site's size also allows for a creative approach to design and connection to the Fox Hill East Park. Significant parking will be provided to mitigate any potential impact on existing conditions.

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.

Jake Victor

 PETITIONER SIGNATURE

10.09.2022

 DATE

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

[Signature]

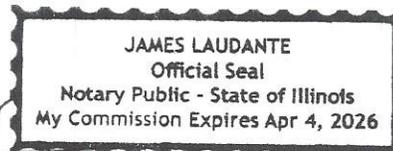
 OWNER SIGNATURE

10/15/22

 DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

[Signature]





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 VARIANCE

ATTORNEY INFORMATION	
NAME: Please see rezoning application	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Please see rezoning application	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Please see rezoning application	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>Petitioner must list the names and addresses of any adjoining or contiguous landowners within 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".</p>	
VARIANCE STANDARDS	
<p>PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.</p> <p>The proposed development will align with all development standards and policies of the city besides as outlined under the variance request. The comprehensive plan shows the proposed site as Neighborhood Retail, but the subject site has gone undeveloped for a significant amount of time resulting in loss potential property taxes for the City and a significant shortage of affordable senior housing. This is identified as a priority under the comprehensive plan "Yorkville's existing housing stock is largely homogeneous: detached single-family housing mostly priced between \$200,000 to \$300,000. Townhomes, duplexes, and apartments are housing products that could be encouraged in Yorkville to meet local housing needs, including senior and affordable housing.. Some subdivision could also be re-positioned to offer such housing products."</p>	



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

The variance being requested is to allow for the proposed development to exceed 8 units/acre and build to a density of approximately 13.12 units/acre. This specific requirement is included under Title 10 Zoning, Chapter 7 Dimensional and Bulk Standards.

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:

A variance to build beyond the maximum density standards permitted under the R-4 district is being requested. Due to the significant shortage of land available in the particular surroundings and Yorkville at large that would allow for an affordable senior age-restricted multi-family development by right, a variance is required.

-The relief being requested is the minimum necessary and there are no other means besides the requested variance by which the proposed development can be built or by which the density hardship can be avoided or remedied to a degree sufficient to permit the continuation of development.

-The failure to grant the variance would result in exceptional hardship to the developer and result in the proposed development not continuing as Housing Tax Credit resources would not be available.

-The nature of the proposed development result in the circumstances being unique.

-The proposed development will be exceptional due to the nature of being income and rent restricted.

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 requested variance is unique to the subject property due to its condition of being only 3.43 acres and the need to provide two ingress/egress points for the safety of the future residents. This site is also unique in that it is smaller than other R-4 properties in Yorkville due to stormwater detention being provided off-site. The nature of the proposed development being for an affordable, senior community also result in the uniqueness of the circumstance.

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 alleged difficulty and hardship was not created by any person presently having an interest in the property as the need to build multi-family housing to scale is a condition of the current economic environment.



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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:

Adequate space is naturally being provided between the proposed multi-family development and nearby single-family homes. Significant parking is being provided above and beyond the city's requirements to mitigate any impact on existing parking infrastructure in the community. Minimal traffic implications will be created as compared to potential alternative uses.

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:

The variance requested is due to the proposed affordable senior age-restricted community (65+). The building's design and placement was considered in having minimum impact on existing supplies of light and air to the adjoining community. Congestion will be minimal as compared to alternative uses and far more parking than required will be provided to mitigate any use of existing infrastructure for residents. Due to the high-quality nature of the proposed development, no impact on property values is anticipated. Safety will be considered as residents will go through a thorough screening process, have adequate parking space, and private outdoor amenity space to mitigate use of existing infrastructure.

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.

Jake Victor

 PETITIONER SIGNATURE

10.09.2022

 DATE

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

[Signature]

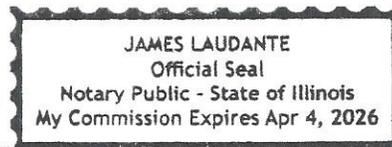
 OWNER SIGNATURE

10/15/22

 DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

[Signature]



Site Development Data:	
Zoning	B-3, General Business District
Densities:	149,316 S.F./3.43 ACRES
Lot Area	48 units
Dwelling Units	3,111 S.F./D.U.
Lot Area / D.U.	14 units/acre
Density	61,530 S.F. (41%)
Lot Coverage	88,753 S.F. (1,849 S.F./unit)
Usable Open Space	3 stories/49'-0"
Building Height	
Dwelling Unit Mix:	
One Bedroom	36
Two Bedroom	12
Total Dwelling Units	48
Parking Required	96 vehicle parking stalls
Vehicle Parking Stalls:	
Underground Garage	0
Surface	96
Total	96



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Re-Submission - October 5, 2023

PROJECT TITLE
Fox Hill Senior Living
Yorkville, IL

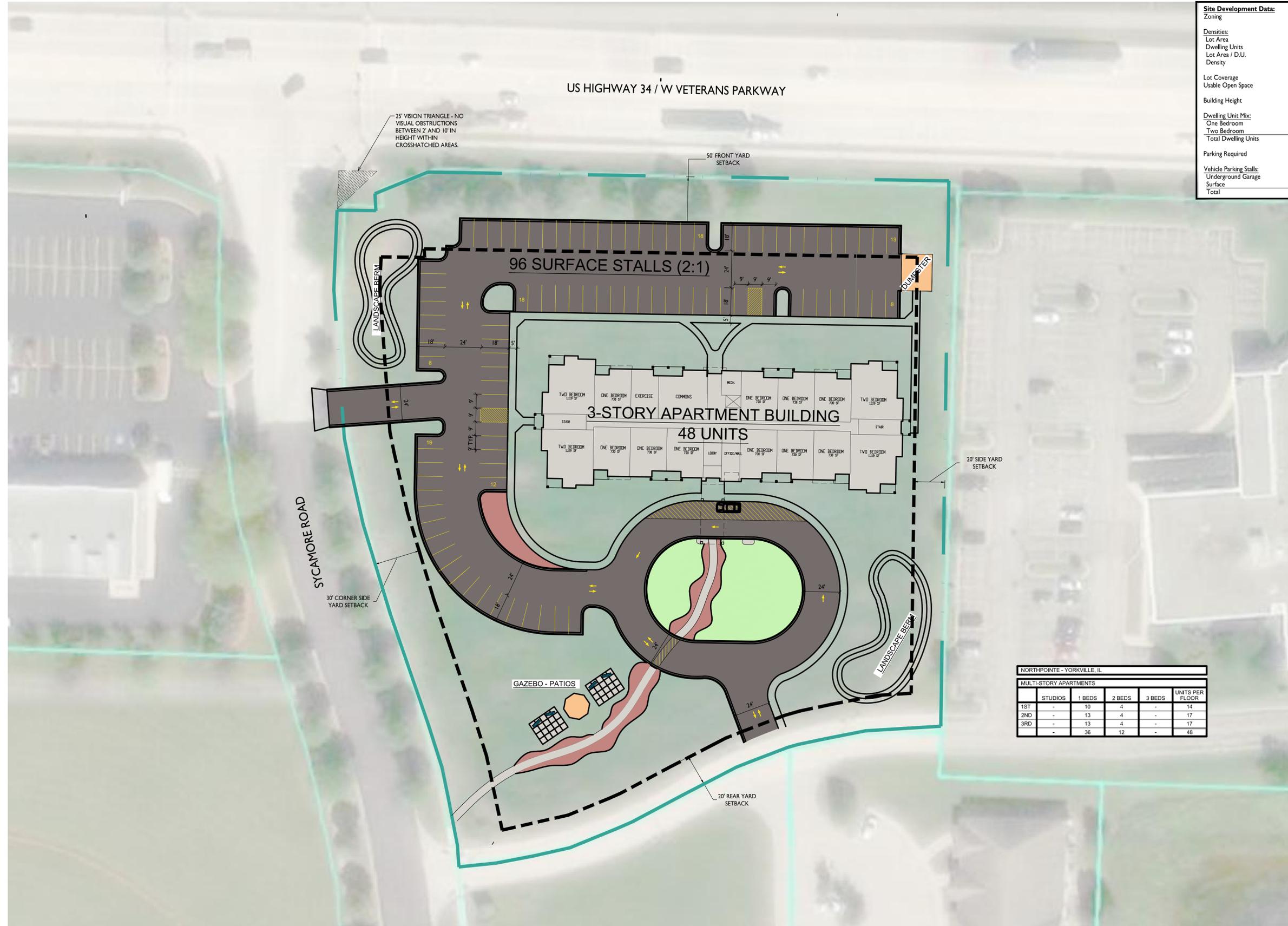
Northpointe
Development
&
DreamLane Real
Estate Group

Sycamore Rd and US 34
/ Veterans Parkway
SHEET TITLE
Site Plan

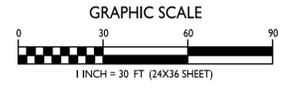
SHEET NUMBER

C-1.1

PROJECT NO. 2307
© Knothe & Bruce Architects, LLC



1 SITE PLAN
C-1.1 1" = 30'-0"



SHEET NUMBER
C-1.1
PROJECT NO. 2307
© Knothe & Bruce Architects, LLC

Housing Tax Credit
ELDERLY PARKING
Yorkville, IL

1 Bedroom		Stalls Per Unit	Units	Total Needed
	30%	0.4	9	3.6
	50%	0.82	15	12.3
	60%	1	4	4
	80%	1.09	6	6.54
2 Bedroom				
	30%	0.8	0	0
	50%	1.58	2	3.16
	60%	1.8	0	0
	80%	2	9	18

Parking Parking Spaces Required 48

Trips	Dwelling units	Trip Ratio	
Peak AM In	45	0.1093	5
Peak AM Out	45	0.375	17
Total New AM Trips			22
Peak PM In	45	0.3906	18
Peak AM Out	45	0.2344	11
Total New PM Trips			28

Land Use	ITE Code	Dwelling Units	AM		PM	
			Peak Hour In	Peak Hour Out	Peak Hour In	Peak Hour Out
Multifamily Housing	220	45	5	17	18	11
Total New Trips			5	17	18	11



1 ELEVATION - SOUTH
 X201 1/8" = 1'-0"



2 ELEVATION - EAST
 X201 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTED	WEATHERED WOOD

NOT FOR CONSTRUCTION

ISSUED

PROJECT TITLE
 NORTHPOINTE -
 YORKVILLE

YORKVILLE, ILLINOIS
 SHEET TITLE
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

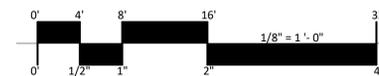
X201
 PROJECT NUMBER 2307



1 ELEVATION - NORTH
x202
1/8" = 1'-0"



2 ELEVATION - WEST
x202
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTED	WEATHERED WOOD

NOT FOR CONSTRUCTION

ISSUED

PROJECT TITLE
**NORTHPOINTE -
YORKVILLE**

YORKVILLE, ILLINOIS
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

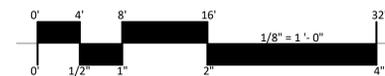
X202
PROJECT NUMBER 2307



1 COLOR ELEVATION - SOUTH
 X203 1/8" = 1'-0"



2 COLOR ELEVATION - EAST
 X203 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTED	WEATHERED WOOD

NOT FOR CONSTRUCTION

ISSUED

PROJECT TITLE
 NORTHPOINTE -
 YORKVILLE

YORKVILLE, ILLINOIS
 SHEET TITLE
 COLOR EXTERIOR
 ELEVATIONS

SHEET NUMBER

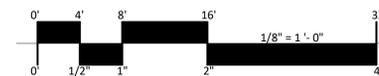
X203
 PROJECT NUMBER 2307



1 COLOR ELEVATION - NORTH
 X204 1/8" = 1'-0"



2 COLOR ELEVATION - WEST
 X204 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTED	WEATHERED WOOD

NOT FOR CONSTRUCTION

ISSUED

PROJECT TITLE
 NORTHPOINTE -
 YORKVILLE

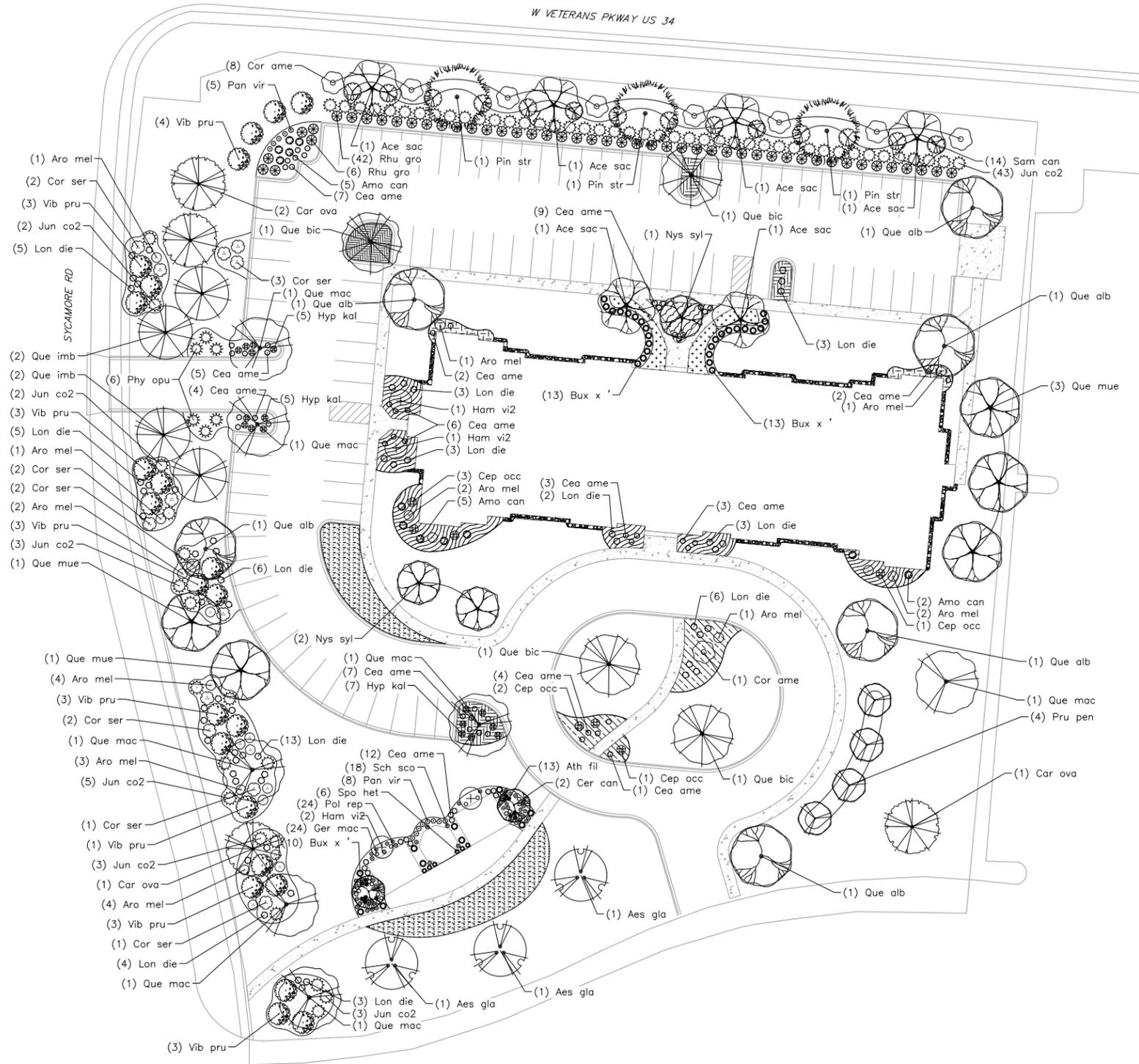
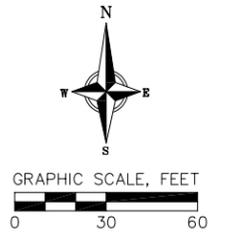
YORKVILLE, ILLINOIS
 SHEET TITLE
 COLOR EXTERIOR
 ELEVATIONS

SHEET NUMBER

X204
 PROJECT NUMBER 2307

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Ace sac	Acer saccharum / Sugar Maple	B & B	2.5"Cal
	Aes gla	Aesculus glabra / Ohio Buckeye	B & B	2.5"Cal
	Car ova	Carya ovata / Shagbark Hickory	B & B	2.5"Cal
	Nys syl	Nyssa sylvatica / Tupelo	B & B	1.5"Cal
	Que alb	Quercus alba / White Oak	B & B	2.5"Cal
	Que bic	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal
	Que imb	Quercus imbricaria / Shingle Oak	B & B	2.5"Cal
	Que mac	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal
	Que mue	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Pin str	Pinus strobus / White Pine	B & B	6' ht.
UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Cer can	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal
	Pru pen	Prunus pensylvanica / Pin Cherry	Cont.	4' ht.
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Amo can	Amorpha canescens / Leadplant	Cont.	1 Gal.
	Aro mel	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.
	Cea ame	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.
	Cep occ	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.
	Cor ser	Cornus sericea / Red Twig Dogwood	Cont.	5 Gal.
	Cor ame	Corylus americana / American Hazelnut	Cont.	5 Gal.
	Ham vi2	Hamamelis virginiana / Common Witch Hazel	B & B	4' ht.
	Lon die	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.
	Phy opu	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.
	Rhu gro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.
	Sam can	Sambucus canadensis / American Elderberry	Cont.	3 Gal.
	Vib pru	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Bux x '	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.
	Hyp kal	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.
	Jun co2	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.
PERENNIALS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Ath fil	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.
	Ger mac	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.
	Pan vir	Panicum virgatum / Switch Grass	Cont.	1 Gal.
	Pol rep	Polemonium reptans / Greek Valerian	Cont.	1 Gal.
	Sch sco	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.
	Spo het	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.



© Vierbicher Associates, Inc. 18 Oct 2023 - 8:27p M:\Northpointe Development\220305_Fox Hill Senior Living Yorkville, IL\CADD\220305_Landscape Revised.dwg by: egor



Landscape Enlargement
Fox Hill Senior Living
Sycamore Rd & US 34
Yorkville, Illinois

REVISIONS		NO.	DATE	REMARKS

DATE	10/18/2023
DRAFTER	EGOR
CHECKED	JZAM
PROJECT NO.	220305





September 25, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: *Northpointe Subdivision
Variance & Rezoning Request – 2nd Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Concept Site Plan dated September 18, 2023
- Exterior Elevations
- Plan Council Minutes from November 10, 2022

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - IDNR and IHPA permits should be obtained, and the City and EEI should be copied on all correspondence.
 - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)

2. The following will need to be submitted with Final Engineering Plans:
 - a. Truck turning exhibits for delivery and emergency vehicles
 - b. Landscape plan
 - c. Photometric plan
 - d. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
 - e. See the attached Checklist for additional information needed at final engineering.
3. Show the setback distance from the intersection to the driveway off of Sycamore Rd. The setback should be a minimum of 200 feet from the intersection per the Zoning Ordinance (10-16-3). However, it is preferred that the driveway aligns with the existing driveway to the west.
4. Detention Volume is provided for this development in the subdivision detention basin south of the Dreyer Site.
5. The proposed parking provided should be confirmed by the City. A site data table should be added to the plan.
6. The unit table refers to Urbana, IL instead of Yorkville.
7. Include drive aisle widths and parking stall lengths.
8. Show setbacks on the site plan.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Jacob Victor, Northpointe (via email)
TNP, PGW2, EEI (Via e-mail)



March 23, 2023

UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS *(EXTERNAL USE ONLY)*

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF
YORKVILLE
PLANNING & ZONING
COMMISSION
PZC 2022-23**

NOTICE IS HEREWITH GIVEN THAT Jacob Victor, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road in Yorkville, Illinois. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to thirteen (14) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-five (48) dwelling-unit senior apartment complex.

The legal description is as follows:

LOT 2 IN THE RESUBDIVISION OF LOT 1 IN FOX HILL, UNIT 6, BEING A RESUBDIVISION OF PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 2005 AS DOCUMENT 200500026016 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Tax PIN: 02-30-203-006

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 8, 2023 at 7:00 pm at the United City of Yorkville, City Council Chambers, located at 651 Prairie Pointe Drive, 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, 651 Prairie Pointe Drive, Yorkville, Illinois 60560. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

CHICAGO TRIBUNE

media group

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

JORI BEHLAND
City Clerk

10/20/2023 7516334

Sold To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Bill To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Certificate of Publication:

Order Number: 7516334
Purchase Order:

State of Illinois - Kane

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 10/20/2023, and the last publication of the notice was made in the newspaper dated and published on 10/20/2023.

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

PUBLICATION DATES: **Oct 20, 2023.**

The Beacon-News

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

21st Day of October, 2023, by

Chicago Tribune Media Group



Jeremy Gates

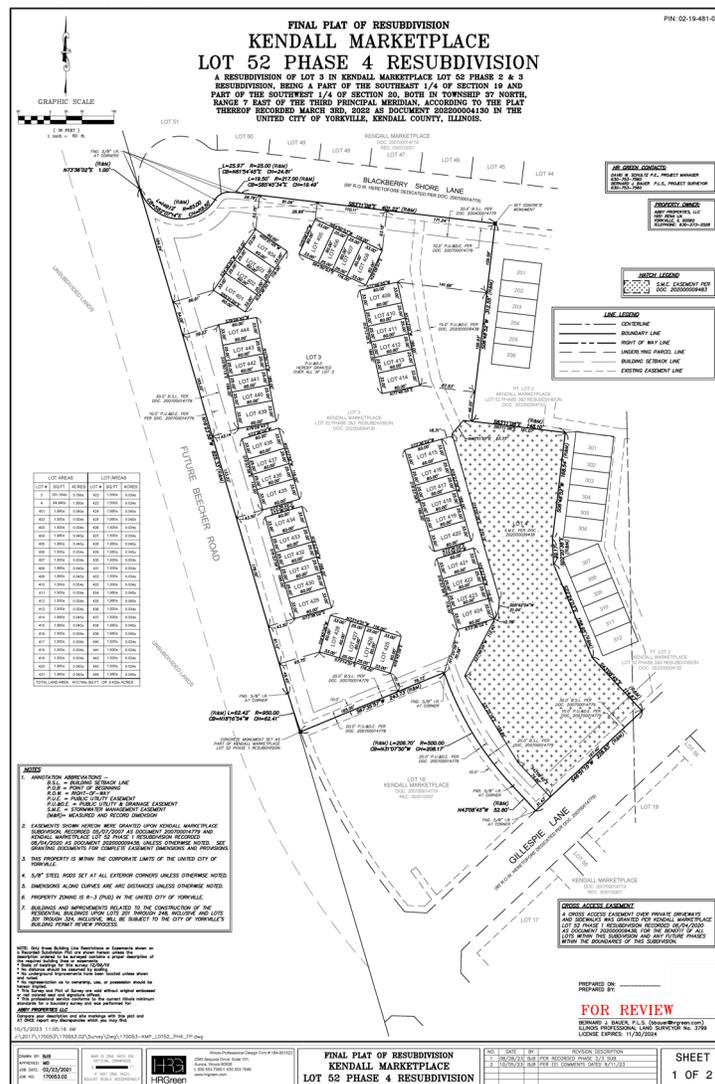


Memorandum

To: Planning and Zoning Commission
 From: Krysti Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Brad Sanderson, EEI, City Engineer
 Date: October 24, 2023
 Subject: **PZC 2023-15 Kendall Marketplace Lot 52 Phase 4**
 Townes of Kendall Marketplace - Final Plat

PROPOSED REQUEST:

The petitioner, Luz M. Padilla, Abby Properties, LLC is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 lots for single-family attached dwelling units (townhomes) and one (1) lot for an open space/stormwater management basin. The property being subdivided is identified as the final parcel remaining, Phase 4, of the Kendall Marketplace Townhome Development. Phases 1-3 of the development were previously subdivided into 120 single-family attached dwelling units in 2020 and are in various stages of construction.



PROPERTY SUMMARY/HISTORY:

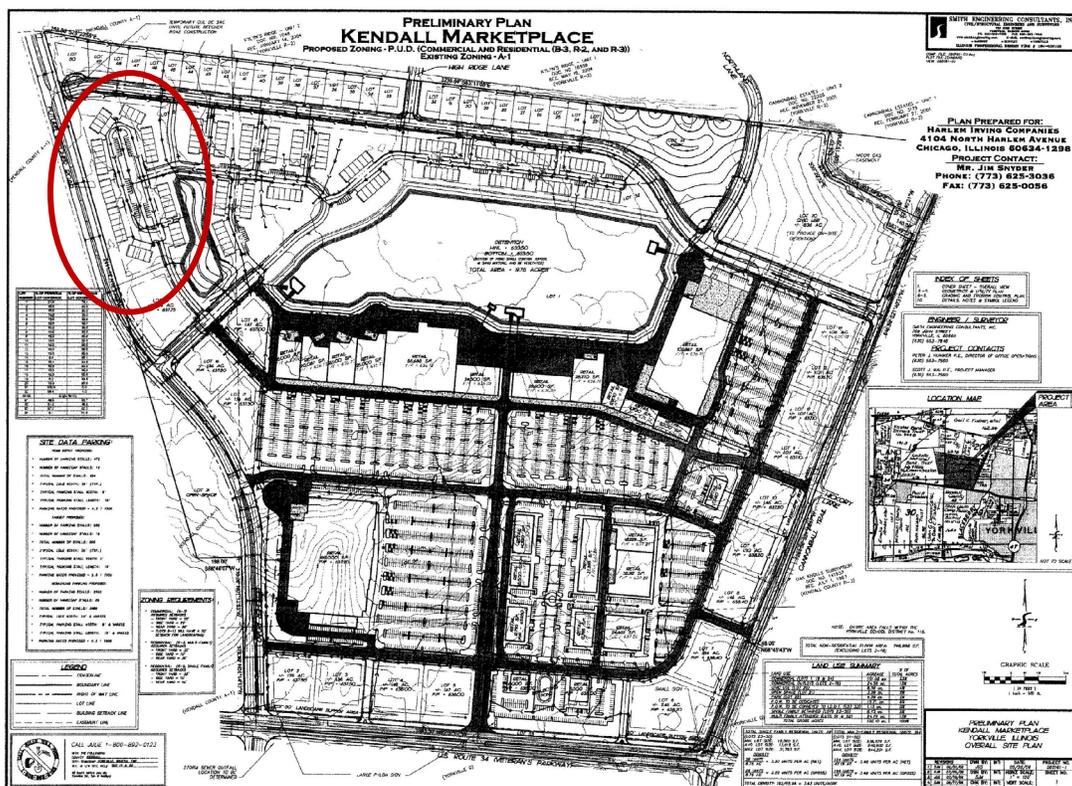
The subject property is currently zoned as R-3 Multi-Family Attached Residence District as part of the Kendall Marketplace Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Single-Family Detached Homes Blackberry Shore Lane
East	R-3 Multi-Family Attached Residence District	Phases 2 & 3 Kendall Marketplace Townhomes
South	B-3 General Business District	Lot 16 (vacant commercial outlot) Gillespie Lane
West	A-1 Agricultural (Kendall County)	Farmland Future Beecher Road

The proposed area is Phase 4 of the Kendall Marketplace Townhome Development (see attached Phase Plan). The original phasing plan was submitted at the end of 2019 when the petitioner began the process of subdividing Phase 1 into the now 48 townhome lots. In May 2020, the Final Plats for Phases 2 and 3 were approved which included a total of 72 dwelling units and in line with the phasing plan.

PROJECT SUMMARY:

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development as illustrated in Resolution 2006-68, as illustrated below. Similar to the Phases 1-3 Final Plat, this proposed final plat conforms to the Conceptual Plan illustrated in the regulating ordinance.



PLAN COUNCIL COMMENTS:

A Plan Council meeting was held on October 12, 2023 with the petitioner and City staff. Community Development staff asked the petitioner if the common area, Lot 3, shared by the townhome units is intended to allow residents to install patios, decks, and/or fences within this area. The petitioner stated the developer intends to allow homeowners to install patios and a clause would be added as an easement provision on the individual plat of surveys. Additionally, Police Department staff requested that parking should be limited to the south side of Blackberry Shore Lane, as it has been for Phases 1-3.

Finally, the City Engineer provided the petitioner with their comments on the original final plat submission on September 11, 2023 (see attached). The petitioner has provided an updated final plat with a letter addressing each item (see attached) which are both dated October 5, 2023.

STAFF COMMENTS:

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development which is consistent with the phasing exhibit.

The proposed request is scheduled for Planning and Zoning Commission review on November 8, 2023. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

PROPOSED MOTION:

In consideration of the proposed Final Plat of Subdivision for the Kendall Marketplace Development Lot 52, Phase 4, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised October 5, 2023 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Petitioner Application
2. Phase 4 Final Plat, date revised October 5, 2023
3. Kendall Marketplace Phasing Exhibit
4. Plan Council packet for 10-12-23
5. EEI Review Comments dated 9-11-23
6. HR Green Response Letter dated 10-5-23



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 FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" 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 the exhibits and proposed drawings. 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 outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

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



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3

**ECONOMIC
DEVELOPMENT
COMMITTEE**

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat 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 plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

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 plat will be considered. City Council will make the final approval of the plat. 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.

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development
Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

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.



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APPLICATION FOR FINAL PLAT/REPLAT

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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 Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input 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		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
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 checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 2,500.00
TOTAL AMOUNT DUE:			\$3,000.00



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 FINAL PLAT/REPLAT

ATTORNEY INFORMATION

NAME: Kathy West

COMPANY: Dommerbuth Cobine West Gensler Philipchuck & C

MAILING ADDRESS: 111 E. Jefferson

CITY, STATE, ZIP: Naperville, IL 60540

TELEPHONE: 6303555800

EMAIL: kcw@dbcw.com

FAX:

ENGINEER INFORMATION

NAME: David Schultz

COMPANY: HR Green

MAILING ADDRESS: 2363 Sequoia Dr. Ste. 1

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 6305537560

EMAIL: dschultz@hrgreen.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Bernard Bauer

COMPANY: HR Green

MAILING ADDRESS: 2363 Sequoia Dr Ste 1

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 6305537560

EMAIL: bbauer@hrgreen.com

FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

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

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

OWNER SIGNATURE



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: Townes of Kendall Marketplace	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Blackberry Shore Yorkville, IL 60560
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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: Luz M. Padilla	COMPANY: Abby Properties, LLC
MAILING ADDRESS: P.O. Box 145	
CITY, STATE, ZIP: Plano, IL 60545	TELEPHONE: 6303657229
EMAIL: abbyproperties.llc@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.

Luz M. Padilla	Manager
PRINT NAME	TITLE
<i>Luz Maria Padilla</i>	<i>8/28/2023</i>
SIGNATURE*	DATE

**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)*

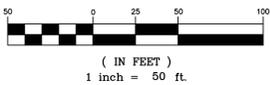
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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		

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

A RESUBDIVISION OF LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE



LOT 51

LOT 50

LOT 49

LOT 48

KENDALL MARKETPLACE
DOC. 200700014779
REC. 05/07/2007

LOT 47

LOT 46

LOT 45

LOT 44

FND. 5/8" I.R. AT CORNERS

(R&M)
N73°36'02"E 1.00'

L=25.97' R=25.00' (R&M)
CB=N61°54'45"E CH=24.81'

L=19.50' R=217.00' (R&M)
CB=S85°45'34"E CH=19.49'

BLACKBERRY SHORE LANE
(66' R.O.W. HERETOFORE DEDICATED PER DOC. 200700014779)

SET CONCRETE MONUMENT

30.0' B.S.L. PER DOC. 200400014779

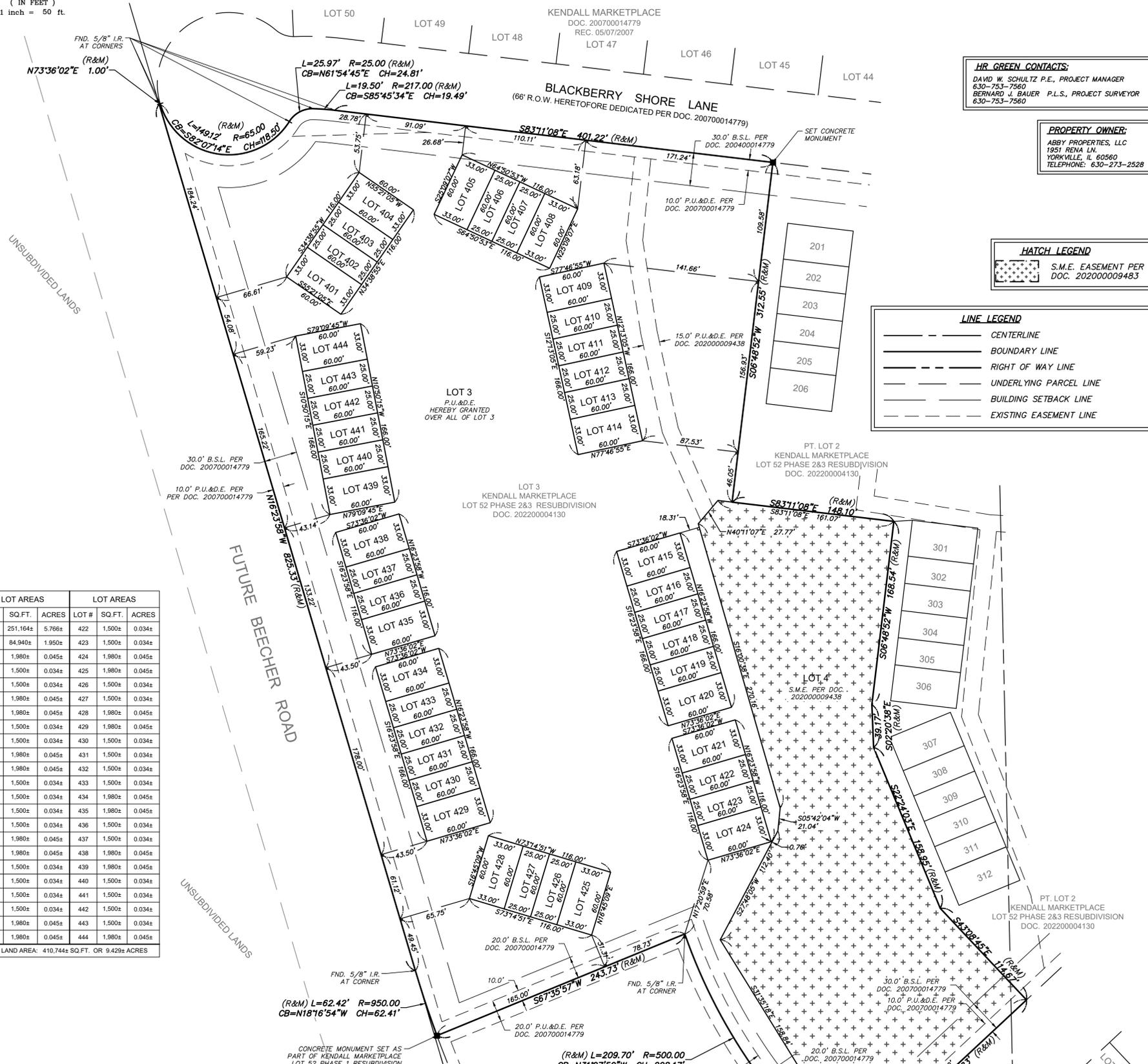
10.0' P.U.&D.E. PER DOC. 200700014779

HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
ABBY PROPERTIES, LLC
1951 RENA LN.
YORKVILLE, IL 60560
TELEPHONE: 630-273-2528

HATCH LEGEND
 S.M.E. EASEMENT PER DOC. 202000009438

LINE LEGEND
— CENTERLINE
— BOUNDARY LINE
— RIGHT OF WAY LINE
— UNDERLYING PARCEL LINE
— BUILDING SETBACK LINE
— EXISTING EASEMENT LINE



FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

A RESUBDIVISION OF LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, THIS _____ DAY OF _____, 20____.

CORPORATION NAME _____

COMPLETE ADDRESS _____

BY: _____ PRESIDENT SECRETARY

PRINTED NAME _____ PRINTED NAME _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 20____.

CITY CLERK _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON SOUND", "PARKING", "COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, COMCAST, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.) TO CONSTRUCT, INSTALL, RELOCATE, REMOVE, REPAIR, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, RENOVATION, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE: KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING ACTIVITIES PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

KENDALL COUNTY RECORDER _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, A RESUBDIVISION OF LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0037H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2023.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____ OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

OWNER (OR DULY AUTHORIZED ATTORNEY) _____ REGISTERED PROFESSIONAL ENGINEER _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* Basis of bearings for this survey: 12/09/19
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

ABBY PROPERTIES LLC

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

10/5/2023 11:05:16 AM

J:\2017\170053\170053.02\Survey\Dwg\170053-KMP_LOT52_PH4_FP.dwg

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 02/23/2021
JOB NO: 170053.02

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY



Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

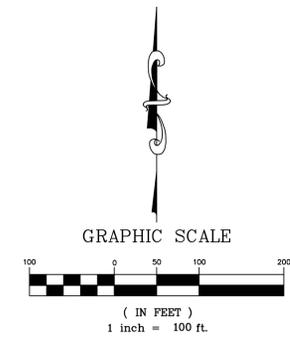
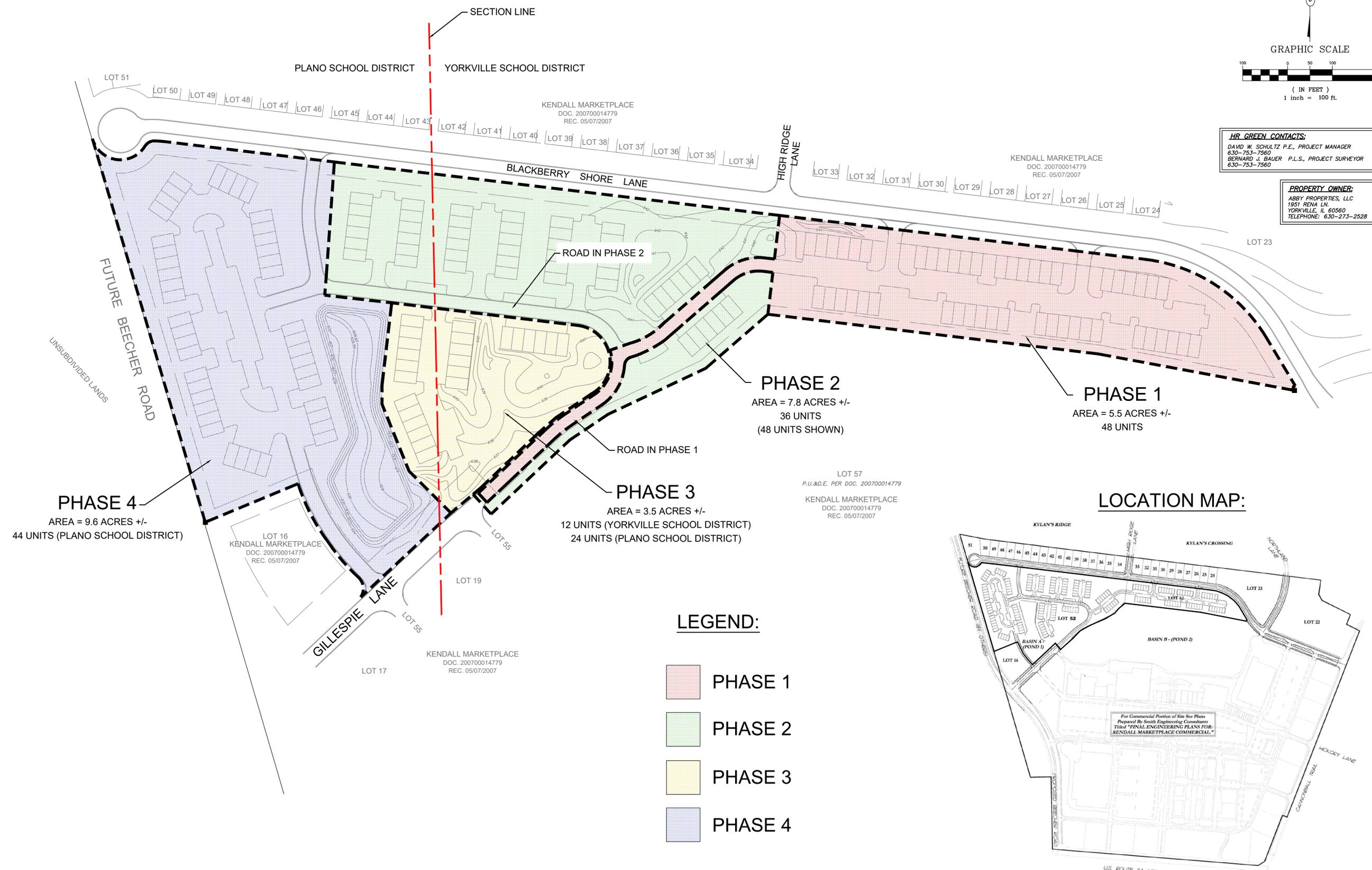
NO.	DATE	BY	REVISION DESCRIPTION
1	08/28/23	BJB	PER RECORDED PHASE 2/3 SUB.
2	10/05/23	BJB	PER EEI COMMENTS DATED 9/11/23

SHEET
2 OF 2

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbaue@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2024

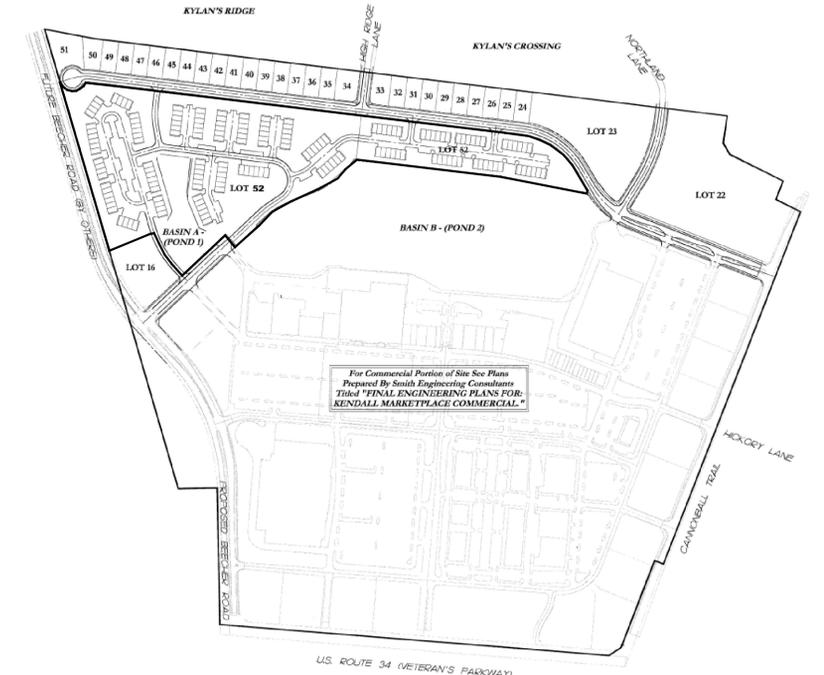
KENDALL MARKETPLACE POTENTIAL PHASING EXHIBIT



HR GREEN CONTACTS:
 DAVID W. SCHULTZ P.E., PROJECT MANAGER
 630-753-7560
 BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
 630-753-7560

PROPERTY OWNER:
 ABBY PROPERTIES, LLC
 1951 RENA LN.
 YORKVILLE, IL 60560
 TELEPHONE: 630-273-2528

LOCATION MAP:



- LEGEND:**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 194-001322
 2363 Sequoia Drive, Suite 101,
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
 www.hrgreen.com



KENDALL MARKETPLACE POTENTIAL PHASING EXHIBIT

BAR IS ONE INCH ON
 OFFICIAL DRAWINGS
 0" 1"
 IF NOT ONE INCH,
 ADJUST SCALE ACCORDINGLY

DRAWN BY: NRS
 APPROVED: DWS
 JOB DATE: 12/20/2019
 JOB NO: 170053



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, October 12, 2023

9:00 a.m.

City Hall

Community Development

2nd Floor - Conference Room

Remote Access via Zoom

1. Minutes for approval: September 14, 2023
2. PZC 2023-15 Kendall Marketplace Lot 52 (Townhomes) – Phase 4 Final Plat

Adjournment



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Brad Sanderson, EEL, City Engineer
Bart Olson, City Administrator
Date: September 14, 2023
Subject: **PZC 2023-15 Kendall Marketplace Lot 52 Phase 4**
Townes of Kendall Marketplace - Final Plat

I have reviewed the application for the Final Plat of Resubdivision of Lot 52 Phase 4 in Kendall Marketplace dated last revised August 28, 2023 as prepared by HR Green and submitted by Luz M. Padilla on behalf of Abby Properties, LLC, Petitioner.

The petitioner is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 lots for single-family attached dwelling units and one (1) lot for an open space/stormwater management basin. Based upon my review of the application documents and plans, I have compiled the following comments:

ZONING

The subject property is currently zoned as R-3 Multi-Family Attached Residence District as part of the Kendall Marketplace Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Single-Family Detached Homes Blackberry Shore Lane
East	R-3 Multi-Family Attached Residence District	Phases 2 & 3 Kendall Marketplace Townhomes
South	B-3 General Business District	Lot 16 (vacant commercial outlot) Gillespie Lane
West	A-1 Agricultural (Kendall County)	Farmland Future Beecher Road

FINAL PLAT REVIEW

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development as illustrated in Resolution 2006-68, as illustrated on the following page. Staff has the following comments:

1. The common area, shared by the townhome units is Lot 3 (approx.. 5.766-acres), has a public utility and drainage easement (P.U. & D. E.). Does the developer intend to allow residents to install patios, decks, and/or fences within this area? If so, this should be stated within the easement provisions.
2. Staff notes that the proposed building setback lines are consistent with the required minimum setbacks for the R-3 zoning district.
3. A landscape plan will be required for review for this phase of the development.



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: September 6, 2023
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2023-15 Kendall Marketplace – Townhomes Lot 52 Phase 4
Project Name: Kendall Marketplace Townhomes Lot 52 Phase 4
Applicant Name: Luz M. Padilla (Abby Properties, LLC)
Project Manager: Luz M. Padilla
Project Number: PZC 2023-15 Kendall Marketplace

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: Yes No

Comments: **No handicapped parking has been identified on the plan.**

***Signage must meet MUTCD Standards*

***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended Yes No

Comments: **Proper signage on Blackberry Shore Lane, Gillespie Lane & the future Beecher Road**

***Signage must meet MUTCD Standards*

School Zone Special Signage Yes No

Special Speed Zone Signage Requested Yes No

No Parking Signage Recommended? Yes No

No Parking After 2" Snow Fall (City Roadways)

No Parking Locations:

Comments: **Depending on roadway widths, no parking should be allowed on main roadways (Blackberry Shore Lane, Gillespie Lane & Beecher).**



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Dedicated Parking signage needed? ___ Yes X No
 ___ Located by Park
 ___ School
 ___ Common Parking Area

Are there Street Name Conflicts? ___ Yes X No
 Comments:

Pedestrian/Bike Path Crossing Signage? ___ Yes ___ No
 Warning Ahead Signs are Required

Comments: **Depending on ingress/egress bike path crossing signage may be needed. Unknown whether or not bike paths will be added.**

NO Construction Traffic Signage being requested? X Yes ___ No
 Location: **Limit construction traffic on Blackberry Shore Lane**

We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.
All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels

Roadway

Street Width: _____

Should parking be allowed on BOTH sides of road? ___ Yes X No
Should parking be restricted to fire hydrant side? X Yes ___ No

Comments: **Parking should be limited to one side on Blackberry Shore Lane**

Center Roadway Medians: ___ Yes ___ No
 Limit Parking on Median? ___ Yes ___ No
 Signage Needed? ___ Yes ___ No
 Room for Emergency Veh. w/ one lane Obstructed? ___ Yes ___ No

Do you have intersection Concerns? X Yes ___ No



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Comments: **Development drive onto Gillespie Lane. Proper speed signage needed on Gillespie Lane and a stop sign for those pulling out onto Gillespie.**

Landscape

Low Growth or Ground Cover Landscaping? Yes No
Low Growth or Ground Cover Landscaping by windows? Yes No
Low Growth or Ground Cover Landscaping by Entrances Yes No

Comments: **I have not seen a landscaping plan for this project. If landscaping is going to be put in, they should use low growth or ground cover landscaping by the entrance/exit to limit site line issues.**

Ingress / Egress

Entrance/Exits match up with adjacent driveways? Yes No
Total Entrance/Exits for development? 3

Comments: **Want to verify that the entrance/exit points are wide enough so that if a vehicle is broken down in the roadway emergency vehicles can still get by.**

Are vehicle entrance/exits safe? Yes No
Are warning signs for cross traffic requested? Yes No

Comments: **Stop and/or Yield signs for all cross traffic roadways**

Raised Median & Signage for Right in & Right Out? Yes No
Comments: **None**

Emergency Contact for after hours during construction: _____
Comments: **Please provide information** _____

Is this a gated or controlled access development? Yes No
If yes, will police & Fire have Access? Yes No



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
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Miscellaneous

Individual Mailboxes? Yes No
Cluster Mailbox Kiosks? Yes No
Will this cause traffic choke points? Yes No

Comments: I have not seen plans that show mailbox kiosks. If there are mailbox kiosks I would request they are out of the way of normal traffic flow so as not to cause traffic choke points.

Are sidewalks being planned for the development? Yes No

Comments: I have not seen the final plan, however, I assume that sidewalks will be planned for Blackberry Shore Lane, Gillespie Lane and the future Beecher Road.

Are sidewalk crosswalks needed? Yes No

Comments: Crosswalks would be needed if there will be bus stop locations on either Blackberry Shore Lane or Gillespie Lane.

Are there bike paths planned for this project? Yes No

Proper Signage needed for bike paths Yes No

Stop Signs Yield Signs NO Motorized Vehicles

Trespassing Other _____

Comments: If this development will be connected to a bike path proper signage would be requested to include, stop signs, yield signs and no motorized vehicles.

Are there HOA Controlled Roadway OR Parking Areas? Yes No

Comments: If this will be private roadway or HOA controlled area(s) proper signage for parking to include handicapped parking signage will be needed. We would request the owner or management company sign the enforcement agreement prior to occupancy being allowed.

Ample Parking on Site? Yes No

Comments: I have not seen a parking plan. Is there overflow parking for guests of residents?



Engineering Enterprises, Inc.

September 11, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

**Re: Kendall Marketplace - Lots 52 Phase 4 Resubdivision
United City of Yorkville**

Dear Krysti:

We have reviewed the Final Plat of Resubdivision prepared by HR Green for the above referenced project and have the following comments:

1. Lots 3 and 4 should be renumbered. Lot 3 in the subdivision is the same number as the lot being resubdivided.
2. The revised paragraph below should be used on the ownership certificate:

"The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated hereon."

There are other outstanding items that will be required prior to final plat approval. Those are as follows:

- Updated Engineer's estimate will be required to establish a performance guarantee.
- Landscape plans will be required.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Schultz, HR Green (via email)
TNP, PGW2, MGS, EEI (Via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2023\YO2339-DR Kendall Marketplace-Lot 52 Phase 4\Docs\lcoy_Review01.doc



▶ 2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044
▶ HRGREEN.COM

October 5, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Kendall Marketplace – Lots 52 Phase 4 Resubdivision United City of Yorkville
HR Green Project No.: 170053.02

Dear Ms. Barksdale-Noble:

Please see below our responses to the latest comment letter dated September 11, 2023, pertaining to the Kendall Marketplace – Lot 52 Phase 4 Resubdivision. The original comment is provided, with our response comment following in **bold** font below.

Final Plat Resubdivision Comments:

1. Lots 3 and 4 should be renumbered. Lot 3 in the subdivision is the same number as the lot being resubdivided.
RESPONSE: The surveyor is of the opinion that it is unnecessary to renumber the lots as suggested. The lots created as part Kendall Marketplace Lot 52 Phase 4 Resubdivision are unique to this Resubdivision plat, regardless of the lot numbering created by the underlying plat(s).

2. The revised paragraph below should be used on the ownership certificate:

“The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated heron.”

RESPONSE: Revised as requested.

There are other outstanding items that will be required prior to final plat approval. Those are as follows:

- Updated Engineer’s estimate will be required to establish a performance guarantee.
RESPONSE: Attached as part of this submittal please find the Cost Estimate for the Public Improvements
- Landscape plans will be required.
RESPONSE: Attached as part of this submittal please find the Landscaping plans for review/approval.

Sincerely,

HR GREEN, INC.

Bernard Bauer
Project Land Surveyor II

J:\2017\170053\170053.02\Design\Deliverables\INCOMING\City Review\ltr-10523-Comment_Response_No1-Phase4.docx



Memorandum

To: Planning and Zoning Commission
From: Jori Behland, City Clerk
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: October 30, 2023
Subject: Planning and Zoning Commission Meeting Schedule for 2024

Summary

Proposed 2024 meeting schedule for the Planning and Zoning Commission.

Meeting Schedule for 2024

For 2024, if the Planning and Zoning Commission would like to continue meeting the second Wednesday of the month at 7:00 p.m., the proposed meeting dates would be as follows:

- January 10, 2024
- February 14, 2024
- March 13, 2024
- April 10, 2024
- May 8, 2024
- June 12, 2024
- July 10, 2024
- August 14, 2024
- September 11, 2024
- October 9, 2024
- November 13, 2024
- December 11, 2024

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2024.

January

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				