



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, August 14, 2024

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: July 10, 2024

Citizen's Comments

Public Hearings

1. **PZC 2024-16 2551 N. Bridge St.**, Illinois Department of Transportation, petitioner, and B&K Enterprises, LLC, owners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance approval. The real property is located at 2551 N. Bridge St, Yorkville, Illinois and is generally located at the northwest corner of Route 47 and Cannonball Trail intersection. The petitioner is requesting a variance to permit the decrease of the minimum parking lot adjacent to an arterial roadway setback to 8.7 feet from the required 20 feet from the property line for the B-3 General Business District.
2. **PZC 2024-17 United City of Yorkville**, petitioner, is requesting a text amendment to Chapter 8. UDO Review and Approval Procedures within the United City of Yorkville's Unified Development Ordinance. The proposed text amendment will revise and clarify general application requirements, board/commission review, and procedures related to petitions for text and map amendments, annexations, annexation agreements, and economic incentive/development agreements within the United City of Yorkville's Unified Development Ordinance.

Unfinished Business

New Business

1. **PZC 2024-16 2551 N. Bridge St.**, Illinois Department of Transportation, petitioner, and B&K Enterprises, LLC, owners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance approval. The real property is located at 2551 N. Bridge St, Yorkville, Illinois and is generally located at the northwest corner of Route 47 and Cannonball Trail intersection. The petitioner is requesting a variance to permit the decrease of the minimum parking lot adjacent to an arterial roadway setback to 8.7 feet from the required 20 feet from the property line for the B-3 General Business District.

Action Item

Variance

Additional Business

1. City Council Action Updates

- a. **PZC 2024-12 102 Worsley St.**, Steve Holland, petitioner/contract purchaser, and KCJ Restoration LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of east Main Street, immediately east of Worsley Street, and north of the Fox River in Yorkville, Illinois. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to R-2 Single Family Traditional Residence District, consisting of approximately 0.28 acres, commonly known as 102 Worsley Street. Additionally, the petitioner is requesting to decrease the minimum lot size for the R-2 Single-Family Traditional Residence District to less than the required 12,000 square feet.

Action Item

Rezone & Variance

- b. **PZC 2024-14 Grande Reserve Units 10 & 11**, The petitioner, D.R. Horton, Inc. - Midwest, is seeking Final Plat approval for an approximately 22-acre site consisting of 158 new residential townhome lots located east of Kennedy Road and south of the BNSF railroad in Units 10 and 11 of Grande Reserve subdivision.

Action Item

Final Plat

Adjournment

PLANNING & ZONING COMMISSION

**City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL
Wednesday, July 10, 2024 7:00pm**

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Greg Millen-yes, Richard Vinyard-yes, Danny Williams-yes, Ryan Forristall-yes, Reagan Goins-yes,

Absent: Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner I
Alexandria Sandoval, Intern

Other Guests

Lynn Dubajic Kellogg, City Consultant
Chris Vitosh, Vitosh Reporting Service
Steve Holland
Kara Frieder, Parks & Rec.
Peter St. Denis
Doug Shannon, Gary R. Weber Associates, via Zoom
D. Riendeau, Manhard Consulting, via Zoom

Previous Meeting Minutes June 12, 2024

Motion by Mr. Williams and second by Ms. Goins to approve the minutes as presented.
Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Goins-yes, Millen-yes. Carried 5-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard explained the procedure for the Hearing and swore in those persons who planned to present testimony during the Hearing.

At approximately 7:02pm a motion was made and seconded by Mr. Williams and Ms. Goins, respectively, to open the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Goins-yes, Millen-yes. Carried 5-0. Mr. Vinyard read the Hearing description.

1. **PZC 2024-12 102 Worsley St.**, Steve Holland, petitioner/contract purchaser, and KCJ Restoration LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of east Main Street, immediately east of Worsley Street and north of the Fox River in Yorkville, Illinois. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to R-2 Single Family Traditional Residence District, consisting of approximately 0.28 acres, commonly known as 102 Worsley Street. Additionally, the petitioner is requesting to decrease the minimum lot size for the R-2 Single Family Traditional Residence District to less than the required 12,000 square feet.

Testimony concluded at approximately 7:15pm and a motion was made by Mr. Williams and seconded by Ms. Goins to close the Public Hearing. Roll call: Williams-yes, Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 5-0.

(See Court Reporter's Transcript of Hearing)

(Petitioner also requested responses be entered into the official record)

Unfinished Business None

New Business

1. **PZC 2024-12 102 Worsley St.**, (same as description above)

Ms. Mendez recapped the request and said a multi-generational home is planned for the property. The property is 11,969 square feet which is slightly less than the required 12,000 square feet and is the reason Mr. Holland is seeking a variance. Rezoning is also requested to allow smaller setbacks to accommodate the home design. Staff did have some concerns about the structure being multi-tenant, however, Code Official Pete Ratos said the defining factor is the inter-connectivity of this space with the main staircase in the middle of the home. The zoning being requested is similar to the zoning nearby. Ms. Mendez said staff supports the request. Chairman Vinyard reiterated that the request is for both rezoning and a variance.

Action Item

Rezone and Variance

Chairman Vinyard reviewed the rezoning standards. A motion was made by Mr. Williams and seconded by Mr. Millen to approve PZC 2024-12, 102 Worsley St., rezoning and variance. Roll call: Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 5-0.

2. **PZC 2024-14 Grande Reserve Units 10 & 11.** The petitioner, D.R. Horton, Inc. - Midwest, is seeking Final Plat approval for an approximately 22-acre site consisting of 158 new residential townhome lots located east of Kennedy Road and south of the BNSF railroad in Units 10 and 11 of Grande Reserve subdivision.

Attorney Steve Bauer of D.R. Horton was present and gave a PowerPoint presentation of the request for Final Plat and Architectural Approval. He said D.R. Horton is the contract purchaser. He said Unit 11 will have front-loaded townhomes and Unit 10 will have rear-loaded with a total of 312 units.

Ms. Noble added that this project was originally approved in 2003 and the layout is similar. She noted that the street name, McMurtrie Way, is already a street name in the Bristol Bay subdivision. This name may have to be changed and Kendall County, KenCom and the developer will be consulted. The original Annexation Agreement calls for the cul-de-sacs to have their snow plowed by the HOA, not the city. The final version of the HOA will be presented to City Council.

Ms. Noble said credit is given for major architectural considerations. Photos presented to the Commissioners illustrated these upgrades. The city engineer had comments and Ms. Noble asked that these be added to the motion. This item will come back before City Council for establishment of a dormant SSA. The SSA is for the common areas, in the event the HOA fails to maintain these areas.

Action Item

Final Plat

Mr. Williams moved and Mr. Millen seconded a motion to approve PZC Grande Reserve Units 10 & 11. The motion was read as follows by Mr. Williams: In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 10A and 11A, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 4-29-2024, subject to review comments provided by the City Engineer, EEI, Inc. dated April 16, 2024 and June 12, 2024 and further subject to the elevations and appearance codes as presented during the PZC Hearing on July 10, 2024 by staff. Roll call: Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 5-0.

Additional Business

Community Development Intern Alexandria Sandoval reported on the following petitions from previous PZC meetings.

1. City Council Action Updates

a. PZC 2024-07 Kelaka, LLC

b. PZC 2024-08 Hagemann Trust

For these 2 items, City Council will conduct an additional Public Hearing on the annexation request at their July 23rd meeting and will be considered for a vote at their August 13th City Council meeting

c. PZC 2024-15 C1 Yorkville, LLC was approved at the July 9th City Council meeting.

Adjournment

There was no further business and the meeting was adjourned at 7:42pm on a motion by Mr. Williams, seconded by Ms. Goins and approved on a 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, July 10, 2024
7:00 p.m.

PRESENT:

Mr. Rich Vinyard, Chairman,
Mr. Danny Williams,
Ms. Reagan Goins,
Mr. Greg Millen,
Mr. Ryan Forristall.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Sara Mendez, Planner;
Ms. Marlys Young, Minute Taker;
Ms. Alexandria Sandoval, Intern.

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I N D E X

WITNESS:

PAGE:

STEVE HOLLAND	6
PETER ST. DENIS	8

- - - - -

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

4 CHAIRMAN VINYARD: So there is one
5 public hearing scheduled for tonight's Planning
6 and Zoning Commission meeting.

7 The purpose of this hearing is to
8 invite testimony from members of the public
9 regarding the proposed requests that are being
10 considered before this commission tonight.

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

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

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

23 (Witnesses sworn.)

24 CHAIRMAN VINYARD: Thank you. You guys

1 can be seated. All right. So the order for
2 receiving testimony during the public hearing
3 will be as follows: The petitioner's
4 presentation, followed by those who wish to speak
5 in favor of the request and then those who wish
6 to speak in opposition of the request.

7 So may I have a motion to open the
8 public hearing on Petition Number PZC 2024-12,
9 102 Worsley Street, requesting rezoning
10 classification and variance?

11 MR. WILLIAMS: So moved.

12 MS. GOINS: Second.

13 CHAIRMAN VINYARD: Roll call vote.

14 MS. YOUNG: Yes. Vinyard.

15 CHAIRMAN VINYARD: Yes.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Forristall.

19 MR. FORRISTALL: Yes.

20 MS. YOUNG: Goins.

21 MS. GOINS: Yes.

22 MS. YOUNG: And Millen.

23 MR. MILLEN: Yes.

24 CHAIRMAN VINYARD: Okay. So the public

1 hearing up for tonight's discussion is as
2 follows: PZC 2024-12, 102 Worsley Street, Steve
3 Holland, petitioner/contract purchaser, and KCJ
4 Restorations, LLC, owners, has filed an
5 application with the United City of Yorkville,
6 Kendall County, Illinois, requesting rezoning
7 classification.

8 The real property is generally
9 located south of East Main Street, immediately
10 east of Worsley Street and north of the Fox River
11 in Yorkville, Illinois.

12 The petitioner is requesting
13 rezoning approval from R-1 Single-Family Suburban
14 Residential District to R-2 Single-Family
15 Traditional Residence District, consisting of
16 approximately 0.28 acres commonly known as 102
17 Worsley Street.

18 Additionally, the petitioner is
19 requesting to decrease the minimum lot size for
20 the R-2 Single-Family Traditional Residence
21 District to less than the required 12,000 square
22 feet.

23 Are you prepared to present?

24 MR. HOLLAND: Sure.

1 STEVE HOLLAND,
2 having been first duly sworn, testified from the
3 podium as follows:

4 MR. HOLLAND: Hello. My name is Steve
5 Holland and I am asking to rezone the property.
6 The property is -- Sara, are you going to bring
7 it up?

8 MS. MENDEZ: Yes.

9 MR. HOLLAND: The property has been
10 deserted for almost 20 years. There has been a
11 house that's torn down, there was a garage that I
12 recently tore down. Absolutely unsafe. I bumped
13 into it, it was shaking. I didn't want it
14 falling on someone.

15 My intentions are to excavate the
16 property and put a container home on it, seven
17 bedrooms, seven bath home, so it will be a
18 beautiful place. As you see -- thank you,
19 Sara. Can I walk over there?

20 CHAIRMAN VINYARD: Yes.

21 MS. NOBLE: Take the microphone with you
22 so people can hear you as you talk.

23 MR. HOLLAND: As you see, the property
24 is off of Gawne Lane. Next to it is Worsley

1 Street, which I would love to get annexed if the
2 village would let me, and then to the right of
3 it, one of my neighbors is here tonight, hello
4 there, and to the left of it, Dave, wanted to be
5 here in support of what we are doing, but he is
6 out of town.

7 Currently this property here, I'll
8 just call it Dave, his setback off this street is
9 11 feet, and then to the right, Peter, his
10 setback is about nine and a half feet off the
11 street.

12 That being said, we are required to
13 go 30 feet off of this street. We were asking
14 that we have some sort of variance there. We
15 think it's kind of extreme. After all, this
16 house is up here, the next house is up here and
17 we are going to be pushed back.

18 And that being said, we are asking
19 to rezone the property because I believe in my
20 opinion it was zoned inappropriately. I mean, as
21 you state, the lot is only 10,000 square feet,
22 and it should have been zoned R-1 from the start.

23 Anything else? Any questions?

24 (No response.)

1 MR. HOLLAND: Did I do everything right?
2 Did I answer all my questions?

3 MR. VINYARD: You did fine.

4 MR. HOLLAND: That was my first time
5 doing this, so --

6 CHAIRMAN VINYARD: You did fine.

7 MR. HOLLAND: Okay.

8 CHAIRMAN VINYARD: Is there anyone
9 present who wishes to speak in favor of the
10 request?

11 (No response.)

12 CHAIRMAN VINYARD: Do you wish to speak
13 tonight?

14 MR. ST. DENIS: Yes.

15 CHAIRMAN VINYARD: In favor of the
16 request?

17 MR. ST. DENIS: No.

18 CHAIRMAN VINYARD: Okay. Is there
19 anyone who wishes to speak in opposition to the
20 request?

21 MR. ST. DENIS: Yes.

22 CHAIRMAN VINYARD: Okay.

23 PETER ST. DENIS,
24 having been first duly sworn, testified from the

1 podium as follows:

2 MR. ST. DENIS: What is it zoned now by
3 the way?

4 MS. MENDEZ: Right now the zoning is R-1
5 Single-Family Suburban Residence District and
6 Steve Holland is looking to rezone the property
7 to R-2 Single-Family Traditional Residence
8 District.

9 MR. ST. DENIS: Okay. R-2 is like a
10 two-flat?

11 MS. MENDEZ: It's typically a
12 single-family home, so it can be more than a
13 two-flat as long as it meets the requirements of
14 the single-family instead of a multi-family.

15 MR. ST. DENIS: Okay. I don't think we
16 really need a seven bedroom house on a tiny lot
17 like that, 11 feet away from my property. I just
18 saw it on the plan you have up there.

19 Steve is a contractor and he says he
20 is going to live there, but contractors buy lots,
21 build houses and move on. He's got two other
22 lots that he can build houses on. Maybe he
23 should build one house on each lot.

24 We've already -- the lots up the

1 hill has already been changed by the neighbors,
2 we have all said no problem, from one house being
3 on that whole area to two. We didn't have a
4 problem with that. With building this McMansion
5 right next to me, I don't care for it.

6 And in the past when the house was
7 still there, less than 20 years ago, the lady
8 that owned it rented it out because she got
9 married and moved to Michigan, and she had some
10 tenants in there that had a family of six, which
11 is no problem except that they rented out rooms
12 and eventually there were 14 people living there,
13 and there is not parking for 14 people and there
14 is not parking for seven people that are driving
15 cars.

16 I don't think this -- also, the
17 houses in the area are small. Mine is a
18 bungalow, my next-door neighbor's is a bungalow,
19 et cetera, et cetera, et cetera. I don't mind
20 going a little larger than that, but this is too
21 big.

22 Also, these are some things that I
23 have noticed. The signs for this meeting were
24 displayed like this, laying on the ground. There

1 are a whole bunch of them, you can leaf through
2 them. I will give them to you.

3 CHAIRMAN VINYARD: Sure.

4 MR. ST. DENIS: That shows that you are
5 not able to see them from neighboring properties,
6 and they were only up there for a little less
7 than two weeks. I believe they are supposed to
8 have them up for a month, but I'm not sure about
9 that.

10 Secondly, there is some sort of a
11 shed built on one of the other lots and there is
12 someone living in the shed. There is no
13 electricity, there is no toilet facilities.
14 There might be plumbing. I don't know where they
15 would get the water from.

16 MS. NOBLE: Can you keep your comments
17 on the microphone?

18 MR. ST. DENIS: Okay. If Steve is
19 already renting out a shed that is an improperly
20 zoned unit, what guarantees do we have that he is
21 going to obey it in the future and not just turn
22 it into an apartment building? Probably an
23 illegal one, but I don't know about that. I
24 don't know the laws on those.

1 So I would say no, make it a little
2 smaller and move it away from my house a little
3 bit, center it on the lot. I don't mind the fact
4 that he wants to put it closer to the street,
5 that's not an issue. I would like to see it away
6 from my house a little bit so I can get sunlight
7 on that side.

8 His structure is supposed to be like
9 three stories tall. That's a little big, too.
10 If you want to make one story a basement, I can
11 live with that, but this is just too big for that
12 little tiny lot. That's all I have.

13 CHAIRMAN VINYARD: Thank you. Are there
14 any questions from the commissioners for the
15 petitioner?

16 MR. WILLIAMS: I guess -- so my
17 confusion is -- Are these the pictures of what
18 you would like to construct?

19 CHAIRMAN VINYARD: No, no, no.

20 MS. NOBLE: No, that's for the second.

21 MR. WILLIAMS: That's why I am very
22 confused. I was apologize. I have no questions.

23 CHAIRMAN VINYARD: Anybody else? Gregg?

24 MR. MILLEN: So multi-generational,

1 explain that in a little bit more detail.

2 MS. MENDEZ: I can.

3 MS. NOBLE: Steve, you can go and then
4 Sara can.

5 MR. HOLLAND: Sure. It's a beautiful
6 location, and it being a beautiful location and
7 me having two sets of parents and then
8 stepparents and my girlfriend having two sets of
9 parents, we also have five children together, but
10 we anticipate the children leaving sometime as I
11 already have two that have moved on, one that's
12 wanted to come home, but we would like to move
13 our parents in, and somewhere throughout all of
14 this it was a what-if, and actually we started
15 that, Krysti and I. Am I saying that right,
16 Krysti?

17 What if I made it like my parents
18 lived with me, residential assisted living, and
19 then their insurance could pay for their care, is
20 there any rules on that.

21 I think we researched that and there
22 aren't any, so it's just me moving my parents in
23 potentially down the road. Somewhere in all of
24 that, multi-generational came.

1 Does that answer the question?

2 MS. MENDEZ: Yes. So multi-generational
3 homes typically house more than one family, so it
4 can be like a set of grandparents and then their
5 set of children and then another set of children,
6 so it's not where we see strangers living
7 together as in a multi-tenant unit building, it's
8 more so in the family a multi-generational
9 building.

10 MS. NOBLE: We also had the building
11 code official look at the plans because we didn't
12 want this to be in the future converted into
13 multi-tenant land use, so he reviewed the
14 architectural plans, and there is copies in your
15 packet showing that although each level has some
16 kind of self-contained portions, like multiple --
17 there is a kitchen on each level, bathroom on
18 each level, there is no interior barrier that
19 would cordon off the units, so there is a
20 continual core, it's utilized as a house. It's
21 no different than someone having a basement
22 apartment for a relative in their single-family
23 home. As long as there is no separate entrance,
24 separate utilities being pulled, then it's

1 appropriate and under our code.

2 MR. MILLEN: Okay.

3 CHAIRMAN VINYARD: Any other questions?
4 Please.

5 MR. FORRISTALL: This is a container
6 home?

7 MR. HOLLAND: Yes. I know, it's
8 different. Essentially if you had several
9 children you would pray as I did to have one
10 bedroom and one bath for every single one of them
11 and then I found a way to do it.

12 MR. FORRISTALL: Interesting.

13 CHAIRMAN VINYARD: Anybody else?

14 MR. WILLIAMS: It sounds like, do you
15 plan on living at that house long-term? Do you
16 have any plans on turning it into investment real
17 estate or rentals?

18 MR. HOLLAND: No. My intention is to
19 make it a single-family home and live in it.

20 CHAIRMAN VINYARD: Anybody else?

21 (No response.)

22 CHAIRMAN VINYARD: All right. Since all
23 public testimony regarding the petition has been
24 taken, may I have a motion to close the taking of

1 testimony and this public hearing?

2 MR. WILLIAMS: So moved.

3 MS. GOINS: Second.

4 CHAIRMAN VINYARD: Roll call vote on the
5 motion, please.

6 MS. NOBLE: Oh, I'm sorry, before we do
7 that, can you ask the petitioner if they want
8 their responses entered into the record?

9 CHAIRMAN VINYARD: Would you like your
10 responses to our standards entered into the
11 record?

12 MR. HOLLAND: Yes, please.

13 CHAIRMAN VINYARD: Okay.

14 MS. YOUNG: Roll call?

15 CHAIRMAN VINYARD: Roll call, please.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Forristall.

19 MR. FORRISTALL: Yes.

20 MS. YOUNG: Goins.

21 MS. GOINS: Yes.

22 MS. YOUNG: Millen.

23 MR. MILLEN: Yes.

24 MS. YOUNG: And Vinyard.

1 CHAIRMAN VINYARD: Yes. Okay. The
2 public hearing portion of tonight's meeting is
3 now closed.

4 (Which were all the proceedings had
5 in the public hearing portion of
6 the meeting, concluding at 7:17
7 p.m.)

8 ---o0o---

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

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

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

10 That the foregoing public hearing
11 transcript, Pages 1 through 19, was reported
12 stenographically by me by means of machine
13 shorthand, was simultaneously reduced to
14 typewriting via computer-aided transcription
15 under my personal direction, and constitutes a
16 true record of the testimony given and the
17 proceedings had;

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

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

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

7 IN WITNESS WHEREOF, I do hereunto set my
8 hand at Leland, Illinois, this 15th day of July,
9 2024.

10
11
12 /s/ Christine M Vitosh

13 CHRISTINE M. VITOSH,
14 C.S.R. Certificate No. 084-02883
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PZC - Public Hearing - July 10, 2024

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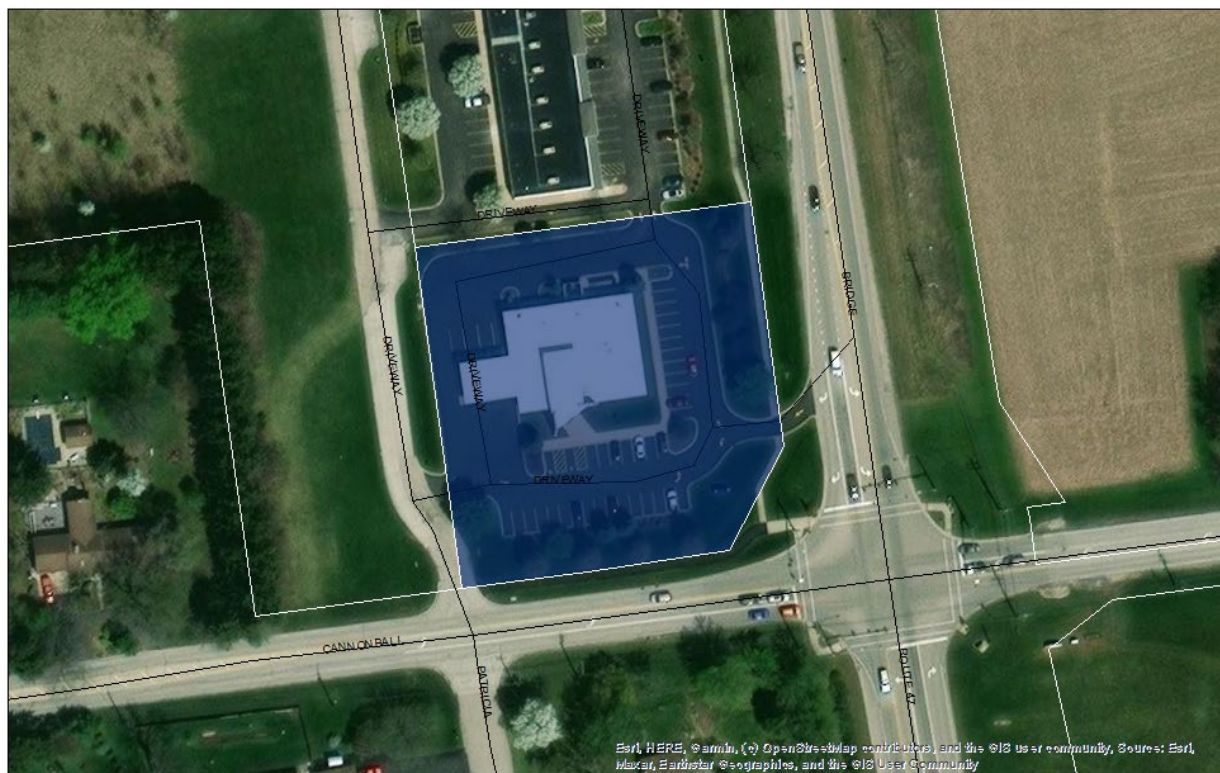


Memorandum

To: Planning and Zoning Commission
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: August 2, 2024
Subject: **PZC 2024-16 2551 N Bridge Street (Variance) –**
Reduction in Minimum Parking Lot Setback

SUMMARY:

Gregg Ingemunson, attorney on behalf of the petitioners, the Illinois Department of Transportation (IDOT) and B&K Enterprises, LLC, property owner, are seeking variance approval to permit the decrease of the minimum parking lot setback adjacent to an arterial roadway in the B-3 General Business District from the required twenty (20) feet to 8.7 feet from the property line. The real property is located at 2551 N Bridge Street on the west side of Bridge Street (Illinois Route 47) and north of Cannonball Trail.



2551 N BRIDGE STREET

United City of Yorkville, Illinois

Date: June 11, 2024

File Location: I:\ARCGIS TEMPLATES\2551 NORTH BRIDGE STREET



PROPERTY BACKGROUND:

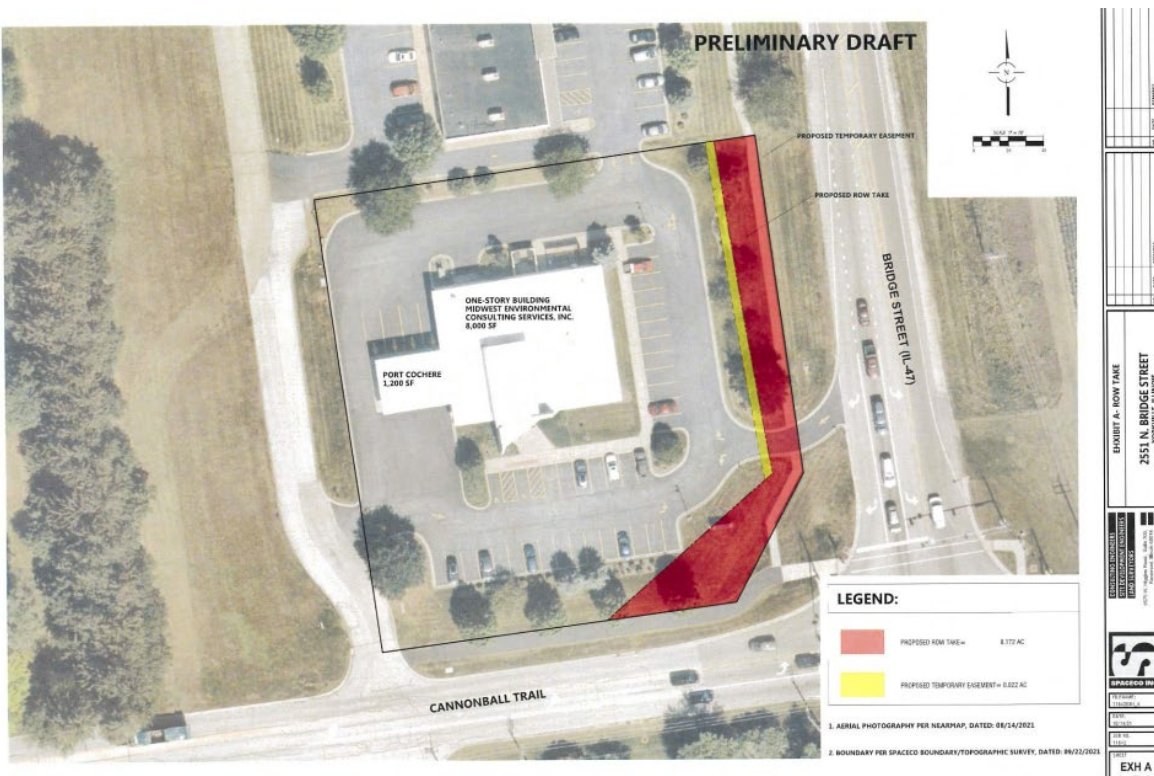
The property is zoned B-3 General Business District and is currently owned by B&K Enterprises, LLC. The parcel is approximately 1.5 acres in area with an approximate 9,200 square foot office building occupied by Midwest Environmental Consulting Services, LLC, an environmental consultant firm. The structure has one (1) port cochere on the property, which was previously used for drive-up teller banking by the prior tenant. The following are the current immediate surrounding zoning and land uses.

	Zoning	Land Use
North	B-3 General Business District	Multi-Tenant Commercial Building
South	Kendall County Unincorporated	Single-Family Residential
East	M-1 Limited Manufacturing District	Wrigley Manufacturing
West	B-3 General Business District Kendall County Unincorporated	Multi-Tenant Commercial Building Single-Family Residential

At the time of initial final plat approval for the parcel in 2006, the site met the bulk regulation for the B-3 General Business District.

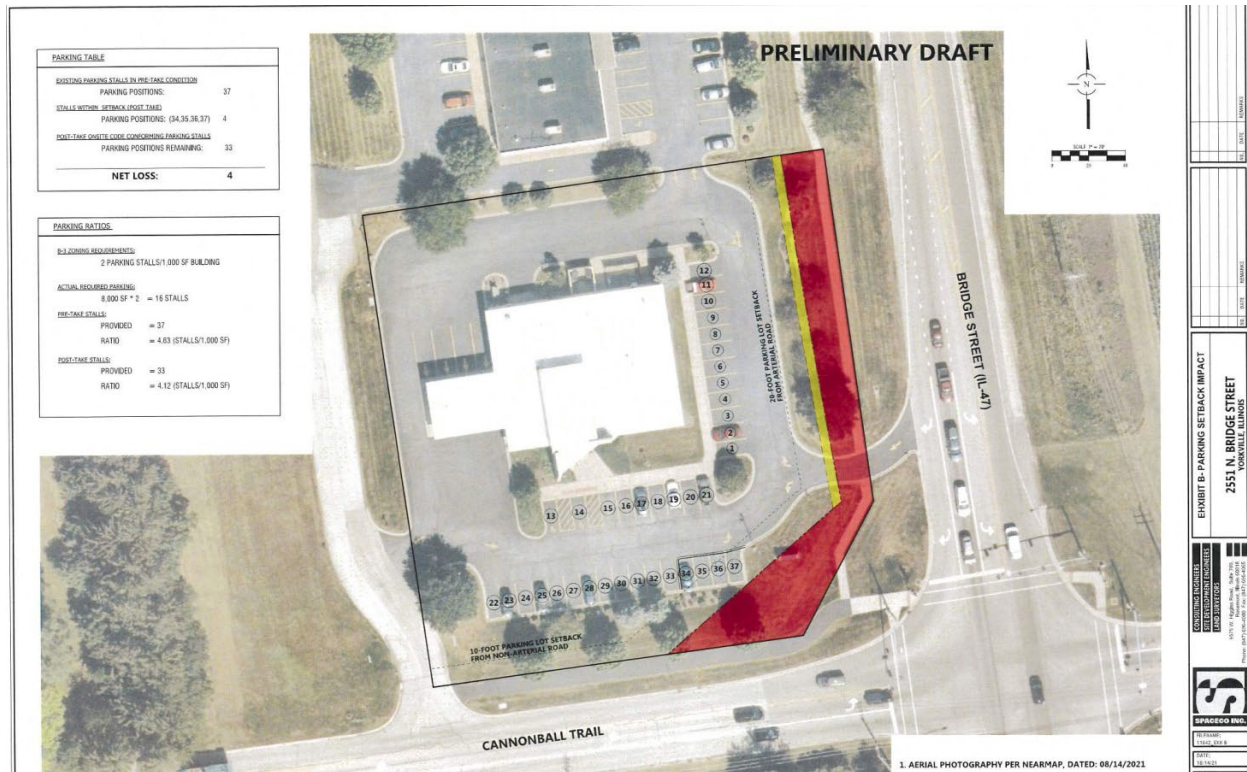
PROJECT DESCRIPTION:

Due to the Illinois Department of Transportation's (IDOT) pending acquisition of land adjacent to this parcel for roadway reconstruction and widening of Illinois Route 47, the petitioners are seeking to decrease the minimum parking lot setback adjacent to an arterial roadway from the required twenty (20) feet for the B-3 General Business District, as stated in section 10-3-9-A.4 of the Unified Development Ordinance, to 8.7 feet, as illustrated in the site plan below.



Although the petitioners would not be meeting the required parking lot setback, they would still meet the minimum parking stall requirement for the professional services/office, as illustrated in the table below.

Required Parking Stalls	Minimum Parking Stall	Pre-Take Parking Stalls	Post-Take Parking Stalls	Net Loss
2 Parking Stalls/1,000 SF Building	16	37	33	4



COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Destination Commercial. This land use is intended for small to medium scale office and auto-oriented commercial uses near residential areas. Therefore, this land use is consistent with Yorkville's Comprehensive Plan.

STAFF COMMENTS:

Staff is supportive of the request to decrease the minimum parking lot setback adjacent to an arterial roadway from the required 20 feet to 8.7 feet.

Per section 10-8-9-B.7 of the Unified Development Ordinance, certain authorized variances can be granted solely by the Planning and Zoning Commission if the variance occurs under certain circumstances. One such circumstance states "To exceed any of the authorized Variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one (1) or more of the regulations of the district in which said lot of record or zoning lot or structure is located."

Therefore, the authorized variation allows for the Planning and Zoning Commission to have final approval of the request due to the exercise of condemnation proceedings to the Illinois Department of Transportation.

This request is tentatively scheduled for a public hearing on **August 14, 2024** for variance consideration before the Planning and Zoning Commission. The final determination of the Planning and Zoning Commission will be provided by staff at the tentatively scheduled City Council meeting on **August 27, 2024**. Staff is seeking input and comments from the Economic Development Committee.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on August 14, 2024 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to permit the decrease of the minimum parking lot setback adjacent to an arterial roadway in the B-3 General Business District from the required twenty (20) feet to 8.7 feet from the property line, as stated in section 10-3-9-A.4 of the Unified Development Ordinance for the property located at 2551 N Bridge Street and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHEMENTS:

1. Application
2. Plat of Survey
3. Public Hearing Notice



United City of Yorkville
651Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR VARIANCE

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 _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input 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 type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		\$1,000.00 \$2,500.00 \$5,000.00 Total: \$
TOTAL AMOUNT DUE:			

[illegible]



United City of Yorkville
651Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR VARIANCE

ATTORNEY INFORMATION	
NAME: Gregg Ingemunson	COMPANY: Ingemunson Law Offices, Ltd.
MAILING ADDRESS: 759 John St.	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-5622
EMAIL: greggingemunson@hotmail.com	FAX:
ENGINEER INFORMATION	
NAME: N/A	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: N/A	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>Confirmed.</p>	



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

Requesting a variance to less than 20 feet for parking for B-3 designation pursuant to note 4 of 10-3-9 of Chapter 3 of the Unified Development Ordinance.

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:

Owner would have to remove existing parking spaces.

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:

IDOT is widening Route 47 which creates the condition that requires a variance.

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:

IDOT is widening Route 47 which creates the condition that requires a variance.



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651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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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:

Nothing changes whatsoever.

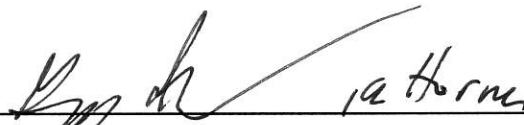
PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Nothing changes whatsoever.

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

8-26-24
DATE

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

OWNER SIGNATURE

DATE

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



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

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:

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:

AGREEMENT

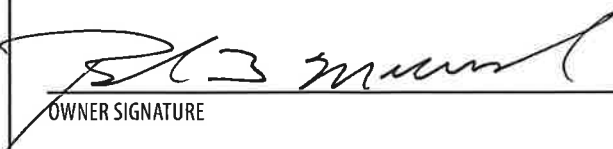
I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

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PETITIONER SIGNATURE

DATE

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



OWNER SIGNATURE

6/27/24

DATE

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

6/27/24 





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 NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:												
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:		COMPANY:												
MAILING ADDRESS:														
CITY, STATE, ZIP:		TELEPHONE:												
EMAIL:		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. <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="width: 60%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>PRINT NAME</div><div style="width: 35%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>TITLE</div></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div style="width: 60%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>SIGNATURE*</div><div style="width: 35%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>DATE</div></div> <p style="font-size: small; margin-top: 20px;">*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)</p>														
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS														
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 45%;">ENGINEERING DEPOSITS:</td><td style="width: 50%;">LEGAL DEPOSITS:</td></tr><tr><td>Up to one (1) acre</td><td>Less than two (2) acres</td></tr><tr><td>Over one (1) acre, but less than ten (10) acres</td><td>Over two (2) acres, but less than ten (10) acres</td></tr><tr><td>Over ten (10) acres, but less than forty (40) acres</td><td>Over ten (10) acres</td></tr><tr><td>Over forty (40) acres, but less than one hundred (100)</td><td></td></tr><tr><td>In excess of one hundred (100.00) acres</td><td></td></tr></table>			ENGINEERING DEPOSITS:	LEGAL DEPOSITS:	Up to one (1) acre	Less than two (2) acres	Over one (1) acre, but less than ten (10) acres	Over two (2) acres, but less than ten (10) acres	Over ten (10) acres, but less than forty (40) acres	Over ten (10) acres	Over forty (40) acres, but less than one hundred (100)		In excess of one hundred (100.00) acres	
ENGINEERING DEPOSITS:	LEGAL DEPOSITS:													
Up to one (1) acre	Less than two (2) acres													
Over one (1) acre, but less than ten (10) acres	Over two (2) acres, but less than ten (10) acres													
Over ten (10) acres, but less than forty (40) acres	Over ten (10) acres													
Over forty (40) acres, but less than one hundred (100)														
In excess of one hundred (100.00) acres														

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

Notary Public



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

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:							
SITE ADDRESS:		PARCEL NUMBER:							
SUBDIVISION:		LOT/UNIT:							
APPLICANT INFORMATION									
NAME:		TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS							
ADDRESS:		E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS							
CITY, STATE, ZIP:		FAX:							
SIGN INFORMATION									
DATE OF PICK UP:		NUMBER OF SIGNS:							
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:							
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p> <table border="0" style="width: 100%;"><tr><td style="width: 60%; text-align: center;">_____ SIGNATURE/AUTHORIZED AGENT</td><td style="width: 40%; text-align: center;">_____ DATE</td></tr></table> <table border="0" style="width: 100%;"><tr><td style="width: 60%;">DATE RETURNED: _____</td><td style="width: 40%;"></td></tr><tr><td>RECEIVED BY: _____</td><td>PZC# _____</td></tr></table>				_____ SIGNATURE/AUTHORIZED AGENT	_____ DATE	DATE RETURNED: _____		RECEIVED BY: _____	PZC# _____
_____ SIGNATURE/AUTHORIZED AGENT	_____ DATE								
DATE RETURNED: _____									
RECEIVED BY: _____	PZC# _____								

LEGAL DESCRIPTION

LOT 4 IN XPAC SUBDIVISION BEING A PART OF SECTION 16 AND 21, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL ACCORDING TO THE PLAT 20060001353 RECORDED 1/12/06, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF KENDALL, ILLINOIS.

1809-1811 MULBERRY DR WILLIAMS GROUP LLC
107 S BRIDGE ST
YORKVILLE IL 60560

THOMAS J ROBERTA KOZLOWICZ REV TRUST
10 AMANDA LN
YORKVILLE IL 60560

B K ENTREPRENEURS LLC
2551 N BRIDGE ST
YORKVILLE IL 60560

AURORA YORKVILLE REAL ESTATE LLC
MERIDIAN INDUSTRIES INC
735 N WATER ST STE 630
MILWAUKEE WI 53202

CHARLES C SHARON G HAMM
16 PATRICIA LN
YORKVILLE IL 60560

WILLIAM JR WRIGLEY
ATTN WM WRIGLEY JR TAX DEPT
ONE PPG PLACE STE 2810
PITTSBURGH PA 15222

RICHARD K TERRI APPLGATE
PO BOX 193
YORKVILLE IL 60560

JOSHUA M MOLLY F WILDE
6 AMANDA LN
YORKVILLE IL 60560

J CASEY REV TR
JUDITH L CASEY
7 PATRICIA LN
YORKVILLE IL 60560

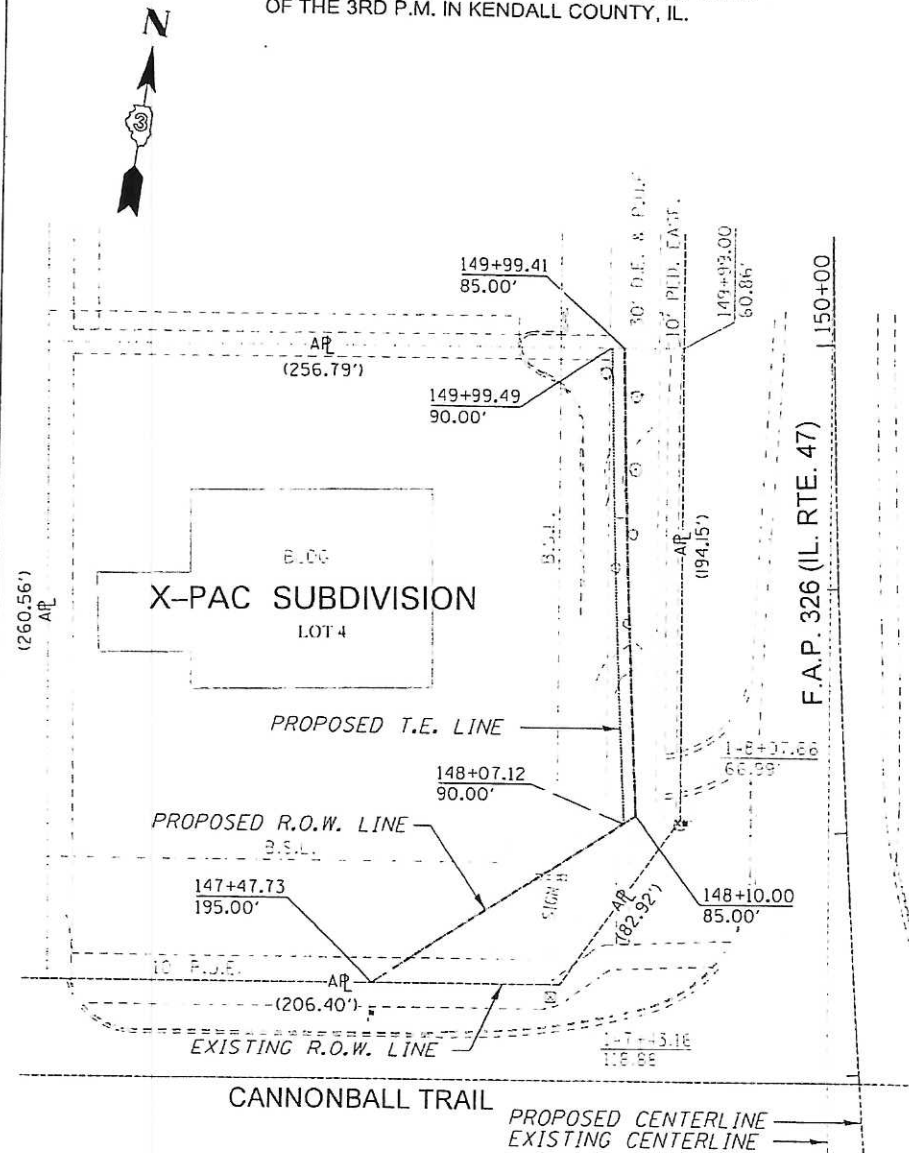
JAMES A RITA L FELTES
4 PATRICIA LN
YORKVILLE IL 60560

YORKVILLE UNITED METH CHURCH
2505 BOOMER LN
YORKVILLE IL 60560

J CASEY REV TR
JUDITH L CASEY
7 PATRICIA LN
YORKVILLE IL 60560

ANTHONY J PATRICIA C MARSH
3193 CANNONBALL TRL
YORKVILLE IL 60560

PART OF LOT 4 IN XPAC SUB. IN SEC. 21, T. 37 N., R. 7 E.
OF THE 3RD P.M. IN KENDALL COUNTY, IL.



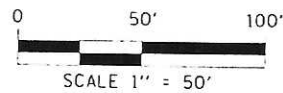
TITLE COMMITMENT KL-2235.0

PARCEL NO. 3WA0012

B & K ENTREPRENEURS LLC

TOTAL HOLDING = 1.499 AC. ±
TOTAL R.O.W. REQUIRED = 0.172 AC. ±
REMAINDER = 1.327 AC. ±
TEMPORARY EASEMENT = 0.022 AC. ±
[968 SQ.FT. ±]
PURPOSE: GRADING AND SHAPING

APL = APPARENT PROPERTY LINE

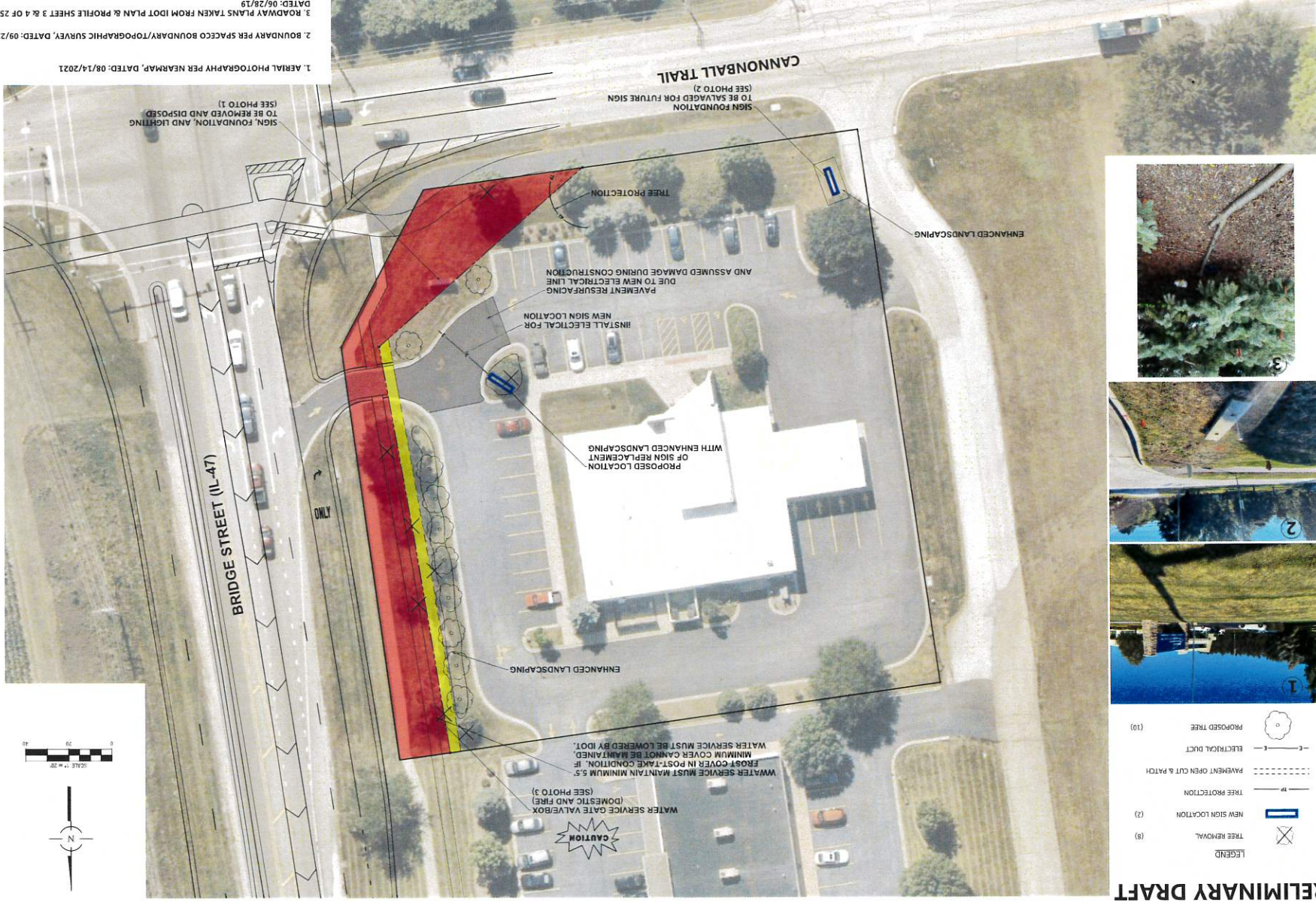
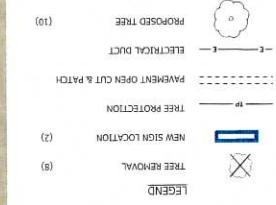


PREMISE PLAT

ROUTE FAP 326 (IL 47)
SECTION (107,108,108S)R-1
COUNTY KENDALL
JOB NUMBER R-93-007-10

REV. JJC 04-10-20 NAME ASE JOB NO. 210007.7

PRELIMINARY DRAFT



1. AERIAL PHOTOGRAPHY PER NEARMAP, DATED: 08/14/2021
2. BOUNDARY PER SPACECO BOUNDARY/TOPOGRAPHIC SURVEY, DATED: 09/22/2021
3. ROADWAY PLANS TAKEN FROM IDOT PLAN & PROFILE SHEET 3 & 4 OF 25

EXH D
SHEET

DATE: 06/28/19
JOB NO.:
11525
10/14/21
DATE:
11/29/2021
FILE NAME:

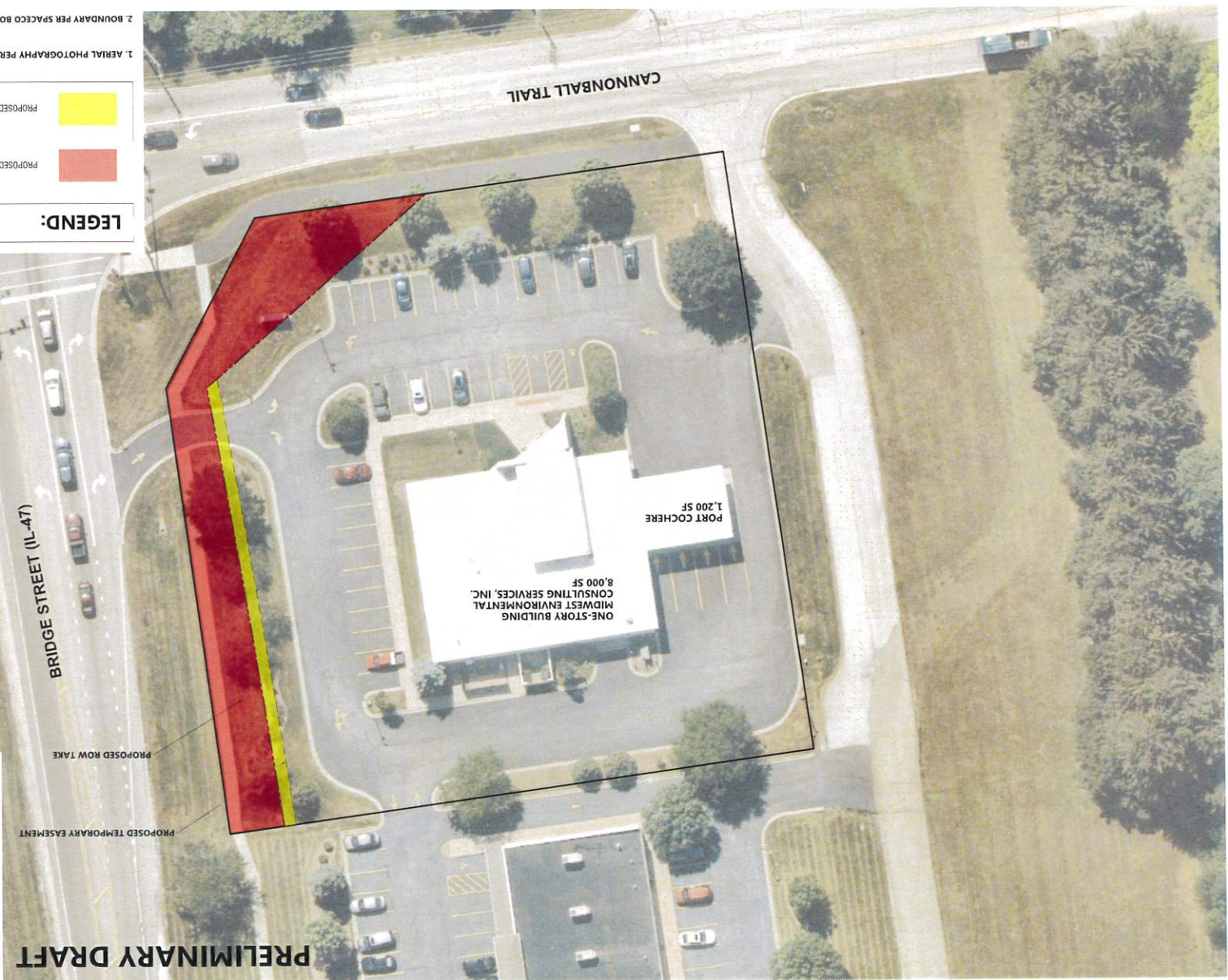


CONSULTING ENGINEERS
LAND SURVEYORS
5975 W. Higgins Road, Suite 200
Normal, Illinois 61764
Phone: (815) 461-1111 Fax: (815) 461-1112

EXHIBIT D - REMEDY PLAN
2551 N. BRIDGE STREET
YORVILLE, ILLINOIS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS



PRELIMINARY DRAFT

PROPOSED TEMPORARY EASEMENT

PROPOSED ROW TAKE

ONE-STORY BUILDING
8,000 SF
MIDWEST ENVIRONMENTAL
CONSULTING SERVICES, INC.
PORT COCHERE
1,200 SF

BRIDGE STREET (IL-47)

CANNONBALL TRAIL

LEGEND:

PROPOSED ROW TAKE= 0.172 AC

PROPOSED TEMPORARY EASEMENT= 0.022 AC

1. AERIAL PHOTOGRAPHY PER NEARMAP, DATED: 08/14/2021

2. BOUNDARY PER SPACECO BOUNDARY/TOPOGRAPHIC SURVEY, DATED: 09/22/2021

EXH A

DATE: 11/14/2021
TIME: 10:14:31
JOB NO: 11542



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
5075 W. Higgins Road, Suite 100,
Rosemont, Illinois 60018
Phone: (630) 584-4400 Fax: (630) 584-4401

EXHIBIT A - ROW TAKE
2551 N. BRIDGE STREET
YORRVILLE, ILLINOIS

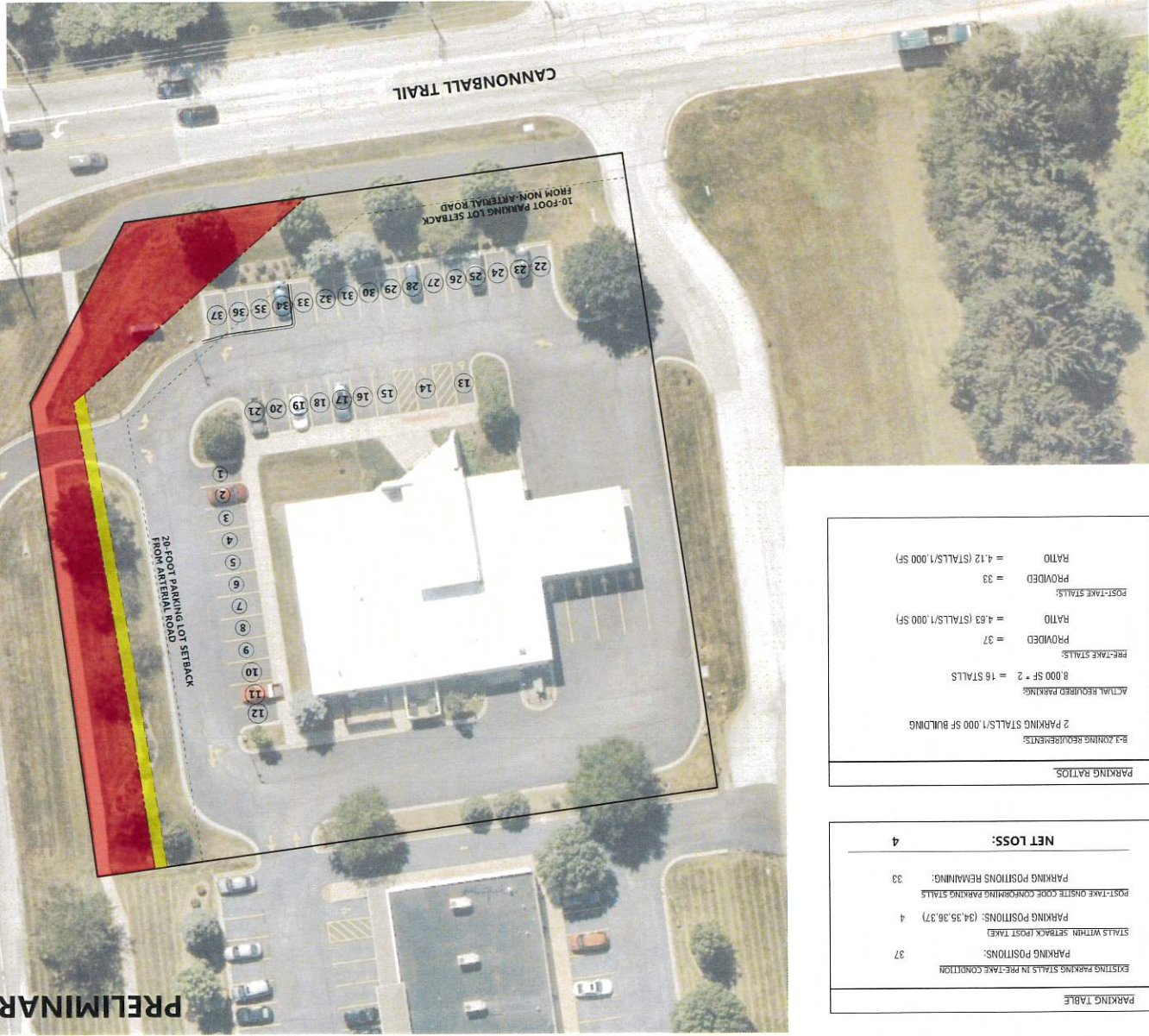
NO.	DATE	REMARKS

NO.	DATE	REMARKS



PARKING TABLE	
EXISTING PARKING STALLS IN PRE-TAKE CONDITION	37
PARKING POSITIONS:	
STALLS WITHIN SETBACK (POST TAKE)	4
PARKING POSITIONS: (34.35, 36.37)	
POST-TAKE CRISTE CODE COMPOSING PARKING STALLS	
PARKING POSITIONS REMAINING:	33
NET LOSS:	4

PARKING RATIOS	
B-1 ZONING REQUIREMENTS	2 PARKING STALLS/1,000 SF BUILDING
ACTUAL REQUIRED PARKING:	8,000 SF * 2 = 16 STALLS
PRE-TAKE STALLS:	PROVIDED = 37
RATIO	= 4.83 (STALLS/1,000 SF)
POST-TAKE STALLS:	PROVIDED = 33
RATIO	= 4.12 (STALLS/1,000 SF)



1. AERIAL PHOTOGRAPHY PER NEARMAP, DATED: 08/14/2021
 2. BOUNDARY PER SPACECO BOUNDARY/TOPOGRAPHIC SURVEY, DATED: 09/22/2021

EXH B
 SHEET

11/1/21

JOB NO.

10/14/21

DATE

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**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2024-16**

NOTICE IS HEREWITH GIVEN THAT the Illinois Department of Transportation, petitioner, and B&K Enterprises, LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance approval. The real property is located at 2551 N Bridge St, Yorkville, Illinois and is generally located at the northwest corner of Route 47 and Cannonball Trail intersection. The petitioner is requesting a variance to permit the decrease of the minimum parking lot adjacent to an arterial roadway setback to 8.7 feet from the required 20 feet from the property line for the B-3 General Business District.

The legal description is as follows:

LOT 4 IN XPAC SUBDIVISION BEING A PART OF SECTION 16 AND 21, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDAN ALL ACCORDING TO THE PLAT 20060001353 RECORDED 1/12/06, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF KENDALL, ILLINOIS.

PIN: 02-21-101-021

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

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, August 14, 2024 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.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

Jori Behland
Deputy City Clerk

Sold To:
United City of Yorkville - CU00410749
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: 7667510
Purchase Order: 2551 N Bridge St,

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 7/17/2024, and the last publication of the notice was made in the newspaper dated and published on 7/17/2024.

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

PUBLICATION DATES: **Jul 17, 2024.**

The Beacon-News

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

18th Day of July, 2024, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF
YORKVILLE
PLANNING & ZONING
COMMISSION
PZC 2024-16**

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

CHICAGO TRIBUNE

media group

Jori Behland
City Clerk
7/17/24 7667510



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: August 7, 2024
Subject: **PZC 2024-17** Chapter 8: UDO Review & Approval Procedures
Proposed Text Amendment

Due to the premature publication of the public hearing notice in the July 29th edition of the Beacon Newspaper, staff requests that the public hearing for this agenda item be opened and then continued to the Planning and Zoning Commission meeting on **September 11, 2024**. This will allow additional time to refine the proposed changes to Chapter 8 of the Unified Development Ordinance before they are discussed publicly.