



Reviewed By:	
Parks & Recreation Director	<input checked="" type="checkbox"/>
City Administrator	<input type="checkbox"/>
Legal	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
Police	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Community Development	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

### Park Board Agenda Item Tracking Document

**Title:** New Mixed-Density Residential Development (Christie Property) Land Cash Donation

**Agenda Date:** Special Park Board – February 27, 2025

**Synopsis:** Please see the attached memo.

#### Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Action Requested:** Direction

**Submitted by:** Tim Evans Parks and Recreation  
Name Department

#### Agenda Item Notes:

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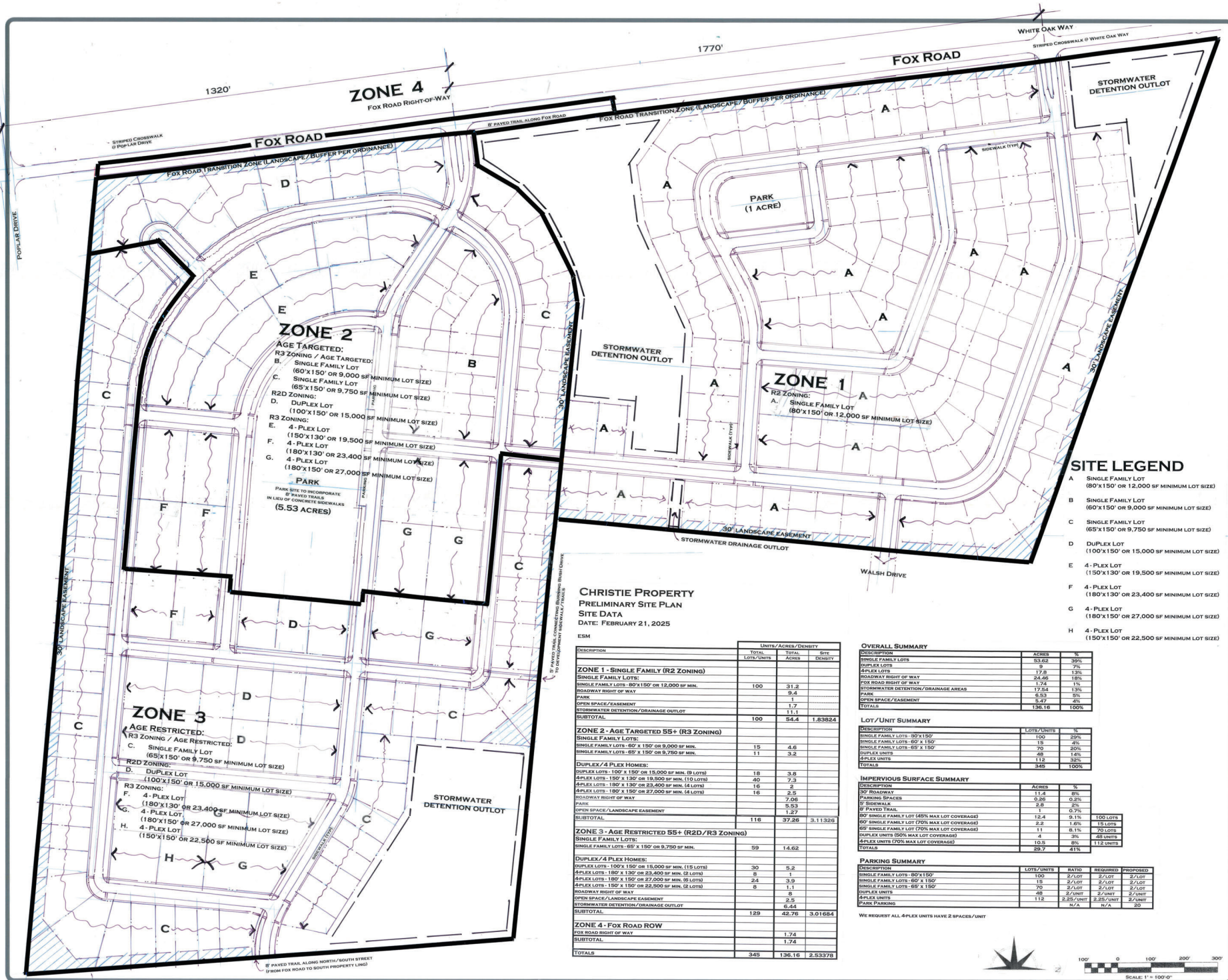
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# **CHRISTIE PROPERTY PRELIMINARY SITE PLAN SITE DATA** DATE: FEBRUARY 21, 2025

DESCRIPTION	UNITS/ACRES/DENSITY			
	TOTAL	TOTAL	TOTAL	SITE
	LOTS/UNITS	ACRES	DENSITY	
<b>ZONE 1 - SINGLE FAMILY (R2 ZONING)</b>				
SINGLE FAMILY LOTS:				
SINGLE FAMILY LOTS - 80'x150' OR 12,000 SF MIN.	100	31.2		
ROADWAY RIGHT OF WAY	9.4			
PARK	1			
OPEN SPACE/EASEMENT	1.7			
STORMWATER DETENTION/DRAINAGE OUTLET	11.1			
<b>SUBTOTAL</b>	<b>100</b>	<b>54.4</b>	<b>1.83824</b>	
<b>ZONE 2 - AGE TARGETED 55+ (R3 ZONING)</b>				
SINGLE FAMILY LOTS:				
SINGLE FAMILY LOTS - 60'x150' OR 9,000 SF MIN.	15	4.6		
SINGLE FAMILY LOTS - 65'x150' OR 9,750 SF MIN.	11	3.2		
DUPLEX/4 PLEX HOMES:				
DUPLEX LOTS - 100'x150' OR 15,000 SF MIN. (9 LOTS)	18	3.8		
4- PLEX LOTS - 150'x130' OR 19,500 SF MIN. (10 LOTS)	40	7.3		
4- PLEX LOTS - 180'x130' OR 23,400 SF MIN. (14 LOTS)	16	2		
4- PLEX LOTS - 180'x150' OR 27,000 SF MIN. (14 LOTS)	16	2.5		
ROADWAY RIGHT OF WAY	7.06			
PARK	5.53			
OPEN SPACE/LANDSCAPE EASEMENT	1.27			
<b>SUBTOTAL</b>	<b>116</b>	<b>37.26</b>	<b>3.11326</b>	
<b>ZONE 3 - AGE RESTRICTED 55+ (R2/R3 ZONING)</b>				
SINGLE FAMILY LOTS:				
SINGLE FAMILY LOTS - 65'x150' OR 9,750 SF MIN.	59	14.62		
DUPLEX/4 PLEX HOMES:				
DUPLEX LOTS - 100'x150' OR 15,000 SF MIN. (19 LOTS)	30	5.2		
4- PLEX LOTS - 150'x130' OR 19,500 SF MIN. (12 LOTS)	8	1		
4- PLEX LOTS - 180'x130' OR 23,400 SF MIN. (14 LOTS)	24	3.9		
4- PLEX LOTS - 180'x150' OR 27,000 SF MIN. (14 LOTS)	8	1.1		
ROADWAY RIGHT OF WAY	8			
OPEN SPACE/LANDSCAPE EASEMENT	2.5			
STORMWATER DETENTION/DRAINAGE OUTLET	6.44			
<b>SUBTOTAL</b>	<b>129</b>	<b>42.76</b>	<b>3.01684</b>	
<b>ZONE 4 - FOX ROAD ROW</b>				
FOX ROAD RIGHT OF WAY	1.74			
<b>SUBTOTAL</b>	<b>1.74</b>			
<b>TOTALS</b>	<b>345</b>	<b>136.16</b>	<b>2.53378</b>	

OVERALL SUMMARY			
DESCRIPTION	ACRES	%	
SINGLE FAMILY LOTS	53.62	39%	
DUPLEX LOTS	9	7%	
4- PLEX LOTS	17.8	13%	
ROADWAY RIGHT OF WAY	24.46	18%	
FOX ROAD RIGHT OF WAY	1.74	1%	
STORMWATER DETENTION/DRAINAGE AREAS	17.54	13%	
PARK	5.53	4%	
OPEN SPACE/EASEMENT	1.27	1%	
<b>TOTALS</b>	<b>136.16</b>	<b>100%</b>	

LOT/UNIT SUMMARY			
DESCRIPTION	LOTS/UNITS	%	
SINGLE FAMILY LOTS - 80'x150'	100	29%	
SINGLE FAMILY LOTS - 60'x150'	15	4%	
SINGLE FAMILY LOTS - 65'x150'	70	20%	
DUPLEX LOTS	48	14%	
4- PLEX LOTS	112	32%	
<b>TOTALS</b>	<b>345</b>	<b>100%</b>	

IMPERVIOUS SURFACE SUMMARY			
DESCRIPTION	ACRES	%	
ROADWAY	11.4	8%	
30' ROADWAY	0.26	0.2%	
PARKING SPACES	2.8	2%	
30' SIDEWALK	1	0.7%	
30' PAVED TRAIL	1.27	0.9%	
80' SINGLE FAMILY LOT (65% MAX LOT COVERAGE)	12.4	9.1%	100 LOTS
80' SINGLE FAMILY LOT (70% MAX LOT COVERAGE)	2.2	1.6%	15 LOTS
80' SINGLE FAMILY LOT (75% MAX LOT COVERAGE)	11	8.1%	20 LOTS
DUPLEX UNITS (60% MAX LOT COVERAGE)	4	3%	20 UNITS
4- PLEX UNITS (70% MAX LOT COVERAGE)	10.5	8%	112 UNITS
<b>TOTALS</b>	<b>28.7</b>	<b>41%</b>	

PARKING SUMMARY					
DESCRIPTION	LOTS/UNITS	RATIO	REQUIRED	PROPOSED	
SINGLE FAMILY LOTS - 80'x150'	100	2.1/LOT	2.1/LOT	2.1/LOT	
SINGLE FAMILY LOTS - 60'x150'	15	2.1/LOT	2.1/LOT	2.1/LOT	
SINGLE FAMILY LOTS - 65'x150'	70	2.1/LOT	2.1/LOT	2.1/LOT	
4- PLEX UNITS	48	2.1/UNIT	2.1/UNIT	2.1/UNIT	
PARKING	112	2.85/UNIT	N/A	20	

WE REQUEST ALL 4- PLEX UNITS HAVE 2 SPACES/UNIT



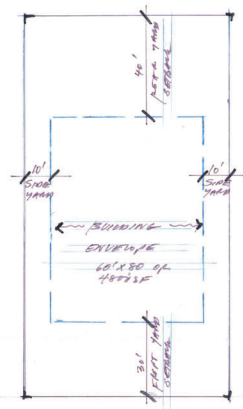
REVISIONS	BY

**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering, Land Development & Surveying  
4400 Westmore Road, Suite 200, Westborough, MA 01581  
(508) 336-1000  
www.esmcivil.com

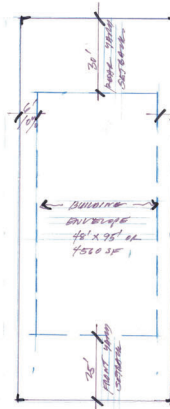
**CHRISTIE PROPERTY  
PRELIMINARY SITE PLAN**

DRAWN: ESM  
CHECKED: ESM  
DATE: 2/21/2025  
SCALE: 1"=100'  
SHEET  
**P1**

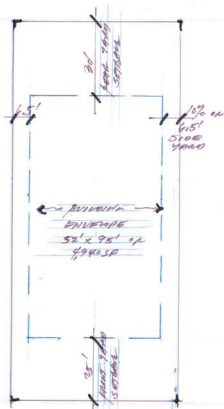




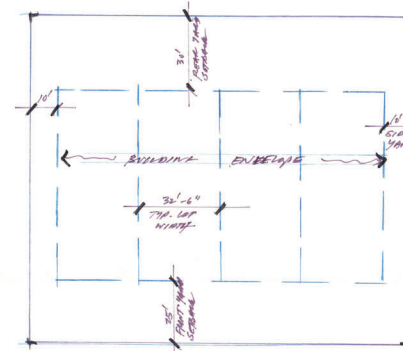
A SINGLE FAMILY LOT ENLARGEMENT W/ SETBACKS  
(80'X150' OR 12,000 SF MINIMUM LOT SIZE)  
SCALE: 1" = 20'-0"



B SINGLE FAMILY LOT ENLARGEMENT W/ SETBACKS  
(60'X150' OR 9,000 SF MINIMUM LOT SIZE)  
SCALE: 1" = 20'-0"



C SINGLE FAMILY LOT ENLARGEMENT W/ SETBACKS  
(65'X150' OR 9,750 SF MINIMUM LOT SIZE)  
SCALE: 1" = 20'-0"



E 4-PLEX LOT ENLARGEMENT W/ SETBACKS  
(150'X130' OR 19,500 SF MINIMUM LOT SIZE)  
SCALE: 1" = 20'-0"

### R2 SINGLE FAMILY TRADITIONAL RESIDENCE ZONING DISTRICT DESIGN STANDARD COMPARISON

DESCRIPTION	BULK & DIMENSION STANDARDS	
	R2 ZONING REGULATIONS	PROMISED R2 ZONING REGULATIONS
PARCEL 1: SINGLE FAMILY (R2 ZONING)		
MINIMUM LOT AREA	12,000 SF	12,000 SF
MINIMUM LOT WIDTH	60'	60'
FRONT YARD SETBACK	30'	30'
REAR YARD SETBACK	40'	40'
SIDE YARD SETBACK	10'	10'
CORNER SIDE YARD SETBACK	30'	30'
MAX. DENSITY	N/A	1.8 UN/AC
MAX. LOT COVERAGE	45%	45%
MAX. DWELLING HEIGHT	30'	35'
MIN. FLOOR AREA (LIVABLE SPACE)		
1-STORY STRUCTURE	1,200 SF	1,200 SF
2-STORY STRUCTURE	1,400 SF	1,400 SF

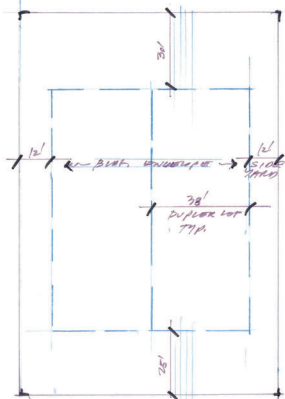
### R3 MULTI-FAMILY ATTACHED RESIDENCE ZONING DISTRICT DESIGN STANDARD COMPARISON

DESCRIPTION	BULK & DIMENSION STANDARDS			
	R3 ZONING REGULATIONS	PROMISED R3 AGE TARGETED AGE RESTRICTED	PROMISED R3 AGE RESTRICTED 4-PLEX	PROMISED R3 AGE RESTRICTED 4-PLEX
PARCEL 2: 4-PLEX (R3 ZONING)				
MINIMUM LOT AREA	9,000 SF	9,000 SF	9,750 SF	19,500 SF
MINIMUM LOT WIDTH PER DWELLING UNIT	7,000 SF	84' x 45'	84' x 45'	84' x 45'
FRONT YARD SETBACK	30'	30'	30'	30'
REAR YARD SETBACK	30'	30'	30'	30'
SIDE YARD SETBACK	10'	10'	10'	10'
CORNER SIDE YARD SETBACK	30'	30'	30'	30'
MAX. LOT COVERAGE	45%	45%	45%	45%
MAX. DWELLING HEIGHT	30'	35'	35'	35'
MIN. FLOOR AREA (LIVABLE SPACE)				
1-STORY STRUCTURE	1,200 SF	1,200 SF	1,200 SF	1,200 SF
2-STORY STRUCTURE	1,400 SF	1,400 SF	1,400 SF	1,400 SF

ALL ATTACHED (4-PLEX) GARAGES ARE PLANNED TO BE FRONT LOADED. THIS DEVIATION FROM THE ORDINANCE IS REQUESTED.

### R3 MULTI-FAMILY ATTACHED RESIDENCE ZONING DISTRICT BLDG. SEPARATION REQUIREMENTS

DESCRIPTION	BLDG. SEPARATION REQS.	
	R3 ZONING REGULATIONS	PROMISED R3 ZONING REGULATIONS
PARCEL 2: 4-PLEX (R3 ZONING)		
MIN. TO SIDE	30'	20'
MIN. TO REAR	40'	40'
MIN. TO FRONT	50'	50'
MIN. TO CORNER	50'	50'
MIN. TO STREET	100'	100'

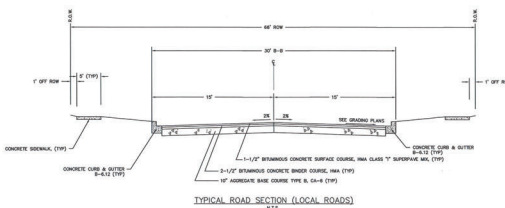


D DUPLEX LOT ENLARGEMENT W/ SETBACKS  
(100'X150' OR 15,000 SF MINIMUM LOT SIZE)  
SCALE: 1" = 20'-0"

### R2D DUPLEX ATTACHED RESIDENCE ZONING DISTRICT DESIGN STANDARD COMPARISON

DESCRIPTION	BULK & DIMENSION STANDARDS	
	R2D ZONING REGULATIONS	PROMISED R2D ZONING REGULATIONS
PARCEL 2: DUPLEX (R2D ZONING)		
MINIMUM LOT AREA	15,000 SF	15,000 SF
MINIMUM LOT WIDTH PER DWELLING UNIT	9,000 SF	7,500 SF
FRONT YARD SETBACK	100'	100'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	12'	12'
CORNER SIDE YARD SETBACK	30'	25'
MAX. DENSITY	N/A	N/A
MAX. LOT COVERAGE	50%	50%
MAX. DWELLING HEIGHT	30'	35'
MIN. FLOOR AREA (LIVABLE SPACE)		
1-STORY STRUCTURE	1,200 SF	1,200 SF
2-STORY STRUCTURE	1,400 SF	1,400 SF

ALL ATTACHED (4-PLEX) GARAGES ARE PLANNED TO BE FRONT LOADED. THIS DEVIATION FROM THE ORDINANCE IS REQUESTED.



## ZONE 1

R2 ZONING:  
A. SINGLE FAMILY LOT  
(80'X150' OR 12,000 SF MINIMUM LOT SIZE)



## ZONE 2

AGE TARGETED:  
R3 ZONING / AGE TARGETED:  
B. SINGLE FAMILY LOT  
(60'X150' OR 9,000 SF MINIMUM LOT SIZE)  
C. SINGLE FAMILY LOT  
(65'X150' OR 9,750 SF MINIMUM LOT SIZE)  
R2D ZONING:  
D. DUPLEX LOT  
(100'X150' OR 15,000 SF MINIMUM LOT SIZE)  
R3 ZONING:  
E. 4- PLEX LOT  
(150'X130' OR 19,500 SF MINIMUM LOT SIZE)  
F. 4- PLEX LOT  
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)  
G. 4- PLEX LOT  
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)



## ZONE 3

AGE RESTRICTED:  
R3 ZONING / AGE RESTRICTED:  
C. SINGLE FAMILY LOT  
(65'X150' OR 9,750 SF MINIMUM LOT SIZE)  
R2D ZONING:  
D. DUPLEX LOT  
(100'X150' OR 15,000 SF MINIMUM LOT SIZE)  
R3 ZONING:  
E. 4- PLEX LOT  
(180'X130' OR 23,400 SF MINIMUM LOT SIZE)  
F. 4- PLEX LOT  
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)  
G. 4- PLEX LOT  
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)  
H. 4- PLEX LOT  
(150'X150' OR 22,500 SF MINIMUM LOT SIZE)

REVISIONS	BY

ESM CIVIL SOLUTIONS, LLC  
300 E. UNIVERSITY AVENUE, SUITE 100  
DENVER, CO 80202  
303.733.1111



CHRISTIE PROPERTY  
PRELIMINARY SITE DETAILS / NOTES

DESIGN ESM
DATE 2/21/2025
SCALE AS SHOWN
SHEET P2