

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Tuesday, April 21, 2020 7:00pm
Council Chambers
800 Game Farm Road, Yorkville, Il

The meeting was called to order at 7:00pm by Chairman Chris Funkhouser and a quorum was established.

Due to the ongoing coronavirus pandemic, this meeting was held with most of the committee members attending remotely.

Introductions

Roll Call

The following answered present from their remote locations:

Chris Funkhouser, Chairman/Alderman
Daniel Transier, Alderman
David Schultz, Engineer-HR Green
Mike Torrence, BKFD
Deborah Horaz, PZC Committee
Jeff Olson, PZC Chairman
Reagan Goins, Attorney

Absent:

Billie McCue, Developer (indicated was on remote call, but not able to respond)

Others Present:

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
Nick Davis, Houseal Lavigne/remote attendance
Jackie Wells, Houseal Lavigne/remote attendance

Mr. Davis thanked everyone for attending and briefly outlined the material to be covered at this meeting including the Zoning District Standards memorandum and Chapter 3 Review of Zoning District Standards.

Previous Meeting Minutes June 13, 2019 and November 14, 2019

The minutes for November 14, 2019 were approved on a motion by Mr. Torrence and second by Ms. Horaz with voice vote approval. The June 13, 2019 minutes were approved on a motion by Mr. Torrence and second by Ms. Goins with a voice vote approval.

Citizens Comments None

1. Consultant Houseal Lavigne Review of Materials

a. Zoning District Standards Memorandum

Ms. Wells began the discussion for the proposed changes to the city zoning district, zoning map and permitted uses outlined in the memo. The consultants proposed the 16 zoning districts be reduced to 12. They also recommended underlying zoning be established for each PUD, which would still be governed by their PUD ordinances. It was also recommended to combine one small neighborhood of the R1 district with the R2 district. Ms. Wells reviewed the B1, B2, proposed B3, M1 and M2 districts with a proposal to combine M1 and M2. A new district, PI, was suggested for Public and Institutional.

b. & c. Chapter 3: Zoning District Standards (redline and clean)

Questions on the draft of the code were entertained. Chairman Funkhouser inquired about the proposed townhomes in the Kendall Marketplace. He asked if the proposed development map was consistent with the approved Kendall Marketplace plan with single family homes on the north side of the property and townhomes on the south side. There was a brief discussion. The revision to this portion of the map will be made to reflect the approved Kendall Marketplace development.

Ms. Wells continued and said zoning districts were established and legalese was eliminated. No major revisions were made to maps and she reviewed the revisions made to each section. She recommended density language be eliminated.

Some manufacturing districts were combined, and some standards eliminated. There was some discussion of R1 and R2 regarding not all minimum requirements being met. The minimum density in R2 at 10,000 sq. ft. is about 4 dwelling units per acre. In R3 there is a minimum size of 18,000 sq. ft. for each duplex unit or 9,000 sq. ft. per dwelling unit. Ms. Wells said the density number will be eliminated and lot size would be used. Chairman Funkhouser questioned if the limitation on lot size rather than requiring a maximum dwelling unit density will achieve the desired results although he does want to maintain the flexibility with the multi-family housing. The consultants will work with staff on this issue.

Committee Comments and Questions

Ms. Noble commented on lot size and a possible reduction of the square feet to 8,000-10,000 for R2. She asked if that would be presented to the committee later. Mr. Olson said he would be interested in such a discussion especially when Mr. McCue is present. A suggestion was also made to possibly create a new district between R2 and R3. This will be discussed more at a later time.

Mr. Olson asked if the different 'use' categories will be linked to definitions. It was noted the definitions will be included in one chapter of the ordinance.

Ms. Noble said it would be helpful to have a visual for lots vs. units in regard to density.

Project Schedule and Next Steps

Mr. Davis said the next steps are to work with staff on adjustments, revisions for Blackberry Shore Lane and insure the densities for multi-family housing are flexible. Staff also highlighted definitions that need extra work. Any additional comments or questions can be sent to Mr. Engberg. The consultants will be working on general development and drafts of design standards.

Adjournment:

There was no further business and the meeting adjourned at 7:46pm.
Transcribed from digital recording,
Minutes respectfully submitted by Marlys Young, Minute Taker