

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, *December 9, 2021* 6:30pm

Council Chambers

800 Game Farm Road, Yorkville, IL

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the United City of Yorkville is encouraging social distancing by allowing remote attendance at the UDO Advisory Committee meeting due to the ongoing Covid-19 pandemic.

Meeting Called to Order

The meeting was called to order at 6:30pm by Chairman Chris Funkhouser and a quorum was established. He announced those present and referred to the Governor's Proclamation.

Roll Call & Establishment of Quorum

Chris Funkhouser, Chairman/Alderman/in-person attendance

Daniel Transier, Alderman/in-person attendance

David Schultz, Engineer-HR Green/in-person attendance

Deborah Horaz, PZC Committee Member/electronic attendance

Absent: Jeff Olson

Others Present:

Krysti Barksdale-Noble, Community Development Director/electronic attendance

Jason Engberg, Senior Planner/in-person attendance

Ruben Shell, *Houseal* Lavigne/in-person attendance

Previous Meeting Minutes October 21, 2020

The minutes were approved as presented. (It was later determined this was not the correct set of minutes to be approved and it will be rectified at the next meeting).

Citizens Comments None

1. Introduction

Mr. Engberg summarized the last meeting saying Chapters 3 and 4 were reviewed, notes gathered and a summary completed by *Houseal* Lavigne. Only Chapter 5 will be reviewed at this meeting.

2. Staff Review of Materials

a. Presentation and Discussion Chapter 5

Chapter 5 concerns development standards and includes many new additions. It has gone through a staff review and staff is seeking committee feedback.

Off Street Parking and Loading (for private property)

Mr. Engberg said changes were made to the following discussion points and he asked for input.

1. Added cross-access language
2. Dimensions of parking stalls changed
3. Changed slanted parking
4. Added maximums
5. Added pedestrian circulation standards

Comments included keeping the number of spots flexible, should be user-driven, possibly defer to staff discretion, applicant to provide number of needed spots, number dependent on size of business, keep language same and simple, favor wider spaces to prevent door dings, maintain positive user experience, use 90-degree parking—discourage 45 or 60-degree parking, keep parallel parking 8 feet and keep 9 foot stall width. For large development like truck terminal or airport, parking will be determined by staff discretion or based on a parking study. For entertainment, keep parking as proposed unless petition and analysis are provided for reduced parking.

Committee members were split on the idea of compact parking spaces and some asked to reduce the number. Ms. Noble commented that parking lot use has changed and should be addressed in the code. If a store has mostly customer pickup, then fewer parking spots are needed. Alderman Transier said compact spaces make more sense in a parking deck. Flexibility is needed, committee decided on 7.5% of spaces designated for compact vehicles

Discussed loading and docking spaces which were accidentally removed from document. *Houseal Lavigne* recommends allowing the developer to decide.

Driveways

This section addressed driveways and parking pads. Regulations added for ribbon driveways which adds impervious surface. Comments included: should ribbon driveways be allowed—there are presently a few in the older part of town. A practical reason for such a driveway is that some people want to have more water drainage, also allows drippage from engine to go to ground, committee split on allowing these driveways. If oil leaks, it is a problem if unregulated.

Apron requirements will remain same, discussed driveway apron dimensions -- 25 feet at the flair. In the downtown area, 20 feet is used in the overlay district. No language currently to say how apron tapers and committee was split on regulating.

Parking Pad: suggested to keep it behind the front of the house, only RV's or utility vehicles should be allowed to park on side, ample room in driveway for cars, staff enforcement might be difficult. At this time, parking is not allowed in the side yard and many residents do not have side yards. Landscaping or fencing suggested on side yard of a corner lot, type/height of fencing and landscaping discussed. Could be many complaints as people try to park various types of vehicles. If resident has side yard loading garage, creates new issue. Adopt height restrictions for items parked on side. Currently, must have license plates on item parked. All agreed: no covered structures, language to allow parking pads, height restrictions on landscaping/fencing and 50% opacity for corner lot.

Landscaping

Two issues discussed by committee: foundation landscaping and landscaping in parking islands/end caps. Plant groupings of foundation landscaping, too many trees are planted when one removed—must think of maturity size. Discussed shrub/ground cover and foundation heights and density, need

clarification on stormwater (need clarification) on planter boxes.

Parking areas: discussed height for shrubs, grasses—no height requirements on perimeter. Change parking island number of parking spaces from 10 or more (from 20 or more spaces) to include landscaping.

Parking end cap standards: must measure from back of curb, soil depth should be more than 36” otherwise drainage must be provided.

In parking lots requiring no shrubs, plants only trees for maintenance ease and good sight lines. Another alternative is groups of grasses for species diversification.

Screening and Fences

The committee discussed the use of galvanized chain link fences in residential, commercial and industrial areas. Plastic coating or plastic strips could be used in the fence in certain applications. They unanimously decided those fences should not be allowed in residential areas. If they are already present, the fence will be grandfathered in until it must be replaced. They also agreed to leave the height at 6 feet for a fence on a corner lot

Vision Clearance

Keep 20 foot triangle.

Outdoor Lighting

LED's were added, code should not regulate color, let user decide. Photometric plans--keep at zero at lot line, does plan include light from signage?

Mr. Funkhouser brought forth some miscellaneous issues: cross access—needs City Council approval if a plat or PUD. Exact materials need to be specified in code for off-street parking. Driveway apron needs to be pervious hard surface, not something approved by Public Works Director. Reduction of bicycle parking spaces. Ms. Noble said bike parking is more an incentive than requirement, some areas may not be near a bike path. Decided on 5% for bike parking spaces. Ms. Horaz asked about bike lockers, which will fall under Accessory Structure.

3. Committee Comments and Questions

Mr. Engberg said staff is reviewing signs at this time.

4. Establish Future Meeting Date

The next meeting will be January 13 or 20.

Ms. Horaz noted a discrepancy with the minutes brought forward on this agenda. The correct sets of minutes will be brought to the next meeting.

Adjournment:

There was no further business and the meeting adjourned at 8:41pm.

Minutes respectfully submitted by Marlys Young, Minute Taker