



United City of Yorkville

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Yorkville, Illinois 60560
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UNIFIED DEVELOPMENT ORDINANCE ADVISORY COMMITTEE AGENDA

Thursday, May 19, 2022
6:30 PM

Yorkville City Hall Council Chambers
800 Game Farm Road

Meeting Called to Order: 6:30 p.m.

Roll Call:

Establishment of Quorum

Previous meeting minutes: March 31, 2022

Citizen's Comments:

1. Introduction
2. Review of Materials
 - a. Chapter 7: Subdivision Standards and Procedures Discussion
3. Committee Comments and Questions
4. Adjournment

**MINUTES OF UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, March 31, 2022 6:30pm
City Hall 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.

Roll Call & Establishment of Quorum

Committee Members:

Chris Funkhouser, Chairman/Alderman/in-person
Jeff Olson, PZC Chairman/remote attendance
Deborah Horaz, PZC Member/remote attendance
Dan Transier, Alderman/in-person

Absent: David Schultz, Engineer-HR Green

Others Present:

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

Previous Meeting Minutes January 20, 2022

Chairman Funkhouser asked to add “Minutes of” before the “Unified Development Ordinance” heading. The minutes and revision were then approved on a voice vote.

Citizens Comments None

1. Introduction

Mr. Engberg recapped the last meeting noting it was a discussion regarding signs and several revisions were made. He then turned the meeting over to Ms. Wells.

2. Review of Materials

a. Chapter 6: Signs Discussion

Ms. Wells said her presentation reflects the changes made from feedback from the last meeting. She then began the review and discussion.

Sign Area Chapter 10-6-2: Revisions: made the permanent sign area limit only applicable to the multi-unit residential mixed use or non-residential uses. Section D was eliminated regarding irregularly shaped lots.

Permitted Sign Types (Section 10-6-4): Revisions: a new A4 was added allowing the Zoning Administrator to determine whether a proposed sign is substantially similar to a listed sign. The Chapter was updated to include M-1 and M-2 districts.

Permitted Sign Types by District Table, (Section A): *Revisions:* updated M-1 and M-2 districts.

Permanent Sign Standards: *Revisions:* Wall Signs, Section A, revised maximum area from 60% of exterior wall width to 75% of exterior wall, clarified standards for primary and secondary wall signs.

Discussion: Chairman Funkhouser said many businesses have signs protruding above the roof line and in some instances, it is appropriate. He said there should be some regulation, some flexibility and be proportionate to vertical clearance. Ms. Noble suggested that signs not meeting the clearance in protruding from the existing building, would be exempt from the 10' clearance, being considerate of the existing structure. Mr. Engberg said perhaps it should only apply to the primary sign.

Single Tenant Monument Signs & Multi-Tenant Monument Signs: *Revisions:* The size was revised to 32 sq. ft. regardless of district and incentives were added for higher quality materials. Landscape area for both types of signs was revised from 50% of the sign area to 25%.

Discussion: Mr. Engberg said the city has many pole signs and is trying to encourage unique materials and design. He said some of the pole signs would not be allowed under the current regulations. Ms. Wells recommended larger signs with the use of higher quality materials and design itself. Materials could determine the incremental increase in size, said Ms. Wells. Ms. Noble said the current height limit is 12 feet. The sign width should not be restricted, but left to the business, commented Mr. Olson. Committee members wondered if it's more cost effective and visible to have a taller, rather than wider sign. They asked how many sign permit applications are received in a month, which is about 10. Ms. Horaz asked what constitutes "high quality" signs. Ms. Wells listed some of the criteria to determine "high-quality", including standardized color palettes chosen by the business. It was decided to give a certain square footage for high quality as an incentive. Chairman Funkhouser asked to have a key code for sign base vs. sign area.

Landscape Regulations for Monument Signs: *Revisions:* Based on committee feedback, staff reduced overall requirement of sign area from 50% to 25%. Ms. Noble found landscaping standards from Lake Zurich that are more detailed as where to landscaping is located.

Discussion: Mr. Transier favored the flexibility and wants to give businesses more options. Chairman Funkhouser suggested omitting placement of plants, if the 'zone of landscaping' is shown. He also noted that plants described as "native" are not really native, but are cultivated and non-native and Ms. Wells noted that in the landscaping standards, it should say native or adapted rather than ornamental. Ms. Noble said the landscaping around the sign should be capped at 36" height since it's usually near an entry and there is a need for visibility. For flexibility, Mr. Funkhouser recommended against a 36" cap as long as the visibility "triangle" is clear. He said that landscaping should be subject to the Zoning Administrator's approval. Ms. Noble noted the ordinance requires a maximum 24" tall shrub.

Pole and Pylon Signs:

Discussion: Ms. Wells noted these signs are prohibited now and several existing ones are legal non-conforming, for which the city recently allowed improvement with electronic message boards. She asked if other improvements should be required at the same time as the message boards. Mr. Engberg said in 2020, Paradise Car Wash had a pole sign for which they wished to change the entire look. The city had to deny them because it was a pole sign and they were doing major reconstruction. A text amendment was done to allow non-conforming signs. Ms. Wells said the non-conforming signs should be allowed to undergo improvements. Other committee members commented they were not in favor of pole signs.

Awning Signs, Canopy Signs, Projecting Signs: *Revisions:* Projecting signs will now have vertical clearance reduced from 10' to 8', internal illumination will be allowed and signs that protrude above the roof line will be considered on a case-by-case basis.

Window Signs: Revisions: Ms. Wells said the maximum sign area was increased from 25% to 50% of the individual window sign area.

Discussion: Mr. Engberg noted that a permit is not required for window signs, but not more than 50% of the total window can be used for the sign. Ms. Horaz asked if window signs invite more clutter, however, Ms. Noble noted that some stores have limited window space. Committeeman Olson asked if the city would allow the same signage size if the entire wall was a window—it would not be allowed. Ms. Noble said the window signs are more cost-effective, are usually not permanent and also promote window shopping. It was suggested to reduce the percentage, but if the sign exceeds that, then a permit should be required. Ms. Wells noted that temporary window signs are no longer allowed. Mr. Transier asked if these prohibitions would allow painting of windows for sports or holidays? Due to the Supreme Court decision, Ms. Wells said the painting would be allowed at a temporary coverage at 25%. Some businesses may want to use window signs to block visibility for safety, security, etc. Mr. Engberg said language to define “temporary” would be needed and enforcement could be an issue if a permit is needed. Committee members discussed signs on blacked out windows. They agreed they do not want to require permits for window signs, to lower the maximum sign area for window signs and add allowance for plain window coverings.

On-site Travel Directional Signs: Revisions: Based on committee input, the maximum sign area was revised to a maximum of 6 sq. ft. of sign area and a maximum height of 4 feet.

Temporary Signs Standards & General Standards for Permanent Temporary Signs: Revisions: eliminated restriction on concurrent display periods and number per calendar year. Current regulations allow 30 day display per year and 3 non-concurrent display periods per calendar year. Temporary signs were changed to 90 days.

Temporary Sign Types: Revisions: Wall-mounted banner, increase sign area from 2.5% to 7.5% of wall area in specific districts and 5% to 10% on in other districts with 90-day display time. Ground-mounted: 90 days display time. Mr. Engberg added that sign size for buildings far from the main road is based on ratios.

Feather Signs: Revisions: Maximum sign area changed from 16 sq. ft. to 26 sq. ft. and maximum height from 8' to 12'. Three are allowed if 16 sq. ft. or less and 1 sign if 16 sq. ft. or more. For multi-tenant, 3 feather signs are allowed. The revision allows for 90 days in a calendar year and committee members suggested it should be in a 30-day consecutive period. Sandwich boards do not need a permit and are to be placed outside each day during business hours. Size was revised from 6 sq. ft. to 8 sq. ft., maximum height from 3' to 4', allow 2 sandwich board signs and eliminate restrictions of location relative to business. Ms. Horaz asked if portable signs on wheels are allowed and Ms. Wells said that temporary sign type is not included in the code and not allowed.

Miscellaneous Other Sign Changes:

Temporary Window Sign: eliminated

Post Sign: revised from 6 sq. ft. in all districts to 6 sq. ft. in residential and 16 sq. ft. for non-residential

Yard Sign: Increased height maximum from 3.5' to 4'

Cold Air Inflatables: This sign type that has been added, restriction of 72 hours and height maximum of 25'

Ms. Horaz asked about Happy Birthday and similar type of signs. Currently 2 yard signs next to each other are allowed and the 5' setback is eliminated. More discussion is also needed on these.

Election Signs: Revisions: General election signs will be changed to just “election” signs and eliminate 5' setback. A maximum display of 60 days before and 15 days after federal, state or local elections is allowed. Committee discussed number of signs to be allowed and to be cautious as to not limit someone's free speech. HOA's cannot exceed the number set by city regulations. The size is being restricted to 4 sq. ft. for any election sign, however, during elections, a person can have two - 4 sq. ft. signs. Mr. Engberg also cited a limit of 20 signs in the Section 10-6-2 for temporary signs.

General Sign Standards (Section 10-6-7): *Revisions:* Was 50% of sign area for permanent copy, revised to 80% of sign. Sign illumination cannot be detectable across property lines.

Discussion: Ms. Horaz asked if there can be double-sided electronic boards and how the permit is handled. Ms. Wells said the maximum sign area would be measured on one side of the sign. Ms. Horaz asked if electronic signs are allowed on walls? If the code is passed as written now, those signs would become legally non-conforming. Chairman Funkhouser suggested if businesses want that type of sign, they must forego a monument sign with Ms. Wells adding that most communities are only allowing them on monument signs. Consensus: electronic signs should generally be on monuments but, existing wall signs are legal non-conforming.

Prohibited Signs & Content Section (Section 10-6-9): *Revisions:* Originally included off-premises signs and billboards. Pending Supreme Court decision about off-premises signs and content neutrality of definition of off-premise signs and to avoid any issues, the off-premises signs were eliminated and just billboards allowed. The cold air inflatables were removed from the prohibited sign list. Ms. Horaz asked about the “rat” inflatables. They cannot be restricted and are allowed to be up 72 hours and no more than 25' tall.

Ms. Wells said she does not anticipate the Supreme Court to change their stance on the content issue. Regarding specific content, there is still a prohibited content section, so language was added to clarify if content is prohibited or restricted by state. Mr. Transier asked who defines what is obscene and Ms. Wells replied there is ample case law.

Safety, Maintenance, Abandonment (Section 10-6-10): *Revisions:* Requirement for landscape maintenance was eliminated, allowance for inspection and removal by zoning administrator was eliminated to reflect what city currently does.

3. Committee Comments and Questions

Ms. Horaz raised a concern about big apartment complexes and the affect the density has on traffic, schools, etc. Currently Oswego is looking at these kinds of developments. Ms. Noble said this topic could be addressed at a Planning and Zoning Commission meeting.

Next Step: Comments from Chapters 3, 4, and 5 will be sent to committee members for review and staff will be reviewing subdivision standards. The next meeting will be in early May and meeting content will depend on those comments and reviews.

4. Adjournment

There was no further business and the meeting adjourned at 8:33pm

Minutes respectfully submitted by Marlys Young, Minute Taker



MEMORANDUM

Date: March 9, 2022

SENT VIA EMAIL

To: Krysti Barksdale-Noble, AICP
Community Development Director
United City of Yorkville, IL

From: Houseal Lavigne Associates
Jackie Wells, AICP, Project Manager
Ruben Shell, Lead Support

Re: **Draft UDO Chapter 7 Proposed Changes Overview
Unified Development Ordinance Update**

The purpose of this memorandum is to provide a description of the proposed revisions to *Chapter 7. Subdivision Standards* of the City of Yorkville's Unified Development Ordinance. The major changes are described in each subsection of the proposed Chapter 7 below.

10-7-1 Intent and Purpose

This section largely retains the text of the existing 11-1-2: - Intent and Purpose, which describes the intent of the subdivision regulations. The existing chapter contains several provisions that all improvements are required to be installed by the developer and that conformance with City and County requirements outside the UDO are required. These provisions have been consolidated in the intent and purpose section at the beginning of the chapter.

10-7-2 Lots

This section retains the text in the existing section 11-5-9: - Lots of the existing subdivision standards, which establish provisions for lot orientation and access relative to roads. Requirements for lots to be at right angles to streets are retained. The existing provision discouraging double frontage and reverse frontage lots is also retained, although requirements for screening when adjoining roadways is proposed to be added. The existing requirement for lots to have public street access not including highways or major thoroughfares is also retained.

10-7-3 Street Design and Improvements

This section contains new text to regulate the design of street networks and ensure adequate connectivity throughout a subdivision.

New standards are proposed to specify that streets should relate to the existing topography and preserve natural features and provide safety for a variety of travel modes. A connectivity index minimum of 1.2 is proposed in subsection (A)(c). A connectivity index measures the ratio of the number of blocks (links) to the number of intersections (nodes) in the street network. A higher connectivity index reflects a greater number of blocks entering each intersection, and thus a higher level of connectivity for the neighborhood.

The existing maximum block length of 1,320 feet for nonresidential subdivisions is proposed to be retained, and a shorter maximum block length of 800 feet is proposed for residential subdivisions to improve neighborhood walkability.

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New standards are established in subsection (A)(5) to regulate the length of cul-de-sacs and require a turn-around radius. Further, new sections are established in subsection (A)(6) to require that streets within a subdivision that terminate at the subdivision's perimeter be street stubs. The street stub standards ensure that the internal streets may be extended outside the subdivision in the future and that street terminuses contain vehicle turnarounds.

Subsection (B) establishes new standards for the provision of different street design elements within subdivisions as listed below. The requirements for each street design element reflects best practices from throughout the United States. For instance, bicycle lanes are required to be at least four feet in width.

- Sidewalks
- Asphalt trails
- Bicycle lanes and shared bicycle/vehicle lanes
- Parkways between the roadway and adjoining sidewalks
- On-street parking
- Medians

Subsection (C) establishes minimum right-of-way and paving widths by street type, which were devised based on the standards in Aurora, Illinois. The subsection also establishes the street design elements required for each street type. For instance, sidewalks, parkways, and on-street parking are required for local residential streets, while shared bicycle and vehicle lanes are required at the City's discretion.

10-7-4 Circulation and Connectivity

The existing requirements for half streets are retained and alleys for commercial and industrial uses are proposed to be retained. New standards are added to clarify that all alleys are privately maintained and to encourage alleys in the residential subdivisions.

10-7-5 Easements

The existing provisions regarding easements for stormwater control, watercourses, utilities, and transition areas are proposed to be retained and reorganized for clarity.

10-7-6 Water, Sewer, and Stormwater

The existing provision regarding connections to water and sanitary sewers and required stormwater drainage are proposed to be retained.

10-7-7 Cluster Development

A new cluster development subsection is added to allow flexibility in the base district dimensional standards when natural resources are preserved. If only land in a flood hazard area is preserved, the gross density of the development is required to be consistent with the base district. An additional density bonus is allowed when additional features such as wetlands, native landscapes, mature tree stands, prime farmland, critical habitat, or others are placed in a conservation easement.

10-7-8 Anti-Monotony Standards

A new anti-monotony standards section is established to ensure building variety within individual subdivisions. The proposed standards are based on standards used in Elwood and New Lennox, Illinois, and in Jenks, Oklahoma. The new standards require that single-family detached or duplex uses within proximity along a street be visually differentiated from one another in terms of roof type, height, and the location of windows and other features on the front elevation.

10-7-9 Parkland Provision

New standards are established to require the provision of park and recreation space and school sites within subdivisions. The standards are based on those used in Woodridge, Illinois. Section (A)(1) establishes a minimum number of acres of park space per 1,000 estimated number of residents within the subdivision, while subsection (B)(1) establishes a required dedication of land for schools depending on the projected number of students in the subdivision. Subsection (D) provides estimates of the number of residents by age range depending on the type of housing proposed within the subdivision. A fee in lieu procedure is also included.

Sections Removed From the Chapter

Several existing sections of the subdivision standards have been removed from the draft chapter, including the sections that specify procedures and application requirements for subdivisions. These sections are proposed to be moved to the administration and enforcement chapter.

REVIEW GUIDE
 Existing Text
 New Text
 Deleted or Moved Text
 References to be updated

Chapter 7. Subdivision Standards and Procedures

10-7-1. Intent and Purpose 1
 10-7-2. Lots 2
 10-7-3. Street Design and Improvements 3
 10-7-4. Circulation and Connectivity 6
 10-7-5. Easements 7
 10-7-6. Water, Sewer, and Stormwater 7
 10-7-7. Cluster Development 8
 10-7-8. Anti-Monotony Standards 9
 10-7-9. Park and Recreation Land and School Site Dedication 9

10-7-1. Intent and Purpose

A. The regulations of this ~~title~~ Chapter are adopted to:

1. ~~To~~ Protect the interests of the landowner, the investor in land, the homeowner, and the municipal unit;
2. ~~To~~ Conserve, protect, and enhance property and property values; to secure the most efficient use of land; and to facilitate the provisions of public improvements;
3. ~~To~~ Provide for orderly growth and development; to afford adequate facilities for the safe and efficient means for traffic circulation of the public; and to safeguard the public against flood damage;
4. ~~To~~ Prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the provision of necessary public grounds for schools, parks, playgrounds, and other public open space; and
4. _____
5. ~~To~~ Establish procedures for the submission, approval, and recording of plats, to provide the means for enforcement of this title, and to provide penalties for violations.

B. **Provision of Improvements.** All improvements required by this Chapter shall be installed by the developer as part of a Minor Subdivision detailed in Section 10-8-## or a Major Subdivision as detailed in Section 10-8-##.

B.C. **Conformance With City's Standard Specifications and Ordinances.** All improvements required in this Chapter shall be as specified in the City's standard specifications for improvements, the Kendall County Stormwater Management Ordinance, and other applicable County ordinances where applicable.

Commented [RS1]: General Question: 2016 Plan states that tier 1, which are primarily SF housing, and tier 2 subdivisions, which are primarily SF, Duplex, and Townhomes should be fully built-out first through incentive programs before tier 3 subdivisions. Is there a zoning approach to consider for this article?

Diagnostic memo states that we'll consider an administrative process for the restart of dormant subdivision developments to implement this recommendation.

10-7-2. Lots

- A. **Conformance With District Standards.** All lots shall meet the minimum depth, width, and area requirements of the zoning ordinance governing district, unless otherwise approved as a cluster development.
- B. **Lot Size and Shape.** The size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated, as determined by the Planning Commission and City Council.
- ~~C. **Street Frontage Required.** Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street service and parking facilities.~~
- ~~D. **Major Road Frontage Prohibited.** The ~~f~~fronting of residential lots onto state and county highways or major thoroughfares, major collectors as design in the comprehensive plan is prohibited. ~~Each~~ Also prohibited is the fronting of residential lots onto any proposed major thoroughfare or major collectors, as designated by the comprehensive plan. ~~s~~Subdivision entrances for residential uses, and/or major entrances for commercial, industrial, and institutional uses shall be located not less than one thousand three hundred (1,300) feet apart, centerline to centerline, unless topography or existing street locations dictate otherwise.~~
- ~~E. **Right Angles Required.** Excessive depth in relation to width shall be avoided.~~
- F. ~~All lots shall front or abut on a public street.~~
- ~~G.C. Side lot lines shall be substantially at right angles or radial to street lines.~~
- D. Double Frontage and Reverse Frontage Lots.**
1. Double frontage and reversed frontage lots shall be avoided, except where necessary to overcome specific disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists.
 2. In these instances in which case, double frontage lots shall be provided with suitable screen planting when adjoining roadways as follows:
 - a. **Local or Collector Roads.** Double frontage lots adjoining a local or collector road shall provide a type C transition yard as specified in Table 10-5-2(F)(2).
 - b. **Arterial Roads.** Double frontage lots adjoining a local or collector road shall provide a type D transition yard as specified in Table 10-5-2(F)(2), contained in a no-access reservation strip along the rear property line and the right-of-way. When deemed necessary by the Plan Commission,
 - 4.3. Double frontage lots shall have additional depth to further protect the proposed use from rear lot line traffic, as deemed appropriate by the Plan Commission and City Council.
- G. **Subdivisions to Include Entirety of Parent Parcels.** Subdivisions must include and plan for the entire parcel or parcel(s) being divided, and ~~may have no~~ shall not exceptions or exclusions ~~de~~; and shall not contain "leftover" pieces, corners, or remnants portions of the parcel/parcel or parcel(s) being divided from the subdivision land. Lot widths shall be measured at the building setback line, and may be reduced ten (10) percent at the end of a cul-de-sac, provided that the lot area meets the requirements of the zoning ordinance UDO.
- H.
- E. **Access.**
1. All lots shall front or abut on a public street.

Commented [BS2]: What does this mean?

2. The fronting of residential lots on state and county highways or major thoroughfares, major collectors as designated in the comprehensive plan is prohibited. Each subdivision entrance shall be located not less than one thousand three hundred (1,300) feet apart, centerline to centerline, unless topography or existing street locations dictate otherwise.
~~Each lot, tract, or parcel shall be provided with access to a public street, approved private street, or highway.~~
3. Non-access provisions controlling ingress and egress to streets may be required by the Planning Commission and City Council to assure traffic safety and to relieve congestion at intersections.
4. The distance between access points shall be approved by the City Engineer.

10-7-3. Street Design and Improvements

A. Street Network Design

1. General Street Layout.

- a. In general, streets should be designed and located so that they relate to the topography, preserve natural features such as streams and tree growth, and provide adequate public safety and convenience for motorists, cyclists, and pedestrians alike.
- b. The proposed street layout shall also be coordinated with the existing street system of the surrounding area. Where a through street or a series of streets establishes a connection between two (2) public streets, such street shall be a public street.
- c. **Connectivity Index.** A connectivity index shall be used to determine the adequacy of street layout design. A connectivity index is calculated as the ratio of the number of street links (road sections between intersections) in the subdivision street layout divided by the number of street nodes (intersections and cul-de-sac heads). Streets within a subdivision shall have a minimum connectivity index measurement of one and two-tenths (1.2).

Commented [BS3]: Do we have example calculations of this?

2. Blocks.

a. Length.

- i. Blocks in residential subdivisions shall not exceed eight hundred (800) feet in length.
- ii. Blocks in nonresidential subdivisions shall not exceed one thousand three hundred twenty (1,320) feet in length.

- ###### b. Width. Lots shall have sufficient width to provide two (2) tiers of lots of appropriate depth, except on boundaries of a proposed subdivision or where required to separate and discourage through traffic between residential subdivisions and nonresidential development.

~~The length, width, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block length in residential areas shall not exceed one thousand three hundred twenty (1,320) feet, nor have less than sufficient width to provide two (2) tiers of lots of appropriate depth between street lines, except that one (1) tier of lots may back onto a limited access highway, railroad right-of-way, or major street, provided suitable screen planting contained in a no-access reservation strip along the rear property line is provided.~~

- ##### 3. Street Jogs. Street intersection jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited. Horizontal changes in alignment shall have a radius of twenty (20) feet to permit safe vehicular turning movements.

Commented [BS4]: What does this mean?

4. Street Intersections.

- a. Streets shall be laid out so as to intersect as nearly as possible at right angles. Proposed intersections at angles of less than eighty (80) degrees shall not be acceptable.

- b. Property lines at minor street intersections shall be rounded with a minimum radius of twenty-five (25) feet. Property lines at street intersections involving major streets and highways shall be rounded with a minimum radius of thirty (30) feet.

Commented [BS5]: Let's discuss this one. Corner cuts versus radii?

5. Cul-de-sacs.

- a. Cul-de-sacs shall not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn-around.
- b. Cul-de-sacs shall have a turn-around radius at the property line of not less than fifty (50) feet.
- c. Cul-de-sacs shall have a curb radius of not less than forty (40) feet.

Commented [BS6]: Turn arounds need to meet current BKFD equipment turning movements.

6. Street Stubs.

- a. In new developments the subdivider shall terminate streets as stubs at the outer perimeter boundaries of the development based on the criteria below. If the street in question meets at least two (2) of the criteria, then the street must be built to an appropriate collector street standard:
 - i. The street intersects directly with any street designated as an arterial street and provides access to an area with an overall density of ten (10) dwelling units per acre or provides access to more than one hundred fifty (150) dwelling units.
 - ii. The street by its general configuration, in relationship to the existing development of the area, serves any collector function.
 - iii. The street extends into an undeveloped area in such a manner as to serve any future collector function.
 - iv. The street serves as the primary access to a significant nonresidential, institutional, or recreational land as well as an access to a residential area of twenty (20) or more acres.
 - b. Street stubs shall be clearly demarcated and identified for future street extension by street signage.
 - c. All street stubs shall terminate with a turn-around for vehicles.
 - d. All stub streets shall conform to the City's adopted version of the International Fire Code.
 - e. The City Engineer may deem that the street stub impractical due to topographic conditions, environmental constraints, property shape, or property accessibility.
- 7. Dead End Streets.** Dead end streets shall not be permitted except as street stubs per the requirements of this section where same will be eventually extended in adjacent unplatted areas. Such temporary dead-end streets shall terminate with a turn-around.

B. General Improvement Requirements.

- 1. **Sidewalks.** Concrete sidewalks consisting of shall be a width of at least five (5) feet in width and as specified in the City's standards for improvements shall be installed by the developer within all subdivisions depending on the street type.
- 4.2. **Asphalt Trail.** Asphalt trails shall be consisting of a minimum width of eight feet shall be installed. at least eight (8) feet in width.
- 2.3. **Bicycle Facilities.**
 - a. Bicycle lanes shall have be at least four (4) feet in width.
 - b. Shared bicycle and vehicle lanes and bike lanes shall be delineated in accordance with NACTO standards.

Commented [JW7]: QUESTION TO STAFF: Some communities are asking for more than 5 feet for sidewalks – is Yorkville interested?

Commented [BS8]: Shared-Use Paths??

4. Parkways.

- a. Parkways shall be at least seven (7) feet in width, however, parkways may be reduced to five (5) feet in width along minor streets or lower-traffic volume street types as approved by the City.
- b. Parkways shall be located between the back of curb and sidewalk.
- c. A minimum of one (1) canopy tree shall be planted per every forty (40) linear feet of parkway. Where overhead utility line conflicts are present, a minimum of one (1) understory tree shall be planted every twenty (20) feet. The spacing of trees shall take into consideration site-specific conditions and clear vision triangles.
- d. A complete streetlight system shall be installed in the required parkway in all subdivisions.

5. On-Street Parking.

- a. On-street parking shall be parallel.
- b. On-street parking spaces shall have the following minimum dimensions:
 - i. Width: Eight (8) feet.
 - ii. Length: Twenty-three (23) feet.
- c. On-street parking spaces shall be delineated with striping with a minimum width of four (4) inches.
- d. The surfacing material of on-street parking spaces shall be textured to visually delineate parking spaces from drive aisles.

Commented [BS9]: Would striping not take care of this also?

6. Medians.

- a. Medians shall have a minimum width of ten (10) feet.
- b. Medians shall be planted with a minimum of fifteen (15) shrubs or native grasses every fifty (50) linear feet.
- c. Medians shall be improved with a mountable curb with a minimum height of nine (9) inches and a gutter with a minimum width of nine (9) inches.
- d. Medians shall taper to a minimum of four (4) feet at intersections.
- e. Medians shall be a minimum of ten (10) feet in width.

Commented [BS10]: Should be removed. This will be addressed in the Standard Specifications.

Commented [BS11]: Noted twice.

C. Street Design Requirements.

- 1. Right-of-Way Widths. The minimum right-of-way widths of proposed streets shall be as detailed in Table 7-1-3(C)(1).

Commented [JW12]: Revise street type names to be more descriptive

Commented [BS13]: This should be discussed. What are the reasons why we are changing from our current standards?

Type of Street	Maximum Right-of-Way Widths (Feet)
Arterial	100
Collector	85
Local Nonresidential	80
Local Residential	75

- 2. Paving Widths. The minimum paving widths from curb face shall be as detailed in Table 7-1-3(C)(2).

Commented [JW14]: Based on Aurora's requirements

Commented [BS15]: This should be discussed. What are the reasons why we are changing from our current standards?

Table 10-7-3(C)(2): Minimum Paving Widths

Type of Street	Maximum Paving Width (Feet)
Arterial	49
Collector	41
Local Nonresidential	39
Local Residential	31

3. **Required Street Design Elements.** Required street design elements shall be as established per street type in [Table ###-##](#).

- a. A "•" indicates an element that is required on one (1) side of a given street.
- b. A "◦" indicates an element that is required on both sides of a given street.
- c. A "◊" indicates an element that is required.
- d. A "◻" indicates an element that is required at the discretion of the City.

Table 10-7-3 (C)(3) Required Street Design Elements

Type of Street	Required Street Design Element						
	Sidewalk	Asphalt Trail	Parkway	Bicycle Lane	Shared Bicycle & Vehicle Lane	On-Street Parking	Median
Freeway or Expressway	As required by the IDOT						
Arterial	•	•	◦	◦			◊
Collector, Bike Lane & Median	•	•	◦	◦			◊
Collector, On-Street Parking	•	•	◦		◻	◦	
Local Nonresidential, Bike Lane & Median	◦		◦	◦			◊
Local Nonresidential, On-Street Parking	◦		◦		◻	◦	
Local Residential	◦		◦		◻	◦	

10-7-4. Circulation and Connectivity

A. Half Streets.

1. Half streets shall be prohibited, except where the Plan Commission deems them essential to the reasonable development of the subdivision, and in conformity with the other requirements of these regulations, and where the Plan Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided.
2. A right-of-way width of not less than forty (40) feet, and a pavement width of not less than twenty-two and one-half (22½) feet, shall be required for the half street.
3. Where a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted and constructed within such tract.
4. In cases where half streets are accepted, the owner and subdivider shall be required to grade and improve the half street, the same as all other subdivision streets.

B. Alleys.

1. All Alleys. All alleys shall be privately maintained.

Commented [BS16]: Is this section needed?

Commented [JW17]: QUESTION TO STAFF: Is this true regardless of the roadway type?

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4.2. **Commercial and Industrial.** Alleys shall be provided in all commercial and industrial districts, except that the City may waive this requirement where another definite and assured provision is made for service access, such as off-street loading and parking consistent with, and adequate for, the uses proposed.

Commented [BS18]: Provided for all?

2.3. **Residential.** Alleys are encouraged in subdivisions in the R-2D, R-3, and R-4 Districts and when provided shall have a minimum right-of-way width twenty (20) feet. Alleys shall not be approved-prohibited in residential areas the A-1, R-1, R-2, and R-2A Districts, unless deemed necessary by the City Engineer because of topography or other exceptional circumstances.

4. **Dead End.** Dead end alleys shall be avoided where possible, but where unavoidable, shall be provided with an adequate vehicle turn-around at the terminus as determined by the City Engineer. Dead end alleys shall be prohibited.

3. **Obstructions.** No obstructions shall be permitted in areas reserved for alleys.

4.5.

10-7-4.10-7-5. Easements

A. Utility Easements Required.

1. Utility easements at least ten (10) feet wide shall be provided at the rear of all lots. Such utility easement shall be at least ten (10) feet wide on each lot, and normally centered upon the rear or side lot lines.

Commented [BS19]: Not always able to be centered.

2. Utility easements may be required at other locations than the rear of lots and at greater widths than ten (10) feet to accommodate proposed utilities and to provide space for future utilities, as deemed appropriate by the City Engineer.

Commented [BS20]: Side Yard Easement Requirements?

3. Utility easements shall be provided along both sides of all rights-of-way in parkways as required in Section 10-7-3(E).

Commented [BS21]: Not in parkways.....private property.

A. **Stormwater Control Facilities Easements Required.** Easements will shall be required for all stormwater control facilities and for overflow routes. The City may require wider easements and easements at other locations to accommodate proposed utilities and to provide space for future utilities.

B. Easements shall be provided at the side of all lots, and shall be at least five (5) feet wide on each lot, immediately adjacent to the property line.

C. Easements shall be provided along both sides of all rights-of-way, immediately adjacent and parallel, to said right-of-way. This easement shall be for utilities. Evidence shall be furnished to the Plan Commission that the individual utility companies or the organization responsible for furnishing the service involved have reviewed easements, and any easement provisions to be incorporated on the plat or in the deeds.

Commented [RS22]: Relocate this provision to the application requirements.

D. **Watercourse Easements Required.** Where a watercourse, drainage channel, stream, or other body of water traverses a subdivision, appropriate dedications or appropriate dedications or easement provisioneasement provisions, with adequate width or construction to accommodate the observed, computed, or anticipated stormwater drainage through and from the subdivision shall be made. The width of the easement shall be dependentdepend on the area of land drained by the watercourse, and wide enoughshall be of adequate width to allow access for construction and maintenance equipment.

D. **Transition Area Easements.** Transition area easement(s) may be required in accordance with the standards of Section 10-5-3(F). If said easement is to also be used for public utilities, only such plant materials that have an ultimate growth not exceeding fifteen (15) feet shall be used.

10-7-5.10-7-6. Water, Sewer, and Stormwater

A. Water System Connection Required.

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1. ~~All parcels within a subdivisions and units therein~~ shall be required to ~~provide connection~~connect to the United City of Yorkville's Public Water Supply System, including required water main extensions off-site, to the sizes required by the City, ~~and all costs shall be borne by the developer.~~
2. ~~All developments subdivisions must shall~~ provide a looped, double fed water system, and extensions to the boundaries of the development, as directed by the City, shall also be included in the water system, ~~to be funded by the developer.~~
4. ~~The water system shall be as specified in the City's standard specifications for improvements.~~

Commented [BS23]: Is last part of the sentence needed?

B. Sanitary Sewer Connection Required.

1. All ~~subdivisions and units therein~~parcels within a subdivision shall be required to provide connection to the sanitary sewer system, including required sewer extensions off-site, to the sizes and depths ~~as~~ required by the City.
2. The sanitary sewers shall be extended to the far boundaries of the development, as directed by the City. ~~All costs of these improvements will be borne by the developer.~~
2. ~~The sanitary sewer system shall be as specified in the City's standard specifications for improvements.~~

B.C. Stormwater Drainage Required.

1. Surface water drainage improvements consisting of storm sewers ~~and~~ open channels, inlets, catch basins, manholes, and/or detention facilities, shall be designed and constructed to adequately drain the area being developed; and ~~also all of any such~~ other areas that naturally drain through the area being developed.
2. If the natural surface water drainage will be changed by the construction of the subdivision, adequate provision shall be made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, ~~and such S~~ surface waters shall not be deposited on the property of adjoining landowners; in ~~such~~ a manner ~~as to that~~ causes erosion or other damage.
3. ~~The Designed planning design~~ of surface water drainage facilities shall be performed by, or under the supervision of, a professional engineer, registered in the State of Illinois. ~~The stormwater drainage system shall be as specified in the City's standard specifications for improvements and the Kendall County stormwater management ordinance adopted by reference in this Code.~~
4. ~~It will be the homeowner's responsibility to~~The property owner shall maintain any drainage course across their property, and ~~to shall~~ keep their property free from features that restrict the natural drainage.

Commented [JW24]: QUESTION TO STAFF: Are open channels still desirable?

Commented [BS25R24]: Yes, they have there place.

Commented [JW26]: QUESTION TO STAFF: Should we require they be stamped by a PE?

Commented [BS27R26]: All improvements are required to be designed by a PE licensed in the state of Illinois. I would recommend this statement be removed.

10-7-7. Cluster Development

Cluster development is allowed in residential subdivisions in the R-1, R-2, R-2A, and R-2D Districts to encourage and accommodate, in a unified project, creative and imaginative approaches to development that preserve sensitive natural areas.

A. Resources to be Conserved. To qualify for cluster development any land located in a special flood hazard area, as determined by the Federal Emergency Management Agency, shall be placed in a conservation easement.

A.B. Maximum Density per Acre. The gross density of a cluster development shall not exceed the maximum dwelling units per acre detailed in [Table 16-8-7\(B\)](#).

Commented [RS28]: 2016 Comprehensive Plan – adopt new subdivision codes that encourage quality development and protect and preserve environmental assets as a goal.

Plan also states to adopt conservation subdivision design on pg. 119

Commented [RS29]: UDO Community engagement suggests that smaller lot options such as 5,500 sq ft should be considered for mixed housing development. How to incorporate.

District	Maximum Density
R-1	4 dwelling units/acre
R-2	4.5 dwelling units/acre
R-2A	7 dwelling units/acre
R-2D	5 dwelling units/acre

C. Maximum Dimensional Standards Reduction. The dimensional standards established in Table 10-3-9 may be reduced by thirty (30) percent or by the cumulative total land area to be placed in a conservation easement, whichever is less.

D. Density Bonus. The maximum gross density per acre, per district, may be exceeded by a maximum of thirty (30) percent if a minimum of one (1) of the following sensitive natural areas are placed in a conservation easement. The maximum allowed density bonus shall be as determined by the City Council and shall be directly tied to the amount of land area placed in a conservation easement.

1. Wetlands.
2. Native landscapes.
3. Mature tree stands.
4. Prime farmland.
5. Critical habitat, and/or
6. Other as approved by the Zoning Administrator.

10-7-8. Anti-Monotony Standards

A. Building Variety Standards.

1. No new single-family detached or duplex dwelling units shall be similar in appearance to any other single-family detached or duplex dwelling units within three (3) units on either side of the subject property or on any of the five (5) units across the street from the subject property.
2. On cul-de-sac turnarounds, no single-family detached or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.

B. Similarity Standards. Any two (2) dwelling units shall be considered similar in appearance if they are identical or nearly identical to one another in any three (3) of the following characteristics:

1. Roof type (gable, hip, mansard, gambrel, flat, combination);
2. Roof height;
3. Approximate dimensions (height and length) of the front wall closest to the front lot line;
4. Shape of the front elevation silhouette;
5. Relative location and size of windows on the front elevation;
6. Relative location and dimensions of garage door(s), if included on the front elevation; and
7. Type(s) of exterior building cladding materials on the front elevation.

Commented [RS30]: Based on standards used in Elwood and New Lennox and our's in Jenks.

10-7-9. Park and Recreation Land and School Site Dedication

As a condition of approval of a final plat of a subdivision, the developer shall dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the development, or a cash contribution in lieu of the land dedication, or a combination of both, at the discretion of the City, in accordance with the criteria and formula below.

A. Criteria For Requiring Park and Recreation Land Dedication.

Commented [RS31]: 2016 Comprehensive Plan – Include open space provision requirements for all subdivision applications.

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1. **Requirements and Population Ratio.** The quantity of land required for park dedication shall result directly from the total population of the proposed development. The total requirement shall be five and one half (5 ½) acres of land per one thousand (1,000) residents. The required five and one-half (5 ½) acres shall be allocated into different types of recreation areas as shown in [Table #####](#), or as may be required by City Council at its discretion.

Type of Recreation Area	Size Range	Minimum Acres Per 1,000 People
Play lot	Minimum - 8,000 square feet	n/a
School/park (neighborhood playground)	Minimum - 5 acres	1.25
Neighborhood park	Minimum - 3 1/2 acres	1
District-wide park or play field	Minimum - 4 acres, up to 30 acres	1.25
Community-wide recreation park	Minimum - 12 acres, up to 30 acres	2
Total		5.5

B. Criteria For School Site Dedication.

1. **Requirement and Population Ratio.** The required dedication of land for school sites shall depend on the quantity of students projected to be generated within the subdivision. The land dedication requirement shall be determined by obtaining the ratio of the maximum number of students to be served in each such school classification as defined in [Table ###-###](#) and the minimum number of acres for a school site of each school classification defined in [Table ###-###](#). The product shall be the number of acres of land required for sufficient school sites to serve the estimated children in each such school classification.

School Classification Grade	Maximum Number of Students for Each School Classification	Minimum Number of Land Acres for Each School Site for Such Classification
Elementary Schools - Grades K-3	600 students	11 acres
Junior High Schools - Grades 6-8	900 students	19 acres
High Schools - Grades 9-12	2,300 students	48 acres

C. **Contribution in Lieu Procedure.** At the City's discretion, it may require the developer to pay a contribution in lieu of the land dedication required. The cash contribution required in lieu of park and recreation and/or school facilities shall be per the fee schedule adopted by the City. The cash contributions in lieu of park and recreation land dedication shall be held in trust solely for the acquisition of park and recreation land which will be available to serve the needs of the residents of the subdivision.

D. **Estimated Population Per Dwelling Unit.** Table [###-###](#) of population density shall be used to calculate the quantity of dedicated acres of land for parkland or schools or to determine the required cash contribution in lieu of.

Type of Unit	Preschool 0-4 Years	Elementary 5-10 Years	Junior High 11-13 Years	High School 14-17 Years	Adults 18+ Years	Total Per Dwelling Unit All Ages
<i>Dwelling, Single-Unit</i>						
2 Bedroom	0.113	0.136	0.048	0.020	1.700	2.017
3 Bedroom	0.292	0.369	0.173	0.184	1.881	2.899
4 Bedroom	0.418	0.530	0.298	0.360	2.158	3.764
5 Bedroom	0.283	0.345	0.248	0.300	2.594	3.770
<i>Dwelling Duplex, Dwelling, Townhome</i>						

Commented [RS32]: Table of population per DU from Woodridge IL subdivision standards.

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<i>1 Bedroom</i>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>1.193</u>	<u>1.193</u>
<i>2 Bedroom</i>	<u>0.064</u>	<u>0.088</u>	<u>0.048</u>	<u>0.038</u>	<u>1.752</u>	<u>1.990</u>
<i>3 Bedroom</i>	<u>0.212</u>	<u>0.234</u>	<u>0.058</u>	<u>0.059</u>	<u>1.829</u>	<u>2.392</u>
<i>4 Bedroom</i>	<u>0.323</u>	<u>0.322</u>	<u>0.154</u>	<u>0.173</u>	<u>2.173</u>	<u>3.145</u>
<i>Dwelling, Multi-Unit</i>						
<i>Efficiency</i>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>1.294</u>	<u>1.294</u>
<i>1 Bedroom</i>	<u>0.000</u>	<u>0.002</u>	<u>0.001</u>	<u>0.001</u>	<u>1.754</u>	<u>1.758</u>
<i>2 Bedroom</i>	<u>0.047</u>	<u>0.086</u>	<u>0.042</u>	<u>0.046</u>	<u>1.693</u>	<u>1.914</u>
<i>3 Bedroom</i>	<u>0.052</u>	<u>0.234</u>	<u>0.123</u>	<u>0.118</u>	<u>2.526</u>	<u>3.053</u>