

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

Thursday, July 14, 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 attendance  
Dan Transier, Alderman/in-person attendance  
Jeff Olson, PZC Chairman/remote attendance  
Deborah Horaz, PZC Member/remote attendance  
David Schultz, Engineer-HR Green/remote attendance

**Others Present:**

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

**Previous Meeting Minutes** May 19, 2022

The minutes were approved as presented.

**Citizens Comments** None

**1. Introduction**

Mr. Engberg said there would be a review of Chapters 3, 4, 5 at this meeting. All the comments given prior to this have been reviewed and have been incorporated into the draft. He said further changes can be made if needed and he summarized the changes made for Chapters 3, 4 and 5 below.

**2. Review of Materials**

**a. Chapter 3: District Standards**

There had been discussion about a different type of land use zoning for a smaller lot of 6,000 sq. ft. minimum, which would help diversify housing stock. Mr. Engberg surveyed nearby towns and reported on Blackberry Knolls in Oswego which has 7,000-8,000 sq. ft. lots. There are other similar lots in the area and all are PUD's, however, Yorkville's proposed zoning is R2A which may not need a PUD. A table of setbacks was also added. Accessory structures would now be allowed in the side yard, helping reduce variance requests. Also added was an ACU (Accessory Commercial Unit) which would allow for home occupations, addressed on a case-by-case basis. These are not allowed at this time. A section was added for ADU's (Accessory Dwelling Units) which has become a trend allowing for rentals in basements, additions, etc. Only one is allowed.

**b. Chapter 4: Use Standards**

Regarding RV trailers & boat parking, screening/6-foot fence will be required if parking an RV in the side yard.

### **c. Chapter 5: Development Standards**

Off-street parking standards: added regulations for curbside pick-up, side or back, Zoning Administrator makes final decision on location.

Ride-share pick-up and drop off: on side or rear

Off street parking & electric charging stations: Looking to the future, will require one EV charging station per 50 parking spots.

Parking Pads: would now allow parking in side yard, requires screening with 50% or more opacity.

### **3. Committee Comments and Questions**

#### Chapter 3 District Standards Questions/Discussion

The committee discussed lot sizes and after much consideration, they decided to recommend a minimum 6,000 sq. ft. lot, 65 ft. lot width, 10 yard setback, 25 ft. rear and front yard setbacks. It was suggested that this would allow a bigger envelope on which to build a home.

Alderman Transier asked if businesses that install electric charging stations, will be allowed to charge fees for usage. Mr. Engberg said there is no language in the zoning code for fees, but any business with more than 50 parking spots will be required to install the stations. Mr. Funkhouser asked if 1 per 50 is an industry standard. Ms. Noble will check with the consultant, however, she is aware of parking lots with less than 50 spots, that provide charging stations and they have the opportunity to charge. Charging station requirements apply to new construction or significant re-development (expansion or renovation of parking lot). Mr. Schultz asked about the enforcement of the stations to be in working order and powered. Ms. Noble replied that since it is private property, it is possible the building permit could be revoked.

Regarding Chapter 10-3-10, Mr. Funkhouser asked for a clarification regarding dimensional standards on the back side of the lot. The minimum lot width is measured at the front yard setback line, but on curves and cul-de-sacs it is measured at the back side of the setback line. Ms. Horaz asked if the street widths had been recommended for reduction. The street widths will be discussed in Chapter 7 and Mr. Engberg added that in Chapter 5, driveway parking stall widths were restored.

Ms. Horaz asked if the number of accessory buildings will be limited on residential lots--currently there are no limits. She also asked about the 3-foot rule for awning and canopies. Ms. Noble gave an explanation of how far canopies and porch/deck can extend into setbacks. Ms. Horaz also noted a spelling error in 10-3-6. She also asked why ornamental lighting is not allowed in the back yard. It is not allowed by the rear buildable area and lot line so that light does not spill over into the neighbor's yard. Ms. Noble clarified that this applies to the required yards.

Side yard accessory structures were discussed and Mr. Engberg asked for feedback. Mr. Transier said he was OK with sheds in the side yard if they don't encroach. Sheds over 100 sq. ft must be permitted. Typically the HOA's govern what a shed must look like. Ms. Horaz said a detached garage should match the house color. This topic will be reviewed further in discussions of garage and shed requirements.

#### Chapter 4 Use Standards Questions/Discussion

Mr. Engberg said Chapter 10-4-7 (microbreweries/ brewpubs) was just amended in the zoning ordinance and is included in the supplemental material. Regarding Chapter 10-4-2, Ms. Horaz said 1-car garages are not enough and causes more parking congestion on the streets. Others pointed out that it allows for other options and gives more flexibility. Mr. Olson noted there is a development with just one garage on Kirk Rd. that looks nice. Some of the 1-car garages are likely deeper and also allow for another car in the driveway. Chairman Funkhouser said the one-car garages could be addressed along with street width in the final document. Mr. Schultz asked if there are floor plans to see if there is storage in the back of the garage. Staff will try to obtain images for a better visual.

Mobile home parks must be situated on at least 10 acres and conventional home setbacks also apply to mobile homes. Ms. Horaz asked if mobile home parks were necessary as they are sometimes not maintained. At this time, mobile homes are considered special uses and would have to go through a Public Hearing and reviews, said Mr. Engberg.

Ms. Horaz noted that some of the categories in Chapter 4 are blank and she requested additional labeling on some of the diagrams. Some categories were left blank to be able to add new uses or standards in the future. It was noted the red-lined version has more info.

Chairman Funkhouser asked to discuss the 10-foot clearances for free-standing solar energy systems. It was determined that particular language was to have been removed. He addressed ground covers, requirements and maintenance for solar farms. Grasses or low covers are required and no gravel is allowed. Typical covers are tall grasses or prairie grasses. Ms. Horaz asked if solar panels that do not have guide wires, need to have a concrete base to hold them in place in a back yard. That is covered in the building code and is considered an accessory structure. Ms. Noble said there are international standards. She said Building Code Official Pete Ratos could be invited to a future meeting to provide further information. At this time, solar panels can project off the house 5 feet from edge of roof like an awning, on the rear or side. Height and projection will need to be determined if the panels hang off the roof. Ms. Horaz asked for an explanation of mechanical screening. It is any mechanical equipment on the roof, parapet wall etc. Specific language will be provided for awning-mounted panels.

Regarding cannabis sales, the ordinance only allows one wall sign. This topic will be reviewed again since there are still questions. Mr. Transier said the state only allows for one wall sign. It was suggested that a special category may need to be added for cannabis signs and guidance from City Attorney Orr will be requested. Committee member Horaz said it also doesn't mention in-house deliveries which some cities are doing and is in the code. Mr. Engberg cited the ordinance which prohibits drive-through deliveries as well as e-commerce delivery service platforms.

Home occupations and equipment needed were discussed such as home beauty shops. Accessory commercial units would be subject to special use, if incorporated into the code.

#### Chapter 5 Development Standards Questions/Discussion

Ms. Horaz questioned parking lot landscaping and if ground covers will be eliminated in Chapter 10-5-3. She suggested having bushes in threes or fives with general grouping, but natural looking. She said consideration should be given to how it will look when mature as it is often too dense. Mr. Olson added that ordinances in some towns have both grouping and natural looking.

Replacement trees were discussed and there is an alternative fee that can be paid if the landscaping is already dense. Mr. Funkhouser said he would like to see a "fee in lieu of" for the parkway tree replacement program and this would be a funding mechanism for replacing trees throughout the city. Parkway also need to be able to accommodate trees.

#### Final Comments

Ms. Horaz commented that she would like more explanations with the illustrations. The consultants are working on Chapter 8 and will be attending the August meeting. If Chapter 8 is ready for review, the committee will discuss it and also Chapter 7.

#### **4. Adjournment**

There was no further business and the meeting adjourned at 8:23pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker/in-person attendance