

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2019-03**

NOTICE IS HEREBY GIVEN THAT Matthew C. Hively, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels. The real property is located south of Illinois Route 71, and north of Illinois Route 126 and part of the previously approved Windmill Farms Annexation Agreement, which allowed for certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business Zoning districts. The petitioner is seeking to rezone two (2) parcels to the B-3 General Business District and one (1) parcel to the A-1 Agricultural District. The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel.

The legal description of said parcels is as follows:

PARCEL 3

That part of the Northeast quarter of Section 3, Township 36 North, range 7 East of the third principal meridian described as follows: Beginning at the Southwest corner of said Northeast quarter; thence North 01 degrees 34 minutes 52 seconds West along the West line of said Northeast quarter 245.12 feet; thence South 84 degrees 27 minutes 30 seconds East 198.51 feet; thence North 00 degrees 42 minutes 30 seconds West 423.02 feet to the center line of Illinois State Route No. 71; thence North 60 degrees 02 minutes 30 seconds East along said center line 472.59 feet to a line drawn North 00 degrees 10 minutes 48 seconds East parallel with the West line of said Northeast $\frac{1}{4}$, from a point on the South line of said Northeast $\frac{1}{4}$ which is 598.62 feet Easterly of the Southwest corner of said Northeast $\frac{1}{4}$; thence South 00 degrees 10 minutes 48 seconds West along said parallel line 880.56 feet to said South line; thence South 89 degrees 34 minutes 48 seconds West along said South line 598.62 feet to the point of beginning, being a portion of a larger parcel of land described as parcel 3 in Quit Claim Deed recorded on April 24, 2017 as Document 2001700006075, in Kendall County, Illinois.

PARCEL 8

That part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian, described as follows: Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter, 1,995.75 feet to the center line of Illinois State Route No. 71; thence North 71 degrees 23 minutes 59 seconds East along said center line 30.45 feet to the point of intersection of said center line with center line of Illinois State Route No. 126 for the point of beginning; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 230.67 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course at the last described point at the last description point, 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 761.0 feet; thence South 58 degrees 16 minutes 47 seconds West 265.38 feet to said Route 126 center line; thence Northwesterly along said Route 126 center line being along a curve to the left and having a radius of 2292.01 feet which is tangent to a line drawn North 72 degrees 57 minutes 06 seconds West from the last described point 147.83 feet; thence North 76 degrees 38 minutes 49 seconds West along said Route 126 center line 850.98 feet thence Northwesterly along said Route 126 center line being along a curve to the right and having a radius of 2,148.79 feet which is tangent to the last described course at the last described point, 383.53 feet to the point of beginning, excepting therefrom that part described as follows: that part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter 1,995.75 feet to the center line of Illinois State Route 71; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 261.12 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road for the point of beginning; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 258.05 feet; thence South 68 degrees 29 minutes 47 seconds West 200.0 feet; thence North 21 degrees 30 minutes 13 seconds West parallel with said Wing Road center line 250.0 feet to said Route 71 center line; thence Northeasterly along said Route 71 center line 200.16 feet to the point of beginning, in the United City of Yorkville, Kendall County, Illinois.

And also excepting, that part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83); commencing at the Southwest corner of the Southwest quarter of said Section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the point of beginning, from the point of beginning; thence North 69 degrees 55 minutes 19 seconds East, 230.66 feet along said centerline; thence Northeasterly, 940.58 feet along an 11,479.02 foot radius curve to the left having a chord bearing North 67 degrees 34 minutes 29 seconds East, 940.31 feet; thence South 22 degrees 56 minutes 31 seconds East, 60.03 feet; thence Southwesterly, 418.10 feet on an 11,539.02 foot radius curve to the right having a chord bearing South 66 degrees 16 minutes 29 seconds West, 418.08 feet; thence South 59 degrees 24 minutes 09 seconds West, 71.10 feet; thence South 25 degrees 14 minutes 24 seconds West, 60.52 feet; thence Southeasterly, 570.87 feet on an 875.00 foot radius curve to the left having a chord bearing South 55 degrees 22 minutes 46 seconds East, 560.80 feet; thence South 74 degrees 04 minutes 13 seconds East, 274.41 feet; thence South 64 degrees 05 minutes 29 seconds East, 35.85 feet; thence South 56 degrees 49 minutes 00 seconds West 64.56 feet to the center line of a public highway designated IL 126; thence Northwesterly, 162.08 feet on said centerline being a 2,291.64 foot radius curve to the left having a chord bearing North 76 degrees 16 minutes 12 seconds West, 162.05 feet thence North 78 degrees 17 minutes 46 seconds West, 357.37 feet on said centerline; thence North 53 degrees 52 minutes 46 seconds West, 96.76 feet to the existing Northerly right of way line of IL 126, thence Northwesterly, 297.03 feet on a 990.00 foot radius curve to the right having a chord bearing North 45 degrees 17 minutes 03 seconds West, 295.92 feet; thence North 36 degrees 39 minutes 21 seconds West, 23.77 feet; thence North 77 degrees 19 minutes 38 seconds West, 84.74 feet; thence South 69 degrees 03 minutes 36 seconds West, 100.61 feet; thence South 69 degrees 55 minutes 52 seconds West, 149.98 feet to the Southerly right of way line of said IL 71; thence South 65 degrees 32 minutes 40 seconds West, 113.94 feet to the centerline of said IL 126; thence Northwesterly, 119.55 feet on said centerline being a 2170.59 foot radius curve to the right having a chord bearing North 69 degrees 20 minutes 17 seconds West, 119.54 feet to the point of beginning.

Parcel 8A (included in parcel 8 but separated out for title vesting purposes only):

That part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83): Commencing at the Southwest corner of the Southwest quarter of said section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East , 31.52 feet along said centerline to the centerline of pavement SBI Route 66 (IL 126); thence South 69 degrees 20 minutes 17 seconds East, 119.54 feet along said centerline of pavement to the point of beginning; thence North 65 degrees 32 minutes 40 seconds East, 113.94 feet to the Southeasterly right of way line of FA Route 97 (IL 71); thence Southerly 44.66 feet on said right of way line being a 20.00 foot radius curve to the left whose chord bears South 03 degrees 27 minutes 31 seconds East, 35.94 feet to the Northeasterly existing right of way line of SBI Route 66 (IL 126); thence South 74 degrees 54 minutes 15 seconds East, 177.74 feet on said right of way line; thence South 78 degrees 17 minutes 46 seconds East, 376.03 feet on said right of way line; thence South 53 degrees 52 minutes 46 seconds East, 96.76 feet to the Centerline of SBI Route 66 (IL 126); thence North 78 degrees 17 minutes 46 seconds West, 464.15 feet

along said centerline; thence Northwesterly 279.59 feet along the center pavement of SBI Route 66 (IL 126), being a 2,170.59 foot radius curve to the right whose chord bears North 74 degrees 36 minutes 21 seconds West, 279.40 feet to the point of beginning situated in Kendall County, Illinois.

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said application on **Wednesday, March 13, 2019 at 7 p.m.** at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk