



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-18

**Edward J. Brongiel on Behalf of Prairie Creek Trust
Site Plan Approval**

BACKGROUND AND INTRODUCTION

The Petitioner would like to demolish one (1) approximately one thousand one hundred sixty (1,160) square foot two (2) story house, one (1) approximately nine hundred ninety-two (992) square foot garage, and one (1) approximately one thousand three hundred sixty-four (1,364) square foot frame building at 9120 Route 34, Yorkville.

The Petitioner plans to sell the property; a future owner may decide to construct additional structures on the property.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-3.

The property has been zoned B-3 since 1974.

The property received site plan approval for the construction of an approximately thirty-four thousand (34,000) square foot storage facility in 2008.

The application materials are included Attachment 1. The site plan is included as Attachment 2. Pictures of the structures proposed for demolition are included as Attachments 3 and 4.

SITE INFORMATION

PETITIONER: Edward J. Brongiel on Behalf of Prairie Creek Trust

ADDRESS: 9120 Route 34, Yorkville

LOCATION: Approximately 0.1 Miles East of McHugh Road on the South Side of Route 34



TOWNSHIP: Bristol

PARCEL #: 02-28-278-001

LOT SIZE: 1.75 +/- Acres

EXISTING LAND USE: Vacant Commercial (Former Car Dealership)

ZONING: B-3 Highway Business District

LRMP: Future Land Use	Suburban Residential (Max Density 1.00 DU/Acre)
Roads	Route 34 is State maintained Arterial Road.
Trails	Yorkville has a trail planned along Route 34.
Floodplain/Wetlands	There is no floodplain on the property. There are no wetlands on the property.

REQUESTED ACTION: Site Plan Approval

APPLICABLE REGULATIONS: Section 13:10 – Site Plan Approval

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	B-3 (Yorkville)	Mid-Density Residential (Yorkville)	N/A
South	Parking Lot and Swimming Pool	R-2 (Yorkville)	Suburban Neighborhood (Yorkville)	N/A
East	Improved Commercial (American Legion and Softball Field)	B-3 (County)	Suburban Residential (County)	N/A
West	Vacant/Commercial	B-3 (Yorkville)	Neighborhood Retail (Yorkville)	N/A

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on March 23, 2023.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on March 23, 2023.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Protection District on March 23, 2023.

DESIGN STANDARDS

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

*Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **There are no floodplains, wetlands, excessive slopes on the property.***

*Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **The property already possesses access off of Route 34 and has space for parking for the structure remaining on the property. The specific number of parking spaces will be determined by future uses.***

*Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. **No conflicts are foreseen.***

*Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **The proposed demolitions should not negatively impact shadow, odor, noise, traffic, drainage, or utilities on neighboring properties.***

*Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true.***

*Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **Not applicable.***

*Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **This is not an issue.***

*Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not an issue.***

*Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. **This is not an issue.***

*Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. **Access already exists off of Route 34 and this should not be an issue.***

*Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **Not applicable.***

*Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. **Not applicable.***

*Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. **Not applicable.***

RECOMMENDATION

Pending comments from ZPAC members, Staff recommends approval of the proposed site plan with the following conditions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2).
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development.

ATTACHMENTS

1. Application Materials
2. Site Plan
3. Picture of 2 Story Frame Building and Garage
4. Picture of 1 Story Frame Building



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Riser (Darrin J Hane)		
CURRENT LANDOWNER/NAME(S) Prairie Creek Trust		
SITE INFORMATION ACRES 1.43	SITE ADDRESS OR LOCATION 9120 Rte 34	ASSESSOR'S ID NUMBER (PIN) 02-28-28-0
EXISTING LAND USE unoccupied	CURRENT ZONING B3	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input checked="" type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT Darrin Hane	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # N/A	PRIMARY CONTACT OTHER #(Cell, etc.) N/A
²ENGINEER CONTACT N/A	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
<p>I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.</p> <p>I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.</p> <p>SIGNATURE OF APPLICANT _____ DATE _____</p>		

FEE PAID:\$ _____

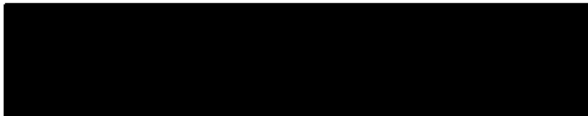
CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

I ED BRONGBEL (TRUSTEE)
ON BEHALF OF PRIVATE CREEK TRUST,
AUTHORIZE DARRIN HANE, TO
SPEAK, SIGN, AND COMPLETE
ANY AND ALL WORK, FOR THE
PREMISES KNOWN AS 9120
RT 34 YORKVILLE (UNINCORPORATED) IL,
60560.

SIGNED



TRUSTEE

DATE

3-20-23

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant PRARIE CREEK TRUST
Address [REDACTED]
City [REDACTED] Sta [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought SITE PLAN REVIEW

3. Nature of Applicant: (Please check one)
- Natural Person
 - Corporation
 - Land Trust/Trustee
 - Trust/Trustee
 - Partnership
 - Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>ED BRONGBEL</u>	[REDACTED]	<u>100%</u>

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
DAMON HANE RIBER HSM

VERIFICATION
I, [REDACTED] TRUSTEE, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 20 day of MARCH 2023, A.D.

(seal) _____
Notary Public

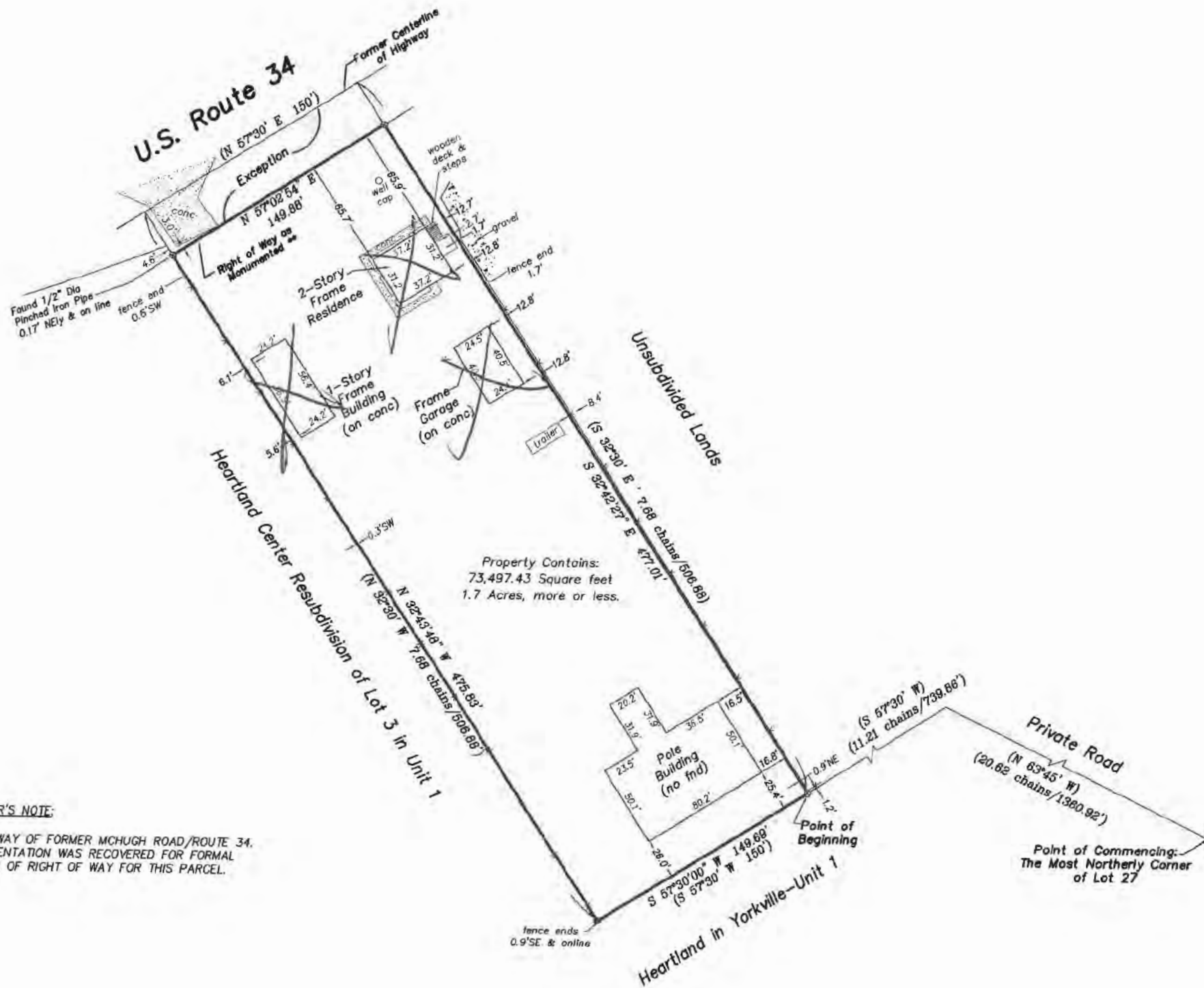


PLAT OF SURVEY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27 OF FOX RIVER GARDENS ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 7 OF PLATS, PAGE 34; THENCE NORTH 63 DEGREES 45 MINUTES WEST 20.62 CHAINS ALONG THE SOUTHWESTERLY LINE OF A PRIVATE ROAD; THENCE SOUTH 57 DEGREES 30 MINUTES WEST 11.21 CHAINS FOR THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 30 MINUTES WEST 150 FEET; THENCE NORTH 32 DEGREES 30 MINUTES WEST 7.68 CHAINS TO THE CENTER OF A HIGHWAY RUNNING NORTHEASTERLY AND SOUTHWESTERLY THROUGH SAID SECTION 28; THENCE NORTH 57 DEGREES 30 MINUTES EAST ALONG THE CENTER OF SAID HIGHWAY 150 FEET; THENCE SOUTH 32 DEGREES 30 MINUTES EAST 7.68 CHAINS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART BEING USED AS PUBLIC RIGHT-OF-WAY BY THE PEOPLE OF ILLINOIS), IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9120 ROUTE 34, YORKVILLE, ILLINOIS.



****SURVEYOR'S NOTE:**

RIGHT OF WAY OF FORMER MCHUGH ROAD/ROUTE 34. NO DOCUMENTATION WAS RECOVERED FOR FORMAL DEDICATION OF RIGHT OF WAY FOR THIS PARCEL.

STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON MARCH 16, 2023.



Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

TODD SURVEYING

Professional Land Surveying Services
 "Cornerstone Surveying PC"
 759 John Street, Suite D
 Yorkville, IL 60560
 Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client:	Riser Darrin Hane
Book # sheets Drawn By:	J.H.J.H Plat #: 82
Reference:	
Field Work Completed:	03/09/2023
Rev. Date	Rev. Description
Project Number:	2023-0155

Scale: 1" = 50'

@=Found 1/2" Dia. Iron Pinch Top
 ●=Set Iron Pipe 1/2" Dia. x 24"
 (XXXX)= Record Distance
 XX.XX= Measured Distance
 N= North E= East
 S= South W= West
 ---= Fence
 = Concrete/Asphalt

Attachment 3 2 Story Frame Building and Garage



03/20/2023 17:12



03/20/2023 17:12