

E-MAIL MEMORANDUM

TO: Michael McKinney (michael@villageofyorkville.com)
Village of Yorkville Clerk/Treasurer

FROM: Shaun T. Maiter
Development Services Specialist

SUBJECT: Diversified Land Developers LLC, Owner
TNG27 LLC, Applicant
Parcel ID's. 194032101006010, 006030 and 006040
±85 acres of vacant land West, North and East of 14700 50th Road

December 14, 2020 Rezoning Request for the above referenced parcels from A-2, General Farming and Residential District II to C-2, Upland Resource Conservation District.

DATE: December 7, 2020

Overview:

The subject parcels of land consist of ±85 acres, are currently vacant and utilized for agricultural production, and are currently zoned A-2, General Farming and Residential District II. The 2035 Village of Yorkville Land Use Plan designates the subject parcels as "Agricultural, Rural Residential and Open Land". The applicant is requesting to rezone the subject parcels from A-2, General Farming and Residential District II to C-2, Upland Resource Conservation District. The subject properties are not serviced by public sanitary sewer. The purpose of this rezoning request is to possibly accommodate a 15-lot cluster residential development. The subject properties are adjacent to Stonecrest Shores Subdivision to the west and other Agricultural, Rural Residential and Open Land uses to the north, east and south.

If the Village feels that this request is appropriate, approval is recommended as:

1. This rezoning will not adversely affect the surrounding property values and is consistent with the existing adjacent land uses.
2. The proposed C-2 zoning district appears to fit with adjacent uses, as the proposed ±85-acres that are being requested to be zoned C-2 Upland Resource Conservation District

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are adjacent to Stonecrest Shores Subdivision to the west and other Agricultural, Rural Residential and Open Land uses to the north, east and south.

3. The proposed C-2 zoning district is in accord with the 2035 Land Use Plan designation for the subject properties of Agricultural, Rural Residential and Open Land.
- c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Madsen
File