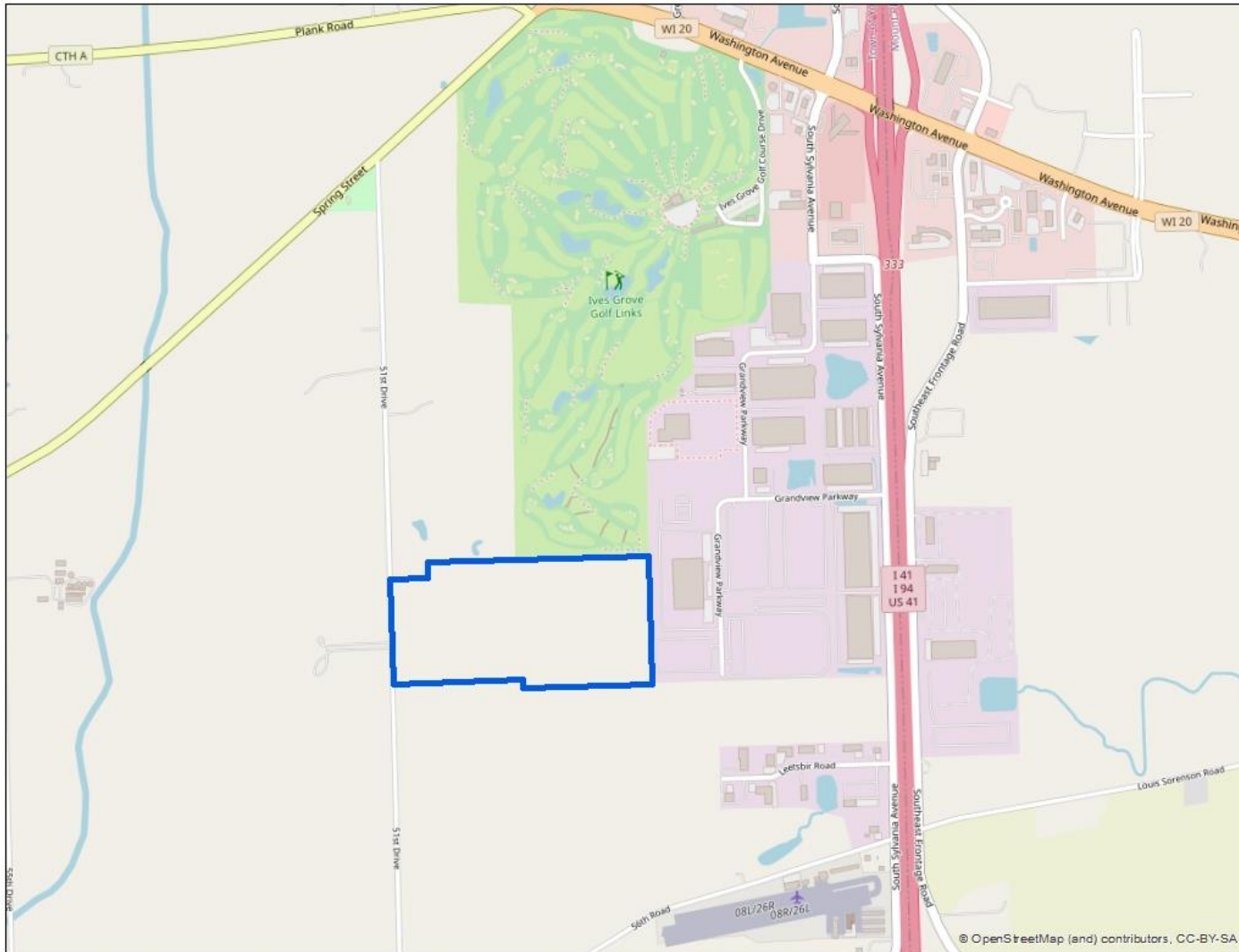


Arch Stanton LLC, Owner
Brian Lilly, Applicant
Site Address: 2025 51st Drive

Location Map

Rezone from A-2 General Farming & Residential District II to M-3 Heavy Industrial District (contains 40 acres)



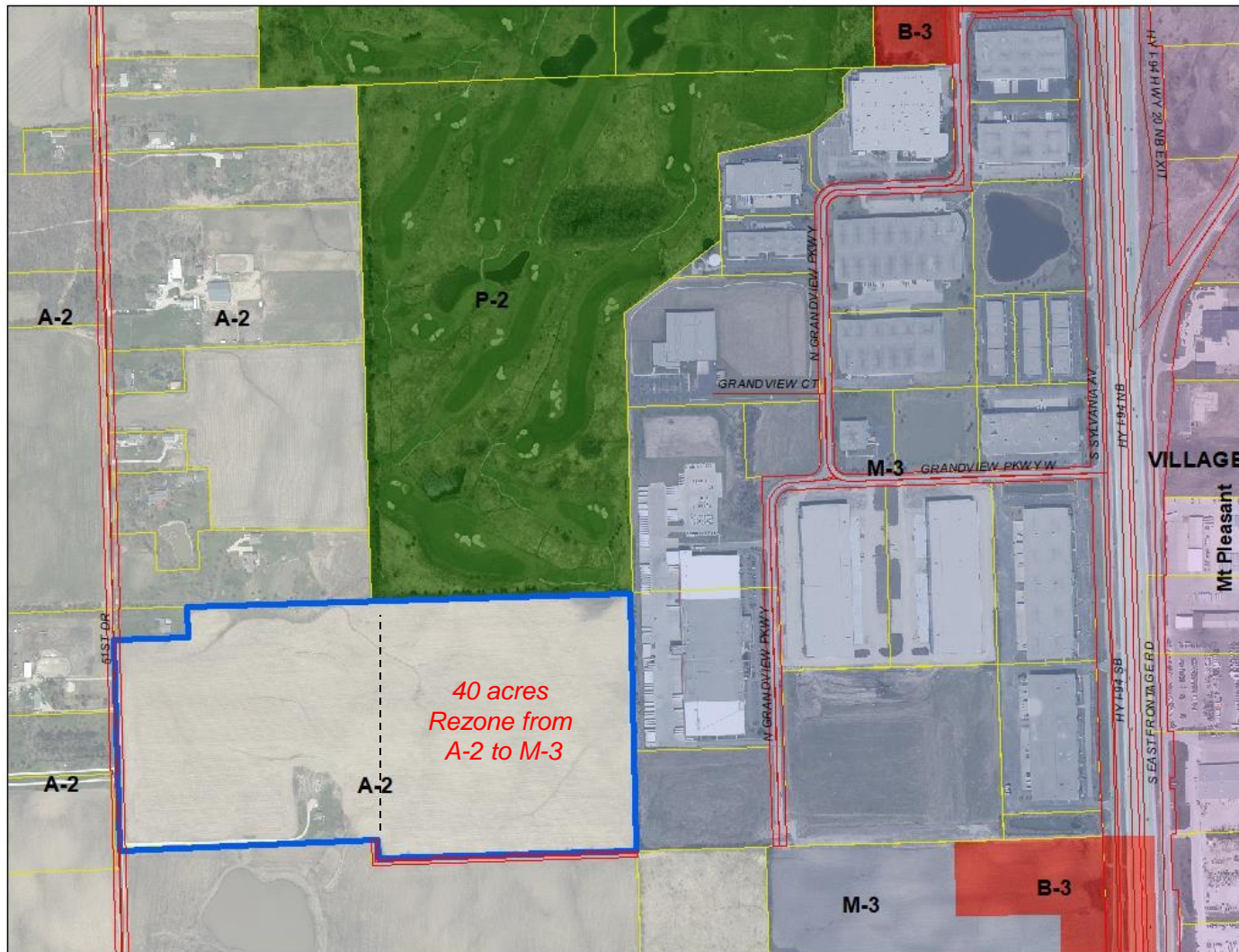
SEC 24 – T3N – R21E

Village of Yorkville

Arch Stanton LLC, Owner
Brian Lilly, Applicant
Site Address: 2025 51st Drive

Zoning Map

Rezone from A-2 General Farming & Residential District II to M-3 Heavy Industrial District (contains 40 acres)



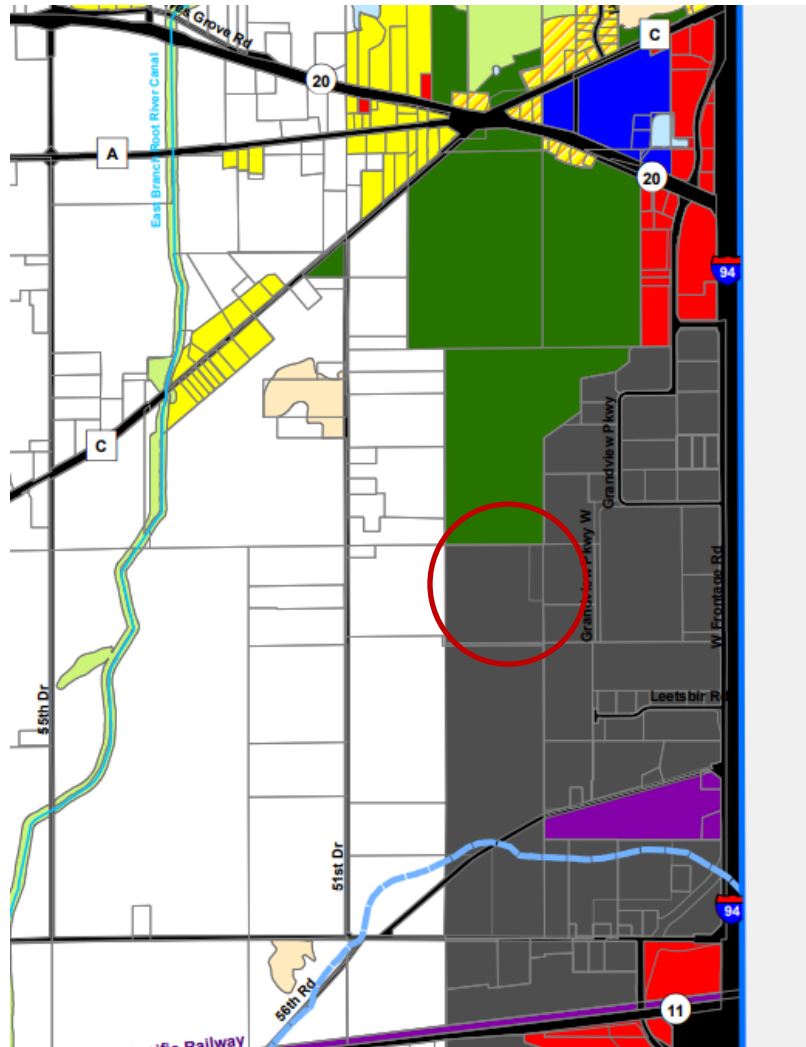
SEC 24 – T3N – R21E

Village of Yorkville

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Land Use Plan 2050

Rezone from A-2 General Farming & Residential District II to M-3 Heavy Industrial District (contains 40 acres)



Legend

- VILLAGE BOUNDARY
- RIVERS
- SUBCONTINENTAL DIVIDE
- PARCEL BOUNDARY

YORKVILLE LAND USE PLAN 2050

- SUBURBAN RESIDENTIAL (1.5 TO 3.0 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER

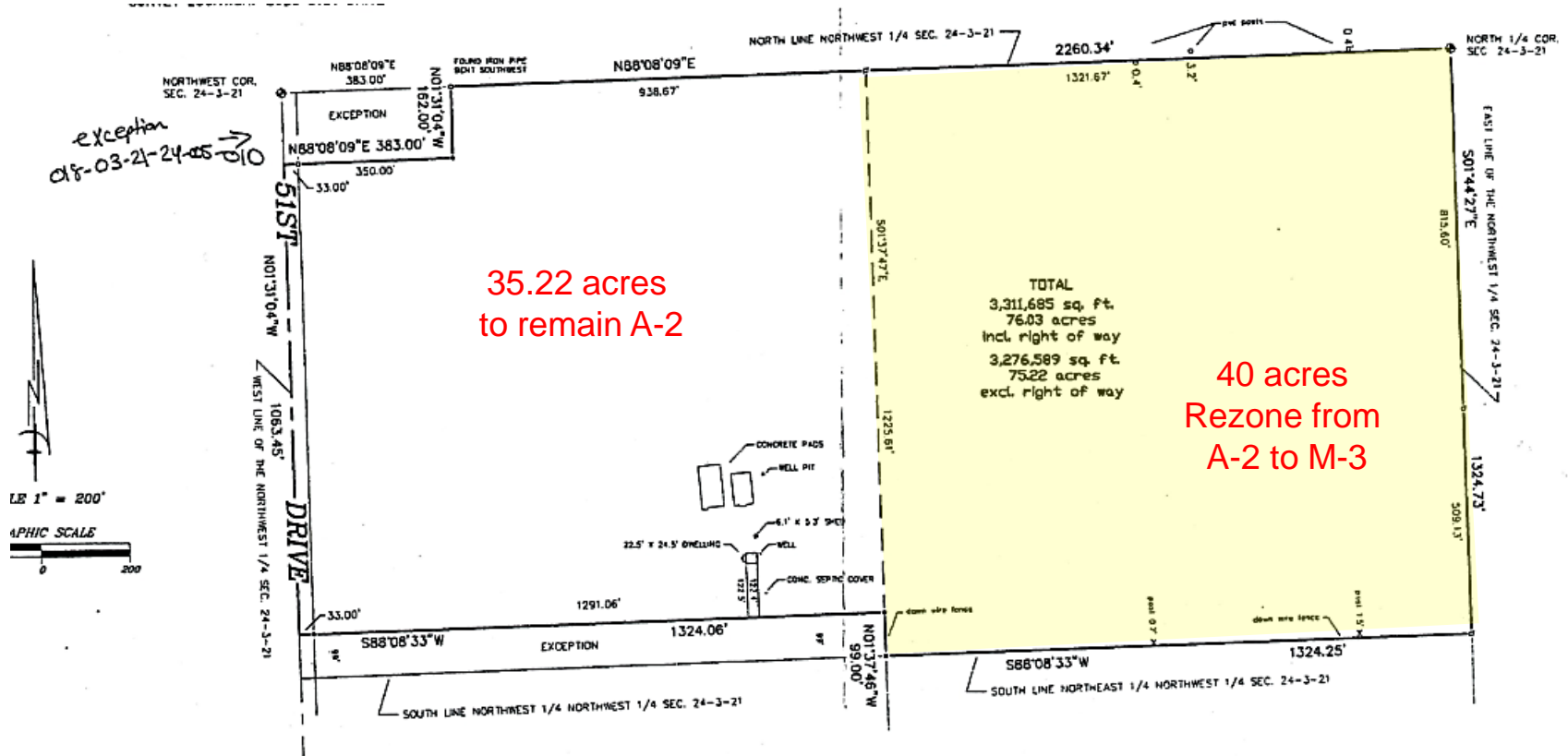
SEC 24 – T3N – R21E

Village of Yorkville



Arch Stanton LLC, Owner
Brian Lilly, Applicant
Site Address: 2025 51st Drive
Rezone from A-2 General Farming & Residential District II to M-3 Heavy Industrial District (contains 40 acres)

Rezoning Exhibit



SEC 24 - T3N - R21E

Village of Yorkville



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2020 Aerial

Rezone from A-2 General Farming & Residential District II to M-3 Heavy Industrial District (contains 40 acres)



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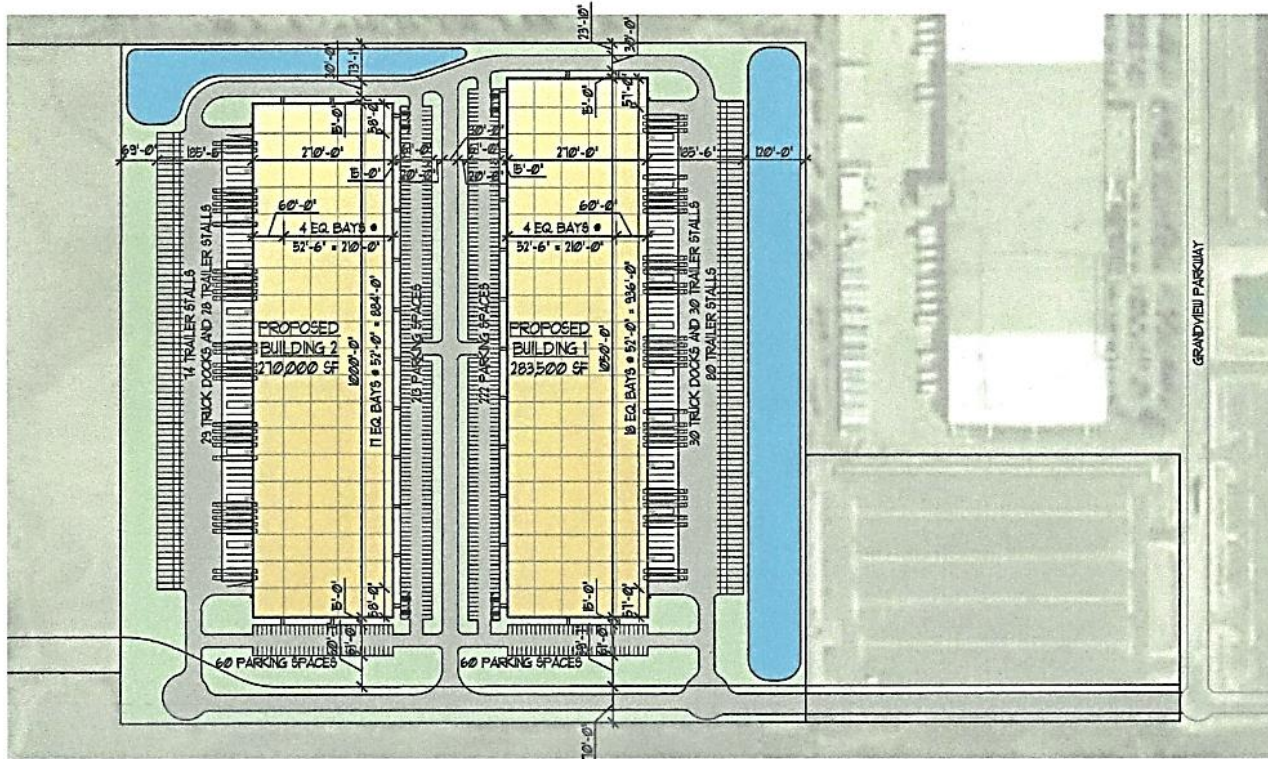
Village of Yorkville



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 Site Address: 2025 51st Drive

Proposed

Rezone from A-2 General Farming & Residential District II to M-3 Heavy Industrial District (contains 40 acres)



BUILDING DATA SUMMARY:

SITE AREA:	31.73 ACRES
DETENTION:	3.75 ACRES (10.0%)
GREENSPACE:	11.38 ACRES (30.1%)
BUILDING 1:	
CLEAR HEIGHT:	263,500 SF
CAR PARKING:	32'-0" BEYOND SPEEDBAY
DRIVE-IN DOORS:	282 SPACES
TRUCK DOCKS:	2
FUTURE DOCKS:	30
TRAILER STALLS:	30
BUILDING 2:	
CLEAR HEIGHT:	270,000 SF
CAR PARKING:	32'-0" BEYOND SPEEDBAY
DRIVE-IN DOORS:	273 SPACES
TRUCK DOCKS:	2
FUTURE DOCKS:	28
TRAILER STALLS:	28

SEC 24 – T3N – R21E

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