

E-MAIL MEMORANDUM

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

FROM: Shaun Maiter
Development Services Specialist

SUBJECT: NLP II Grandview V, LLC, Owner
Brittany Lach, Applicant
Parcel Id. No. 194032124001300 and 194032124001030
1925 Grandview Parkway

August 8, 2022 Site Plan Review Request to amend an existing master sign plan to include oversized directional ground signs.

DATE: August 1, 2022

Overview:

The subject parcels are located at 1925 Grandview Parkway, zoned M-3, Heavy Industrial District. On June 22, 2020, the Village of Yorkville Board approved a conditional use to construct and utilize a ±145,418 sq. ft. trans-shipment depot building, including two ±42,990.25 sq. ft. loading van canopies and associated outside storage/parking of delivery vehicles. The existing industrial building and associated parking lots are currently occupied by an Amazon distribution facility. On June 6, 2022, the Village of Yorkville Board approved a site plan review to install 399 electric vehicle charging stations and associated ground equipment. At this time, the applicant is requesting site plan review approval from the Village of Yorkville Board to amend an existing master sign plan to include oversized directional ground signs. The submitted sign plan includes numerous directional signs, most of which do not require zoning permits. However, the signs labelled "Sign F, Sign G, and Sign H", will not meet the directional sign size requirements, and must be considered ground signs. Section 20-1403(4) of the Racine County Code of Ordinances, as applicable to the Village of Yorkville states that ground signs must be a minimum of 15-feet to a road right-of-way, however, Sign F, Sign G, and Sign H will be located approximately 5-feet from the road right of way. Section 20-1403 (9)(f) of the Racine County Zoning Ordinance, as applicable to the Village of Yorkville states the following: "*As an alternative to limitations in subsections (1), (2), (3), (4), and (5) above, the parcel owner may submit a master sign plan to the county economic development and land use planning committee for review and approval.*" The three proposed signs will meet all other requirements as set forth in Section 20-1403 (4), and this request is only for the reduced setback to the road right of way. The purpose of these signs is to promote safe and efficient traffic flow for Amazon Distribution Center vehicles.

If the Village feels that the proposed use is appropriate approval is recommended as:

1. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.
2. The master sign plan is allowed through the conditional use process.
3. The proposed signage will promote safe and efficient traffic flow for Amazon Distribution Center vehicles.

If the Village feels that the proposed use is appropriate approval is recommended subject to ****DRAFT CONDITIONS****:

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying the zoning permit fee of \$450.00. Please note: The card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
4. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
5. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on July 19, 2022, unless otherwise amended herein.
6. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).

7. **Signs.** Any advertising sign on this property must conform to the Racine County Ordinance standards, as applicable to the Village of Yorkville, and will require a separate zoning permit(s) prior to installation.
8. **Drain Tiles.** Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.
9. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.
10. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
11. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
12. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
13. **Liability.** Racine County and the Village of Yorkville does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County and the Village of Yorkville does not certify that the design is adequate for this site and Racine County and the Village of Yorkville accepts no liability through this approval.
14. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
15. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, NLP II Grandview V, LLC, Brittany Lach, their heirs, successors, and assigns are responsible for full compliance with the above conditions.

NLP II Grandview V, LLC, Owner
Brittany Lach, Applicant
August 1, 2022
Page 4 of 4

16. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
 17. **Recording.** The Village shall have this Resolution recorded with the Racine County Register of Deeds at the applicant's expense.
- c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Madsen, File