

E-MAIL MEMORANDUM

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

FROM: Shaun T. Maiter
Senior Development Services Specialist

SUBJECT: Joshua and Elizabeth Kramsky, Owners & Applicants
Parcel ID 194032112060006
14918 Washington Avenue
±4.96-acres – The purpose of this rezoning is to accommodate a conditional use permit application to possibly allow two (2) dump trucks to be stored within an existing pole barn.

August 12, 2024 Rezoning Request for the above referenced parcel from R-3, Suburban Residential District (Sewered), to A-2, General Farming and Residential District II.

DATE: August 1, 2024

Overview:

The subject ±4.96-acre lot is currently zoned R-3, Suburban Residential District (Sewered) and is located at 14918 Washington Avenue. The property is not serviced by municipal sewer and water. The 2050 Village of Yorkville I-94 Corridor Land Use Plan recommends “Suburban Residential (1.5 to 3.0 Acres Per Dwelling Unit)” for the above-mentioned parcel. At this time, the applicant is requesting to rezone the entire ±4.96-acre parcel currently zoned R-3, Suburban Residential District (Sewered), to A-2, General Farming and Residential District II to accommodate a conditional use permit application to possibly allow two (2) dump trucks to be stored within an existing pole barn. Although the land use plan designates this property as “Suburban Residential (1.5 to 3.0 Acres Per Dwelling Unit)”, this office recommends approval of the rezoning as A-2, General Farming and Residential District exceeds the minimum dwelling unit density requirement for the land use designation “Suburban Residential (1.5 to 3.0 Acres Per Dwelling Unit)” and this property is currently not serviced by municipal sewer.

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 uses found in the I-94 corridor in the Village of Yorkville.
2. The proposed zoning district appears to fit with surrounding uses.

c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Madsen,
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