

E-MAIL MEMORANDUM

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

FROM: Shaun T. Maiter
Senior Development Services Specialist

SUBJECT: RTGA, LLC, Owner
Ray Alderman, Applicant
Parcel ID 194032120020002
19101 Spring Street

±1.57-acres – The purpose of this rezoning is to accommodate a conditional use permit application to construct a new storage building associated with an existing dairy distribution facility known as Ray Alderman & Sons, Inc.

October 14, 2024, Rezoning Request for the above referenced parcel from B-3, Commercial Service District, to M-3, Heavy Industrial District.

DATE: October 7, 2024

Overview:

The subject ±1.57-acre lot is currently zoned B-3, Commercial Service District and is located at 19101 Spring Street. The property is not serviced by municipal sewer and water. The 2050 Village of Yorkville Land Use Plan recommends “Commercial” for the above-mentioned parcel. At this time, the applicant is requesting to rezone the ±1.57-acre parcel currently zoned B-3, Commercial Service District, to M-3, Heavy Industrial District to accommodate a conditional use permit application to construct a new storage building associated with an existing dairy distribution facility known as *Ray Alderman & Sons, Inc.* Currently, this property is serving as the only access to the existing dairy distribution facility located at 2209 S. Colony Avenue, which is currently zoned M-3, Heavy Industrial District. The request to rezone the subject parcel from B-3, Commercial Service District, to M-3, Heavy Industrial District is to allow both properties to function as one within the same zoning district. Although the land use plan designates this property as “Commercial”, this office recommends approval of the rezoning to M-3, Heavy Industrial District, without requiring an amendment to the land use plan.

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

1. The proposed zoning district appears to fit with surrounding uses.
2. This rezoning is not hazardous, harmful, offensive, or otherwise adverse to the property values in the Village of Yorkville.

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