

E-MAIL MEMORANDUM

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

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: Hribar Land Management, LLC, Owner
RIV Crete Redi Mix (Michael Rivecca), Applicant
Parcel ID #'s 194032103002000 & 194032104006000
2221 Raymond Avenue

March 10, 2025, Pre-application Conference for a proposed concrete batch plant and new shop building.

DATE: March 5, 2025

Overview:

The subject ±44.75-acre and ±162.3-acre parcels are located at 2221 Raymond Avenue. The portion of the property where the applicant is proposing a concrete batch plant is zoned M-3, Heavy Industrial District. The proposed concrete batch plant and new shop building will be constructed in the location as shown on the submitted site plan, which appears to transect a property line. The dashed line on the submitted site plan that is shown transecting the western edge of the proposed shop building is the property line between Parcel ID 194032103002000 and Parcel ID 194032104060000. The location of the proposed buildings will either need to be modified to meet the required 20-foot side yard setback, or the lot line will need to be adjusted to meet the setback requirements. The proposed location of the concrete batch plan is approximately 2,000 feet from the nearest residence, so noise and dust concerns should be minimal. This proposed facility will create 12 - 18 full-time positions and standard operating hours would be between 6:00am to 5:00pm. The proposed concrete batch plant and shop building is allowed in the M-3 zoning district through the conditional use process. Through conversation with the applicant, it is the intention for a formal conditional use permit application to be submitted for the April 14, 2025, Village Board meeting.

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