



E-MAIL MEMORANDUM

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

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: 2118 North Sylvania, LLC, Owner
Robert Gleason, Applicant
Parcel Id. # 194032101019000
2232 N. Sylvania Avenue

April 14, 2025, Conditional Use Amendment request to include a 1,972 square foot addition to an industrial building.

DATE: April 3, 2025

Overview:

The subject ±11.89-acre parcel is located at 2232 N. Sylvania Avenue. The property is M-3, Heavy Industrial District. The property is serviced by Private Onsite Wastewater Treatment System (holding tank) and private well. On July 10, 2023, the Village of Yorkville Board approved a conditional use permit to construct two ±10,000 square foot industrial buildings. The Village of Yorkville Board subsequently granted an extension to the conditional use permit on April 8, 2024. At this time, the applicant is requesting to amend the conditional use permit to include a 1,972 square foot addition to an industrial building. If approved, the applicant will be required to amend zoning permit 2024-194-064 to reflect the addition onto the industrial building, which is currently under construction. If the amendment is approved, all previous conditions will remain in effect. The applicant will still be required to submit an exterior lighting plan, parking plan, and landscaping plan to be approved by the Village of Yorkville Board prior to any tenant occupying the site. In addition, any future tenant must at a minimum obtain site plan review approval from the Village of Yorkville Board prior to occupying the site.

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