

## E-MAIL MEMORANDUM

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

**FROM:** Shaun Maiter  
Assistant Development Services Superintendent

**SUBJECT:** Orazio Pollina, Owner  
Village of Yorkville, Applicant  
Parcel Id. # 19403212120021000  
2705 S. Colony Avenue

June 9, 2025, Land Use Plan Amendment of  $\pm 21.3$ -acres from Agricultural, Rural Residential, and Open Land to Commercial – The purpose of this land use plan amendment is to accommodate a rezoning request from R-2, Suburban Residential District (Unsewered), and A-2, General Farming and Residential District II to B-3 Commercial Service District.

June 9, 2025, Rezoning of  $\pm 32.32$ -acres from R-2, Suburban Residential District (Unsewered), and A-2, General Farming and Residential District II to B-3 Commercial Service District – The purpose of this rezoning is to accommodate a conditional use permit application to possibly allow for the construction of a new fire station.

**DATE:** June 2, 2025

### Overview:

The subject  $\pm 32.32$ -acre lot is currently zoned R-2, Suburban Residential District (Unsewered), and A-2, General Farming and Residential District II. The property is not serviced by municipal sewer and water. The 2050 Village of Yorkville Land Use Plan recommends “Commercial” for the western  $\pm 11.02$ -acres of the parcel, and “Agricultural, Rural Residential and Open Land” for the eastern  $\pm 21.3$ -acres of the parcel. The requests presented to the Village of Yorkville Board are an amendment of the 2050 Village of Yorkville Land Use Plan for the eastern  $\pm 21.3$ -acres of the parcel from Agricultural, Rural Residential, and Open Land to Commercial, and a rezoning of the entire  $\pm 32.32$ -acre parcel from R-2, Suburban Residential District (Unsewered), and A-2, General Farming and Residential District II to B-3 Commercial Service District. The purpose of these requests are to accommodate a conditional use permit application for a future fire station. The future fire station is proposed to be constructed on a yet to be created parcel on the northern portion of this lot. It is important to note that if the rezoning is approved, the Village will create a

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non-conforming use for the rest of the parcel, which is currently being used for single family residential use.

Staff would recommend that the request be handled as two separate motions.

If the Village feels that the Land Use Plan amendment proposal is appropriate, staff recommends approval of the Land Use Plan Amendment from Agricultural, Rural Residential, and Open Land to Commercial as:

1. Due to the subject property's proximity to the intersection of Spring Street and South Colony Avenue, which encompasses many commercial type uses, and the subject property fronting State Trunk Highway 45, additional commercial development and uses would be encouraged in this area.
2. This Land Use Plan amendment will lay the foundation for the portion of the subject property to be rezoned to the B-3 Commercial Service District which will be consistent with adjacent zoning districts and uses to the north.

If the Village feels that the rezoning proposal is appropriate, staff also recommends approval of the rezoning from R-2, Suburban Residential District (Unsewered), and A-2, General Farming and Residential District II to B-3 Commercial Service District as:

1. This rezoning will not adversely affect the surrounding property values.
2. This rezoning is in accordance with adjacent zoning designations and uses in this area.

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