

E-MAIL MEMORANDUM

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

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: Jon & Kay Erickson, Owners
Parcel ID 194032120040000
18917 Spring Street

June 8, 2026, Conditional Use Extension request to construct seven self-service storage buildings, two climate controlled commercial buildings, and six commercial business suite buildings.

DATE: June 2, 2026

Overview:

The subject ±39.34-acre parcel is currently zoned A-2 General Farming and Residential District II and B-3 Commercial Service District. Currently, Erickson's Landscape Supply occupies a portion of the property that is zoned B-3. On September 8, 2025, the Village of Yorkville Board granted conditional use approval to construct seven self-service storage buildings, two climate controlled commercial buildings, and six commercial business suite buildings. At this time, the applicant is requesting a nine-month extension to the conditional use permit granted on September 8, 2025. The stated reason for the extension request is due to a delay while attempting to obtain the necessary highway access permit for the driveway.

If the Village feels that the proposed use is appropriate approval is recommended as:

1. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.
2. The proposed use is allowed by underlying zoning through the conditional use process.