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**E-MAIL MEMORANDUM**

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

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

**SUBJECT:** Justin and Amanda Thompson, Owner  
Parcel ID 194032117025000  
740 Log Cabin Drive

Rezoning of ±3.05-acres from R-2, Suburban Residential District (Unsewered) to C-2, Upland Resource Conservation District – The purpose of this rezoning is to conserve the properties’ natural features.

**DATE:** June 2, 2026

**Overview:**

The subject ±3.05-acre vacant lot is currently zoned R-2, Suburban Residential District (Unsewered) and is directly west of 740 Log Cabin Drive. The 2050 Village of Yorkville Land Use Plan recommends “Suburban Residential (1.5 to 3.0 Acres Per Dwelling Unit)” for the subject property. At this time, the applicant is requesting to rezone the property from R-2, Suburban Residential District (Unsewered) to C-2, Upland Resource Conservation District. The applicant has stated that the purpose of this rezoning request is to allow the property to be maintained in a natural state and conserve the properties’ natural features. The C-2 zoning district requires a minimum lot width of 300-feet and a minimum lot area of 3 acres, and the subject parcel meets these requirements. With respect to the 2050 Village of Yorkville Land Use Plan, staff feels that the C-2 zoning district fits into the land use plan as the C-2 also allows for single-family residential uses. In addition to the zoning ordinance allowing single-family residential uses in both zoning districts, the zoning ordinance also does not prohibit maintaining a property in a natural state in either zoning district. When considering the allowable uses in both the R-2 and C-2 zoning districts are generally similar when it comes to utilizing a property for single family residential uses, the rezoning does not seem necessary given the applicants stated purpose of the rezoning application.

Justin and Amanda Thompson, Owner  
June 2, 2026  
Page 2 of 2

If the Village feels that the rezoning proposal is appropriate, the Village may recommend approval of the rezoning from R-2, Suburban Residential District (Unsewered) to C-2, Upland Resource Conservation District as:

1. This rezoning is in accordance with the 2050 Village of Yorkville Land Use Plan.
  2. This rezoning is in accordance with adjacent zoning designations and uses in this area.
  3. This rezoning will not adversely affect the surrounding property values.
- c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle, File