KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141  Fax (630) 553-4179
AGENDA

February 3, 2015 - 9:00 a.m.

CALL TO ORDER

ROLL CALL:  County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: David Guritz; SWCD: Megan Andrews; Sheriff: Brian Jahp; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the January 6, 2015 ZPAC meeting.

PETITIONS:
1.  15-01 Nancy Austin
   Request  Rezoning
   Location  Near the southeast corner of Ashley Road and Plattville Road
   Purpose  Rezone 3.2 of their 6.4 acre property from A-1 to R-1 to build a single family home (partially in Plattville currently)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-39 River’s Edge Fellowship - On the PBZ agenda for 2.9.15
14-42 Sybert Landscaping - On the PBZ agenda for 2.9.15
14-40 Subdivision Control Regulations- Letters of Credit - On the ZBA agenda for 3.2.15

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS
Discuss comments on the Yorkville proposed outdoor music venue at 112 Van Emmon

ADJOURNMENT- Next meeting on March 3, 2015
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 6, 2015 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Brian Holdiman – Building Inspector
Fran Klaas – County Highway Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Forest Preserve

Also present: Frank Johnson, John Gallo and Andy Sybert

AGENDA
A motion was made by Fran Klaas to approve the agenda as written. Megan Andrews seconded the motion. All were in favor and the motion carried.

MINUTES
Fran Klaas made a motion, seconded by Brian Jahp, to approve the November 3, 2014 meeting minutes as written. All were in favor and the motion carried.

PETITIONS
#14-39 River’s Edge Fellowship
Planner Zubko stated the River’s Edge Fellowship is requesting approval of a B-3 special use permit for a place of worship and other related uses. This would be located between the Dollar General and the liquor store in the Boulder Hill Marketplace on Boulder Hill Pass just east of Route 25. They would be operating out of a 4,800 square foot location in the strip mall. The parking lot already exists and should be sufficient for the uses in the complex and the use would fit in with the uses in the area. River’s Edge currently holds Sunday services at 9:30am and Wednesday Bible Studies at 6:30pm. They are a congregation of approximately fifty people with the desire to grow to a maximum of one hundred. They also do limited community outreach events such as feeding the poor and needy, supporting other local ministries, partnering with other area churches for broader outreach and service events and in the future possibly host a Boulder Hill food pantry as well as a safe haven for transients during the day. Staff recommends approval of the special use and to add one condition onto the approving ordinance which is that the special use runs with the tenant and not with the land.

Frank Johnson introduced himself and stated he’s been serving since their conception over 30 years.

Fran Klaas had no comments.

Megan Andrews stated no NRI is needed. She thinks it’s great an existing building can be used.

Brian Jahp had no comments at this time.

Aaron Rybski stated this is not on a well or septic system, and he has no objections. He stated in the future if they open a food pantry give the health department a call before it’s set up.

Brian Holdiman stated a change of occupancy permit will be needed for life safety concerns.
With no further comments Fran Klaas made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

#14-42 Sybert Landscaping
Planner Zubko stated Sybert Landscaping is requesting approval of an A-1 special use permit to operate a landscape business with outdoor storage of vehicles, equipment and bulk materials associated with a landscape business. The applicant will be living in the house on the property. No new structures or buildings will be constructed. The property is located at 655 Woolley Road and is on the north side of Woolley Road, 0.15 miles west of Stewert Road. All the buildings exist, they did get approval from the township in November as the petitioner needed permission from the road commission to have this type of business on a minor roadway. The township road commission recommended approval for the petitioners to apply with three conditions: no retail sales allowed on site, no vehicle with GVWR over 36,000 lbs. & no loading or landscape equipment between the hours of 9pm to 6am. Staff is waiting to hear if the township would like to hear the petition again. Sybert landscaping is a small family-owned and operated lawn care and landscaping company with no retail service nor does it meet with its customers at its location. The business currently operates out of Romeoville, Illinois. The applicant’s parents started the company in 1979 and the applicant is the manager of the business. They employ about 6 employees including the applicant, two foremen and three laborers. The crews all ride together in two vehicles to work every day. The work force arrives at 7am; load company trucks and disperse to job sites returning at the end of the day. The hours of operation are from 7am to 5:30pm Monday through Friday with an occasional Saturday. They operate from mid-April through mid-November doing lawn service and then from November through March the trucks are placed offsite and stored on our snow plot lots. There is plenty of room on the north side of the lot for parking and storage of vehicles. They also propose a 6’ fence to enclose all the equipment and a 6’ berm by the landscape materials. The water all drains west so this shouldn’t be an issue. Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site. The petitioners have stated the main route to their clients will be east on Woolley Road, South on Stewart Road, east on West 119th Street to reach Route 30. This would be the main route in and out of this location to reduce the amount of traffic. No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit. The property currently has an access point off of Woolley Road which would remain the same. Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. No loading or unloading of landscape equipment between the hours of 9pm and 6am.
3. No retail sales/business allowed on site.
4. No vehicles with GVWR over 36,000 lbs.
5. Restrict the amount of landscape waste that can be imported and stored on site at any one time to 5 semi loads.
6. The fence and berm must be installed within 6 months of the approval date of the special use.

John Gallo (petitioner’s attorney) introduced himself and stated his client does not currently own the property but the contract purchase is contingent upon getting the special use. The petitioner, Andy would like to look at the load limit as he would like to purchase larger equipment in the future but not sure when. Planner Zubko stated we can talk to the township about that.

Brian Holdiman verified the home will be a single family resident and the accessory structures will only be for personal use. My Sybert stated yes that is all correct. Brian had no further comments.

Aaron Rybski had some comments on the well and septic and storage locations. The petitioners have stated everything is in front by the house and the accessory structures have no water or bathrooms. Mr. Rybski had no further comments since everything is far from the system.

Brian Jahp had no comments at this time.

Megan Andrews stated no NRI is needed but she is happy to get them some information if they would like on the soils. She will return their application and money to the petitioner.

ZPAC Meeting Minutes 1.6.15
Fran Klaas asked if this runs with the land or petitioner. Planner Zubko stated the land unless stated in the ordinance. He also stated having a weigh restriction is silly on an 80,000 pound road. He will mention this to Gary Grosskopf so we can maybe take that condition off.

With no further comments Megan Andrews made a motion, seconded by Aaron Rybski to approve the special use and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

#14-40 Subdivision Control Regulations- Letters of Credit
Planner Zubko stated in trying to clean up some items the PBZ Department discovered in our revisions to the subdivision control regulations in 2011 we changed the language to only allow letters of credit. Per the County Code (55 ILCS 5/5-1123 and 55 ILCS 5/5-1041) as well as the Public Construction Bond Act (30 ILCS 550/3) we must accept bonds as well as letters of credit. This language will clean this item up for future subdivisions. The SAO has also looked over the language.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-35 Daron & Kimberly Spicher- Approved by the Plattville Board on 12.15.14
14-33 Bee Keeping- On the PBZ agenda for 1.12.15
14-37 Home Occupations- Landscape Businesses- On the PBZ agenda for 1.12.15

PUBLIC COMMENT: There were no comments.

OLD BUSINESS: None

NEW BUSINESS
Approval of 2015 meeting dates and changing meetings to Tuesday- Brian Japh made a motion to approve the meeting dates and day change, Aaron Rybski seconded the motion. All were in favor and the motion carried.

AJOURNMENT- Next meeting on February 3, 2015
With no further business to discuss Fran Klaas made a motion, seconded by Brian Jahp to adjourn the meeting at 9:24 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager
SITE INFORMATION

PETITIONER: Nancy Austin

LOCATION: On the east side of Ashley Road, about 300 feet south of Plattville Road

TOWNSHIP: Lisbon

PARCEL #: 08-11-100-029 (10 Acres); 08-11-100-031 (4.63 acres)

SIZE: The location of rezoning will be 3.2 acres of the 6.4 acre property. Currently 1.82 acres is unincorporated and 4.63 is incorporated into Plattville.

EXISTING LAND USE: Farmland

ZONING: A-1 Agricultural

| LRMP | Land Use | Lloydville: Low Density Residential
|      |          | Kendall: Agricultural
|      | Roads    | Ashley Road is designated as a major collector roadway
|      | Trails   | None

FUTURE LAND USE: The requested zoning change to R-1 is consistent with the Village of Lloydville’s comprehensive Plan but our future land use plans shows half this land as agricultural.
REQUESTED ACTION  The Petitioner is requesting approval of a Map Amendment to rezone 3.2 acres of a 6.4 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property. Staff is waiting to hear if Plattville would like to annex to Ashley Road or de-annex 62,720 square feet of property so the whole parcel is located in un-incorporated Kendall County.

APPLICABLE § 8.02 of the Zoning Ordinance (Residential District)
REGULATIONS  § 13.07 of the Zoning Ordinance (Amendments)

<table>
<thead>
<tr>
<th>SURROUNDING LAND USE</th>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>Single Family Home</td>
<td>A-1</td>
<td>Agricultural/Low Density</td>
<td>A-1</td>
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<tr>
<td></td>
<td>South</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Agricultural/Low Density</td>
<td>A-1</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1</td>
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<tr>
<td></td>
<td>West</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA

Endangered Species Report  The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Natural Resources Inventory

Land Evaluation: N/A
Site Assessment: N/A
TOTAL: N/A
Level of Protection: N/A

ACTION SUMMARY

Township (Lisbon) Township needs to approve before we can approve due to the future land use plan showing this location as agricultural.

Municipal (Plattville) Staff is waiting to hear if Plattville would like to annex to Ashley Road or de-annex 62,720 square feet of property so the whole parcel is located in un-incorporated Kendall County.

STAFF ANALYSIS

Proposed Use  The Petitioner is requesting approval of a Map Amendment to rezone 3.2 acres of a 6.4 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property. Staff is waiting if Plattville would like to annex to Ashley Road or de-annex 62,720 square feet of property so the whole parcel is located in un-incorporated Kendall County.

Lot Size  The County’s Zoning Ordinance states that the R-1 District may be
appropriate in any area suggested for residential use on the County’s LRMP with a minimum square footage of 130,000 square feet (2.995 Acres). The requested 3.2 acres to be rezoned meets the minimum requirements of the Zoning Ordinance.

Recommendation

Staff would recommend approval of the requested Map Amendment to rezone 3.2 acres from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property whether it be un-incorporated or all annexed into the Village of Plattville.

Attachments:
1. Plat of Survey
Memorandum

To: Plan Council
From: Krysti Barkdale-Noble, Community Development Director
CC: Chris Heinen, Planner
Date: January 15, 2015
Subject: PC 2014-23 Outdoor Music Venue
Special Use for Outdoor Music Venue – 112 W. Van Emmon Street

I have reviewed the application for Special Use date stamped received December 29, 2014 as submitted by Julie Schlichting of Boombah, attorney for Imperial Investments, LLC, Petitioner, and a Preliminary Grading Plan, Site Plan and Concept Plan prepared by HR Green dated August 12, 2014. The petitioner is seeking Special Use approval of an outdoor music venue, proposed to be constructed at 112 W. Van Emmon Street.

Based upon my review of the application documents and Preliminary Plans, I have compiled the following comments:

**General Comments:**

1. **ZONING** - The subject property is zoned B-1 Local Business District (formally B-1 Limited Business District). The following are the current immediate surrounding zoning and land uses:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North B-2 Retail Commerce</td>
<td>Cobblestone Restaurant/Bakery</td>
</tr>
<tr>
<td>Commerce Business District</td>
<td></td>
</tr>
<tr>
<td>South B-1 Local Business</td>
<td>Kendall County Building</td>
</tr>
<tr>
<td>District</td>
<td></td>
</tr>
<tr>
<td>East ---</td>
<td>IL Route 47</td>
</tr>
<tr>
<td>West B-1 Local Business</td>
<td>Residential property to be razed as</td>
</tr>
<tr>
<td>District</td>
<td>part of this development and municipal</td>
</tr>
<tr>
<td></td>
<td>parking lot.</td>
</tr>
</tbody>
</table>

   a. Maximum building height for the B-1 District is 80 feet. Please provide dimensioned plans for the pavilion structure illustrating compliance with the requirement.

2. **PARKING** - According to the plans submitted, there appears to be no on-site parking facilities provided. Per Section 10-16-2-D of the recently adopted Zoning Ordinance, the control of off-site parking facilities must be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are necessary.

   a. Minimum required parking shall be determined using Table 10.16.03 of the recently adopted Zoning Ordinance for “theater, auditorium or stadium” based upon 1 parking space per 4 seats. This may also be interpreted as parking stalls must be provided for one-forth (1/4) of the maximum occupancy of the site.

      i. Per Section 10-16-6-B of the recently adopted Zoning Ordinance, the number of required vehicular parking spaces may be reduced by one
(1) space for every two (2) onsite bicycle parking spaces provided, but not by more than twenty percent (20%) of the total required spaces.

b. No such offsite parking facilities shall be authorized and no zoning certificate issued where the plans call for parking facilities other than on the same lot until and unless the Zoning Board of Appeals has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue and that the offsite parking facilities will be maintained at all times during the life of the proposed use or building.

c. A site plan, drawn to scale and fully dimensioned, is required to illustrate the minimum required parking and loading facilities to be provided are in accordance with Chapter 16: Off Street Parking of the Yorkville Zoning Ordinance.

d. Per Section 10-16-3-E of the recently adopted Zoning Ordinance, all required parking spaces shall be within 1,000 feet of the use served. The measurement is determined along the path that has:
   i. Adequate lighting
   ii. Separation from the right-of-way
   iii. Legal crosswalks for right-of-way crossing
   iv. Asphalt, concrete, or similar surface

e. Per Section 10-16-4: Shared Parking of the recently adopted Zoning Ordinance, the applicant must demonstrate that the shared parking area has a sufficient amount of space for the uses they intend to share the area.

3. NOISE - An engineering acoustical study must be provided to indicate compliance with the current noise ordinance levels.

4. SIGNAGE – The petitioner must provide any plans and/or information related to signage proposed for this project, including but not limited to: location, dimensions (length, width, height) and materials.

5. TENTATIVE OPERATION SCHEDULE – Petitioner should provide a narrative describing the typical or general venue schedule of maximum number of musical events within a given year; potential leasing of property for private or sponsored events; general hours of operation; property maintenance plan; and general security details for major events.
Memorandum

To: Plan Council
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
     Krysti Barksdale-Noble, Community Development Director
Date: January 14, 2015
Subject: PC 2014-23 Outdoor Music Venue
       Special Use for Outdoor Music Venue – 112 Van Emmon

I have reviewed the application for Special Use date stamped received December 29, 2014 as submitted by Julie Schlichting of Boombah, attorney for Imperial Investments, LLC, Petitioner, and a Preliminary Grading Plan, Site Plan and Concept Plan prepared by HR Green dated August 12, 2014. The petitioner is seeking Special Use approval of an outdoor music venue, proposed to be constructed at 112 W. Van Emmon Street.

Based upon my review of the application documents and Preliminary Plans, I have compiled the following comments:

General Comments:

1. Please provide a detailed parking plan is required.
2. The property is zoned B-1 and the required rear yard setback is 20 feet. The preliminary plan shows a setback of 16 feet.
3. The City of Yorkville recently adopted new noise regulations that outline the restrictions for outdoor music venues. See attached ordinance. Provide a detailed noise study for review.
4. There are no plans indicating wastewater facilities or water facilities. Please provide a detailed plan for wastewater and potable water facilities.
5. What are the parameters for alcohol on site? Plans will need to address the appropriate liquor license required.
6. Please provide proof of insurance for the outdoor music venue.
7. Please provide a detailed traffic plan for events.
8. Provide a detail of the retaining wall along the southerly property line.
9. Provide a detailed tree preservation plan for existing landscaping on the property.
10. Provide a photometric plan.
## Application For Special Use

### Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The establishment of a music performance venue will allow for more family friendly activities in the downtown Yorkville business district. All activities will still comply with parking, and health and safety regulations. Music will not exceed the city's limits for decibel levels and times performances are allowed. Music selections will be limited to those which are morally desirable and likely more restrictive than the rules by the FCC for radio presentation, which would be the very minimum restriction.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

Because music performances will be limited in times and volume levels, it will not injure or impair use of the properties in the immediate vicinity. The aesthetic plan for the space will be inviting and attractively landscaped, much like adding a park to the area. There will be adequate parking available for all events, without street parking. Temporary "no parking" signs can be used if the City so requires.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The amphitheater will incent improvements by local businesses as more consumers come to the downtown district. Local residential areas should welcome the improved use and appearance for this property.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

All building plans will be submitted and will have to meet the City's approval for utilities, roads and drainage. Roads have been widened and stoplights allow for safe access to this location. City parking is available in close proximity. The owner will be responsible for clean up of the area during and after events and to the extent trash containers can be accessed by the public at other times, the owner will regularly remove trash and keep the area clean. (restrooms?)
Application For Special Use

Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

Access to the Amphitheater will be foot traffic from parking areas to the east and west. These areas have egress in several directions allowing for traffic to disperse easily. It is also hoped that visitors to the amphitheater will visit other businesses downtown allowing for a more gradual departure from the area for some patrons.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

The amphitheater will comply with all health and safety regulations as well as provide a park-like feature for the area.

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature    Date

12/23/14

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE IN THE SPACE BELOW:

"OFFICIAL SEAL"
JULIA S. SCHLICHTING
Notary Public, State of Illinois
My Commission Expires 4/29/2018

Signed and sworn
before me 12/23/14

[Signature]
January 14, 2015

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Re: 112 W. Van Emmon Street, Imperial Investments, LLC
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

We are in receipt of the following items for the above referenced project:
  • Application for Special Use
  • Preliminary Grading Plan dated August 12, 2014 and prepared by HR Green
  • Preliminary Overall Site Plan dated August 12, 2014 and prepared by HR Green
  • Concept Plan 1 Proposed Impervious Area dated August 12, 2014 and prepared by HR Green
  • Concept Plan Existing Impervious Area dated August 12, 2014 and prepared by HR Green

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. Prior to final engineering approval, the following items will need to be submitted for review:
   • Final Engineering Plans
   • Landscape Plans
   • Lighting/Photometric Plans
   • Stormwater Permit Application
   • Stormwater Report
- SWPPP
- IEPA NOI Permit and other Permit Applications as necessary
- Engineer's Opinion of Probable Construction Cost for Public Improvements
- A performance guarantee equal to 120% of the erosion control costs and public improvements on file with the City

2. Based upon the current site plan, the proposed site improvements will require detention since the site is a non-residential parcel with less than 3 acres in area and an impervious area greater than 25% of the development (Section 203.1.c of the Kendall County Stormwater Ordinance).

**Application for Special Use**

3. Surrounding zoning classifications should be included under the Property Information. The existing zoning should be corrected also.

4. A statement is made that adequate parking is available without on-street parking. We would request a parking analysis be provided for review to support this claim.

5. The application indicates access from parking areas to the east and west of the site. There are parking areas immediately adjacent to the site on the south, west and north sides of the site.

**Preliminary/Concept Plans**

6. The existing utility easement should be shown along the west property line.

7. An existing sanitary sewer service is located along the west property line and the proposed retaining wall and grading would conflict with the existing sanitary sewer service. The grading and retaining wall needs to be reviewed and revised to not adversely affect the existing sanitary sewer service.

8. An existing retaining wall is located in the southwest corner of the site and will need to be addressed in the final engineering plans.

9. There are inconsistencies in the lot size provided on the plans. The lot size shall be corrected to be consistent on all the drawings.

10. The proposed site does not appear to be handicap accessible. The proposed concrete area in front of the pavilion is in excess of a maximum 2% cross slope and the routes to the site are in excess of the maximum allowable slopes.

11. The layout on the Concept Plan 1 is not consistent with the other drawings and should be revised accordingly.

12. The minimum rear yard setback in the B-1 Zoning District is 20-feet. The current plan has a rear yard setback of 16-feet.
13. Currently, no water or wastewater services are shown.

The developer should make the necessary revisions and re-submit one set of PDF plans along with a disposition letter for further review. If there are any questions or if you require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

BPS/bja

pc: Mr. Bart Olson, City Administrator (Via e-mail)
    Mr. Chris Heinen, City Planner (Via e-mail)
    Mr. Eric Dhuse, Director of Public Works (Via e-mail)
    Mr. Pete Ratos, Building Department (Via e-mail)
    Ms. Dee Weinert, Admin Assistant (Via e-mail)
    Ms. Lisa Pickering, Deputy Clerk (Via e-mail)
    Mr. David Schultz, HR Green (Via e-mail)
    BJA, JAM, EEI (Via e-mail)