

United City of Yorkville Comprehensive Plan Land Use Definitions



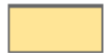
Rural Neighborhood

Intent

The Rural Neighborhood Land Use classification is intended to provide areas for very low-density detached single-family residences. Generally, areas designated as Rural Neighborhood have existing limitations regarding the provision of water and wastewater service. The Rural Neighborhood is characterized by substantial open spaces along roadways and between properties and may be considered more agricultural in nature. Gross density in Rural Neighborhood should be less than 0.5 dwelling units per acre.

Location

- Southeast corner of Yorkville’s Planning area (Generally, east of Block Road and south of Route 126)
- Areas which contain significant tree masses
- Areas with substantial topographic constraints
- Areas with limited wastewater services
- Outlying rural and agricultural areas



Estate Neighborhood

Intent

The Estate Neighborhood Land Use classification is intended to provide areas for low-density detached single-family residences. The Estate Neighborhood is characterized by substantial open spaces along roadways and between properties. This “open” character is often identified with the United City of Yorkville and this land use classification intends to protect and enhance this identity. Gross density in Estate Neighborhood areas should be less than 1.75 dwelling units per acre.

Developments requesting densities above 1.5 dwelling units per acre shall illustrate compliance with the City of Yorkville’s Design Guidelines. In addition to showing compliance with the design guidelines, the developer must also demonstrate their ability to add specific improvements such as:

- Assist with funding offsite City infrastructure improvements (water, wastewater, transportation)

- Integration of architectural standards (i.e. masonry, side entry garages, anti-monotony setbacks and elevations) that exceed the requirements of the City's current appearance code and architectural standards.
- Landscaping (i.e. increased landscape buffers, planting)
- Increased allocation of open space beyond City requirement

Location

- Existing developed areas of large lot single-family detached residences
- Planned locations to create an effective transition from suburban neighborhood to rural neighborhood and outlying rural and agricultural areas
- Areas which contain significant tree masses
- Areas with substantial topographic constraints
- Areas with limited wastewater services
- Along the Prairie Parkway corridor to maintain rural character

Suburban Neighborhood

Intent

The Suburban Neighborhood Land Use classification is intended to be a residential area primarily comprised of single-family detached residences. The Suburban Neighborhood land use seeks to preserve existing developed areas at this density and to create new lower-density environments characterized by intimate neighborhoods and residences of distinctive design. As with the Estate Neighborhood, integration of open spaces, particularly along major roadways and at the periphery of each development to transition to adjacent areas, is vital to both the character of the development and the identity of the City. Gross density in this classification should be between 1.50 and 2.25 dwelling units per acre.

Developments requesting densities above 2.0 dwelling units per acre shall illustrate compliance with the City of Yorkville's Design Guidelines. In addition to showing compliance with design guidelines, the developer must also demonstrate their ability to add specific improvements such as:

- Assist with funding offsite City infrastructure improvements (water, wastewater, transportation)
- Integration of architectural standards (i.e. masonry, side entry garages, anti-monotony setbacks and elevations) that exceed the requirements of the City's current appearance code and architectural standards.
- Landscaping (i.e. increased landscape buffers, planting)
- Increased allocation of open space beyond City requirement

Location

- Existing developed areas of single-family detached residential
- Planned locations to create an effective transition from transitional land uses to estate neighborhood
- Areas with some topographic constraints
- Generally, centrally positioned along main thoroughfare corridors

Traditional Residential Neighborhood

Intent

The Traditional Residential Neighborhood classification is created to recognize and preserve the existing unique residential neighborhoods in the developed core of the City. Residential densities vary within the Traditional Residential Neighborhood. Future development will likely be in the form of redevelopment of existing sites. Any redevelopment should be consistent with the 2005 Downtown Vision Plan prepared by the City.

Location

- Existing residential neighborhoods in and around the downtown area of the City
- Existing residential neighborhoods in the Town of Bristol

Commercial

Intent

The Commercial Land Use classification includes uses such as retail, service, restaurant, entertainment. This land use classification intends to promote market-sensitive development of commercial uses within strategically located areas to efficiently, effectively and conveniently serve the growing local population while reinforcing the importance of the United City of Yorkville as a regional center. The Comprehensive Plan's goal for such development includes expanding the economic vitality and employment base of the City.

The Land Use Plan strengthens the presence of the existing core of commercial uses in the City while allowing for additional locations of commercial development that serve the planning area and minimize conflicts with the transportation network and adjoining properties. As the Land Use Plan map shows, it is recommended that commercial uses locate along major thoroughfares

in Yorkville, principally so that such land uses will have good accessibility. However, because of the nature of commercial land uses, which often require outside storage, display and sales areas, these areas should be buffered from public view (i.e. that should not be visible from the roadways) and from nearby residential uses.

Despite being located along major thoroughfares throughout the planning area, strip commercial development which runs the length of the corridor is not encouraged. Where possible, developments should provide pedestrian connections to the commercial nodes for alternative transportation access. Commercial development should also strictly comply with the City of Yorkville's Design Guidelines to ensure attractive, coordinated retail centers are planned.

Further, as a goal of this Comprehensive Plan, use-oriented districts should be encouraged to provide an agglomeration of uses. These use-oriented districts include, but are not limited to, entertainment, healthcare, downtown, cultural and recreation. These districts while they are defined as commercial development, function as unique locations within Yorkville's planning area, and should be handled and identified as such.

Location

- At the interchange of Prairie Parkway and Route 47
- Downtown Yorkville
- Generally, at the intersections of arterials and major collector thoroughfares (Baseline Road, Route 47, Galena Road, Eldamain Road, US 34, Route 71, Route 126, Highpoint Road, Ament Road, Walker Road, and Caton Farm Road)

Neighborhood Retail

Intent

The Neighborhood Retail classification provides opportunities for smaller scale, service oriented retail establishments intended to serve only the residents within the immediate area. Small-scale retail trade is further defined as land used for the purposes of serving the retail needs of neighborhoods in close proximity (i.e. convenience stores, florists, beauty salons, dry cleaners, cafes, coffee shops, day care centers, small grocery stores, restaurants, etc.). By providing retail opportunities in close proximity to future residents, trips for everyday needs and services can be concentrated near residents' homes and reduce the demands for continuous retail development along major highway corridors, which in turn, reduces the additional vehicle trips along these corridors.

Where possible, developments should provide pedestrian connections to the neighborhood retail nodes for alternative transportation access. The neighborhood retail nodes should also strictly comply with the City of Yorkville's Design Guidelines to ensure attractive, coordinated retail centers are planned.

Location

- Near the proposed commuter rail station at Beecher and Faxon Roads to develop transit-oriented uses
- Generally, at the intersections of major collector and collector thoroughfares (Beecher Road, Galena Road, Corneils Road, Greenbriar Road, Walker Road and Lisbon Road)

Industrial

Intent

The Industrial Use class intends to allow limited and general manufacturing, assembly, wholesale and warehouse uses in distinct areas that can be adequately served by transportation and other infrastructure. In addition to the location need determined by infrastructure, these areas should also locate where truck and/or rail traffic and hours of operation would not serve as a nuisance to their surrounding neighbors.

Location

- Eldamain Corridor between the BNSF railroad and Galena Road
- Along Route 47 at the BNSF Railroad
- East side of Route 47, north of Route 71
- At the Route 71 Interchange of the Prairie Parkway

Office and Research

Intent

The Office and Research Use class seeks to encourage development of office and light industrial uses in a larger-scale business park-like setting. Primary uses are intended to be large office properties and facilities for research, testing and product development. Light manufacturing uses are intended to be limited in scope. Hospitality uses can be integrated into the business park as an ancillary use.

It is recommended that the City concentrate on attracting businesses engaged in light-industrial and office/research/development type activities that would be contained within a building (i.e. a minimal amount of open storage), such as high-tech services, medical services and software manufacturing. The City should also look to attract “green collar” employers whose business missions’ are to improve environmental equality and promote sustainability within their business.

Light industrial businesses tend to have many of the advantages of general industrial uses (i.e. employment, increase tax base) without the disadvantages often related to traditional, heavier industrial uses (i.e. adjacency challenges, pollution).

Location

- East of Beecher Road at the BNSF Railroad
- At the Route 71 Interchange of the Prairie Parkway
- At the Route 47 Interchange of the Prairie Parkway

Mixed Use

Intent

The Mixed Use classification establishes unique areas which are best fit for medium density residential, small office complexes or open space. Each development falling into the Mixed Use classification will be unique, as it is considered that these uses will be established as planned unit developments (PUD). These planned unit developments can incorporate all or one of the following uses: residential neighborhoods of varying densities, open spaces or carefully integrated office uses. Developments within the mixed use classification should comply with the City of Yorkville’s design guidelines to ensure the development is representative of the high quality of living found in Yorkville.

This use generally serves as a positive buffering element between single-family residential areas and major roadways and/or non-residential uses. If it is determined that a location will develop as a residential use, gross residential density in this classification should not exceed 3.50 dwelling units per acre. Or, if an area will develop as an office use, buildings shall be relatively small in terms of their building (and related parking area) size and designed in a manner that is compatible with the surrounding residential uses. The mixed use classification also encompasses open space, as it is acknowledged that open space either passive, active, or preservation can be a positive buffering element between intense commercial or industrial properties and lower density residential.

Examples of potential developments in the mixed use classification include single family attached residential units, age restrictive residential, one story office buildings, or recreational amenities (playgrounds, ballfields, or golf courses). Again, it should be acknowledged that each development is unique and in no manner does a previous development set the precedent for another. Each development submittal will be handled as a unique case with the highest and best use of the land to the City of Yorkville determined on a case by case basis.

Location

- Existing developed areas of single-family attached residential
- Generally, at planned locations to create an effective transition from intense land uses (commercial, industrial, office/research) to suburban neighborhood
- Along Route 71, east of Route 47
- Along Route 47 between Conservation Drive and Caton Farm Road
- At the Route 47 Interchange of the Prairie Parkway
- Near the proposed commuter rail station at Beecher and Faxon Roads to develop transit-oriented uses

Public/Quasi Public

Intent

The Public/Quasi Public Land Use classification identifies existing and proposed City facilities, Kendall County facilities, Yorkville Bristol Sanitary District facilities, Bristol Kendall Fire Department facilities, as well as school, religious institutions, and other non-private land uses. The Comprehensive Plan assumes that the proposed facilities located on the Land Use Plan map are subject to change and that additional future facilities are allowed within the various land use categories illustrated on the plan as deemed necessary by the City.

Location

- Kendall County Government Complex along US 34
- Yorkville City Hall along Game Farm Road
- Existing and proposed District 115 School Sites
- Yorkville Post Office along Countryside Parkway
- Yorkville Bristol Sanitary District along the Fox River
- Religious Institutions throughout the Planning Area

 **Park/Open Space****Intent**

The Park/Open Space Land Use classification is intended to preserve existing public open spaces such as recreational areas (park lands), existing privately held open space properties such as cemeteries, while identifying environmentally sensitive areas to establish appropriate locations for new designated open spaces. Consistent with the goals the Comprehensive Plan, the Land Use Plan seeks to provide a connected open space and trail system linking developments and residents within Yorkville to establish a green infrastructure system. Also, consistent with the goals of the Comprehensive Plan, the Land Use Plan seeks to preserve features of topographic significance.

This classification is not intended to establish potential locations for open spaces that are located with Planned Unit Developments or other developments. All planned developments are expected to consult with the Yorkville Parks and Recreation Department to ensure that the recreational needs of Yorkville residents are being addressed.

Location

- Along existing floodplains and natural drainage corridors
- Areas with significant topographic features
- Open Space Areas and Opportunities Areas from the Protect Kendall Now! Plan
- Forest Preserve Properties
- Commonwealth Edison Right of Ways