



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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www.yorkville.il.us

PLANNING & ZONING COMMISSION

AGENDA

Wednesday, February 8, 2017

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: January 18, 2016

Citizen's Comments

Public Hearings

1. **PZC 2017-01** Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage.

Old Business

New Business

1. **PZC 2017-01** Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage.

- Action Item

Amended Planned Unit Development (PUD) – Final Plat

Additional Business

1. City Council Action Updates

The following items were presented to the City Council on January 24, 2017.

- a. **PZC- 2016-05** Ordinance amending the Yorkville Zoning Ordinance by amending the definition of Automobile Repair; adding the definition of Semi-Truck and Semi-Truck Repair and adding them as permitted uses in the M-1 and M-2 Manufacturing Districts; amending the definitions of Commercial School and School; and adding Legal Nonconforming Agricultural Uses to those uses not subject to elimination by abandonment or amortization.

Action Item – Motion approved, 7 ayes; 0 no

Adjournment