United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

PLANNING & ZONING COMMISSION
AGENDA

Wednesday, March 8, 2017
Yorkville City Hall Council Chambers
800 Game Farm Road

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

Roll Call:

Previous meeting minutes: February 8, 2017

Citizen's Comments

Public Hearings

Old Business

New Business

1. **PZC 2017-03 -**   DKR Group, Inc., and Keith and Kathleen Warpinski have filed an application with Kendall County requesting an A-a Special Use on 6.9 acres to operate a landscaping business for the purpose of building a 6,000 square foot storage building as part of that business operation. The real property is located as the north side of Walker Road, approximately 0.31 miles east of IL Route 47 in unincorporated Kendall Township.

    - Action Item
     1 ½ Mile Review (Special Use)

Additional Business

1. City Council Action Updates

    The following items were presented to the City Council on February 28, 2017.

    a. **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 – Motion approved with amendments by City Council, 7 ayes; 0 no

Adjournment