



United City of Yorkville

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Yorkville, Illinois 60560
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PLANNING AND ZONING COMMISSION AGENDA

Wednesday, October 9, 2019

7:00 PM

Yorkville City Hall Council Chambers
800 Game Farm Road

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

Roll Call:

Previous meeting minutes: September 11, 2019

Citizen's Comments

Public Hearings

1. **PZC 2019-24** Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval as a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.
2. **PZC 2019-25** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to "Chapter 6: Permitted Uses." The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use with the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

Unfinished Business

New Business

1. **PZC 2019-24** Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval as a Commercial/Trade School providing special education and therapeutic

services in a day school setting for grades K-12 within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

Action Item

Special Use Approval

2. **PZC 2019-25** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to “Chapter 6: Permitted Uses.” The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use with the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

Action Item

Text Amendment

3. **PZC 2019-22** The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago) ASLV VI, LLLP, owner/developer, has filed an application with the United City of Yorkville seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots within two (2) new units, Units 26 and 27, of the Grande Reserve subdivision located in the northeast quadrant of Galena Road and Mill Road in Yorkville.

Action Item

Final Plat Approval

Additional Business

1. 2020 Planning and Zoning Commission Meeting Schedule
2. City Council Action Updates:

PZC 2019-16 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend Title 8, Chapter 2: Building Codes of the Municipal Code for the purpose of adopting the 2018 International Code Council series, inclusive of the International Fuel Gas Code (IFGC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Property Maintenance Code (IPMC), International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC), International Existing Building Code (IEBC), Illinois Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSA), 2014 Illinois State Plumbing Code, Illinois State Accessibility Code and the 2017 National Electric Code (NEC).

City Council Action

Approved

PZC 2019-20 Charles and Gayle Ashley, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in front yard setback from 30 feet to 20 feet for a residential parcel located at 208 E. Main Street. The purpose of this request is to allow for the reconstruction of an attached covered porch, as was part of the original home,

to be located within the required front yard. The real property, zoned R-2 Traditional Family Residence District, is located east of South Bridge Street (IL Route 47) and immediately south of East Main Street in Yorkville, Illinois.

City Council Action

Approved

PZC 2019-21 Tyler Edwards, petitioner, on behalf of Menard., Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.

City Council Action

Updated provided at meeting

Adjournment