



United City of Yorkville

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

PLANNING AND ZONING COMMISSION AGENDA

Wednesday, April 13, 2022
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: January 12, 2022

Citizen's Comments

Public Hearings

1. **PZC 2022-02** The petitioner, Dawn Leprich-Graves, on behalf of BW Property Holdings, LLC/Bricolage Wellness, PLLC, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 1.17-acre parcel located at 8721 Route 126 in Yorkville, Illinois. The property is part of the previously approved Windmill Farms Annexation Agreement and the petitioner is seeking to rezone the parcel from the Planned Unit Development (PUD) zoning designation to the B-3 General Business District. The purpose of the rezoning is to establish and operate a professional services business within the existing residential structure.

Action Item
Rezone

Unfinished Business

New Business

1. **PZC 2022-02** The petitioner, Dawn Leprich-Graves, on behalf of BW Property Holdings, LLC/Bricolage Wellness, PLLC, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 1.17-acre parcel located at 8721 Route 126 in Yorkville, Illinois. The property is part of the previously approved Windmill Farms Annexation Agreement and the petitioner is seeking to rezone the parcel from the Planned Unit Development (PUD) zoning designation to the B-3 General Business District. The purpose of the rezoning is to establish and operate a professional services business within the existing residential structure.

Action Item
Rezone

2. **PZC 2022-06** The petitioner, David Schultz, on behalf of Troy Mertz, is seeking Final Plat Amendment approval to introduce a new townhome product for the remaining thirteen (13) lots within Unit 3 of Bristol Bay. The change in product type will result in sixty-one (61) townhome units, varying between 4, 5 and 6 units per building in Bristol Bay Unit 3. This will result in the interior building lot lines for Lots 12, 15, 18 and 13 requiring adjustment, and the minor encroachment within the rear and side property lines on the same lots.

Action Item

Final Plat Amendment

3. **PZC 2022-07** The petitioner, David Schultz, on behalf of Troy Mertz, is seeking Final Plat of Subdivision approval for Bristol Bay Unit 13. The petitioner is seeking Final Plat approval to subdivide the approximately 25-acre parcel into 69 lots consisting of 68 single-family units and a 3.25-acre park site.

Action Item

Final Plat

Additional Business

1. **City Council Action Updates**

- a. **PZC 2021-07** The petitioner, Yorkville Bristol Sanitary District (YBSD), has filed an application with the United City of Yorkville, requesting variances from the Stormwater and Floodplain Regulations (as adopted by the United City of Yorkville); Landscape Ordinance of the City Code; and Dimensional and Bulk Requirements of the City Code, for a future expansion of their wastewater treatment operations. The real property is zoned A-1 Agricultural District with a Special Use for a sanitary district water treatment facility and is generally located west of North Bridge Street (IL Route 47), south of River Road and immediately north of the Fox River at 304 River Street in Yorkville, Illinois.

Action Item

Variances

Adjournment