



## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
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[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING COMMISSION AGENDA

Wednesday, August 10, 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: July 13, 2022

Citizen's Comments

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#### Public Hearings

1. **PZC 2022-08** Thomas Williamson, on behalf of Graham C Stores Company, petitioner, is seeking special use permit authorization, rezoning approval, and a variance to the sign regulations to develop a gasoline service station with accessory convenience store. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.
2. **PZC 2022-17** David Courtright, attorney on behalf of CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC, petitioners, is seeking variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot and to permit expansion of a nonconforming use. The real property is located at 1602 N Bridge Street on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34). The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.

#### Unfinished Business

#### New Business

1. **PZC 2022-08** Thomas Williamson, on behalf of Graham C Stores Company, petitioner, is seeking special use permit authorization, rezoning approval, a variance to the sign regulations, and final plat approval to develop a gasoline service station with accessory convenience store. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

#### Action Item

Rezone, Special Use, Sign Variance, Final Plat

2. **PZC 2022-14** John McFarland, on behalf of CalAtlantic Group, LLC, petitioner, is seeking Final Plat approval to subdivide the approximately 6.27-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The subject property is generally located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) at the eastern edge of Windett Ridge Road.

**Action Item**

Final Plat

3. **PZC 2022-16** John McFarland, on behalf of CalAtlantic Group, LLC, petitioner, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and a 37,809-square foot open space lot in Caledonia – Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots. The property is generally located south of Corneils Road and west of Bridge Street.

**Action Item**

Final Plat

4. **PZC 2022-17** David Courtright, attorney on behalf of the petitioners CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC, is seeking variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot and to permit expansion of a nonconforming use. The real property is located at 1602 N Bridge Street on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34). The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.

**Action Item**

Variance

**Additional Business**

1. **PZC 2022-12** Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, petitioner, is seeking Final Plat approval to subdivide approximately 20.5 acres into two (2) units consisting of 119 multi-family townhome lots in Unit 10 and 60 multi-family townhome lots in Unit 12 in Bristol Bay, for a total of 179 dwellings. The general location of the areas to be subdivided is north of Galena Road and west of Rosenwinkel Street just south of Units 11 and Unit 9 in the Bristol Bay subdivision.

**Action Item**

Final Plat

**Adjournment**