

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, December 14, 2022 7:00pm

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the current Covid-19 pandemic.

Meeting Called to Order

Chairman Jeff Olson called the meeting to order at 7:16pm, roll was called and a quorum was established.

Roll Call

Danny Williams-yes/in-person

Deborah Horaz-yes/electronic attendance

Jeff Olson-yes/in-person

Richard Vinyard-yes/in-person

Absent: Rusty Hyett, Greg Millen

City Staff

Jason Engberg, Senior Planner/in-person

Other Guests

Lynn Dubajic Kellogg, City Consultant/in-person

Tom Bowman, electronic attendance

Mike Belke, electronic attendance

Previous Meeting Minutes October 12, 2022 (court reporter's transcript), November 9, 2022

The minutes were approved as presented on a motion and second by Commissioners Williams and Vinyard, respectively.

Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

Citizen's Comments None

Public Hearings None

Unfinished Business None

New Business

1. **PZC 2022-22** Tom Bowman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to subdivide the

approximately 2-acre vacant parcel into 2 single-family lots. The property is generally located at the southwest corner of E. Van Emmon Street and Timber Oak Lane (formerly Benjamin Street).

Mr. Engberg said this is for the final plat of subdivision and the petitioner wishes to take one lot and divide it into two. In 2019 the lot was rezoned from B-2 to R-1 and Mr. Bowman purchased the property and originally wanted to divide it into three lots. The property line goes to the middle of Van Emmon, so he must dedicate 40 feet to the city since it is public right-of-way, therefore he will make it 2 lots to keep the R-1 zoning. He will try to maintain the existing topography and trees. The engineer noted just a couple items which will be addressed.

Mr. Williams asked if Timber Oaks is still a private drive or if it was turned over to the city. It is public right-of-way now, said Mr. Engberg. Mr. Engberg added that the developer of Kendallwood Estates, now known as Timber Ridge Estates, changed the subdivision and street names. The streets and public items will be turned over to the city when the project is done. Mr. Williams also asked if an easement is needed to get onto the road to get to these properties. Mr. Engberg said no easement is needed.

Action Item:
Final Plat

A motion to approve PZC 2022-22 was made by Mr. Williams and seconded by Mr. Vinyard. Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Subdivision for Bowman Subdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Norman J. Toberman and Associates date last revised November 28, 2022 and subject to all future comments made by Engineering Enterprise Incorporated.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 4-0.

Additional Business

1. 2023 Planning and Zoning Commission Meeting Schedule

All Commissioners were OK with the schedule as presented.

Adjournment

There was no further business and the meeting was adjourned at 7:22pm on a motion and second by Commissioners Williams and Horaz, respectively. Unanimous voice vote approval.

Respectfully submitted by,
Marlys Young, Minute Taker/electronic attendance