



United City of Yorkville

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Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, February 14, 2024

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

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

Roll Call:

Previous meeting minutes: January 10, 2024

Citizen's Comments

Public Hearings

1. **PZC 2024-04 United City of Yorkville**, petitioner, is proposing to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify the property located at Cannonball Trail and south of Galena Road from “Estate Conservation/Residential” to a land use designation of “Agricultural Zone (AZ)”. The request will also amend the property located at the southeast corner of the US Route 34 and Sycamore Road from the “Neighborhood Retail (NR)” to the “Mid-Density Residential (MDR)” land use category. The changes are a result of a rezoning approvals made by the City Council in calendar year 2023.

Unfinished Business

New Business

1. **PZC 2024-04 United City of Yorkville**, petitioner, is proposing to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify the property located at Cannonball Trail and south of Galena Road from “Estate Conservation/Residential” to a land use designation of “Agricultural Zone (AZ)”. The request will also amend the property located at the southeast corner of the US Route 34 and Sycamore Road from the “Neighborhood Retail (NR)” to the “Mid-Density Residential (MDR)” land use category. The changes are a result of a rezoning approvals made by the City Council in calendar year 2023.

Action Item

Text Amendment

Additional Business

1. 2023 Year in Review

- a. **Link to report:** <https://arcg.is/1zDDiq0>

2. City Council Action Updates

- a. **PZC 2024-02 Steve Greenblatt**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-3-5 of the Zoning Ordinance requiring the location of an accessory structure to be a minimum distance of 5 feet from any side or rear property line for a residential parcel located at 703 S. Main Street. The petitioner is also seeking a variance to Section 10-3-5 to allow a detached accessory structure closer than ten (10) feet to any main building. The purpose of this request is to allow for the installation of a shed. The real property, zoned R-2 Traditional Family Residence District, consists of two (2) contiguous parcels owned by the petitioner and is located at the southwest corner of West Washington Street and South Main Street in Yorkville, Illinois.

Action Item

Variance

- b. **PZC 2024-03 Kendall County Petition 23-32 & 23-33**, Grainco FS, Inc. (owner) and A.B. Schwartz, LLC. (contract purchaser), are requesting approval of a map amendment (rezoning) and an amendment to Kendall County's Future Land Use Map. The purpose of the request is to rezone the property located at 8115 IL Route 47 from A-1 Agricultural District to M-1 Limited Manufacturing District. Additionally, the petitioners are requesting to amend the Kendall County Future Land Use Map from "Transportation Corridor" to "Mixed Use Business". The real property and is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

Action Item

Mile Review

Adjournment