



United City of Yorkville

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Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, March 13, 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: February 14, 2024

Citizen's Comments

Public Hearings

1. **PZC 2024-06 United City of Yorkville**, petitioner, is proposing to amend Section 10-4-13 Alternative Energy Use Standards regarding solar farms of the Yorkville Unified Development Ordinance. The proposed text amendment provides additional regulations requiring a minimum distance of one-thousand feet (1,000') from the nearest solar array to a major corridor and the Fox River. Additional minor proposed text amendments include typographical errors, clarification regarding solar glare, proof of utility service provider, and easement requirements.

Unfinished Business

New Business

1. **PZC 2024-06 United City of Yorkville**, petitioner, is proposing to amend Section 10-4-13 Alternative Energy Use Standards regarding solar farms of the Yorkville Unified Development Ordinance. The proposed text amendment provides additional regulations requiring a minimum distance of one-thousand feet (1,000') from the nearest solar array to a major corridor and the Fox River. Additional minor proposed text amendments include typographical errors, clarification regarding solar glare, proof of utility service provider, and easement requirements.

Action Item

Text Amendment

Additional Business

1. City Council Action Updates

- a. **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

Adjournment