

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, February 14, 2024 7:00pm

Meeting Called to Order

Vice-Chairman Danny Williams called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Danny Williams-yes, Rusty Hyett-yes (via Zoom), Greg Millen-yes, Rich Vinyard-yes (via Zoom)

Absent: Reagan Goins

City Staff

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Planner I

Other Guests

Lynn Dubajic Kellogg, City Consultant

Chris Vitosh, Vitosh Reporting Service

Previous Meeting Minutes January 10, 2024

Motion by Richard Vinyard and second by Greg Millen to approve the minutes as presented. Roll call: Hyett-yes, Millen-yes, Vinyard-yes, Williams-yes Carried 4-0.

Citizen's Comments None

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 to 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 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 rezoning approvals made by the City Council in calendar year 2023.

Mr. Williams explained the procedure for the Hearing.

A motion was made and seconded by Mr. Vinyard and Mr. Millen, respectively, to open the Public Hearing at approximately 7:01pm. Roll call: Hyett-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 4-0.

Mr. Williams read the Hearing description and Ms. Noble provided background.

At approximately 7:05pm a motion was made by Mr. Millen and seconded by Mr. Vinyard to close the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Hyett-yes, Millen-yes. Carried 4-0.

(See Court Reporter's transcript)

Unfinished Business None

New Business

1. PZC 2024-04 United City of Yorkville (same as description above)

There was no discussion.

Action Item

Text Amendment

A motion was made by Mr. Millen and seconded by Mr. Hyett to approve PZC 2024-04 and Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 14, 2024 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan Update future land use for the two (2) identified land use changes as presented in a staff memorandum dated January 29, 2024. Roll call: Vinyard-yes, Williams-yes, Hyett-yes, Millen-yes. Carried 4-0.

Additional Business

1. 2023 Year in Review

Ms. Noble said staff and new Planner Sara Mendez, prepared a slide presentation of the year in review which is also available on the city's website. There were 414 new housing starts, up 46% from the previous year. This translated to \$3 million in permit fees. She gave a quick summary of the report contents. She also noted the Unified Development Ordinance (UDO) was completed.

2. City Council Action Updates

Ms. Noble summarized the 2 approvals: (a) PZC 2024-02 Steve Greenblatt variance and (b) PZC 2024-03 Kendall County Petition 1.5 mile review for Grainco.

Adjournment

There was no further business and the meeting was adjourned at 7:12pm on a motion by Mr. Millen, (no second). Unanimous voice vote approval.

Respectfully submitted by
Marlys Young, Minute Taker