



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, September 11, 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: August 14, 2024

Citizen's Comments

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#### Public Hearings

1. **CONTINUED PZC 2024-17 United City of Yorkville**, petitioner, is requesting a text amendment to Chapter 8. UDO Review and Approval Procedures within the United City of Yorkville's Unified Development Ordinance. The proposed text amendment will revise and clarify general application requirements, board/commission review, and procedures related to petitions for text and map amendments, annexations, annexation agreements, and economic incentive/development agreements within the United City of Yorkville's Unified Development Ordinance.
2. **PZC 2024-01 Yorkville Renewables, LLC**, contract lessee, and Daniel A. and Charene S. Nagel, property owners, petitioners, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, special use authorization, and a bulk regulation variance approval. The real property is located on the southwest corner of Galena Road and Illinois Route 47. The petitioners are requesting rezoning approval from R-2 Single-Family Traditional Residence District to A-1 Agricultural District. The petitioners are also requesting special use permit approval in pursuant to Section 10-8-5 of the Unified Development Ordinance for a solar farm. Lastly, the petitioners are requesting a bulk regulation variance to Section 10-4-13.B of the Unified Development Ordinance requesting a reduction in the north, west, and south property lines setback from 50 feet to 8 feet.

#### Unfinished Business

#### New Business

1. **PZC 2024-17 United City of Yorkville**, petitioner, is requesting a text amendment to Chapter 8. UDO Review and Approval Procedures within the United City of Yorkville's Unified Development Ordinance. The proposed text amendment will revise and clarify general application requirements, board/commission review, and procedures related to petitions for text and map amendments, annexations, annexation agreements, and economic incentive/development agreements within the United City of Yorkville's Unified Development Ordinance.

#### Action Item

Text Amendment

2. **PZC 2024-01 Yorkville Renewables, LLC**, contract lessee, and Daniel A. and Charene S. Nagel, property owners, petitioners, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, special use authorization, and a bulk regulation variance approval. The real property is located on the southwest corner of Galena Road and Illinois Route 47. The petitioners are requesting rezoning approval from R-2 Single-Family Traditional Residence District to A-1 Agricultural District. The petitioners are also requesting special use permit approval in pursuant to Section 10-8-5 of the Unified Development Ordinance for a solar farm. Lastly, the petitioners are requesting a bulk regulation variance to Section 10-4-13.B of the Unified Development Ordinance requesting a reduction in the north, west, and south property lines setback from 50 feet to 8 feet.

**Action Item**

Rezoning, Special Use, and Variance

3. **PZC 2024-18 Kendall County Petition 24-07**, Jerry Styrzula, petitioner, on behalf of A&D Properties, LLC is requesting site plan approval to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at 7789 Route 47. The real property is located north of Ament Road and immediately west of South Bridge Street in unincorporated Kendall County.

**Action Item**

1.5 Mile Review

4. **PZC 2024-20 Kendall County Petition 24-22**, Leo M. Phillip is requesting an approval of a map amendment (rezoning) 11.6 +/- acres located at the northwest corner of Legion and East Highpoint Roads, commonly known as addressed 10835 Legion Road, from A-1 Agricultural District to R-1 One-Family Residential District. The purpose of the request is to construct approximately three (3) single-family houses.

**Action Item**

1.5 Mile Review

## **Additional Business**

### **1. City Council Action Updates**

- a. **PZC 2024-16 2551 N. Bridge St.**, Illinois Department of Transportation, petitioner, and B&K Enterprises, LLC, owners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance approval. The real property is located at 2551 N. Bridge St, Yorkville, Illinois and is generally located at the northwest corner of Route 47 and Cannonball Trail intersection. The petitioner is requesting a variance to permit the decrease of the minimum parking lot adjacent to an arterial roadway setback to 8.7 feet from the required 20 feet from the property line for the B-3 General Business District.

**Action Item**

Variance

## **Adjournment**