



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, December 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: November 13, 2024

Citizen's Comments

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#### Public Hearings

1. **PZC 2024-25 United City of Yorkville**, petitioner, is proposing to amend Chapter 5. Development Standards within the United City of Yorkville's Unified Development Ordinance regarding fences. The proposed text amendment will allow vinyl coated chain link fence material in side and rear yards within residential districts.

#### Unfinished Business

#### New Business

1. **PZC 2024-25 United City of Yorkville**, petitioner, is proposing to amend Chapter 5. Development Standards within the United City of Yorkville's Unified Development Ordinance regarding fences. The proposed text amendment will allow vinyl coated chain link fence material in side and rear yards within residential districts.

#### Action Items

Text Amendment

#### Additional Business

1. **2025 Meeting Schedule**
2. **City Council Action Updates**

- a. **PZC 2024-21 Marker Inc., the contract purchaser and petitioner, along with the United City of Yorkville, the property owner**, have submitted applications to the City of Yorkville, Kendall County, Illinois. They are requesting an amendment to the Kendall Marketplace Planned Unit Development (PUD) Agreement and seeking preliminary and final PUD plan approval. The request aims to develop Heartland Meadows West, a mixed-use project featuring twenty (20) single-family residential lots for an active adult community and four (4) commercial outlots. The proposed underlying zoning designations are R-2 Single-Family Traditional Residential District for the residential area and B-3 General Retail District for the

commercial area. The petitioner is also requesting deviations to the side and rear yard setbacks within the R-2 District. The subject property is located on the north side of Blackberry Shore Lane, between Northland Lane and Cannonball Trail, on an approximately 8.3-acre vacant parcel.

**Action Items**

PUD Amendment, Preliminary & Final PUD Plan Approval

- b. **PZC 2024-26 Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLLP, petitioner/owner**, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of four (4) parcels totaling approximately 268.30 acres and is generally located at the northwest corner of West Veterans Parkway (US 34) and Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council).

**Action Item**

Rezone

- c. **PZC 2024-27 Grande Reserve Units 18 & 25**, the petitioner, Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner, is seeking Final Plat approval for an approximately 22-acre site consisting of 164 new residential townhome lots and four (4) open space outlots located north of the BNSF railroad and east of Tuscany Trail in Yorkville.

**Action Item**

Final Plat

- d. **PZC 2024-28 Grande Reserve Unit 21**, the petitioner, Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner, is seeking Final Plat approval for an approximately 10-acre site consisting of 60 new residential duplex dwelling units on 30 lots located west of the intersection of Crooker Drive and Brady Street in Yorkville.

**Action Item**

Final Plat

**Adjournment**