



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, January 8, 2025

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: December 11, 2024

Citizen's Comments

Public Hearings

1. **PZC 2024-33 Stephen Cross**, representing Costco, has submitted applications to the United City of Yorkville, on behalf of Costco Wholesale Corporation (contract purchaser and petitioner) and Joda Land Holding, LLC (property owner). The applications request an amendment to the Yorkville Crossing Planned Unit Development (PUD) Agreement to allow 160,000-square-foot members-only retail store, special use authorization for a freestanding fueling facility, and final plat approval to resubdivide two parcels (totaling ~34 acres) into three parcels. The petitioner is also requesting deviations from the Unified Development Ordinance, including regulations for landscaping (Section 10-5-3), parking and loading (Section 10-5-1) related to maximum parking stalls and minimum EV charging stations, outdoor lighting pole height (Section 10-5-7), and building facade appearance standards (Section 10-5-8). The property is located at the northwest corner of Veterans Parkway (US 34) and Countryside Parkway.

Unfinished Business

New Business

1. **PZC 2024-33 Stephen Cross**, representing Costco, has submitted applications to the United City of Yorkville, on behalf of Costco Wholesale Corporation (contract purchaser and petitioner) and Joda Land Holding, LLC (property owner). The applications request an amendment to the Yorkville Crossing Planned Unit Development (PUD) Agreement to allow 160,000-square-foot members-only retail store, special use authorization for a freestanding fueling facility, and final plat approval to resubdivide two parcels (totaling ~34 acres) into three parcels. The petitioner is also requesting deviations from the Unified Development Ordinance, including regulations for landscaping (Section 10-5-3), parking and loading (Section 10-5-1) related to maximum parking stalls and minimum EV charging stations, outdoor lighting pole height (Section 10-5-7), and building facade appearance standards (Section 10-5-8). The property is located at the northwest corner of Veterans Parkway (US 34) and Countryside Parkway.

Action Items

PUD Amendment, Special Use, and Final Plat

2. **PZC 2024-30 Nicholas S. Bellone**, on behalf of Ament Road Solar 1, LLC (Tenant) and Janet M. Dhuse on behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner) are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow a commercial solar energy facility on land within 1.5 miles of municipality without an annexation agreement.

Action Item

1.5-mile Review

Additional Business

Adjournment