



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### PLAN COMMISSION

#### AGENDA

Wednesday, May 11, 2016

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: April 20, 2016

Citizen's Comments

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#### Public Hearings

##### Old Business

##### New Business

1. **PC 2016-09** Mathre 1916, LLC, petitioner, has filed an application with Kendall County seeking an A-1 Special Use on 5 acres to operate a banquet facility within an existing 3,728 square foot accessory building and request for a variance to operate a banquet facility located on a non-collector roadway. The property is located at 13889 Hughes Road in Fox Township.

**- Action Item**

1 ½ Mile Review (Special Use)

2. **PC 2016-10** Joe Gomoll, petitioner, has filed an application with Kendall County seeking an A-1 Special Use on 15.5 acres to produce and sell food items utilizing crops grown on the property and in combination with crops grown off-site in addition to ancillary items produced off-site. The property is located at 10151 Lisbon Road in Fox Township.

**- Action Item**

1 ½ Mile Review (Special Use)

3. **PC 2016-11** Whitetail Ridge Golf Club, LLC, petitioner, has filed an application with Kendall County seeking an A-1 Special Use on 17 acres to operate a banquet facility for weddings. The property is located at 9111 Ashley Road in Kendall Township.

**- Action Item**

1 ½ Mile Review (Special Use)

#### Additional Business

1. City Council Action Updates

The following items were presented to the City Council on April 26, 2016.

- a. **PC 2016-05** BBB Farms LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.
- b. **PC 2016-06** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts.
- c. **PC 2016-07** Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.

## **Adjournment**