



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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PLAN COMMISSION

AGENDA

Wednesday, February 10, 2016

Yorkville City Hall Council Chambers

800 Game Farm Road

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

Roll Call:

Previous meeting minutes: January 13, 2016

Citizen's Comments

Public Hearings

1. **PC 2016-02** The Law Office Corporation, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a proposed tavern – nightclub or lounge in an existing building zoned within the B-2 Retail Commerce Business District pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located at 226 South Bridge Street in Yorkville, Illinois.
2. **PC 2016-03** Unified Faith in Christ Church, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.

Old Business

New Business

1. **PC 2016-02** The Law Office Corporation, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a proposed tavern – nightclub or lounge in an existing building zoned within the B-2 Retail Commerce Business District pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located at 226 South Bridge Street in Yorkville, Illinois.

- Action Item

Special Use

2. **PC 2016-03** Unified Faith in Christ Church, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for

a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.

- **Action Item**

Special Use

Additional Business

1. City Council Action Updates

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

- a. **PC 2015-16** GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Fremont Street in Yorkville, Illinois.
- b. **PC 2015-17** Kevin Calder, petitioner, has filed an application with Kendall County seeking an A-1 Special Use to allow the operation of a landscape business with five employees. The property is located at 9923 Walker Road in Kendall Township.

2. Year in Review - 2015

Adjournment