

**UNITED CITY OF YORKVILLE
PLAN COMMISSION**

**City Council Chambers
Wednesday, May 11, 2016 7:00pm**

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm.

Roll Call

Roll call was taken and a quorum was established.

Michael Crouch-yes, Deborah Horaz-yes, Reagan Goins-yes, Charles Kraupner-yes, Richard Vinyard-yes, Randy Harker-yes

Absent: none

City Staff

Krysti Barksdale-Noble, Community Development Director

Other Guests

Lynn Dubajic, DLK

Previous Meeting Minutes April 20, 2016

The minutes were approved on a motion by Mr. Kraupner and second by Ms. Goins. Ms. Horaz noted a change is needed in the transcript on page 7. References to *Alderman Gilson* should say *Tom Gilmour* instead. The minutes and transcript were then approved with the revisions.

Roll call: Horaz-yes, Goins-yes, Kraupner-yes, Vinyard-yes, Crouch-yes, Harker-yes.
Passed 6-0.

Citizen's Comments None

Public Hearings None

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

1-1/2 Mile Review (Special Use)

This is an existing facility and the petitioner wishes to rent it for weddings, etc. Ms. Noble said this use is not inconsistent with the proposed Comprehensive Plan. She noted the dates were wrong in reference to County reviews.

Roll call: Goins-yes, Kraupner-yes, Vinyard-yes, Crouch-yes, Horaz-yes, Harker-yes.
Passed 6-0.

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

1-1/2 Mile Review (SpecialUse)

Ms. Noble said this is typical of temporary roadside sales, though there will be a permanent building. She noted a correction of the structure size to say 4,480 square feet. The Comp Plan shows this area as an estate neighborhood and the zoning is Ag in the County.

Roll call: Kraupner-yes, Vinyard-yes, Crouch-yes, Horaz-yes, Goins-yes, Harker-yes.
Passed 6-0.

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

1-1/2 Mile Review (Special Use)

The facility will be used for weddings and banquets and has 5 existing buildings. The petitioner will be requesting a County liquor license. Staff feels this fits within the Comp Plan since it is A-1 zoning.

Roll call: Vinyard-yes, Crouch-yes, Horaz-yes, Goins-yes, Kraupner-yes, Harker-yes
Passed 6-0.

Additional Business

City Council Action Updates:

On April 26th, 3 items were before City Council and all were approved unanimously:

1. PC 2016-05 BBB Farms rezoning
2. PC 2016-06 City Text Amendment regarding commercial/trade schools
3. PC 2016-07 Terry Richards amending Special Use for storage facility

Ms. Noble also informed the Commission that City Planner Chris Heinen left the City.

A Comprehensive Plan open house was held last week with only 1 attendee. A second open house will be held May 12 at Grande Reserve.

At their June meeting, the Economic Development Committee will discuss combining the Plan Commission and Zoning Board of Appeals.

Adjournment

There was no further business and the meeting was adjourned at 7:14pm on a motion by Mr. Kraupner and second by Ms. Horaz. Approved on a voice vote.

Transcribed by Marlys Young, Minute Taker