

**UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION**

**City Council Chambers  
Wednesday, August 10, 2016 7:00pm**

**Commission Members in Attendance:**

Chairman Randy Harker	Don Marcum
Jeff Olson	Richard Vinyard
Bill Gockman	Reagan Goins
Deborah Horaz	

**Other City Staff**

Krysti Barksdale-Noble, Community Development Director  
Jason Engberg, Sr. Planner  
Chris Funkhouser, Alderman

**Other Guests**

Christine Vitosh, Depo Court                      Megann Horstead, *Beacon News*  
Nick Kalogeresis, Lakota Group

**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.

**Previous Meeting Minutes** None

(No minutes, this is the first meeting of this newly formed Commission).

**Citizen's Comments** None

**Public Hearings**

Chairman Harker explained the procedure for the Hearing and swore in those who would speak at the Public Hearing. A motion to open the Public Hearing was made and seconded by Commissioners Horaz and Goins, respectively, at approximately 7:03pm. Roll call: Goins-yes, Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes. Passed 7-0.

- 1. PZC 2016-01 The United City of Yorkville will conduct a Public Hearing regarding the adoption of a proposed update to the Yorkville Comprehensive Plan, including a new future land use map, pursuant to section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code.**

*(See Court Reporter's Transcript of Hearing)*

After the Comp Plan presentation was concluded at approximately 7:47pm, a motion was made by Vinyard and seconded by Horaz to close the Public Hearing.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Harker-yes. Passed 7-0.

**Old Business** – None

**New Business**

**1. PZC 2016-01 Comprehensive Plan** (see #1 above)

**Action Item**

Comprehensive Plan Adoption

Chairman Harker commented that The Lakota Group did a fantastic job on the Plan. He asked for a motion of approval of the Finding of Fact and adoption of the Plan.

Commissioner Horaz made a motion as follows: In consideration of testimony presented during a Public Hearing on August 10, 2016 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request to adopt the proposed Comprehensive Plan Update as prepared and presented by The Lakota Group dated August 4, 2016 and summarized in a staff memorandum dated August 3, 2016. Seconded by Commissioner Goins.

Roll call: Marcum-Abstain, Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Horaz-yes, Harker-yes. Passed: 6 yes, 1 abstain.

- 2. PZC 2016-02 Jet's Towing and Services, petitioner, has filed an application with Kendall County requesting a Zoning Map Amendment (rezoning) from A-1 Agricultural to M-1 Limited Manufacturing. The property is located at 790 Eldamain Road in Bristol Township and is currently being used for a towing and truck storage area.**

**Action Item**

1-1/2 Mile Review (Special Use)

Ms. Noble said this case was a compliance issue and the petitioner is operating illegally since it is not zoned for this use. It is a 9-acre parcel and the owner wants to rezone. The current Comp Plan shows this area as industrial and the owner is looking at a new use to be consistent with the Comp Plan. City staff has objections to the petition as outlined in the staff memo and the County objects also. The committee opposed the current use and noted the owner lives there also. Mr. Marcum made a motion to recommend a formal objection be made which will be filed with the County and to also approve staff recommendations. Ms. Goins seconded the motion.

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Horaz-yes, Marcum-yes, Harker-yes. Passed 7-0.

**Additional Business**

Chairman Harker welcomed Jason Engberg, who is the new Sr. Planner for the City as of August 1<sup>st</sup>. He was previously a City intern 3-4 years ago.

The Commission will meet on the second Wednesday of the month at 7:00pm. Mr. Engberg said there may be training at either the October or November meeting and will be take about 2-2.5 hours. The training will be done by someone who conducts Planning and Zoning training all over the State.

2. Appointment of a Vice-Chairperson for the Planning and Zoning Commission  
This is an appointment made each Fiscal Year. Chairman Harker nominated Reagan Goins in a motion and Mr. Marcum seconded the motion. No objections.

**Adjournment**

There was no further business and meeting adjourned at 8:04pm.

Respectfully submitted by  
Marlys Young, Minute Taker