



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, July 12, 2017

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

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

Roll Call:

Previous meeting minutes: June 14, 2017

Citizen's Comments

Public Hearings

1. **PZC 2017-07** Casey's Retail Company, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, special use authorization, and a variance to sign regulations. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approved of an annexation agreement by the City Council); special use permit approval for a gasoline service station with accessory convenience store; and a sign variance for a permanent freestanding business signs to be larger than a maximum of 32 square feet.
2. **PZC 2017-08** Dale Larson, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a rear yard setback variance for 1995 Meadowlark Court in the Country Hills Subdivision of Yorkville to reduce the rear yard setback from 40 feet to 30 feet. The purpose for this request is to allow a single family home to be built on this lot within the Country Hills Subdivision which will be consistent with surrounding homes.

Old Business

New Business

1. **PZC 2017-07** Casey's Retail Company, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, special use authorization, and a variance to sign regulations. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approved of an annexation agreement by the City Council); special use permit approval for a gasoline service station with accessory

convenience store; and a sign variance for a permanent freestanding business signs to be larger than a maximum of 32 square feet. The Petitioner is also seeking Final Plat approval.

Action Item

Rezoning, Special Use, Variance and Final Plat

2. **PZC 2017-08** Dale Larson, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a rear yard setback variance for 1995 Meadowlark Court in the Country Hills Subdivision of Yorkville to reduce the rear yard setback from 40 feet to 30 feet. The purpose for this request is to allow a single family home to be built on this lot within the Country Hills Subdivision which will be consistent with surrounding homes.

Action Item

Variance

3. **PZC 2017-09** Anthony Place Yorkville, LP, petitioner, has filed an application with the United City of Yorkville requesting Final Plat approval for the Anthony Place senior independent living facility. The request will consolidate two (2) currently adjacent parcels and dedicate right-of-way, access and public utility and drainage easements needed for the development of the approximately 3.175-acre property to be located at the northeast corner of Fremont and Walnut Streets, in Yorkville, Illinois.

Action Item

Final Plat

Additional Business

1. City Council Action Updates

The following items were presented to the City Council on June 27, 2017.

- a. **PZC 2017-07** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 18: Telecommunication Tower and Antenna Regulations” of the United City of Yorkville Zoning Ordinance regarding small cell antennas.

Action – Motion approved by City Council

- b. **PZC 2017-08** Semper Fi Land, Inc., petitioner, has filed an application with Kendall County requesting Special Use authorization to operate a waste composting facility. The property is located at 1996 Cannonball Trail in Bristol Township approximately 0.5 miles south of Galena Road.

Action – No Action Taken. Application was withdrawn by Petitioner.

Adjournment