



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

SPECIAL PLANNING AND ZONING COMMISSION AGENDA

Wednesday, October 18, 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: August 9, 2017

Citizen's Comments

Public Hearings

1. **PZC 2017-11** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new section regarding temporary sidewalk and parklet cafés. The amendment will provide a guide for businesses to offer outdoor seating and food/beverage service adjacent to their establishment within the public sidewalk and right-of-way that are safe and attractive to restaurant patrons and pedestrians.
2. **PZC 2017-12** Mark Southern, petitioner, on behalf of Michael and Molly Schomer, property owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and a variance to the City's bulk regulations for rear yard setback. The petitioner is requesting rezoning approval from R-1 Suburban Residential District and R-2 Single Family Traditional Residence District to B-2 Retail Commerce Business District. The petitioner is also requesting to vary the requirement of City Code Section 10-7-1 regarding minimum required rear yard setbacks. The proposed rear yard would be reduced from twenty feet (20') to zero feet (0'). The real property is located east of IL. Route 47 (N. Bridge Street), south of E. Main Street and immediately north of the Fox River, commonly known as 104 North Bridge Street, Yorkville, Illinois 60560.

Old Business

New Business

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service adjacent to their establishment within the public sidewalk and right-of-way that are safe and attractive to restaurant patrons and pedestrians.

- Action Item

Text Amendment

2. **PZC 2017-12** Mark Southern, petitioner, on behalf of Michael and Molly Schomer, property owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and a variance to the City's bulk regulations for rear yard setback. The petitioner is requesting rezoning approval from R-1 Suburban Residential District and R-2 Single Family Traditional Residence District to B-2 Retail Commerce Business District. The petitioner is also requesting to vary the requirement of City Code Section 10-7-1 regarding minimum required rear yard setbacks. The proposed rear yard would be reduced from twenty feet (20') to zero feet (0'). The real property is located east of IL. Route 47 (N. Bridge Street), south of E. Main Street and immediately north of the Fox River, commonly known as 104 North Bridge Street, Yorkville, Illinois 60560.

- Action Item

Rezoning and Variance

Additional Business

1. City Council Action Updates

The following items were presented to the City Council on August 22, 2017.

- a. **PZC 2017-10** Tom McNelis, Petitioner, has filed an application with Kendall County requesting a map amendment to rezone his approximately 3.86-acre property from A-1 to R-1 to allow for the construction of a new residential home. The real property is located at 14000 Block of Budd Road, approximately 0.98 miles from Millbrook Road on the north side of Budd Road in unincorporated Fox Township

Action – Motion approved by City Council

2. 2018 Planning and Zoning Commission Meeting Schedule
3. Request for Proposal – Downtown Overlay District Streetscape Master Plan Form Based Code
4. Discussion of Annual Planning and Zoning Commission Training Session

Adjournment