

PLANNING & ZONING COMMISSION
City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, December 13, 2017 7:00pm

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Bill Gockman-yes, Reagan Goins-yes, Deborah Horaz-yes, Don Marcum-yes, Jeff Olson-yes, Randy Harker-yes

Absent: Richard Vinyard

City Staff

Krysti Barksdale-Noble, Community Development Director
Lynn Dubajic, City Consultant

Other Guests

Dave Schultz, HR Green
Rob Getz, VP Centex

Previous Meeting Minutes October 18, 2017 and November 8, 2017

Mr. Marcum moved and Mr. Gockman seconded a motion to approve both sets of minutes.

Roll call: Goins-yes, Horaz-yes, Marcum-yes, Olson-yes, Gockman-yes, Harker-yes
Motion carried 6-0

Citizen's Comments None

Public Hearings None

Old Business None

New Business

1. **PZC 2017-14 Centex Real Estate Company, LLC, petitioner has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for the resubdivision of Bristol Bay Units 9 and 11. The real property is located within the northeast quadrant of Illinois Route 47 (Bridge) and Galena Road in Yorkville.**

Mr. Getz said Centex is requesting replatting of units 9 and 11 which were originally platted for condos until the recession occurred. Going forward, the condo market seems to be poor. They wish to close out the built portions and turn over to the HOA. The rest

of the properties may be rezoned. They have been performing punchlist items and the

engineer has approved the completed work.

Commissioner Marcum questioned the “squares not included” on the map. Mr. Getz gave an explanation and said the lots could be built out at a later time. Mr. Getz also said the common area will be turned over to the HOA in areas already built.

Action Item

Final Plat Amendment

A motion was made by Mr. Olson and seconded by Ms. Horaz as follows: In consideration of the proposed Final Plat of Resubdivision of Bristol Bay Lot 2048 – Unit 9 and Lot 2049 – Unit 11, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised December 6, 2017.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Gockman-yes, Goins-yes, Harker-yes
Motion carried 6-0

- 2. PZC 2017-15 David Schultz, Engineer, as petitioner, on behalf of Cedarhurst of Yorkville Real Estate, LLC, owner, has filed an application with the City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for the Cedarhurst of Yorkville P.U.D. Subdivision. The real property is located at the northeast corner of US 34 (Veterans Parkway) and Cannonball Trail in Yorkville.**

Mr. Schultz said he is seeking approval for the final plat amendment and dedication of right-of-way. Water plans have been approved by the engineer.

Action Item

Final Plat Amendment

Mr. Marcum moved and Mr. Gockman seconded the following motion: In consideration of the proposed Final Plat of Cedarhurst of Yorkville PUD Subdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised May 23, 2017.

Roll call: Marcum-yes, Olson-yes, Gockman-yes, Goins-yes, Horaz-yes, Harker-yes
Carried: 6-0

Additional Business

City Council Action Updates

- a. PZC 2017-13 Dave and Debbie Coffman requesting rezoning:
City Council approved on December 12, 2017.
- b. Downtown Overlay District Streetscape Master Plan and Form Based Code – Contract Award
City went out for RFP for a scope of downtown streetscape and contract awarded to Farr and Associates. Meetings will be scheduled and this will come back to PZC. This will be a 6-month process.

- c. Downtown Wayfinding Signage – Bid Award Update

The bid was awarded to Michael's Signs for directional signs and two kiosks to be done in 2018 and 2019.

d. Downtown Landscape Hill Project - Update

An ITEP grant application has been submitted to assist with this project.

Ms. Dubajic also presented updates:

1. YPAC (2nd facility) will move into the old Record Building
2. Deli and candy store will move into the previous St. Joe's building and will employ some special needs kids
3. "1836" opened
4. Banquet hall will open in the unfinished building at Stagecoach Crossing

Adjournment

There was no further business and the meeting was adjourned 7:18pm on a voice vote.

Respectfully submitted by
Marlys Young, Minute Taker