



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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PLANNING AND ZONING COMMISSION AGENDA

Wednesday, April 11, 2018

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: March 14, 2018

Citizen's Comments

Public Hearings

1. **PZC 2018-02** Kendall Holdings I, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development to permit an increase in overall sign height by five (5) feet for two (2) existing freestanding business monument signs for the purpose of added tenant panels in the Kendall Marketplace commercial development. The real property is located at 731-795 Erica Lane in Yorkville, Illinois.
2. **PZC 2018-03** United City of Yorkville, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting text amendment approval for revisions to Section 11-8-2 of the Subdivision Control Ordinance related to escrow deposits for engineering review fees.
3. **PZC 2018-05** McCue Builders, Inc, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The real property is generally located north of US 34, west of Cannonball Trail, immediately north of Blackberry Shore Lane in Yorkville, Illinois.

Unfinished Business

New Business

4. **PZC 2018-02** Kendall Holdings I, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development to permit an increase in overall sign height by five (5) feet for two (2) existing freestanding business monument signs for the purpose of added tenant panels in the Kendall Marketplace commercial development. The real property is located at 731-795 Erica Lane in Yorkville, Illinois.

Action Item

PUD Amendment

5. **PZC 2018-03** United City of Yorkville, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting text amendment approval for revisions to Section 11-8-2 of the Subdivision Control Ordinance related to escrow deposits for engineering review fees.

Action Item

Text Amendment

6. **PZC 2018-05** McCue Builders, Inc, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The real property is generally located north of US 34, west of Cannonball Trail, immediately north of Blackberry Shore Lane in Yorkville, Illinois.

Action Item

PUD Amendment

7. **PZC 2018-04** John and Michelle Stewart, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for Unit 2 of the Prestwick of Yorkville Subdivision (Ashley Pointe) related to the Yorkville Christian High School development. The real property is generally located along IL Route 126 between Ashley Road and Penman Road in Yorkville, Illinois.

Action Item

Final Plat Amendment

Additional Business

1. Year In Review – Community Development Presentation of Calendar Year 2017
2. City Council Action Updates
 - a. **PZC 2018-01** Keith and Kathleen Warpinski, petitioners, requesting a map amendment rezone for their property from A-1 Agricultural District to R-1 Residential District in Kendall County, Illinois (1.5-mile Review)

Action – No objections

3. City Council Action Updates
 - a. **PZC 2018-06** LaSalle National Trust #47016 is seeking a variance from the Kendall County Zoning Ordinance to allow for a temporary concrete crusher and temporary batch plant a minimum of 318 feet from the nearest occupied structure. The real property is located on the north side of US Route 34, east of Diehl Farm Road in unincorporated Kendall County (1.5-mile Review)

Action – No objections

Adjournment