



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, May 9, 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: April 11, 2018

Citizen's Comments

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#### Public Hearings

1. **PZC 2018-08** BAP Power Corporation dba Cenergy Power, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a ground mounted community solar field on approximately 9.69 acres of land consisting of roughly 7,000 solar modules with a maximum height of seven (7) feet at full tilt. The real property is located in the southeast quadrant of Illinois Route 71 and Illinois Route 126 within the Windmill Farms Planned Unit Development in Yorkville, Illinois.

#### Unfinished Business

#### New Business

2. **PZC 2018-08** BAP Power Corporation dba Cenergy Power, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a ground mounted community solar field on approximately 9.69 acres of land consisting of roughly 7,000 solar modules with a maximum height of seven (7) feet at full tilt. The real property is located in the southeast quadrant of Illinois Route 71 and Illinois Route 126 within the Windmill Farms Planned Unit Development in Yorkville, Illinois.

#### Action Item

Special Use

3. **PZC 2018-12** The petitioner, Aurora Sign Company, has filed an appeal with the United City of Yorkville, Kendall County, Illinois, for a new permanent building mounted sign on March 23, 2018 for the commercial structure at 129 Commercial Drive which was denied through the zoning review process. The petitioner is requesting that the interpretation of the Yorkville Zoning Ordinance in regards to its decision on this permit application be reviewed by the Planning and Zoning Commission as stated in Section 10-4-6-A of the Zoning Ordinance.

#### Action Item

Zoning Appeal

## **Additional Business**

### 1. City Council Action Updates

- a. **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**

Approved

- b. **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**

Forwarded to Economic Development Committee (EDC) for further consideration.

- c. **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**

Approved

- d. **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**

Approved

## **Adjournment**