



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING COMMISSION AGENDA

Wednesday, March 13, 2019

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: February 13, 2019

Citizen's Comments

Public Hearings

1. **PZC 2019-03** Matthew C. Hively, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels. The real property is located south of Illinois Route 71, and north of Illinois Route 126 and part of the previously approved Windmill Farms Annexation Agreement, which allowed for certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business Zoning districts. The petitioner is seeking to rezone two (2) parcels to the B-3 General Business District and one (1) parcel to the A-1 Agricultural District. The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel.

Unfinished Business

1. **PZC 2018-18** Marker, Inc, petitioner has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting an amendment to the Heartland Subdivision Planned Unit Development to reduce the interior side yard setback from twenty (20) feet to ten (10) feet on Lot 187 of the subdivision. Additionally, the petitioner is requesting to increase the maximum allowable height of a permitted fence in a business district from six (6) feet to eight (8) feet. The real property is located at the southwest corner of the McHugh Road and Route 34 intersection in Yorkville.

Action Item

PUD Amendment

New Business

1. **PZC 2019-03** Matthew C. Hively, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels. The real property is located south of Illinois Route 71, and north of Illinois Route 126 and part of the previously approved Windmill Farms Annexation Agreement, which allowed for certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business Zoning districts. The petitioner is seeking to rezone two (2) parcels to the B-3 General Business District and one (1) parcel to the A-1 Agricultural District. The purpose of the rezoning is to establish and operate a nursery and

garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel.

Action Item

Map Amendment (Rezoning)

Additional Business

1. City Council Action Updates

PZC 2019-01 Boombah Inc., petitioner, is seeking final plat approval to resubdivide Lot 3 of the Yorkville Business Center, an approximately 21-acre parcel. Located in the southwest quadrant of IL Route 47 (N. Bridge Street) and Boombah Boulevard, this parcel was part of the original Inland Land/F.E. Wheaton Annexation Agreement approved by the City of Yorkville in 1995. Currently, the parcel is improved with two (2) buildings zoned B-3 General Business District utilized by Boombah Inc. for their custom athletic apparel business operations.

City Council Action

Approved

PZC 2019-02 United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses to add licensed “massage establishments” as a permitted use in the O-Office District. Currently massage establishments are a permitted use only in business districts.

City Council Action

Approved

PZC 2019-04 Forest Preserve District of Kane County, petitioner, is requesting a map amendment to rezone a 5 acre portion of the property from the F District Farming to the F-1 District-Rural Residential in Kane County. The entire 82.71 acre property is located in between Galena Road and Jericho Road along Jeter Road which is located northwest of Yorkville. The property is located within one and a half miles of the Yorkville Municipal Boundary which allows the opportunity to review and provide comments to Kane County.

City Council Action

No objection

2. Planning and Zoning Commissioner Training Series – Presentation

- a. Construction Plan Basics for Planning & Zoning Commissioners

Adjournment