



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, July 10, 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: May 8, 2019

Citizen's Comments

Public Hearings

- PZC 2019-15** Ivaylo Gramatikov, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real properties are located at the southwest and southeast corner of the E Van Emmon Street and Benjamin Street intersection. The petitioner is requesting rezoning approval from B-2 Retail Commerce Business District to R-1 Single-Family Suburban Residence District for the property at the southwest corner of the intersection and rezoning approval from O Office District to R-1 Single-Family Suburban Residence District for the property at the southeast corner of the intersection.
- PZC 2019-17** Margaret LeGrand, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and bulk regulation variance approval for the property located at 701 N Bridge Street. The petitioner is requesting rezoning approval from B-1 Local Commerce Business District to R-2 Single-Family Traditional Residence District. Additionally, the petitioner is requesting variance approval for minimum lot size, lot coverage, and front yard setback requirements within the R-2 Single-Family Traditional Residence District to allow the existing dwelling to remain on the property.
- PZC 2019-18** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to two Chapters of the United City of Yorkville Zoning Ordinance including "Chapter 2: Definitions" and "Chapter 3: General Zoning Provisions." The amendment to Chapter 2 revises the definition for a "Zoning Lot" to include contiguous parcels under single ownership. The Chapter 3 amendment will provide that accessory buildings or uses located on a contiguous zoning lot which have an existing primary structure and is under single ownership,

are permitted, as long as the building or use is located within the rear, corner or side yard setback as stipulated in the zoning ordinance for that district.

Old Business

New Business

1. **PZC 2019-15** Ivaylo Gramatikov, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real properties are located at the southwest and southeast corner of the E Van Emmon Street and Benjamin Street intersection. The petitioner is requesting rezoning approval from B-2 Retail Commerce Business District to R-1 Single-Family Suburban Residence District for the property at the southwest corner of the intersection and rezoning approval from O Office District to R-1 Single-Family Suburban Residence District for the property at the southeast corner of the intersection.

Action Item

Rezoning Request

2. **PZC 2019-17** Margaret LeGrand, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and bulk regulation variance approval for the property located at 701 N Bridge Street. The petitioner is requesting rezoning approval from B-1 Local Commerce Business District to R-2 Single-Family Traditional Residence District. Additionally, the petitioner is requesting variance approval for minimum lot size, lot coverage, and front yard setback requirements within the R-2 Single-Family Traditional Residence District to allow the existing dwelling to remain on the property.

Action Item

Rezoning Request; Variance Requests

3. **PZC 2019-18** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to two Chapters of the United City of Yorkville Zoning Ordinance including “Chapter 2: Definitions” and “Chapter 3: General Zoning Provisions.” The amendment to Chapter 2 revises the definition for a “Zoning Lot” to include contiguous parcels under single ownership. The Chapter 3 amendment will provide that accessory buildings or uses located on a contiguous zoning lot which have an existing primary structure and is under single ownership, are permitted, as long as the building or use is located within the rear, corner or side yard setback as stipulated in the zoning ordinance for that district.

Action Item

Text Amendment

4. **Appointment** of a Vice-Chairperson for the Planning and Zoning Commission

Additional Business

1. City Council Action Updates:

PZC 2019-10 Roger S. Bauer on behalf of Morton Buildings, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located along Commercial Drive, northwest of the

Boombah Boulevard and Commercial Drive intersection. The petitioner is requesting rezoning approval from B-3 General Business District to M-1 Limited Manufacturing District.

City Council Action

Approved

2. Planning Training Series: Basic Drainage and Site Engineering Presentation from EEI

Adjournment