



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, September 11, 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: August 14, 2019

Citizen's Comments

Public Hearings

1. **PZC 2019-20** Charles and Gayle Ashley, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in front yard setback from 30 feet to 20 feet for a residential parcel located at 208 E. Main Street. The purpose of this request is to allow for the reconstruction of an attached covered porch, as was part of the original home, to be located within the required front yard. The real property, zoned R-2 Traditional Family Residence District, is located east of South Bridge Street (IL Route 47) and immediately south of East Main Street in Yorkville, Illinois.

Unfinished Business

New Business

1. **PZC 2019-20** Charles and Gayle Ashley, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in front yard setback from 30 feet to 20 feet for a residential parcel located at 208 E. Main Street. The purpose of this request is to allow for the reconstruction of an attached covered porch, as was part of the original home, to be located within the required front yard. The real property, zoned R-2 Traditional Family Residence District, is located east of South Bridge Street (IL Route 47) and immediately south of East Main Street in Yorkville, Illinois.

Action Item

Variance Request

2. **PZC 2019-21** Tyler Edwards, petitioner, on behalf of Menard., Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.

Action Item
Final Plat Approval

Additional Business

1. City Council Action Updates:

PZC 2019-16 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend Title 8, Chapter 2: Building Codes of the Municipal Code for the purpose of adopting the 2018 International Code Council series, inclusive of the International Fuel Gas Code (IFGC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Property Maintenance Code (IPMC), International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC), International Existing Building Code (IEBC), Illinois Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSC), 2014 Illinois State Plumbing Code, Illinois State Accessibility Code and the 2017 National Electric Code (NEC).

City Council Action
First Reading scheduled for 9-10-19 City Council Meeting

PZC 2019-19 Leonard McEnery, on behalf of Lenny's Gas N Wash, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a gasoline service station with accessory convenience store and ancillary car wash. Additionally, the petitioner is seeking sign variance approval to increase the maximum sign area for a monument sign in a business district from 64 square feet to 107 square feet. The property is zoned B-3 General Business District and is located at the northeast corner of the State Route 47 Waterpark Way intersection.

City Council Action
Update provided at Meeting

Adjournment