

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

**800 Game Farm Road, Yorkville, IL**

**Wednesday, September 11, 2019 7:00pm**

**Meeting Called to Order**

Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

**Roll Call:**

Don Marcum-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes,  
Danny Williams-yes

Absent: Deborah Horaz, Rusty Hyett

**City Staff**

Krysti Barksdale-Noble, Community Development Director

**Other Guests**

Chris Vitosh, Vitosh Reporting Service

Cole Helfrich, Knoche & Associates

Lynn Dubajic, City Consultant

Chuck & Gayle Ashley

**Previous Meeting Minutes** August 14, 2019

The minutes were approved as presented on a motion and second by Commissioners Williams and Vinyard, respectively.

Roll call: Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried: 5-0

**Citizen's Comments** None

Chairman Olson said Ms. Noble suggested honoring this day, September 11, and Mr.

Olson read an inspiring statement remembering the sad events of that day in 2001.

**Public Hearing**

Vice-Chairman Olson explained the procedure for the Hearing and swore in those who would speak. At approximately 7:05pm a motion was made and seconded by Mr.

Vinyard and Mr. Williams, respectively, to open the Hearing.

Roll call: Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0

Mr. Olson read the Public Hearing description.

**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.**

*(See Court Reporter Transcript)*

*(Findings of Fact to be entered into official record)*

The Hearing was closed at approximately 7:08pm on a motion by Mr. Marcum and second by Mr. Vinyard.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Marcum-yes, Millen-yes. Carried 5-0

**Unfinished Business:** none

**New Business:**

1. **PZC 2019-20** Ms. Noble said this is a Victorian home which had a curved porch that was removed at some point and the owner wishes to rebuild it. The original home had a setback of 21 feet from the property line like other homes in the neighborhood. These homes were built prior to the modern zoning and she said this is consistent with the neighborhood manual. Chairman Olson read the applicable standards.

**Action Item**

Variance Request

Commissioners Vinyard and Williams, respectively, moved and seconded to approve the variance request and Findings of Fact. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on September 11, 2019 and approval of the Findings of Fact, the Planning and Zoning Commission recommends approval of a requested reduction in the front yard setback in the R-2 Single-Family Traditional Residence District regulations from the required minimum 30 feet from the property line to the building to 20 feet for a residential parcel located at 208 E. Main Street.

Roll call: Vinyard-yes, Williams-yes, Marcum-yes, Millen-yes, Olson-yes. Carried 5-0

2. **PZC 2019-21 Tyler Edwards, petitioner, on behalf of Menard's, 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.**

Ms. Noble said Menard's is seeking final plat approval on the 2 lots they own. They are proposing to extend a gate to create an automatic express lane where customers can scan a barcode and gain entrance to pick up their purchase. Since the gate is attached to the building, 60 feet is needed around the building and with that requirement, they could not maintain their sideyard setback. Lot 1 currently has the store and Lot 2 is an empty lot and they wish to move the lot line. Cole Helfrich was present on behalf of Menard's. He said they are making this improvement on all their stores and both lots are under the same ownership.

**Action Item**

Final Plat Approval

Chairman Olson entertained a motion for approval. Commissioners Vinyard and Williams, respectively, moved and seconded a motion read by Mr. Vinyard: In consideration of the proposed Final Plat of Resubdivision of Lots 1 & 2 of the Menard's Commercial Commons Seventh Addition, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by Craig R. Knoche & Associates, dated June 12, 2019.

Roll call: Williams-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes. Carried 5-0.

**Additional Business:**

Ms. Noble reported on these items:

1. City Council Updates

**PZC 2019-16 Adopt the 2018 International Code Council**

This will be voted on by the City Council on September 24.

**PZC 2019-19 Lenny's Gas N Wash**

Approved by City Council September 10<sup>th</sup>. Ms. Dubajic added that the petitioner has now closed on the property and is moving topsoil.

**Adjournment**

There was no further business and the meeting was adjourned at 7:19pm on a motion by Mr. Vinyard and second by Mr. Williams. Approved on unanimous voice vote.

Respectfully submitted by Marlys Young, Minute Taker