

PLANNING & ZONING COMMISSION

**City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, October 9, 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, Jeff Olson-yes, Richard Vinyard-yes, Deborah Horaz-yes, Danny Williams-yes

Absent: Rusty Hyett, Greg Millen

City Staff

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Vitosh Reporting Service	John Lovetere, Tiem Engineering
Lynn Dubajic, City Consultant	Lyne Lovetere, Tiem Engineering
Theresa Dollinger, Castle Law-SEAL	Karen Larson, Director SEAL
Larissa Toutant, 118 Colonial Parkway	Harve Knell, H.E. Assoc.
Dean Edmeier, Avanti	

Previous Meeting Minutes September 11, 2019

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

Roll call: Olson-yes, Vinyard-yes, Horaz-present, Marcum-yes, Williams-yes. Carried 4-0 and 1 present.

Citizen's Comments None

Public Hearings

Vice-Chairman Olson explained the procedure for the Public Hearings and swore in those who would present testimony. A motion was made and seconded at approximately 7:03pm by Mr. Vinyard and Mr. Williams, respectively, to open the Public Hearings.

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

Mr. Olson read the petitions for the Hearings.

1. **PZC 2019-24** Karen Larsen on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County,

Illinois, requesting special use permit approval as a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

- 2. PZC 2019-25** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to “Chapter 6: Permitted Uses.” The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use in the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

(See Court Reporter's transcript of Public Hearing proceedings)

(Re: PZC 2019-24 SEAL: The answers to the questions for the special criteria will be also entered into the record).

The Hearings were closed at approximately 7:45pm on a motion by Ms. Horaz and second by Mr. Williams.

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

Unfinished Business None

New Business

1. PZC 2019-24 SEAL: Mr. Engberg reviewed the parking arrangements and said 18 parking spots were adequate to start and additional parking will be provided as the school grows. He also said there is already a school in this area and a change to the code had been made to accommodate that school. Commissioner Horaz said a fence should be built bordering the neighboring properties. There will be no outside activities, however, there will be a gym in the middle of the building. The school should be completed by the end of November 2019. Chairman Olson commented that the existing easement will provide safety for both SEAL and Mr. Knell's business that involves trucks.

Action Item

Special Use Approval

Chairman Olson read the Special Use criteria and a motion was made by Mr. Vinyard and seconded by Mr. Williams to approve the Findings of Fact and Special Use. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on October 9, 2019 and discussion of the Findings of Fact, the Planning and Zoning Commission recommends approval to the City Council for a request for Special Use authorization for the operation of a proposed new Commercial/Trade School in an existing building zoned M-1 Limited Manufacturing District at 109 Beaver Street in Fox Industrial Park.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Passed 5-0.

2. PZC 2019-25 Text Amendment:

Action Item

Text Amendment

There was no discussion and a motion was made and seconded by Commissioners Marcum and Vinyard, respectively, read by Mr. Vinyard as follows. In consideration of testimony presented during a Public Hearing on October 9, 2019, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated September 17, 2019.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes. Passed 5-0.

- 3. PZC 2019-22** The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago ASLV VI, LLLP, owner/developer, has filed an application with the United City of Yorkville seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots within two (2) new units, Units 26 and 27, of the Grande Reserve subdivision located in the northeast quadrant of Galena Road and Mill Road in Yorkville.

Mr. Dean Edmeier of Avanti Properties said this development will be an age-targeted community and he is seeking final plat approval for Units 26 and 27. He said they may request an early start for grading due to the past weather conditions. Ms. Noble added that they will be looping the water main. Mr. Williams asked if all revisions are completed and Ms. Noble replied most have been and will be added as a condition.

Action Item

Final Plat Approval

Mr. Vinyard made a motion for approval and Mr. Williams seconded and also read the motion as follows: In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 26 and 27, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 9-3-19, subject to review comments provided by the City Engineer, EEI, Inc. dated August 13, 2019 and September 27, 2019.

Roll call: Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes, Olson-yes. Passed 5-0.

Additional Business

1. 2020 Planning and Zoning Commission Meeting Schedule:

Mr. Engberg noted the meeting date in November will be November 18th due to Veteran's Day. The schedule was approved on a unanimous voice vote.

2. City Council Action Updates:

Ms. Noble noted the 3 recent approvals:

- a. PZC 2019-16: Amending the Building Codes of the Municipal Code
- b. PZC 2019-20: Charles & Gayle Ashley reconstruction of a porch
- c. PZC 2019-21: Menards final plat approval to subdivide

Adjournment

There was no further business and the meeting was adjourned at 8:06pm on a motion by Mr. Vinyard and seconded by Mr. Williams. Voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker