



## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING COMMISSION AGENDA

Wednesday, February 12, 2020

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: January 8, 2020

Citizen's Comments

---

#### Public Hearings

1. **PZC 2020-01** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include a new appendix which identifies locations where the future land use designations are recommended for reclassification along U.S. Route 34 (Veterans Parkway), Route 71 (Stagecoach Trail), and Eldamain Road. The proposed amendments are a result of rezoning and development approvals made by the City Council between 2017 and 2019, as well as aligning the potential future industrial development along the Eldamain Corridor.

#### Unfinished Business

#### New Business

1. **PZC 2020-01** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include a new appendix which identifies locations where the future land use designations are recommended for reclassification along U.S. Route 34 (Veterans Parkway), Route 71 (Stagecoach Trail), and Eldamain Road. The proposed amendments are a result of rezoning and development approvals made by the City Council between 2017 and 2019, as well as aligning the potential future industrial development along the Eldamain Corridor.

**Action Item:**

Text Amendment

2. **PZC 2020-04** Ronald Smrz, petitioner, on behalf of the Ronald Smrz Trust, is requesting special use authorization from Kendall County to establish a storage business for non-motorized pull behind campers. The real property is located at 7821 Route 71, Kendall County, Illinois.

**Action Item:**

1.5 Mile Review

## **Additional Business**

- 1. Year in Review 2019** – Summary of Planning & Zoning Commission tasks, accomplishments and goals for calendar 2019.
- 2. City Council Action Updates:**

**PZC 2019-28** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance regarding mobile food and retail vendor vehicles. The amendment proposes to eliminate the required business registration of the vendor and vehicle for food and retail trucks conducting business on private property.

**City Council Action:**

Approved

**PZC 2019-31** Brian Werner of Continental Electric representing Wrigley Manufacturing, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a freestanding solar energy system and freestanding wind energy system at 2800 N Bridge Street. The real property, zoned in the M-1 Limited Manufacturing District, is located on the east side of US Route 47 south of the Burlington Northern & Santa Fe railway and north of Cannonball Trail. The petitioner is requesting for a single stationary solar panel and single vertical wind turbine to be located near the front of the property to power an illuminated sign.

**City Council Action:**

Approved

- 3. Planning Training Series:** “Economic Development & Planning” presented by Lynn Dubajic, DLK, LLC.

## **Adjournment**