



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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PLANNING AND ZONING COMMISSION AGENDA

Wednesday, March 11, 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: February 12, 2020

Citizen's Comments

Public Hearings

1. **PZC 2020-03** Luz M. Padilla, Abby Properties, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The petitioner is requesting to adapt the requirements to their design standards for potential single-family attached homes (townhomes). The real property is generally located north of US 34, west of Cannonball Trail, immediately south of Blackberry Shore Lane in Yorkville, Illinois.
2. **PZC 2020-05** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 10-19-4F of Chapter 19: Alternative Energy Systems within the United City of Yorkville Zoning Ordinance regarding signage for wind and solar energy systems. The amendment proposes to eliminate the restriction of commercial signage on alternative energy systems.

Unfinished Business

New Business

1. **PZC 2020-02** 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

2. **PZC 2020-03** Luz M. Padilla, Abby Properties, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The petitioner is requesting to adapt the requirements to their design standards for potential single-family attached homes (townhomes). The real property is generally located north of US 34, west of Cannonball Trail, immediately south of Blackberry Shore Lane in Yorkville, Illinois.

Luz M. Padilla, Abby Properties, LLC, petitioner, has also filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval for an approximately 26.2-acre site consisting of 48 lots for single-family attached dwelling units and 2 lots for open space and future phases of development.

Action Item:

PUD Amendment & Final Plat

3. **PZC 2020-05** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 10-19-4F of Chapter 19: Alternative Energy Systems within the United City of Yorkville Zoning Ordinance regarding signage for wind and solar energy systems. The amendment proposes to eliminate the restriction of commercial signage on alternative energy systems.

Action Item:

Text Amendment

4. **PZC 2019-30** CalAtlantic Group, Inc. (a fully subsidiary of Lennar Homes), petitioner filed an application for Final Plat approval of Raintree Village, Unit Four 1st Resubdivision as presented to the Planning and Zoning Commission at the January 8, 2020 meeting and in plans prepared by Mackie Consultants, LLC dated last revised 11-11-19, which was recommended for approval subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019.

Action Item:

Confirmation of Approval of Final Plat

Additional Business

1. City Council Action Updates:

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.

City Council Action:

Approved

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.

City Council Action:

No Objection

2. **Planning Training Series 2019:** “Economic Development & Planning” presented by Lynn Dubajic, DLK, LLC.
3. **Planning & Zoning Commissioner’s Training Series 2020**

Adjournment