



## 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, September 9, 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: March 11, 2020

Citizen's Comments

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#### Public Hearings

1. **PZC 2020-08** David A. Pollock, BAMB Sign, Inc. dba Signarama-Aurora, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a sign to be erected taller than twelve (12) feet in height as stated in Section 10-20-9-A-1 of the Yorkville Municipal Code. The real property is generally located at the southeast corner of Veterans Parkway (U.S. 34) and Game Farm Road in Yorkville, Illinois, commonly known as 1308 Game Farm Road, Yorkville, IL. The petitioner is looking to replace the monument sign which was removed due to the State widening of U.S. 34.

#### Unfinished Business

#### New Business

1. **PZC 2020-08** David A. Pollock, BAMB Sign, Inc. dba Signarama-Aurora, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a sign to be erected taller than twelve (12) feet in height as stated in Section 10-20-9-A-1 of the Yorkville Municipal Code. The real property is generally located at the southeast corner of Veterans Parkway (U.S. 34) and Game Farm Road in Yorkville, Illinois, commonly known as 1308 Game Farm Road, Yorkville, IL. The petitioner is looking to replace the monument sign which was removed due to the State widening of U.S. 34.

**Action Item:**

Sign Variance

2. **2021 Meeting Schedule**

**Action Item:**

Vote

## **Additional Business**

### **1. City Council Action Updates:**

**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.

**City Council Action:**

Final Plat Approved

**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.

**City Council Action:**

PUD Amendment application withdrawn by Applicant

Final Plat approved

**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.

**City Council Action:**

Text Amendment Approved

- 2. Appointment** of a Vice-Chairperson for the Planning and Zoning Commission
- 3. Planning & Zoning Commissioner's Training Series** – 2020 Revised schedule

## **Adjournment**