



## United City of Yorkville

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

### PLANNING AND ZONING COMMISSION AGENDA

Wednesday, March 10, 2021

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 13, 2021

Citizen's Comments

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#### Public Hearings

#### Unfinished Business

#### New Business

1. **PZC 2021-01** Cindy Gates, on behalf of Cindy Gates Trust, petitioner, is requesting to rezone a part of their property from A-1 Agricultural to B-3 Commercial and receive a special use permit to conduct the existing landscape business in unincorporated Kendall County. The property is generally located at the southeast side of Route 34 approximately 175 feet northeast of Tuma Road.

**Action Item:**

1.5 Mile Review

2. **PZC 2021-02** , Jhon Cordero, petitioner, on behalf of Cordero Real Estate, LLC, is requesting to rezone their property from A-1 Agricultural to M-1 Limited Manufacturing to conduct a tree service business in unincorporated Kendall County. The property is generally located at the southwest corner of the Galena Road and East Beecher Road intersection in Kendall County.

**Action Item:**

1.5 Mile Review

#### Additional Business

1. **Year in Review – Overview & Questions**

## 2. City Council Action Updates:

- a. **PZC 2020-11** Luz M. Padilla, Abby Properties, LLC, petitioner, is seeking Final Plat approval for an approximately 20.7-acre site consisting of 72 lots for single-family attached dwelling units and 2 lots for open space and a future phase of development. The properties being subdivided are Phases 2 and 3 of the Kendall Marketplace Townhome Development.

**Action Item:**

Final Plat Approved

- b. **PZC 2020-12** Bruce A. Mellen, on behalf of DR Horton, Inc.- Midwest, petitioner, is seeking Final Plat amendment approval to convert the existing 17 EBE (Exception to Blanket Easements) parcels to 80 “fee simple” lots consisting of approximately 7.236 acres in Grande Reserve Units 15 and 22 in Neighborhood 5. The lots are planned for new residential townhome units and are located south of Mill Road and east of Kennedy Road.

**Action Item:**

Final Plat Approved

- c. **PZC 2020-13** Kris and Hillary Wieschhaus, petitioners, are requesting a variance to allow installation of a driveway at zero feet (0') from the eastern property line instead of the required five-foot (5') setback. The approximately 6.4-acre property is located at 9261 Kennedy Road which is about a half mile east of Route 47 on the north side of Kennedy Road. The property is adjacent to the rear of 9227 Kennedy Road which fronts the right-of-way.

**Action Item:**

No Objections Made to 1.5 Mile Review

- d. **PZC 2020-14** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The amendment to the text is related to non-conforming signs which proposes to define the term “maintenance” of said signage. Additionally, the text amendment will provide an exemption for the replacement of existing non-conforming freestanding monument static message board signs with electronic message board signs along a major thoroughfare, if such replacement does not increase the overall existing sign size.

**Action Item:**

Text Amendment Approved

## Adjournment