

PLANNING & ZONING COMMISSION

**City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, June 9, 2021 7:00pm**

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the current Covid-19 pandemic.

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: Deborah Horaz-yes/remote, Don Marcum-yes/remote, Greg Millen-yes/remote, Jeff Olson-yes/in-person, Danny Williams-yes/remote

Absent: Richard Vinyard, Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director/remote
Jason Engberg, Senior Planner/in-person

Other Guests

Matt Asselmeier, Kendall County/remote
Lynn Dubajic, City Consultant/remote (joined 6:31pm)

Previous Meeting Minutes March 10, 2021

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

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

Citizen's Comments None

Public Hearings None

Unfinished Business None

New Business

1. **PZC 2021-04** Staff is seeking input from the Planning and Zoning Commission on a request from the Kendall County Comprehensive Land Plan and Ordinance Committee. The future extension of Eldamain Road south of the river brings

potential development opportunities to the area. The County is seeking input from the City on the possibility of amending the city's future land use map.

Mr. Engberg said representatives from Yorkville, Millbrook and Plano recently attended a meeting with the County to discuss the future South Eldamain Rd. which will eventually connect to Rte. 71. The committee wanted to discuss Yorkville's future land use projections while the County is changing some of their plans. The west side of Eldamain is Plano's planning area while the east side is Yorkville. Estate residential is the current use and the County asked if the City would be willing to change to some type of business use as well. Mr. Engberg said this discussion has been held at an EDC meeting and the full City Council. Council members made no commitment at this time, but they would like to keep the residential designated near the forest preserves.

Considerations:

Mr. Engberg said the scope of the original Comp Plan is 10 years. It was approved in 2016 and an update will begin in '23/'24. Metra Rail is also conducting a study for a future train station which could change the land uses. He asked for comments from the Commissioners.

Comments:

Ms. Noble said that an industrial user would likely annex either to Plano or Yorkville. She believes the County is trying to align all the communities with the same vision so all will have an expectation of how South Eldamain develops. Staff's concern is that the Comp Plan went through a Public Hearing process and engaged area property owners for their visions. It is not known if the property owners are involved in the current process and staff hesitates to make changes without their input.

Mr. Olson noted that some past suggested uses were voted down because they were not in the Comp Plan. He also said the last big bridge built was over Orchard Road and no major changes occurred there. He added that it is unfortunate the bridge will be built between Hoover and Silver Springs.

Mr. Asselmeier said Eldamain will have multiple access points to remove truck traffic from Yorkville and decrease congestion. He added that the County has not engaged with property owners yet. Ms. Noble said S. Eldamain might be higher density residential which would be appropriate next to a more intensive land use. She also said the City must be sure that YBSD can support extra housing and businesses and that utility plans for industrial users should be started now. Ms. Noble said perhaps a commitment or incentive plan among municipalities is needed to bring development.

Mr. Marcum said he favors development, but utilities are an issue. Ms. Horaz said it is hard to make a recommendation at this time.

Landowners on North Eldamain are being approached by developers and Ms. Noble said she would like to determine who is making inquiries. School districts also need to be involved since they may lose residential development to commercial resulting in less tax.

Mr. Williams said he is OK with waiting for the next Comp Plan before making firm decisions. He asked if Metra has a preference for their station location which is believed to be Rt. 47 near Wrigley. Ms. Noble said the terminus of a train station may also predict what happens to land uses on Eldamain. Ms. Noble added that the building permits have increased during/since the pandemic which could impact the Metra ridership.

Commissioner Millen noted that with the forest preserves by the bridge there should be less pollution near the river since industry is usually not located near preserves. Mr. Olson said he would not want industry adjacent to the river but would rather have residential.

Summary:

Mr. Engberg will compile the comments and send to the County. Homeowners in the area will be contacted for their input. Ms. Horaz also referred to a *Kendall County Record* article in which homeowners stated no one had reached out to them about the bridge project.

Additional Business None

Adjournment

There was no further business and the meeting was adjourned at 7:36pm on a motion and second by Commissioners Williams and Horaz, respectively. Unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker/remote