

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, December 8, 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: Rusty Hyett-yes/electronic attendance, Greg Millen-yes/electronic attendance, Jeff Olson-yes/electronic attendance, Richard Vinyard-yes/in-person, Danny Williams-yes/electronic attendance

Absent: Deborah Horaz, Don Marcum

City Staff

Krysti Barksdale-Noble, Community Development Director/electronic attendance

Jason Engberg, Senior Planner/in-person

Craig Soling, Alderman/in-person

Michael Adams, Attorney/electronic attendance

Other Guests

Michael Adams, Attorney/electronic attendance

Previous Meeting Minutes June 9, 2021

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

Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0.

Citizen's Comments None

Public Hearings None

Unfinished Business None

New Business

1. **PZC 2021-08** The petitioner, Brian Henrichs on behalf of Baka Properties, LLC, is requesting to rezone his property from the A-1 Agricultural District to R-3

One Family Residential District in unincorporated Kendall County. The property is generally located at the southeast corner of the Heartland Circle subdivision in Yorkville at the intersection of Tuma Road and Riverside Street.

Mr. Engberg gave background information and said this is a Mile and One-Half Review for a rezoning request in the county. He said the property could become part of the city in the future and the review is to insure it meets the Comp Plan guidelines. It is on 2.7 acres and the petitioner is asking to rezone it from A-1 to R-3. The owner, Mr. Henrichs, would like to divide the property into 2 parcels and build a house on each property. Mr. Engberg said the request is within the city land use map requirements. He said this item will move forward to the January City Council. If the City Council formally objects to the request, a super majority vote would be required from the county.

A law firm representing some of the neighbors submitted formal objections partially based on concerns for density, wetlands and flood plain. Attorney Michael Adams represents 3 other neighbors who also oppose the request. He said there are wetlands and a professional opinion shows 2/3 of the property is in the floodplain posing potential drainage issues. An additional concern is that the septic field floods and odors result. He thinks two homes are inconsistent with an "estate" feel. Mr. Adams requested Commission members to oppose this petition and forward the objection to the County Board.

Chairman Olson commented that a home cannot be built in the floodplain. He said it would not be wise to vote on this issue tonight since not all documents were available for review prior to the meeting. After a brief discussion, the Commission members decided this matter will be handled through the county and they would not make a formal objection to the county, however, Mr. Engberg will send written objections to the various parties involved.

Additional Business

I. Appointment of Vice Chairperson

Chairman Olson nominated Danny Williams as Vice Chairperson and Commissioner Vinyard seconded the motion. Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Adjournment

There was no further business and the meeting was adjourned at 7:19 pm on a motion and second by Commissioners Williams and Vinyard, respectively. Unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker/in-person