



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
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PLANNING AND ZONING COMMISSION AGENDA

Wednesday, May 11, 2022

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: April 13, 2022

Citizen's Comments

Public Hearings

1. **PZC 2022-10** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 10-2: "Rules and Definitions" and Section 10-6: "Permitted and Special Uses" within the United City of Yorkville Zoning Ordinance. The amendment proposes to amend the definitions of microbrewery, brewpub, and microwinery to provide consistency with current State statutes and the City's liquor license regulations. Additionally, the land use designation table and special conditions in Section 10-6 of the Yorkville Zoning Ordinance will also be amended to reflect the proposed definitions.

Action Item

Text Amendment

Unfinished Business

New Business

1. **PZC 2022-10** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 10-2: "Rules and Definitions" and Section 10-6: "Permitted and Special Uses" within the United City of Yorkville Zoning Ordinance. The amendment proposes to amend the definitions of microbrewery, brewpub, and microwinery to provide consistency with current State statutes and the City's liquor license regulations. Additionally, the land use designation table and special conditions in Section 10-6 of the Yorkville Zoning Ordinance will also be amended to reflect the proposed definitions.

Action Item

Text Amendment

Additional Business

1. Appointment of Vice Chairperson
2. City Council Action Updates
 - a. **PZC 2022-02** The petitioner, Dawn Leprich-Graves, on behalf of BW Property Holdings, LLC/Bricolage Wellness, PLLC, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 1.17-acre parcel located at 8721 Route 126 in Yorkville, Illinois. The property is part of the previously approved Windmill Farms Annexation Agreement and the petitioner is seeking to rezone the parcel from the Planned Unit Development (PUD) zoning designation to the B-3 General Business District. The purpose of the rezoning is to establish and operate a professional services business within the existing residential structure.

Action Item

Rezone

- b. **PZC 2022-06** The petitioner, David Schultz, on behalf of Troy Mertz, is seeking Final Plat Amendment approval to introduce a new townhome product for the remaining thirteen (13) lots within Unit 3 of Bristol Bay. The change in product type will result in sixty-one (61) townhome units, varying between 4, 5 and 6 units per building in Bristol Bay Unit 3. This will result in the interior building lot lines for Lots 12, 15, 18 and 13 requiring adjustment, and the minor encroachment within the rear and side property lines on the same lots.

Action Item

Final Plat Amendment

- c. **PZC 2022-07** The petitioner, David Schultz, on behalf of Troy Mertz, is seeking Final Plat of Subdivision approval for Bristol Bay Unit 13. The petitioner is seeking Final Plat approval to subdivide the approximately 25-acre parcel into 69 lots consisting of 68 single-family units and a 3.25-acre park site.

Action Item

Final Plat

Adjournment