

**PLANNING & ZONING COMMISSION**  
**City Council Chambers**  
**800 Game Farm Road, Yorkville, IL**  
**Wednesday, June 8, 2022 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 ongoing 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/electronic attendance  
Rusty Hyett-yes/electronic attendance  
Greg Millen-yes/electronic attendance  
Jeff Olson-yes/in-person

Absent: Commissioners Richard Vinyard and Danny Williams

**City Staff**

Jason Engberg, Senior Planner/in-person

**Other Guests**

Lynn Dubajic, City Consultant/in-person  
Todd Milliron/in-person  
Pam Milliron/in-person

**Previous Meeting Minutes** May 11, 2022

The minutes were approved as presented on a motion and second by Commissioners Horaz and Millen respectively. Roll call: Hyett-yes, Millen-yes, Olson-yes, Horaz-yes  
Carried: 4-0.

**Citizen's Comments** None

**Public Hearings** None

**Unfinished Business** None

## New Business

1. **PZC 2022-09** Kendall County, Illinois is proposing a map amendment to the Kendall County Future Land Use map. Due to the extension of Eldamain Road south of the Fox River, the Kendall County Comprehensive Land Plan and Ordinance Committee has discussed potential future land uses in the area and has proposed amending three parcels from “Rural Residential” to “Mixed Use Business”. This request was approved by the Kendall County Board at the May 17, 2022 meeting.

Mr. Engberg gave the background for this map amendment. The Eldamain bridge is now under construction after a couple years planning and funding. It will head south of River Rd. to Highpoint on the south side of the river. The Kendall County Comprehensive Land Plan Ordinance Committee has discussed land planning in that area since it will be a county road. Last year, they called for the surrounding towns to discuss their Comp Plans. Yorkville shares a boundary agreement with Plano--with Plano on the west side of Eldamain and Yorkville on the east side. It is defined as estate residential on the east side and is unincorporated as stated in the 2016 Comp Plan. The Comp Plan focuses on undeveloped neighborhoods and the core of the city. In the 10-year plan, it was not known there would be major development in the area. Kendall County reached out to landowners within the area to see if they wanted to change their zoning from rural residential to mixed use business and only one requested a change. Other owners are not interested in changing now.

After review, the county Board has amended their future land plan. This information was presented at EDC with no comments. No vote is needed from PZC, but any comments from PZC will be forwarded to the county. Ms. Horaz said more information is needed.

Area resident, Mr. Todd Milliron, was present and shared history of the area on the south side of the Fox River. He said there was a meeting in October which 100 citizens attended. He encouraged the Commission to obtain the transcript of that meeting. Mr. Milliron said they were able to stop the rezoning of Highpoint Meadow subdivision.

He said there are no services on the south side of the river where Eldamain will extend and he feels industrial is incompatible with the nearby parks, forest preserves and Comp Plan. He said there are plans to put a large curve in the Eldamain extension and join it with Lisbon Rd., which he said would become a Class 3 truck route extending south to Morris.

He asked the city to continue with their vision of estate residential. He is opposed to the county plans and asked the city to not approve the map amendment request. He said the only way the area can be developed is if Yorkville provides sewer and water to those areas. He said he feels the county is cherry-picking zoning.

Commissioner Horaz asked if there is a possibility that Yorkville would incorporate the area in question, into the city. Mr. Engberg said zoning and future land uses are different. If someone wanted to annex into the city, it would be the property owner's right to do so, but the hurdle would be rezoning since it is zoned estate residential in the Comp Plan.

No owners have expressed a desire to annex in at this time. If a large industrial user wanted to annex to Yorkville, there would be many Public Hearings and public input.

**Action Item**

N/A

**Additional Business** None

**Adjournment**

There was no further business and the meeting was adjourned at 7:25pm on a motion and second by Commissioners Horaz and Hyett, respectively. Unanimous voice vote.

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