

**PLANNING & ZONING COMMISSION**  
**City Council Chambers**  
**800 Game Farm Road, Yorkville, IL**  
**Wednesday, July 13 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**

Danny Williams-yes/in-person  
Deborah Horaz-yes/electronic attendance  
Rusty Hyett-yes/electronic attendance  
Greg Millen-yes/electronic attendance  
Jeff Olson-yes/in-person  
Rich Vinyard-yes/in-person

**City Staff**

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

**Other Guests**

(All guests were by electronic attendance)  
Lynn Dubajic Kellogg, City Consultant  
Troy Mertz, Bristol Bay  
Chris Vitosh, Vitosh Reporting Service

**Previous Meeting Minutes** June 8, 2022

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

Roll call: Horaz-yes, Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes  
Carried: 6-0.

**Citizen's Comments** None

**Public Hearing**

1. **PZC 2022-11** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include an update to

the appendix to reclassify the property at the northwest corner of the State Route 126 and Wing Road intersection from the “Estate/Conservation Residential” to the “Destination Commercial” land use category. The change is a result of a rezoning approval made by the City Council in April 2022.

Chairman Olson explained the Public Hearing procedure and there was no one present to give testimony for or against. The Public Hearing was opened at 7:02pm on a motion and second by Commissioners Vinyard and Williams, respectively. Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 6-0. The Public Hearing description was read by Mr. Olson.

*(See Court Reporter's full transcript)*

A motion was made and seconded at about 7:04pm by Mr. Williams and Mr. Vinyard, respectively, to close the Hearing. Roll call: Horaz-yes, Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 6-0.

**Unfinished Business** None

**New Business**

**1. PZC 2022-11** (See full description under Public Hearing)  
No discussion was held.

**Action Item**

Text Amendment

A motion was made and seconded by Commissioners Williams and Vinyard, respectively to approve the Text Amendment, with the motion being read as follows by Mr. Williams: In consideration of testimony presented during a Public Hearing on July 13, 2022 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan for the identified future land use change as presented in a staff memorandum dated July 6, 2022. Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 6-0.

**2. PZC 2022-12** Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, petitioner is seeking Final Plat approval to subdivide approximately 20.5 acres into two (2) units consisting of 119 multi-family townhome lots in Unit 10 and 60 multi-family townhome lots in Unit 12 in Bristol Bay for a total of 179 dwellings. The general location of the areas to be subdivided is north of Galena Road and west of Rosenwinkel Street just south of Unit 11 and Unit 9 in the Bristol Bay subdivision.

Ms. Noble said this is a request for a Final Plat, completing the subdivision with 179 dwelling units. There are 119 units in Unit 10, a reduction of 19 lots. In Unit 12, the lots will be larger and there is a reduction of 8 dwelling units, leaving 60 units. These

reductions will result in less building permit fees, however, staff has no concern and the products will be different than originally proposed. Staff is supportive of the Final Plat.

**Action Item**

Final Plat

A motion for approval was made by Commissioners Vinyard and Williams, respectively. The motion was read by Mr. Vinyard as follows: In consideration of the proposed Final Plat of Subdivision for Bristol Bay P.U.D. Unit 10 and Unit 12, the Planning and Zoning Commission recommends approval of the plats to the City Council as prepared by HR Green dated April 4, 2022, subject to comments provided by EEI, Inc. in a letter dated May 23, 2022.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Hyett-yes.  
Carried 6-0.

**Additional Business** None

**Adjournment**

There was no further business and the meeting was adjourned at 7:10pm on a unanimous voice vote.

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

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, July 13, 2022  
7:00 p.m.

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PRESENT: (In-person and via Zoom)

- Mr. Jeff Olson, Chairman,
- Ms. Deborah Horaz,
- Mr. Richard Vinyard,
- Mr. Danny Williams,
- Mr. Greg Millen,
- Mr. Rusty Hyett.

ALSO PRESENT: (In-person and via Zoom)

- Ms. Krysti Barksdale-Noble, Community  
Development Director;
- Mr. Jason Engberg, Senior Planner;
- Ms. Marlys Young, Minute Taker.

- - - - -

1 (WHEREUPON, the following  
2 proceedings were in had  
3 public hearing:)

4 CHAIRMAN OLSON: The purpose of the  
5 meeting is to invite testimony from members of  
6 the public regarding the proposed request that is  
7 being considered before the Commission tonight.  
8 Public testimony from persons present who wish to  
9 speak may be for or may be against the request or  
10 to ask questions of the petitioner regarding the  
11 request being heard.

12 Those persons wishing to testify are  
13 asked to speak clearly, one at a time, and state  
14 your name, who you are and who you work for or  
15 represent. You are also asked to sign in at the  
16 podium, if you haven't already. If you plan to  
17 speak during tonight's public hearing as a  
18 petitioner or a member of the public, please  
19 stand now, raise your right hand and repeat after  
20 me.

21 MR. ENGBERG: He's not part of it.

22 CHAIRMAN OLSON: All right, then you are  
23 all good. The order for receiving public  
24 testimony for the public hearing tonight will be

1 those for, those against.

2 May I have a motion then please to  
3 open the public hearing on Petition PZC 2022-11,  
4 Yorkville Comprehensive Plan Amendment?

5 MR. VINYARD: So moved.

6 MR. WILLIAMS: Second.

7 CHAIRMAN OLSON: Roll call vote on the  
8 motion, please.

9 MS. YOUNG: Yes. Hyett.

10 MR. HYETT: Yes.

11 MS. YOUNG: Millen.

12 MR. MILLEN: Yes.

13 MS. YOUNG: Olson.

14 CHAIRMAN OLSON: Yes.

15 MS. YOUNG: Vinyard.

16 MR. VINYARD: Yes.

17 MS. YOUNG: Williams.

18 MR. WILLIAMS: Yes.

19 MS. YOUNG: And Horaz.

20 MS. HORAZ: Yes.

21 CHAIRMAN OLSON: Okay. Public hearing  
22 up for discussion tonight is PZC 2022-11, the  
23 United City of Yorkville, Kendall County,  
24 Illinois, petitioner, is proposing an amendment

1 to the Yorkville Comprehensive Plan to include an  
2 update to the appendix to reclassify the property  
3 at the northwest corner of State Route 126 and  
4 Wing Road intersection from Estate/Conservation  
5 Residential to the Destination Commercial land  
6 use category.

7 The change is a result of a rezoning  
8 approval made by the City Council in April of  
9 2022.

10 Jason, would you like to present,  
11 please?

12 MR. ENGBERG: Yeah. So, as Jeff said,  
13 in April of this year there was a rezoning down  
14 on 126, near 126 and 71. It was part of the old  
15 Windmill Farms Planned Unit Development. So the  
16 City -- the parcel indicated it was for  
17 Bricolage Wellness, which is a counseling  
18 service, they bought the property and it was  
19 originally residential and they wanted to take it  
20 to and use it as their office, so it was rezoned  
21 to commercial in the B-3 and it was taken out of  
22 the Windmill Farms overall Planned Unit  
23 Development.

24 So as we were going through and were



1       trying to kind of doing this a little more  
2       proactively, similar in 2020, we added an  
3       appendix to the Comprehensive Plan with some of  
4       these types of changes.

5                       The Comprehensive Plan is a guiding  
6       document, but it cannot foresee the future, you  
7       know, so guiding trends and things like that in  
8       the area can also help when making decisions.

9                       So this area especially, the  
10      Windmill Farms, has seen more commercial trends  
11      in the area and that's why it was getting that  
12      rezoning, so we are just proposing to amend that  
13      existing addendum to the Comprehensive Plan, and  
14      moving this into the destination commercial land  
15      use, which is more appropriate for something in  
16      the B-3, this business aligns with that future  
17      land use, so that is -- after the public hearing  
18      I can take any more questions.

19                      CHAIRMAN OLSON:   Okay.  Is there anyone  
20      present who wishes to speak in favor of the  
21      request?

22    (No response.)

23                      CHAIRMAN OLSON:   Okay.  Is there anyone  
24      present who wishes to speak in opposition to the

1 request?

2 (No response.)

3 CHAIRMAN OLSON: Seeing as there are  
4 none, any questions -- I will do questions later.  
5 Since all public testimony regarding the petition  
6 has been taken, may I have a motion, please, to  
7 close the taking of testimony in this public  
8 hearing?

9 MR. WILLIAMS: So moved.

10 MR. VINYARD: Second.

11 CHAIRMAN OLSON: Roll call vote on the  
12 motion, please.

13 MS. YOUNG: Yes. Horaz.

14 MS. HORAZ: Yes.

15 MS. YOUNG: Thank you. Hyett.

16 MR. HYETT: Yes.

17 MS. YOUNG: Millen.

18 MR. MILLEN: Yes.

19 MS. YOUNG: Olson.

20 CHAIRMAN OLSON: Yes.

21 MS. YOUNG: Vinyard.

22 MR. VINYARD: Yes.

23 MS. YOUNG: And Williams.

24 MR. WILLIAMS: Yes.

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CHAIRMAN OLSON: The public hearing  
portion of the meeting is closed.

(Which were all the  
proceedings had in the  
public hearing portion  
of the meeting.)

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 13 inclusive, is a  
8 true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 29th day of July, A.D., 2022.

19 Christine M Vitosh

20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883

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