



## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING COMMISSION AGENDA

Wednesday, October 12, 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: August 10, 2022

Citizen's Comments

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#### Public Hearings

1. **PZC 2022-19** Jordan Gash, on behalf of Restore Church, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels totaling approximately 34 acres located at 8710 Route 71 in Yorkville, Illinois. The real property, situated east of Illinois State Route 71 and Illinois State Route 126 intersection on the northeast corner of Wing Road and Illinois State Route 71, is part of the previously approved Windmill Farms Annexation Agreement. The petitioner is seeking to rezone from the Planned Unit Development (PUD) zoning designation to the B-3 General Business District to continue to operate the existing religious institution land use and accommodate future commercial development.

#### Unfinished Business

#### New Business

1. **PZC 2022-19** Jordan Gash, on behalf of Restore Church, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels totaling approximately 34 acres located at 8710 Route 71 in Yorkville, Illinois. The real property, situated east of Illinois State Route 71 and Illinois State Route 126 intersection on the northeast corner of Wing Road and Illinois State Route 71, is part of the previously approved Windmill Farms Annexation Agreement. The petitioner is seeking to rezone from the Planned Unit Development (PUD) zoning designation to the B-3 General Business District to continue to operate the existing religious institution land use and accommodate future commercial development.

#### Additional Business

1. **City Council Action Updates**

- a. **PZC 2021-08** Thomas Williamson, on behalf of Graham C Stores Company, petitioner, is seeking special use permit authorization, rezoning approval, a variance to the sign regulations, and final plat approval to develop a gasoline service station with accessory convenience store. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

**Action Item**

Rezone, Special Use, Sign Variance, Final Plat

- b. **PZC 2022-14** John McFarland, on behalf of CalAtlantic Group, LLC, petitioner, is seeking Final Plat approval to subdivide the approximately 6.27-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The subject property is generally located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) at the eastern edge of Windett Ridge Road.

**Action Item**

Final Plat

- c. **PZC 2022-16** John McFarland, on behalf of CalAtlantic Group, LLC, petitioner, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and a 37,809-square foot open space lot in Caledonia – Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots. The property is generally located south of Corneils Road and west of Bridge Street.

**Action Item**

Final Plat

2. **Aging in Community** - Lifecycle Living Workshop

**Adjournment**