

**PLANNING & ZONING COMMISSION**  
**City Council Chambers**  
**800 Game Farm Road, Yorkville, IL**  
**Wednesday, April 12, 2023 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.

All attendees were in person unless otherwise noted.

**Roll Call**

Jeff Olson-yes, Danny Williams-yes, Reagan Goins-yes, Deborah Horaz-yes (via Zoom), Greg Millen (arr. 7:03pm)

Absent: Rusty Hyett, Richard Vinyard

**City Staff**

Krysti Barksdale-Noble, Community Development Director (via Zoom)  
Jason Engberg, Senior Planner

**Other Guests**

Lynn Dubajic Kellogg, City Consultant  
David Schultz, H.R. Green

**Previous Meeting Minutes** February 8, 2023

The minutes were approved on a roll call vote: Olson-yes, Williams-yes, Goins-yes, Horaz-yes Carried 4-0.

**Citizen's Comments** None

**Public Hearings** None

**Unfinished Business** None

**New Business**

1. **PZC 2023-01** Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, is seeking to amend the recently approved Final Plat in Unit 10 of the Bristol Bay residential subdivision to address an approximately twelve (12) foot shift northwest of a townhome building to avoid a storm sewer line. Bristol Bay Unit 10 is generally

located at the northwest intersection of Galena Road and Rosenwinkel Street and is planned for 119 townhome units.

Ms. Noble said the Final Plat was originally approved and recorded in July of 2022 and the Petitioner is now seeking to amend it to shift it slightly. While reviewing the engineering plans for the building permit, it was realized that the location of the property lines for several lots were platted inconsistently with the final engineering plans. The lots affected were 189 through 194 and this was due to the adjustment of one of the townhome buildings being shifted 12 feet to the northwest to avoid encroaching on the storm sewer line. The amendment will not affect any of the approved number of lots.

There was no discussion and Chairman Olson entertained a motion to approve the amendment to PZC 2023-01 Troy Mertz on behalf of Bristol Bay. So moved by Commissioners Williams and Goins, respectively. Ms. Goins read the motion as follows: In consideration of the proposed Final Plat of Subdivision Bristol Bay PUD, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by H.R. Green dated last July and January 24, 2023. Roll call: Horaz-yes, Olson-yes, Williams-yes, Goins-yes. Carried 4-0.

### **Additional Business**

#### **1. City Council Action Updates**

#### **2. PZC 2022-25 Giovanna Schmieder, Petitioner, request for rezoning 105 E. Spring St.**

This was approved by City Council.

### **Adjournment**

There was no further business and the meeting was adjourned at 7:04pm on a motion by Mr. Williams and second by Ms. Goins with a unanimous voice vote.

Respectfully submitted by  
Marlys Young, Minute Taker