



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, July 12, 2023

7:00 PM

City Hall Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: June 14, 2023

Citizen's Comments

Public Hearings

1. **PZC 2023-04** Trinity Church United Methodist, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to move their three (3) existing nonconforming onsite signs to new locations on the property due to the future widening of Bridge Street by the Illinois Department of Transportation. The property is located at 2505 Boomer Lane at the southeast corner of the Cannonball Trail and Illinois Route 47 (Bridge Street) intersection, in Yorkville, Illinois.
2. **PZC 2023-06** Elizabeth Chapa dba My Bristol Dream Events, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to operate a seasonal outdoor event venue located at 15 Cannonball Trail. The subject property is currently zoned B-3 General Business District which allows outdoor music venues as a Special Use according to Section 10-6-0 of the Yorkville Zoning Ordinance. The property is approximately 0.89 acres and is generally located at the southeast corner of Oak Street and Cannonball Trail, in Bristol, Illinois.

Unfinished Business

1. **PZC 2023-02** Turning Point Energy, LLC, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 54-acre parcel generally located east of Cannonball Trail and north of the Burlington Northern Santa Fe railroad line within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-2 Duplex PUD to the A-1 Agricultural District, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet.
2. **PZC 2023-03** Turning Point Energy, LLC, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval, special use authorization, and

variance approval to construct a solar farm on the 42-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-3 Townhome PUD to the A-1 Agricultural District zoning, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet.

New Business

1. **PZC 2023-04** Trinity Church United Methodist, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to move their three (3) existing nonconforming onsite signs to new locations on the property due to the future widening of Bridge Street by the Illinois Department of Transportation. The property is located at 2505 Boomer Lane at the southeast corner of the Cannonball Trail and Illinois Route 47 (Bridge Street) intersection, in Yorkville, Illinois.
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Additional Business

Adjournment