



United City of Yorkville

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Yorkville, Illinois 60560
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PLANNING AND ZONING COMMISSION AGENDA

Wednesday, September 13, 2023

7:00 PM

City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL

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

Roll Call:

REVISED 09-13-23 @ 10:00 AM

Previous meeting minutes: July 12, 2023

Agenda was revised with corrected address.

Citizen's Comments

Public Hearings

1. **PZC 2023-09** United City of Yorkville has filed an Application for numerous amendments to the existing Yorkville City Code of Ordinances to adopt a new Unified Development Ordinance, including changes to the Zoning District Map, pursuant to section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14) and Section 10-4-10 of the Yorkville Zoning Ordinance. The proposed amendments relate to the existing Title 10 – Zoning, Title 11- Subdivision Control, and the following chapters of Title 8 – Buildings Regulations: Chapter 7 - Stormwater and Flooding Regulations, Chapter 12 – Landscape Ordinance and Chapter 15 – Appearance Code of the Yorkville City Code.
2. **PZC 2023-10** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify “data center”, “refrigerated warehouse (cold storage)”, and “battery uses” as permitted uses within the M-1 Limited Manufacturing and M-2 General Manufacturing districts. This text amendment will provide definitions for the establishment and operation of such uses in these zoning districts. Additionally, an amendment to Table 10.16.03 in Chapter 16: Off-Street Parking and Loading in the Zoning Ordinance related to the uses is proposed.

Unfinished Business

New Business

1. **PZC 2023-09** United City of Yorkville has filed an Application for numerous amendments to the existing Yorkville City Code of Ordinances to adopt a new Unified Development Ordinance, including changes to the Zoning District Map, pursuant to section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14) and Section 10-4-10 of the Yorkville Zoning Ordinance. The proposed amendments relate to the existing Title 10 – Zoning, Title 11- Subdivision Control, and the following chapters of Title 8 – Buildings Regulations: Chapter 7 - Stormwater and Flooding Regulations, Chapter 12 – Landscape Ordinance and Chapter 15 – Appearance Code of the Yorkville City Code.

Action Item:

Text & Map Amendment

2. **PZC 2023-10** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify “data center”, “refrigerated warehouse (cold storage)”, and “battery uses” as permitted uses within the M-1 Limited Manufacturing and M-2 General Manufacturing districts. This text amendment will provide definitions for the establishment and operation of such uses in these zoning districts. Additionally, an amendment to Table 10.16.03 in Chapter 16: Off-Street Parking and Loading in the Zoning Ordinance related to the uses is proposed.

Action Item:

Text Amendment

3. **PZC 2023-14** Troy M. Williams and Ashley L. Rusch, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 100 and 101) within the Whitetail Ridge subdivision. The real property is located at 7557 and 7583 Clubhouse Drive in unincorporated Kendall County.

Action Item:

1.5 Mile Review

Additional Business

1. City Council Action Updates

- a. **PZC 2022-02** 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.

Action Item

Rezone, Special Use, Variance

- b. **PZC 2022-03** 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.

Action Item

Rezone, Special Use, Variance

- c. **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.

Action Item

Sign Variance

Adjournment