



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, November 8, 2023

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

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

Roll Call:

Previous meeting minutes: October 11, 2023

Citizen's Comments

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#### Public Hearings

1. **PZC 2022-23** Jacob Victor, on behalf of **Northpointe Development Corporation**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road in Yorkville, Illinois. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-eight (48) dwelling-unit senior apartment complex (**Fox Hill Senior Living**).

#### Unfinished Business

#### New Business

1. **PZC 2022-23** Jacob Victor, on behalf of **Northpointe Development Corporation**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road in Yorkville, Illinois. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-eight (48) dwelling-unit senior apartment complex (**Fox Hill Senior Living**).

#### Action Item:

Rezoning and Variance

2. **PZC 2023-15** Luz M. Padilla, on behalf of **Abby Properties, LLC**, petitioner, is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 single-family attached dwelling units and an open space lot within Phase 4 of the Kendall Marketplace Townhome Development. The property is generally located at south of Blackberry Shore Lane and north of Gillespie Lane in Yorkville, Illinois (**Townes of Kendall Marketplace**).

**Action Item:**

Final Plat

**Additional Business**

1. **2024 Planning and Zoning Commission Meeting Schedule**

2. **City Council Action Updates**

- a. **PZC 2023-08** Ali Bukhres, on behalf of QuikTrip Corporation, petitioner/contract purchaser, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization for a gasoline service station with accessory convenience store, pursuant to Section 10-6-0 of the Yorkville City Code. 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**

Special Use

- b. **PZC 2023-12** Alexander L. Berman, on behalf of Kendall Holdings I, LLC, petitioner, is seeking final plat of resubdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The commercial outlots, consisting of approximately 3 acres, are generally located at the northwest corner of US Route 34 and Isabel Drive within the larger retail development.

**Action Item**

Final Plat

**Adjournment**