



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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

### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, January 10, 2024

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: November 8, 2023

Citizen's Comments

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#### Public Hearings

1. **PZC 2024-02 Steve Greenblatt**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-3-5 of the Zoning Ordinance requiring the location of an accessory structure to be a minimum distance of 5 feet from any side or rear property line for a residential parcel located at 703 S. Main Street. The petitioner is also seeking a variance to Section 10-3-5 to allow a detached accessory structure closer than ten (10) feet to any main building. The purpose of this request is to allow for the installation of a shed. The real property, zoned R-2 Traditional Family Residence District, consists of two (2) contiguous parcels owned by the petitioner and is located at the southwest corner of West Washington Street and South Main Street in Yorkville, Illinois.

#### Unfinished Business

#### New Business

1. **PZC 2024-02 Steve Greenblatt**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-3-5 of the Zoning Ordinance requiring the location of an accessory structure to be a minimum distance of 5 feet from any side or rear property line for a residential parcel located at 703 S. Main Street. The petitioner is also seeking a variance to Section 10-3-5 to allow a detached accessory structure closer than ten (10) feet to any main building. The purpose of this request is to allow for the installation of a shed. The real property, zoned R-2 Traditional Family Residence District, consists of two (2) contiguous parcels owned by the petitioner and is located at the southwest corner of West Washington Street and South Main Street in Yorkville, Illinois.

#### Action Item

Variance

2. **PZC 2024-03 Kendall County Petition 23-32 & 23-33**, Grainco FS, Inc. (owner) and A.B. Schwartz, LLC. (contract purchaser), are requesting approval of a map amendment (rezoning) and an amendment to Kendall County’s Future Land Use Map. The purpose of the request is to rezone the property located at 8115 IL Route 47 from A-1 Agricultural District to M-1 Limited Manufacturing District. Additionally, the petitioners are requesting to amend the Kendall County Future Land Use Map from “Transportation Corridor” to “Mixed Use Business”. The real property and is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

**Action Item**

1.5 Mile Review

**Additional Business**

**1. City Council Action Updates**

- a. **PZC 2022-23** Jacob Victor, 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 thirteen (13) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-five (45) dwelling-unit senior apartment complex.

**Action Item**

Rezone and Variance

- b. **PZC 2023-15** Luz M. Padilla, 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.

**Action Item:**

Final Plat

**Adjournment**