

SPECIAL PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, January 18, 2017 7:00pm

Planning & Zoning Commission Members in Attendance:

Reagan Goins

Jeff Olson

Deb Horaz

Bill Gockman

Richard Vinyard

Randy Harker

Absent: Don Marcum

Other City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Court Reporter

Meeting Called to Order

Planning and Zoning Commission Chairman Randy Harker called the meeting to order at 7:00pm.

Roll Call

Roll call was taken and a quorum was established.

Previous Meeting Minutes November 9, 2016

The minutes of the meeting were approved on a motion and second by Commissioners Vinyard and Goins, respectively.

Roll call: Harker-yes, Goins-yes, Horaz-yes, Vinyard-yes, Olson-yes, Gockman-yes.

Passed 6-0.

Citizen's Comments None

Public Hearings

The following two Public Hearings were opened at 7:03pm on a motion by Ms. Horaz and second by Mr. Vinyard. Roll call: Horaz-yes, Vinyard-yes, Olson-yes, Gockman-yes, Harker-yes, Goins-yes. Passed 6-0.

- 1. PZC 2016-04 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 13: Manufacturing Districts, to revise the performance standards section to reference the building regulations as the new noise ordinance standards.**

2. **PZC 2016-05 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to several Chapters of the United City of Yorkville Zoning Ordinance including Chapter 2: Definitions; Chapter 6: Permitted and Special Uses; and Chapter 15: Nonconforming Buildings, Structures, and Uses. The amendments to Chapter 2 define a semi-truck, semi-truck repair, and clarify the commercial school/trade school definition. The Chapter 6 amendment will provide that semi-truck repair is only allowed as a permitted use in the M-1 Manufacturing District and M-2 Manufacturing District. The Chapter 15 amendment will provide clarification for nonconforming land uses within the City.**

(See Court Reporter's Transcripts)

The Hearings concluded at 7:22pm on a motion by Commissioners Vinyard and Goins. Roll call: Vinyard-yes, Olson-yes, Gockman-yes, Harker-yes, Goins-yes, Horaz-yes. Passed 6-0.

Old Business None

New Business

1. **PZC 2016-04** Text Amendment (see description above)

Action Item

Text Amendment

A motion was made by Mr. Vinyard as follows: “In consideration of testimony presented during a Public Hearing on January 18, 2017, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the performance standards regarding noise contained in Section 10-13C-2 of the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated January 11, 2017.”

Motion seconded by Ms. Horaz.

Roll call: Olson-yes, Gockman-yes, Harker-yes, Goins-yes, Horaz-yes, Vinyard-yes. Motion approved 6-0.

2. **PZC 2016-05** Text Amendment (see description above)

Action Item

Text Amendment

A motion was made by Mr. Vinyard as follows: “In consideration of testimony presented during a Public Hearing on January 18, 2017, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated January 11, 2017.” Motion seconded by Mr. Gockman.

Roll call: Gockman-yes, Harker-yes, Goins-yes, Horaz-yes, Vinyard-yes, Olson-yes. Motion passed 6-0.

Additional Business

1. Year in Review
 - a. Comprehensive Plan Updates

In a memo and verbal update to the Planning and Zoning Commission, Ms. Noble presented a summary of departmental actions in 2016 and information about the

Comprehensive Plan and implementation strategies. She also noted that Mr. Engberg and a part-time building inspector had been hired during the year. Ms. Noble will present an annual report at the start of each new year.

Adjournment

There was no further business and the meeting was adjourned at 7:43pm on a motion by Mr. Olson.

Respectfully submitted by
Marlys Young, Minute Taker