

**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