



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, October 11, 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: September 13, 2023

Citizen's Comments

Public Hearings

1. **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.

Unfinished Business

New Business

1. **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

2. **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

Additional Business

1. City Council Action Updates

- a. **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

- b. **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

- c. **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

Adjournment

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, September 13, 2023 7:00pm

Meeting Called to Order

Vice-Chairman Richard Vinyard called the meeting to order at 7:30pm after a 30-minute delayed start time. Roll was called and a quorum was established.

Roll Call

Danny Williams-yes, Deborah Horaz-yes, Rusty Hyett-yes/via Zoom, Reagan Goins-yes, Greg Millen-yes, Richard Vinyard-yes

City Staff

Krysti Barksdale-Noble, Community Development Director

Chris Funkhouser, Alderman

Jackie Berg, Consultant-Houseal Lavigne

Lynn Dubajic Kellogg, City Consultant

Other Guests

Christine Vitosh, Vitosh Reporting Service

Mike Krempski

Molly Krempski

Rick Koshko, WSPY

Matt Gilbert, Green Door, via Zoom

Previous Meeting Minutes July 12, 2023

The minutes were approved on a motion by Mr. Williams and second by Ms. Goins. Roll call vote: Horaz-yes, Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Citizen's Comments None

Public Hearings

Mr. Vinyard stated the procedure for the Public Hearings and swore in those who would give testimony during the Public Hearings. At approximately 7:33pm the Hearings were opened on a motion by Ms. Horaz and second by Mr. Williams. Roll call: Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 5-0.

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.

(See Court Reporter's Transcript of Public Hearings)

A motion to close the Public Hearings was made at approximately 8:24pm by Mr. Williams and seconded by Ms. Goins. Roll call: Horaz-yes, Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Unfinished Business None

New Business

1. **PZC 2023-09** Amendments (See Full description above)

Ms. Noble stated that the recommendations made at the August 31st final UDO meeting are not yet included in the UDO document. She also noted that staff received clear direction from City Council that land size should not be changed in the R-1 and R-2 districts.

The Commissioners reviewed the recommended changes from the UDO Committee and discussed some of them briefly. Ms. Noble then summarized the revisions and recommendations made by PZC Commissioners as follows:

Chapter 2: Commissioners OK with dwelling unit rather than family unit

Chapter 3: Omit R-2-A zoning and leave R-1 and R-2 as they currently exist

Chapter 4: Change ADU: recommend attached homes be permitted outright and detached should be special use

Chapter 5: Re: off-street parking : recommend the changes advisory committee stated-- 2 spaces for single-family, change townhome parking spaces from 1.25 to 2.25

Chapter 6: eliminate all regulations for yard signs

Chapter 7: Subdivision standards: recommend to remove connectivity requirement; keep cluster developments as PUD

Ms. Horaz asked about the "in lieu of fee parking". Ms. Noble said if the parking becomes an issue or is inadequate, City Council can revoke that.

The discussion of revisions concluded and Vice-Chairman Vinyard entertained a motion to approve PZC 2023-09 Unified Development Ordinance. Mr. Williams made the motion, (there was no second) and he read it as follows:

Action Item:

Text & Map Amendment

Motion: In consideration of testimony presented during a Public Hearing on September 13, 2023 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request to adopt the proposed Unified Development Ordinance (UDO) and supplemental Zoning Map as prepared and presented by consultant, Houseal Lavigne, dated September 6, 2023 and summarized in a staff memorandum dated September 7, 2023 and further subject to the inclusion of Chapter 4, Use Standards, from a memo dated September 1st, the inclusion of Chapter 5 Development Standards from a memo dated September 1st and the addition of townhome parking requiring 2.25 units, the recommendation for Chapter 6 for the city to not regulate yard signs, the inclusion of Chapter 7 recommendation to remove the connectivity index, and for cluster developments to remain PUD's.

Roll call: Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes, Horaz-yes.
Passed 6-0.

2. PZC 2023-10 Text Amendment (full description above)

Ms. Horaz asked if the city has considered high energy and water use in some of the industrial uses as in the case of the upcoming lettuce farm. All are outright permitted, said Ms. Noble, and these types of projects go through an engineering process. Staff has also started doing research. Recycling batteries is also a concern for Ms. Horaz. Mr. Williams suggested that the city engineer could review and not support a certain business. Mr. Matt Gilbert weighed in and said the market will determine if the power is not there. Fire protection concerns were mentioned by Mr. Vinyard.

Action Item:

Text Amendment

A motion was made by Mr. Williams and seconded by Ms. Goins to approve PZC-2023-10 Text Amendment. Mr. Williams read the motion as follows:

Motion:

In consideration of testimony presented during a Public Hearing on September 13, 2023 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for 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 and 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, as recommended in a staff memo dated July 26, 2023.

Roll call: Goins-yes, Millen-yes, Vinyard-yes, Williams-yes, Horaz-yes, Hyett-(lost Zoom connection)

3. **PZC 2023-14** {city petition number} 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.

Ms. Noble said the petitioner is consolidating 2 lots outside of the city limits and they want to vacate an interior easement to build one home. Drainage is not an issue and there are no utilities in the easement.

Action Item:

1.5 Mile Review

Commissioners Williams and Horaz moved and seconded, respectively, to approve PZC 2023-28 Whitetail Ridge. Mr. Williams read the motion as follows:

Motion: In consideration of the proposed mile and half review of Kendall County Petition 23-28 {county number} for a plat of vacation to vacate the public easements between two (2) parcels (Lots 100 and 101) within the Whitetail Ridge subdivision commonly known as 7557 and 7583 Clubhouse Drive, the Planning and Zoning Commission recommends the City Council to not object to the request.

Roll call: Millen-yes, Vinyard-yes, Williams-yes, Horaz-yes, Hyett-(lost Zoom connection), Goins-yes. Passed 5-0.

Additional Business

1. City Council Action Updates

- a. PZC 2022-02** Turning Point Energy: no motion was made on the request for a solar farm.
- b. PZC 2022-03** Turning Point Energy: no motion was made on the request for the solar farm.
- c. PZC 2023-04** Trinity Church: variance was approved.

Adjournment

There was no further business and the meeting was adjourned at 9:17pm on a motion by Mr. Williams and second by Ms. Horaz. Voice vote approval.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, September 13, 2023
7:00 p.m.

PRESENT IN PERSON AND VIA ZOOM:

Mr. Richard Vinyard, Acting Chairman,
Ms. Deborah Horaz,
Mr. Danny Williams,
Mr. Greg Millen,
Ms. Reagan Goins,
Mr. Rusty Hyett.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Marlys Young, Minute Taker.

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I N D E X

WITNESS:

PAGE

MOLLY KREMPSKI

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing:)

4 CHAIRMAN VINYARD: Public hearings. So
5 tonight there are two public hearings scheduled
6 for tonight's Planning and Zoning Commission
7 meeting. The purpose of these hearings is to
8 invite testimony from members of the public
9 regarding the proposed request that is being
10 considered before this commission tonight.

11 Public testimony from persons
12 present who wish to speak may be for or against
13 the request or to ask questions of the petitioner
14 regarding the request being heard.

15 Those persons wishing to testify are
16 asked to speak clearly, one at a time, state your
17 name and who you represent, if anyone. You are
18 also asked to sign in at the podium.

19 If you plan to speak during
20 tonight's public hearing as a petitioner or as a
21 member of the public, please stand now and raise
22 your right hand and repeat after me.

23 (The witness was thereupon duly
24 sworn.)

1 CHAIRMAN VINYARD: So the following
2 order for receiving testimony during the public
3 hearing will be as follows: First we will do the
4 petitioner presentation and then we will go on to
5 those who wish to speak in favor of the request,
6 followed by those who wish to speak in opposition
7 to the request.

8 May I have a motion to open the
9 public hearing on Petition number PZC 2020-01,
10 Yorkville Comprehensive Plan map --

11 MS. NOBLE: I'm sorry, it's PZC 2023.
12 Sorry about that.

13 CHAIRMAN VINYARD: May I have a motion
14 to open the public hearing on Petition number PZC
15 2023-09, United Development Ordinance?

16 MS. HORAZ: So moved.

17 MR. WILLIAMS: Second.

18 CHAIRMAN VINYARD: Roll call vote on the
19 motion, please.

20 MS. YOUNG: Yes. Hyett. Hyett.

21 MS. NOBLE: Looks like our connection
22 dropped.

23 MS. YOUNG: Okay. Goins.

24 MS. GOINS: Yes.

1 MS. YOUNG: Millen.

2 MR. MILLEN: Yes.

3 MS. YOUNG: Vinyard.

4 CHAIRMAN VINYARD: Yes.

5 MS. YOUNG: Williams.

6 MR. WILLIAMS: Yes.

7 MS. YOUNG: And Horaz.

8 MS. HORAZ: Yes.

9 MR. HYETT: Hyett, yes.

10 MS. YOUNG: Thank you.

11 CHAIRMAN VINYARD: So the public
12 hearings for discussion tonight are as follows:
13 PZC 2023-09, the United City of Yorkville, has
14 filed an application for numerous amendments to
15 the existing Yorkville City Code of Ordinances to
16 adopt a new Unified Development Ordinance,
17 including changes in the Zoning District Map
18 pursuant to Section 11-13-14 of the Illinois
19 Municipal Code and Section 10-4-10 of the
20 Yorkville Zoning Ordinance.

21 The proposed amendments relate to
22 the existing Title 10, Zoning, Title 11,
23 Subdivision Control, and the following chapters
24 of Title 8, Building Regulations, Chapter 7,

1 Stormwater and Flooding Regulations, Chapter 12,
2 Landscape Ordinances, and Chapter 15, Appearance
3 Code of the United City of Yorkville.

4 The second one will be PZC 2023-10,
5 United City of Yorkville, Kendall County,
6 Illinois, petitioner, is proposing a text
7 amendment to Chapter 6, permitted and special
8 uses in the Zoning Ordinance to identify a data
9 center, refrigerated warehouse or cold storage
10 and battery uses as permitted uses within the M-1
11 Limited Manufacturing and M-2 General
12 Manufacturing Districts.

13 This text amendment will provide
14 definitions for the establishment and operation
15 of such uses in these zoning districts.
16 Additionally, an amendment to Table 10.16.03 in
17 Chapter 16, off street parking and loading in the
18 Zoning Ordinance related to the uses is proposed.

19 That was a mouthful. All right. So
20 open the public hearing. Krysti, if you could,
21 please, present for us, 2023-09, United -- or
22 Yorkville Unified Development Ordinance map and
23 text amendment.

24 MS. NOBLE: Okay. Good evening. There

1 is a presentation that's above you and in front
2 of you that I will be going through. The UDO
3 started in March of 2019. The city initiated
4 this process to look at our various existing city
5 ordinances and combine them into one cohesive,
6 single reference, graphic dense document.

7 The city ordinances range from the
8 Zoning Ordinance, which was originally adopted in
9 1974 and last updated holistically in 2018. Our
10 Subdivision Control Ordinances and Standards,
11 which were adopted in 2004, our Landscaping
12 Ordinance, 2009, and then the Appearance Code in
13 2005.

14 So we combined all these documents
15 into a user friendly we call it Unified
16 Development Ordinance to address not only
17 residents who are looking to do something to
18 their home or their property and be able to find
19 everything in one location, but for developers
20 and staff as well.

21 So in the packet there is a very
22 robust memo that goes over each of the chapter
23 reviews. The UDO actually had a committee of its
24 own that met about 15 times over the last

1 four years to tweak the types of changes of
2 growth management that the city was looking for
3 and other chapters as far as processes, and
4 tonight is a presentation of those discussions.

5 I will let you know that the city
6 did have an open house open to the public on
7 August 31st to review the document, provide
8 comments, and the UDO Advisory Committee itself
9 held a meeting that night and proposed some
10 additional changes to the document that are not
11 included in tonight's presentation, but if
12 conversations are started by the public that want
13 to explore that information, a memo was provided
14 in there of the changes that the committee had
15 recommended on the 31st. So let's get started.

16 So the UDO, it's nine chapters, and
17 that includes a smart code, so we will start with
18 Chapters 1 and 3. So Chapter 1 itself is just
19 general provisions. It establishes -- there is a
20 time lag. It establishes the effective date of
21 the UDO document itself. If approved, we are
22 looking at an effective date of January 1st,
23 2024.

24 It just introduces the document,

1 provides some context, the authority, identifies
2 who the members are that are implementing the
3 ordinance itself, and sets the stage for the
4 document.

5 Chapter 2 deals with definitions.
6 Let's go back. We'll start with Chapter 3,
7 District Standards. So Chapter 3 talks about the
8 different districts and establishes the districts
9 and the purposes of those districts, but before
10 we get to those, we're going to jump back just a
11 little bit to Chapter 2. Chapter 2 is
12 definitions.

13 Basically this is a complete list of
14 the definitions that are referenced throughout
15 the UDO. It talks about updated definitions,
16 which provides clarity, and to the left you will
17 see an image of what that smart code would look
18 like, so if you are reviewing the code and you
19 see a term that's underlined, you don't
20 understand it, you put your mouse, hover over it,
21 and it will give you what the actual definition
22 is for that particular word so that you are not
23 jumping back and forth between pages of the
24 document, so it streamlines that process for the

1 reader.

2 There is some clarifications that
3 were made. In our current ordinance we use the
4 word structure and building kind of
5 interchangeably, which is not necessarily so when
6 you're looking at temporary structures or
7 permanent buildings, so we make the clean break
8 between what's a structure and what's a building.

9 We specified out professional office
10 uses versus personal care services. Right now
11 the ordinance says a barber is a professional
12 office. Well, we wanted to separate that out
13 because the definition of professional office is
14 anything -- any operation that requires you to be
15 licensed, so we wanted to make sure that we were
16 clear when we said office use that it was a
17 doc -- not doctor, I'm sorry, an attorney or a
18 lawyer versus, you know, nail technician. And
19 then animal hospitals versus veterinarians is
20 another example.

21 We also addressed new concepts for
22 development. There is enclosed auto sales now as
23 opposed to just open lot auto sales. There are
24 new changes in the car and automobile sales

1 industry where people are storing vehicles
2 off-site, making appointments for people to look
3 at the vehicles, instead of, you know, open sales
4 lot where you drive by and see all the vehicles
5 for sale, so we wanted to be able to accommodate
6 those uses in some of the industrial districts,
7 so an example would be a car lot type.

8 Enclosed versus outdoor public
9 storage facilities, the enclosed facilities are
10 just the single building with the units inside
11 the building. Those are more appropriate for a
12 business district where you have -- versus the
13 outdoor public storage facilities that you drive
14 up to, which would be more appropriate in an
15 industrial setting.

16 And then we have new uses, which is
17 data centers, vehicle charging stations and
18 battery storage. Those are more of the advanced
19 uses, energy uses, that are newer, that our code
20 just didn't address, and we will talk about that
21 more in the next public hearing.

22 So Chapter 3 delves into, as we
23 were mentioning earlier, the district standards,
24 so it kind of establishes what are the districts.

1 We went from a total of 15 districts down to 14
2 in the UDO. We kind of eliminated some
3 under-used or unused districts to combined some
4 districts together to streamline uses that are
5 similar. We modernized the permitted and special
6 use tables, we will get into that a little bit
7 more, and we did some minor adjustments to
8 permitted yard obstructions.

9 One thing that came out of the
10 discussion was porches, for instance. We were
11 allowing them to encroach about three feet within
12 a required yard, but if it's an open porch, the
13 committee decided to allow five feet of
14 encroachment where you don't have to get a
15 variation and it will allow for homes that have
16 short frontages to be able to take advantage of
17 an open porch situation.

18 So here is an example of a use
19 table. They are now categorized, easier to
20 understand, instead of just business, and then
21 all the businesses alphabetically. Guess we are
22 waiting for that one to catch up. That's all
23 right. There you go, it caught up.

24 What happens in this table is now

1 we're separating the uses, more sensible. So all
2 your agricultural uses, all your residential
3 uses, all your commercial service uses, so that
4 if you weren't familiar with how the city set up
5 its business district or its industrial district,
6 if you know what your use is, it will be easier
7 to find instead of searching through several
8 tables in the existing document. So those are
9 Chapters 1 through 3, kind of sets the stage.

10 Now we go on to Chapters 4 through
11 5, which is kind of the meat of the UDO itself.
12 The use standards. These establish the
13 districts, as we just mentioned, the ag, from ag
14 to alternative energy to institutional to even
15 our accessory and temporary uses, and then
16 Chapter 5 delves into how those uses look, the
17 development standards for each of those uses in
18 regards to off-street parking, landscaping,
19 fencing and outdoor lighting standards, so we
20 broke each of those categories down from
21 residential to commercial to industrial, and if
22 you look at the images here, it just talks about
23 some of the uses that we are now regulating, and
24 you can see there is the EV, electrical vehicle,

1 charging stations. So let's start with
2 residential. Give that time to catch up on the
3 screen. There is a lag on the -- there we go,
4 for the members that are viewing us remotely.

5 So there is new residential
6 standards. So we improved the residential
7 standards, development standards, relating to
8 multi-unit housing, so duplexes, townhomes, even
9 apartments, where we're allowing more of the
10 frontage to come up to the property line by
11 allowing an alley. It would be a private alley,
12 so that you are not faced with a lot of
13 streamline of garages on the frontage.

14 There is a concept called accessory
15 dwelling units, the ADU's, and within that there
16 is an accessory commercial unit, so the accessory
17 dwelling unit, you see that image in the middle.
18 The red areas indicate livable space that you can
19 have on your lot, they can be attached above a
20 garage or detached. The idea is that at a
21 maximum of 900 square feet you can have livable
22 space that's for a family member or someone that
23 you're caring for or that may be caring for a
24 loved one in your home, so that they would have

1 their own autonomous living space from the owner
2 itself. This has been very popular.

3 AARP has been recommending this as a
4 stop gap to some housing shortages for those that
5 are aging out of their home and are looking to
6 stay close to family.

7 Accessory commercial units, that's
8 the image to the left in the middle, that is kind
9 of like a she shed. If you had a small, you
10 know, home occupation, right now we do allow home
11 occupations, but they cannot be detached from the
12 home, so you can't operate a home occupation out
13 of your garage or out of a shed. Now we are
14 recommending that as a special use; you can
15 operate one of these detached commercial units on
16 your property.

17 The ADU itself right now is being
18 proposed as an outright permitted use, but that
19 can -- the recommendation that came out of the
20 meeting with the committee on the 31st was maybe
21 the detached unit would be a special use and the
22 attached use can be permitted use.

23 Off street parking, some of those
24 regulations that were tweaked. There is a

1 parking pad standard now. Right now if you were
2 to add additional driveway space on the side of
3 your garage, if you are within that required
4 setback, whatever it is for your district,
5 typically for R-2 District it's ten feet, you
6 would not be able to have that parking pad.

7 We are proposing to allow that
8 parking pad to happen with some type of screening
9 involved, it can be a fence, it can be landscape
10 screening, and so open driveway area, and it can
11 be as close as five feet to that side property
12 line.

13 So I have denied several permits for
14 people trying to do that. This is just a way for
15 us to address some of those concerns that we see
16 coming through and try and make it more usable,
17 the Zoning Ordinance, more usable for residents.

18 And also there is regulation now for
19 portable outdoor storage containers, those pods.
20 They are a temporary use and we kind of establish
21 where they can be located on the site and for how
22 long.

23 So for the commercial standards, a
24 lot of emphasis was put in trying to regulate

1 those future uses that would be coming along,
2 trying to get ahead of that. One, for instance,
3 is outdoor driving ranges, that you would see the
4 tower-type uses, we've added regulations for
5 that, massage parlors, we have now recommended
6 that they are special uses instead of outright
7 permitted uses.

8 We've talked about the indoor
9 storage, personal storage facilities, so it will
10 look like a building like that. Added more
11 bicycle parking regulations, kind of encouraging
12 that, and also giving a bonus if you do have
13 that, a reduction of some of your parking
14 requirements. Similar to that is the ride share
15 and the pick-up service that a lot of businesses
16 use now. So now we're regulating where those are
17 located, kind of want them off to the side so
18 they're not taking up so much of the closed
19 parking for people that are actually entering the
20 building, and also offering a reduction of the
21 required parking minimum for that as well.

22 Landscaping wise, the standards have
23 been beefed up a lot to address incompatible uses
24 or less intense uses next to a more intense use.

1 Right now our landscape requirements are very
2 basic about the transition space, it just kind of
3 gives a size and a number per linear foot of
4 landscape material that you have, but not really
5 addressing if I'm a resident and I'm next to --
6 you know, I back up to maybe a commercial use, so
7 we created transition zones, so you have Type A
8 through D, and A would be something that you
9 would have that are kind of compatible land uses,
10 you don't need as much screening, but it would be
11 nice to have some trees between you or another
12 development; B gets a little bit more intense,
13 all the way to D, for two incompatible land uses
14 that would be adjacent to each other to make sure
15 that that robust screening was there.

16 We also introduced a concept called
17 a fee in lieu, and we did it in two places. One,
18 we did it to off-street parking. There are some
19 situations where you cannot meet the minimum
20 parking requirements for a site, and if it is
21 justified, through the city council review
22 process, a maximum of 20 percent of off-street
23 parking can be substituted with a fee, so then
24 that fee would be used and appropriated to other

1 off-street parking space maintenance throughout
2 the city, so public spaces, public on-street
3 parking, public lots.

4 We also implemented that idea in the
5 landscaping ordinance, so there is a fee in lieu
6 for tree preservation. Say you develop a site,
7 can't replace all the trees that you are going to
8 remove on the site, well, now you can pay for
9 that to the city and the city will use those
10 funds, put it in a tree bank and plant trees
11 throughout the --

12 CHAIRMAN VINYARD: (Inaudible).

13 MS. NOBLE: Yeah, exactly.

14 CHAIRMAN VINYARD: Nice.

15 MS. NOBLE: Plant trees throughout the
16 city. And the final use standards is the
17 industrial development standards. So here is an
18 idea that was brought to us, we have some users
19 that want to do live/work space, so like loft
20 space above a working area, so we've come up with
21 a concept of an artisan manufacturing use. So
22 this is in the manufacturing district, it will be
23 a special use, so if an individual has a company
24 that produces something or assembles something on

1 a wholesale size, but also wants to live above
2 the unit, this is an option for them.

3 So there is an example of a bakery
4 on the first floor and then lofts above, so you
5 would have a maximum of one residential unit
6 allowed. We do allow this in one of our
7 commercial districts. We have a bakery downtown
8 that's actually utilizing that as a special use,
9 and so it can also be implemented in the
10 industrial districts as well.

11 We updated the alternative energy
12 regulations; if you notice, we've got a lot of
13 solar applications. We've passed two, we've got
14 a couple coming through in the future, so we have
15 adjusted that.

16 A lot of the solar companies have to
17 go through a variance process because of our
18 standard for the clearance. We wanted to make
19 that a less burdensome process, meet with the
20 current standards, development standards, for the
21 actual user. They want to be closer to the
22 ground, so we adjusted the minimum clearance on
23 that.

24 We did more mechanical screening

1 requirements for on-ground and above-ground
2 mechanical units for businesses and we modernized
3 our outdoor lighting standards.

4 So Chapters 6 and 7 delve into signs
5 as well as our subdivision standards. So in the
6 sign ordinance, we looked at the purpose of the
7 standards, the measurements, permitted signs,
8 temporary signs, and as well as maintenance
9 standards.

10 In our subdivision standards we
11 looked at how we regulated lots, street designs,
12 circulation within and connectivity within
13 developments, particularly residential, and even
14 commercial developments, and looked at new
15 concepts like cluster developments and
16 anti-monotony standards, kind of increased those,
17 as well as looked at our park and land
18 dedication.

19 So delving into the signs, did a
20 complete rewrite due to Reed versus Gilbert.
21 That was a 2015 case that dealt with the
22 regulation of content of signs. So the city
23 cannot regulate signs based off content anymore,
24 so the way that our current sign ordinance has --

1 let's say that would be an off-street -- off-site
2 sign, you can't determine that's an off-site sign
3 because we'd have to look at the content to be
4 able to determine that. We can't determine
5 that's a garage sale sign because we'd have to
6 look at the writing to determine it's a garage
7 sale sign.

8 So we did a content neutral sign
9 regulation, and so there is categories, so ground
10 mounted sign, wall sign, direct -- a yard sign.
11 Those types of things have been implemented.

12 So as far as the monument signs for
13 commercial, we looked at expanding the material
14 list for monument signs. We see on the right
15 side of the screen we have current regulations.
16 This is what our current regulations continue to
17 get us.

18 Our proposed regulations are looking
19 at different types of signs, signs that would
20 evoke different materials. If a higher quality
21 material is being proposed, you'll get a larger
22 sign, get a 48 square feet sign as opposed to the
23 current 32 square foot sign.

24 We allowed A frames and sandwich

1 board signs in the downtown. We have a lot of
2 businesses that are east or west of 47 that don't
3 get a lot of exposure. This is an opportunity
4 for them to be able to use one sign that's within
5 750 feet of their entrance within the
6 right-of-way during their hours of operation.

7 Posting yard sign regulations have
8 been proposed. Right now we're looking at
9 posting signs for lots that face a major
10 thoroughfare having a larger square footage area
11 versus lots that do not, and then an unlimited
12 amount of signs during and before a local, state
13 or national election.

14 There is new landscape requirements
15 for ground signs. Right now we do not require
16 any landscaping at the base of the sign; hence
17 those are the signs that you see before you. So
18 what we are proposing is that for every square
19 foot of sign space you have to provide a half a
20 square foot of landscaping, so it's
21 proportionate, it's easy to regulate, and it will
22 soften up some of the appearances of the
23 businesses.

24 The other signs that are regulated

1 based on their proportion to the wall and not
2 just a set sign area, it's kind of difficult when
3 you are set hundreds of feet off of a major
4 thoroughfare and you only get 32 square feet and
5 no one can read the sign.

6 We increased the electronic message
7 board signage area from 50 percent of the sign to
8 80 percent, and then we updated the graphics in
9 the code itself so it's easier to read and
10 understand.

11 For the subdivision standards, some
12 of the major areas that we looked at was the lot
13 orientation. Again, people are looking at using
14 energy solutions, like roof-mounted solar panels,
15 so if we have an east-west kind of orientation of
16 our lots, that would be beneficial to them. It's
17 not a requirement, but it's recommended, just so
18 developers start thinking about how they lay out
19 their developments.

20 Block lengths, right now we are
21 still recommending our 1,350 linear feet for a
22 block, but we are encouraging shorter blocks, and
23 what we are proposing is a connectivity standard
24 where for every street that you lay out, you

1 should have two points of connectivity, so a
2 one-to-two ratio.

3 Most of our subdivisions have that,
4 or greater, they may have one-to-three, but it's
5 just a way to kind of break up the streetscape
6 and allow for better connectivity of
7 neighborhoods.

8 Street design elements were
9 included, a complete street design, so there is
10 various -- these are just a few standards for
11 street elements, so you'd have on-street parking,
12 you'd have a sidewalk, you'd have a multi-use
13 trail, a parkway, depending on the width of the
14 street, if it's a utility, if it's a neighborhood
15 street or if it's a larger thoroughfare, these
16 are some of the elements that would be required
17 in a street.

18 The only element that's not going to
19 be required is on-street bike path. That could
20 be left up to the city engineer if he would
21 recommend that on any of the public streets.

22 Cluster development, you will see
23 that in the upper left corner. This would be
24 similar to a PUD process. It will be a special

1 use, but what it's doing is utilizing the lay of
2 the lot better than just one unit per acre spread
3 out, typical suburban style development.

4 You would take the same, in this
5 example, 32-acre lot and on the urban -- the
6 conventional sprawl you would have one unit, one
7 dwelling unit per acre, and as a current
8 conservation, you would be saving some of these
9 environmental elements, excuse me, that are on
10 the site and then confining the development to
11 eight acres, so you would essentially still have
12 32 homes on 32 acres, but they would be
13 clustered.

14 Finally, we talked about
15 anti-monotony regulations. In the upper right
16 corner you will see the highlighted lots are the
17 ones that would typically have similar features
18 where they would be seen as the same. Excuse me.

19 CHAIRMAN VINYARD: We'll give her a
20 break for a second.

21 MS. NOBLE: Thank you. Chapters 8 and 9
22 are pretty simple. They are the UDO review
23 process and then the non-performance standards of
24 structures. Would you want to take over? Thank

1 you.

2 MS. BERG: Thank you. So for the --
3 Pardon me. I am Jackie Berg. I am the
4 consultant that helped the city with this
5 process.

6 So Chapter 8 is the UDO review and
7 approval process. This essentially has all of
8 the administrative procedures and approval done
9 here in the community, so the changes here were
10 all meant to simplify the language, really
11 clarify the process, so it's really easy and
12 simple for someone to walk through any type of
13 permit that they need or development approval.
14 Those steps are very clear, very transparent.

15 Then for Chapter 9, non-conforming
16 buildings, structures and uses, really not a lot
17 of major change to this section at all, carrying
18 forward the existing regulations that this
19 chapter deals with, either a building, a
20 structure or a use that was legally established,
21 but is no longer allowed in the code today, and
22 just steps out the standards for how those things
23 can be maintained and need to be located moving
24 forward.

1 MS. NOBLE: One feature in Chapter 8
2 that's new is that we have codified a lot of the
3 processes that we go through with development.
4 This was not always forward facing to the public,
5 the developer found out when they submitted an
6 application, so now we've codified and kind of
7 showed the process, so you come in and you ask
8 for a development, you'll know right away the
9 number of meetings, you'll actually know the
10 timing of the meetings and how the process works,
11 and also there is a recommendation for a
12 community meeting that staff can recommend to the
13 developer if a project we feel is going to be a
14 little bit much for the neighboring residents to
15 absorb.

16 It will give them a lot of time to
17 review the plans with the developer before they
18 are hit with a public hearing notice saying show
19 up to city council on Wednesday night to talk
20 about this project.

21 Then the final component of the UDO
22 is a smart code. Our codes are static, they are
23 books right now, not very user friendly for the
24 public, so we created a web forum where you can

1 actually go, look at certain sections of the code
2 that you are interested in, those are called the
3 quick reference or the quick tables, you can look
4 up maps, and there is also calculators involved
5 where you can calculate, if you wanted to do a
6 sign, what is the maximum size of the sign based
7 off of my zoning, the frontage of the building,
8 and that way you can have that information and
9 not necessarily have to, you know, put a permit
10 in hoping that you understood the code the best
11 you could and wait and see if it would be
12 approved.

13 The city has partnered in with
14 Encode Plus, and Encode Plus is a company that
15 actually partners with our code provider, so if
16 you go online and look at city code, you'll see
17 that we have it and it's static, you can click on
18 it, but the company that provides the muni code
19 also partners with our smart code company, Encode
20 Plus, and so this is a video that will just show
21 you how those two integrate and what you would
22 see.

23 That's fine. It's just a video that
24 shows how the actual code integrates, how it's

1 transportable, you can view it from anywhere and
2 it's easier to use than the static presentation.
3 You can just look at the content.

4 So it's internet-based. It's used
5 by a lot of planners and zoning administrators
6 and even attorneys. It uses some cutting edge
7 technology. You can see, there is an example
8 right there, which shows what the code looked
9 like. You can even sign up for notifications, so
10 if the code is amended, you will be notified, if
11 there is any particular section you are looking
12 for. It's password protected, so no one can just
13 go in and change the code. A lot of communities
14 use it and they brand it themselves. It's
15 accessible anywhere, as I mentioned, and as the
16 city is moving to paperless, this is a great
17 option for us and we can update the code online
18 as well.

19 So that is the gist of the
20 presentation, and if anyone has any questions,
21 want to dive into the memo a little bit more, we
22 are here to answer those questions.

23 CHAIRMAN VINYARD: Is there anyone
24 present who wishes to speak in favor of the

1 request?

2 (No response.)

3 CHAIRMAN VINYARD: All right. Is there
4 anyone present who wishes to speak in opposition
5 of the request? Go ahead. Just state your name
6 for us.

7 MOLLY KREMPSKI,
8 having been first duly sworn, testified from the
9 podium as follows:

10 MS. KREMPSKI: My name is Molly Krempski
11 and I represent the People. I would just like to
12 make a few comments about the newly proposed yard
13 sign regulations within the UDO plan.

14 Each of you have a lawful notice in
15 front of you that lists all the evidence for what
16 I am about to say. Those were delivered to the
17 council via certified mail on August 22nd.

18 Tonight I specifically discussing
19 restrictions for yard signs on private property,
20 all of which actually fall outside the authority
21 granted to city council. The key words are
22 private and public. It's true that our aldermen
23 have been granted some authority to regulate
24 public property; however, there are no provisions

1 within our constitutions that grant them the
2 authority to regulate private property rights, so
3 if they want to write codes for signs on public
4 property, they certainly have been granted the
5 authority to do so, but going beyond the
6 authority which they have been given is an
7 unreasonable and/or arbitrary use of power, which
8 is literally the definition of tyranny.

9 As much as we may be periodically
10 annoyed by our neighbor's collection of yard
11 signs, we cannot use it as an opportunity to
12 strip liberty and private rights from fellow
13 Americans.

14 Remember, unconstitutional
15 regulations that serve us today will be the same
16 regulations that will be used to oppress us in
17 the future.

18 The men who founded America knew
19 what it was like to live under an oppressive
20 monarch. As a result, they intentionally formed
21 America as a constitutional republic where power
22 originates from and remains with the people.
23 Their only higher authority was Jesus.

24 The truth was memorialized by the

1 popular Revolutionary War response, we have no
2 king but Jesus, when George or King George tried
3 to force mandates on colonists. These men
4 understood their God given authority to live as
5 people. A few weeks ago at the UDO committee
6 meeting, Jackie, the consultant, explained that
7 because murals are art, which actually translates
8 to them being expression, which is protected by
9 our constitution, murals cannot be regulated.

10 In addition to the right of
11 expression, the people also have a right to the
12 security of their own private property, which per
13 our Constitutions is also not subject to
14 regulation like some public property.

15 Within America's constitutional
16 republic, public servants are selected by the
17 people who uphold the constitutions of the land.
18 Our aldermen took an oath to uphold these
19 constitutions before taking their seats. Elected
20 representatives are servants of the people,
21 granted the power to pass only those laws
22 necessary for carrying out the limited powers
23 specifically granted to them by the constitutions
24 of the land while respecting the rights of the

1 people.

2 I'm going to read that again because
3 it's the premise of this whole thing. Elected
4 representatives are servants of the people,
5 granted the power to pass only those laws
6 necessary for carrying out the limited powers
7 specifically granted to them by the constitutions
8 of the land while upholding the rights of the
9 people.

10 Furthermore, the rights of the
11 people listed in the constitution are not the end
12 of the rights of the people; those are simply the
13 enumerated ones.

14 Article 1, Section 24 of the
15 Illinois Constitution clearly states that, quote,
16 the enumeration in this constitution of certain
17 rights shall not be construed to deny or
18 disparage others retained by the individual
19 citizens, end quote.

20 What does this mean? It means that
21 the people have reserved and retained any and all
22 power that has not been specifically granted to
23 the government.

24 America was established to operate

1 within a limited form of government that must
2 function within the narrow boundaries established
3 by the people. If a specific power is not given
4 to the government by the people, then the
5 government doesn't have that power.

6 While Article 7, Section 7 of the
7 Illinois Constitution does grant city
8 legislatures the power to do six specific things,
9 they must figure out how to do those six things
10 without trespassing any of the rights of the
11 people, whether the enumerated rights of
12 Article 1, the Bill of Rights of the Illinois
13 Constitution, or any other rights retained by the
14 people as discussed in Article 1, Section 24.

15 We have an obligation to oversee our
16 public servants, which by your presence at this
17 commission I can see you are taking seriously and
18 I thank you for the giving of your time.

19 We also have a duty to actively
20 assert our rights when public officials overstep
21 their granted power. We must know these
22 documents and the rights enumerated within them
23 in order to responsibly steward the power that
24 remains with the people, and we saw this with

1 COVID, unconstitutional mandates and shutdowns.

2 We need to start speaking out. It's
3 a lot easier to prevent an unconstitutional sign
4 ordinance from being passed than to reverse one
5 once enacted.

6 It's really not hard to read and
7 apply our founding documents. Our constitutions
8 were written by the people, just regular people,
9 to be executed by regular people for the benefit
10 of regular people.

11 So my point as it applies to this
12 specific hearing is that the city has not been
13 granted the power to regulate the people's
14 expression or private property by controlling the
15 size or position of our yard signs, similar to
16 the way that the government has not been given
17 the power to limit the number of pages in a book,
18 interfere with the distribution of campaign
19 materials or regulate the disbursement of
20 informational pamphlets.

21 Article 1, Section 4 and 6 of the
22 Illinois Constitution reserves to the people the
23 right to, quote, speak, write and publish freely,
24 and the right to, quote, be secure in their

1 persons, houses, papers and other possessions.

2 The power to regulate these rights
3 has not been granted to the city and I am here
4 tonight to ask you to join me in referring to the
5 fundamental principles of our constitutions and
6 our republic form of government for liberty and
7 freedom for all Americans. Thank you.

8 CHAIRMAN VINYARD: Anyone else like to
9 speak in opposition?

10 (No response.)

11 CHAIRMAN VINYARD: Seeing as there are
12 none, are there any questions from the
13 commissioners for the petitioner, which would be
14 Krysti?

15 MR. WILLIAMS: I have one just for
16 clarification. I was just asking for --

17 MS. NOBLE: I think that mic is off.
18 The one that's green is on.

19 MR. WILLIAMS: Mine was just a question
20 for clarification. I saw that the definition for
21 family home was being changed to dwelling unit.
22 We're not broadening the definition, correct,
23 that was just a vocabulary change?

24 MS. NOBLE: Correct. Correct.

1 MR. WILLIAMS: Okay. Thank you.

2 MS. NOBLE: And the recommendation at
3 the UDO committee at the August 31st meeting was
4 to leave it as family, it's just we would have to
5 come up with a different definition for family.

6 CHAIRMAN VINYARD: I'm glad you brought
7 that up. The UDO recommendations, was there
8 anything else they recommended from that?

9 MS. NOBLE: Sure. So if you look at the
10 packet, there were a couple of things. So the
11 connectivity part they recommended not to have in
12 the UDO.

13 CHAIRMAN VINYARD: Okay.

14 MS. NOBLE: There also was a
15 recommendation in regards to lot size, and we
16 have a member from the UDO committee, if they
17 want to expand upon that a little bit. There is
18 Deb, was also on the committee, and our
19 chairperson, Alderman Funkhouser.

20 CHAIRMAN VINYARD: Is this an
21 appropriate time to have him do it or --

22 MS. NOBLE: Yeah, if you want. If you
23 want to present some of the --

24 CHAIRMAN VINYARD: Alderman Funkhouser,

1 do you want to expound on that or --

2 ALDERMAN FUNKHOUSER: I will briefly.

3 CHAIRMAN VINYARD: All right. Thanks.

4 ALDERMAN FUNKHOUSER: Chris Funkhouser,
5 Alderman, 3rd Ward, chairman of the UDO. Deb
6 Horaz was on the committee with me, and we had
7 also three others; however, one of them had
8 stepped down from the position.

9 So Krysti mentioned at the UDO
10 committee on the 31st there were several
11 recommendations of the committee that were to put
12 back the recommendations that had been previously
13 taken out, so when looking at what was presented
14 tonight, that was based on a prior set of
15 recommendations.

16 At the subsequent final meeting of
17 the UDO, the recommendation was keep the
18 recommendations, so those replies are in regard
19 to the lot sizes, accessory dwelling units, if I
20 recall it was also the connectivity was
21 mentioned, and there were a couple more items
22 within that memo that Krysti mentioned was
23 attached.

24 So with those recommendations, it is

1 such -- those were just the recommendations of
2 the committee after further review, after having
3 gone through the Economic Development Committee,
4 that was also mentioned to them, that those
5 recommendations were made and put back in there.

6 So a lot of work has gone into this
7 thing. There is some very good recommendations.
8 Obviously Deb can attest to the amount of time
9 that was put into this and the complexity of it,
10 so for your very brief, but concise memo from
11 Krysti and the presentation, it's very good,
12 there is just an awful lot in here that's being
13 changed, so if you have questions, obviously
14 staff is fantastic, we have two -- our consultant
15 and Krysti, Deb was on here, she can articulate a
16 lot that was going on because we did go back and
17 forth on this quite a lot. We had several,
18 three, three and a half hour meetings, so --

19 But just read through that memo just
20 to understand the parts that were not in the
21 presentation tonight that are part of the
22 recommendation from the UDO that as this is
23 updated will be put back into the recommendation
24 that moves to the city council, also

1 incorporating your recommendations tonight,
2 assuming you make any recommendations, too.
3 Thank you.

4 CHAIRMAN VINYARD: Is that it?

5 ALDERMAN FUNKHOUSER: Yep.

6 CHAIRMAN VINYARD: Thanks. So we are
7 voting on this here? We are making a
8 recommendation?

9 MS. NOBLE: However you decide. We need
10 to go to the second public hearing right quick
11 and then we can close it and start the
12 deliberations.

13 CHAIRMAN VINYARD: Okay. Krysti, please
14 present PZC 2023-10, text amendment, please.

15 MS. NOBLE: Sure. So these are energy
16 industrial uses. Actually this request is
17 bundled into the proposed UDO, but the city
18 decided to separate these out just in case the
19 UDO takes a little bit longer for approval, but,
20 in general, we've also noticed a trend in
21 industrial users seeking expansive tracts of land
22 near rail, some on your intense road
23 transportation, and they are looking to construct
24 hyper energy related buildings, and some of these

1 buildings include data centers, refrigerated
2 warehouses, which would be cold storage, and
3 battery uses, such as electric vehicle battery
4 manufacturing, charging and storage.

5 So we have a petitioner who is
6 looking -- who has purchased land on Lincoln
7 Prairie property and they have an interested
8 party that's looking to do some of these land
9 uses, so they wanted us to be a little bit ahead
10 before those uses come to the city asking for
11 approval so that we can have some basis of
12 approval for them.

13 So staff is proposing to amend the
14 text of the Zoning Ordinance to define these
15 uses -- and I'll go a little bit into the
16 definition of them -- as permitted uses in the
17 M-1 and M-2 manufacturing districts, and then we
18 additionally are amending the table that
19 regulates the minimum number of off-street
20 parking spaces needed for these types of uses
21 based off of how the industry standard is or
22 number of employees, individuals that go to these
23 sites.

24 So data centers, if you aren't

1 familiar, are mega sized structures and they
2 house network computer systems, servers for data
3 storage, process and distribution. Just the way
4 that I am coming to you through Zoom, somebody
5 has to process that data.

6 Refrigerated warehouses or cold
7 storage, these are commonly seen in manufacturing
8 districts, but they are primarily for storing
9 highly perishable items for short periods of
10 time, so anything from food, candles, film, art,
11 plants, cosmetics, anything that you probably
12 order off of Amazon or food service prepared
13 would have to have one of these locations nearby
14 that they would ship to and then ship out.

15 And battery storage uses, these are,
16 as I mentioned, the batteries that you would
17 typically find, lithium ion, which would be your
18 cell phones or your laptops, computer and medical
19 equipment or electric vehicles.

20 They are becoming constantly
21 increasingly common and so it would just make
22 sense that we would have a land use for it and so
23 that we could regulate it.

24 So data centers are proposed to be

1 defined as a facility comprised of networking
2 computers, storage systems and computing
3 infrastructure which organizes -- which
4 organizations rather use to assemble, process,
5 store and disseminate data.

6 This includes crypto currency
7 centers, which use network computers, storage
8 systems, and computing infrastructure to manage
9 the flow of digital or virtual currencies are
10 also included.

11 For refrigerated warehouse or cold
12 storage, the definition would be a facility which
13 is artificially or mechanically cooled in order
14 to maintain the integrity and quality of
15 perishable goods, and battery storage uses would
16 be a use that enables battery manufacturing,
17 charging, recycling, warehousing, storage and
18 related uses.

19 This may also include derived --
20 uses that derive energy from renewable sources
21 such as wind and solar power to be collected,
22 stored and then released for later use to an
23 electric grid, power plant or private user.

24 Finally, staff is looking to amend

1 the minimum parking requirements to be 20 spaces
2 for battery storage uses and data centers over
3 70,000 square feet in building area, just based
4 upon the uniqueness of the operational features
5 and that these uses typically do not generate
6 highly staffed employee count on site, and then
7 the refrigerated storage will meet the minimum
8 parking standards for general industrial uses.

9 Staff did reach out to Bristol
10 Kendall Fire District just to see what their
11 input would be for these types of uses. BKFD did
12 recommend to us that we adopt the 2023 NFPA,
13 which is the National Fire Protection Agency, 855
14 code, and staff is in the process -- we ordered a
15 few copies, we are in the process of adopting
16 that if we move forward with this text amendment,
17 and it just regulates these types of
18 particularly battery storage uses, stationary and
19 mobile uses.

20 So if there is any questions for
21 staff, and I believe the representative from
22 Green Door, who purchased the property on Lincoln
23 Prairie is available on Zoom if there are any
24 questions.

1 CHAIRMAN VINYARD: Is there anyone
2 present who wishes to speak in favor of the
3 request?

4 (No response.)

5 CHAIRMAN VINYARD: Okay. Is there
6 anyone present who wishes to speak in opposition
7 of this request?

8 (No response.)

9 CHAIRMAN VINYARD: Seeing as there are
10 none, are there any questions from the
11 commissioners for the petitioner?

12 (No response.)

13 CHAIRMAN VINYARD: Nobody. Okay. All
14 right. So we will be concluding the public
15 hearings. Since all public testimony regarding
16 the petition has been taken, may I have a motion
17 to close the taking of testimony in this public
18 hearing?

19 MR. WILLIAMS: So moved.

20 MS. GOINS: Second.

21 CHAIRMAN VINYARD: Roll call vote on the
22 motion, please.

23 MS. YOUNG: Yes. Horaz.

24 MS. HORAZ: Yes.

1 MS. YOUNG: Hyett. Hyett.

2 MR. HYETT: Yes. Yes.

3 MS. YOUNG: Thank you. Goins.

4 MS. GOINS: Yes.

5 MS. YOUNG: Millen.

6 MR. MILLEN: Yes.

7 MS. YOUNG: Vinyard.

8 CHAIRMAN VINYARD: Yes.

9 MS. YOUNG: And Williams.

10 MR. WILLIAMS: Yes.

11 CHAIRMAN VINYARD: All right. The
12 public hearing portion of tonight's meeting is
13 closed.

14 (Which were all the proceedings had
15 in the public hearing portion of
16 the meeting.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF LASALLE)

4 I, CHRISTINE M. VITOSH, a Certified
5 Shorthand Reporter of the State of Illinois, do
6 hereby certify:

7 That previous to the commencement
8 of any testimony heard, the witnesses were duly
9 sworn to testify the whole truth concerning the
10 matters herein;

11 That the foregoing public hearing
12 transcript, Pages 1 through 49, was reported
13 stenographically by me by means of machine
14 shorthand, was simultaneously reduced to
15 typewriting via computer-aided transcription
16 under my personal direction, and constitutes a
17 true record of the testimony given and the
18 proceedings had;

19 That the said public hearing was taken
20 before me at the time and place specified;

21 That I am not a relative or employee or
22 attorney or counsel, nor a relative or employee
23 of such attorney or counsel for any of the
24 parties hereto, nor interested directly or
indirectly in the outcome of this action.

1 I further certify that my certificate
2 attached hereto applies to the original
3 transcript and copies thereof, signed and
4 certified under my hand only. I assume no
5 responsibility for the accuracy of any reproduced
6 copies not made under my control or direction.

7 IN WITNESS WHEREOF, I do hereunto set my
8 hand at Leland, Illinois, this 26th day of
9 September, 2023.

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11
12 /s/ *Christine M Vitosh*

13 CHRISTINE M. VITOSH,
14 C.S.R. Certificate No. 084-02883.
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Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: October 4, 2023
Subject: **PZC 2023-08 QuikTrip Gasoline** (Special Use)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

SUMMARY:

The petitioner, 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 consists of two (2) parcels totaling approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

PROPERTY INFORMATION:

This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services, which will be demolished upon development of the fuel station, as illustrated in the aerial image to the right.

The property was recently rezoned from M-1 Manufacturing to B-3 General Business District as part of the former Graham's C Store Development proposal. The following table depicts the current immediate surrounding properties' zoning and land uses:



Zoning		Land Use
North	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Silver Dollar Restaurant All Season Motel Transportation Land Use (IL Route 71)
East	M-1 Limited Manufacturing District	Undeveloped Agricultural Land
West	B-3 Business District	Transportation Land Use (IL Route 47) Fountain Village Commercial Development

The QuikTrip Corporation is an American based chain of convenience stores based in Tulsa, Oklahoma. With its recent expansion into the Chicagoland area, the property at 107 E. Stagecoach Trail will offer fuel for automobiles and commercial/industrial trucks, a retail store, and made-fresh-to-order food services. The fueling stations and an approximately 5,300 square foot convenience store will be located on the 4.28-acre parcel (PIN #05-05-400-050), abutting State Route 47 (Bridge Street) to the west and State Route 71 to the south. The second parcel (PIN 05-04-300-031), approximately 1.23-acres, is currently not proposed to be developed, but may be utilized in the future for a car wash facility. Required on-site detention for the site is proposed to be located underground, beneath the parking area.



The proposed combined 5.51-acre site plan was reviewed by various City departments and outside agencies to ensure compliance with applicable ordinances, regulations, and standards with regard to building setbacks, parking/parking setbacks, circulation/access roads, stormwater management/utilities and signage. Below are the summaries of those reviews.

The petitioner has depicted the following property's building setback locations:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20 feet	+/- 150' (C Store) +/- 190' (Gas Pump Canopy)
Front Yard (West/IL 47)	50 feet	+/- 117' (C Store)
Corner Side Yard (South/IL 71)	30 feet	+/- 236' (C Store) +/- 62' (Gas Pump Canopy)
Rear Yard (East)	20 feet	+/- 341' (C Store) +/- 235' (Gas Pump Canopy)

The maximum building height in the B-3 District is 80 feet. The overall height of the convenience store is approximately 20 feet to the top of the cornice and 16 feet to the top of the masonry. Per Section 10-2-3, building height is measured at the mean height between the eaves and ridge. The gas pump canopies have a maximum height of about 18 feet. The maximum lot coverage for the B-3 General Business District including all impervious surfaces is 80 percent. As stated on the site data table, the proposed impervious lot coverage for the gas station site is ~54% (2.9-acres or 129,462 sq. ft.). Therefore, the petitioner meets all bulk regulations according to the submitted materials. Upon future development of the car wash facility, verification will be made that it meets the maximum lot coverage, as well.

Parking and Loading

According to the data table on the Site Plans submitted, there are 52 total parking stalls provided for the convenience store, including three (3) ADA handicapped accessible space. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking needed for the commercial convenience store is 17 spaces, which is exceeded by the 52 on-site spaces provided. The typical stall and drive aisle dimensions meet the minimum zoning standards.

Due to the overall gross floor area of the C-Store, the petitioner is not required to locate a loading berth as designated in Section 10-16-9. The petitioner has indicated most convenience store deliveries will occur via box trucks which can be easily accommodated onsite within an area to the rear of the building without interfering with onsite traffic and parking.

The petitioner meets the required parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71), per Section 10-7-1 of the Zoning Ordinance, as indicated below:

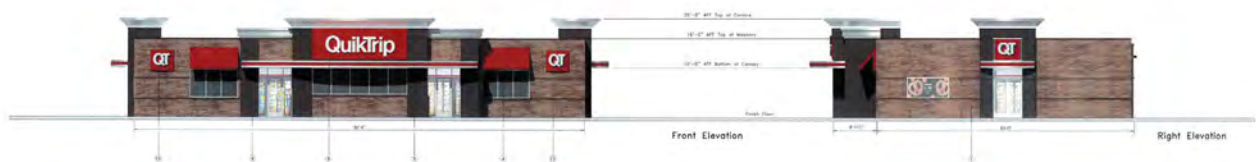
PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20'	+/- 40'
IL Rte. 71- South (Arterial)	20'	+/- 120'

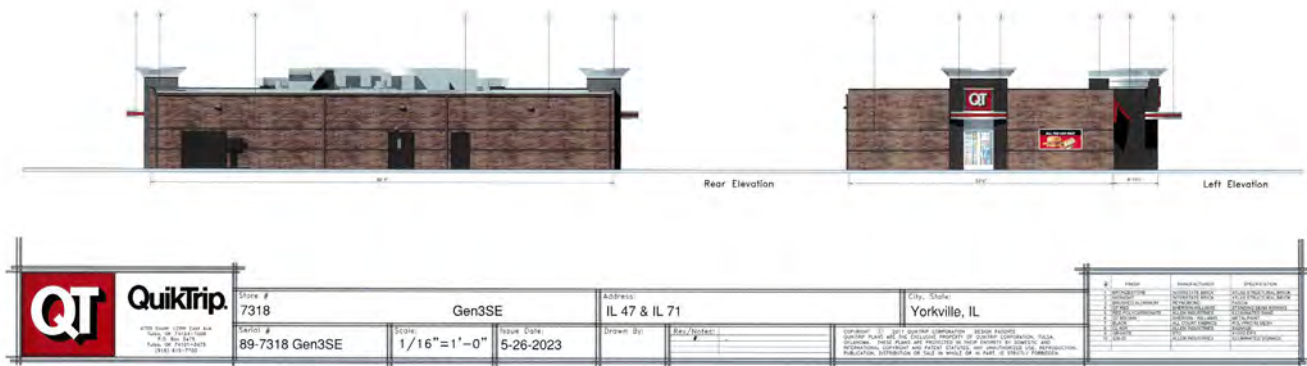
Appearance Code

The petitioner has submitted elevations and renderings which illustrate that the project will comply with the City's Appearance Code (Section 8-15-5):

Criteria for Appearance of the City Code, new non-residential structures shall have at least fifty percent (50%) of the total building constructed of masonry products or precast concrete incorporated as follows:

- i. Front Façade: At least 50% shall incorporate masonry products or precast concrete.
- ii. Any other facade that abuts a street shall incorporate masonry products or precast concrete.





Signage

The petitioner has not provided elevations of proposed ground monument signage on the site plan but has indicated two (2) monument signs will be located on the site. One at the northeast corner of IL Rte. 47 & L Rte. 71 and another at the southeast corner of the site facing IL Rte. 71. However, the proposed overall heights of the signs are 7'-10" and overall sign area is approximately 53 square feet, which meets the current sign regulations.

Driveways

Per Section 10-16-3-D of the Yorkville Zoning Ordinance, nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. The proposed driveways/access points meet this standard. However, Illinois Department of Transportation (IDOT) permits are needed for the connections to Illinois Routes 71 and 47. The City Engineer has requested to review the written comments from IDOT on the acceptance of the location of the entrances be provided by the petitioner.

Lighting

A photometric plan has been provided of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept therefore, lighting fixtures should be full cutoff, and the use of wall packs on buildings should be minimized.

Truck Turning Template

A vehicle tracking template demonstrating the maneuverability of standard sized semitrucks within the site layout has been provided. The plans illustrate semitrucks adequately entering and existing the site from IL Routes 47 and 71 to access the diesel fuel pumps in the rear of the property. There does not appear to be any issues with semitruck and passenger vehicle conflicts, as additional semitruck parking is provided in the northeast corner of the site, away from the convenience store and gasoline pumps.

Sidewalks/Share Paths

Currently, no sidewalks are located along IL Rte. 47 and IL Rte. 71. All future sidewalks along IL Rte. 71 will occur as part of future IDOT roadway improvements. Additionally, a future shared path is proposed along IL Rte. 47 as part of IDOT roadway improvements. The petitioner will provide an asphalt path connection to the gas station development.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this for Destination Commercial (DC). This land use is designated for small to medium scale auto-oriented commercial uses, such as retail centers and restaurants located near residential areas. Additionally, this land use should have landscaping treatments between

front parking lots and rights-of-way as well as containing high quality signage which is scaled appropriately. Therefore, the proposed use is consistent with the designated future land use plan.

ENGINEERING/LANDSCAPE PLAN REVIEW:

The City Engineer has reviewed the plans and continues to work with the petitioner in updating the plans as comments are given. All requests made will be required as a condition of the special use request.

STANDARDS FOR GRANTING A SPECIAL USE:

Section 10-4-9-F of the City's Zoning Ordinance establishes standards for special use requests. These standards shall apply to the request for Special Use authorization of a fuel/gasoline service station. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Planning and Zoning Commission.

The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the October 11, 2023 Planning and Zoning Commission meeting.

STAFF COMMENTS:

Staff is supportive of the requested special use authorization for a gas station and convenience store proposed by the QuikTrip Corporation. The petitioner has provided staff with all the required documents and is completing additional requests by staff. Therefore, **staff recommends** that as a condition of the special use request, the petitioner must comply with all review comments provided by EEI in memorandums dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on October 11, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in letters dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Petitioner Application
2. Overall Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C010)
3. Demolition Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C030)
4. Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C100)
5. Signage Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C101)
6. Vehicle Tracking Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C102)
7. Grading Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C110)
8. Preliminary Storm Sewer Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C120)
9. Landscape Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet L100)
10. Tree Preservation Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C031)
11. Photometric Site Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C160)
12. Preliminary Stormwater Drainage Letter prepared by Midwest Design Group, dated August 30, 2023
13. ALTA/NSPS Land Title Survey prepared by Farnsworth Group, date plotted 03/29/2023
14. Building and Canopy Elevations (3 pages) prepared by QuikTrip dated 05.26.23
15. QuikTrip Corporation business profile
16. QuikTrip Environmental Sustainability Review 2019
17. Plan Council Memo dated August 8, 2023
18. Letter from EEI dated September 7, 2023
19. Letter from EEI dated August 7, 2023
20. Letter from EEI dated August 2, 2023
21. Letter from EEI dated June 28, 2023



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APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

The purpose of the zoning code is based upon the authority of the City to divide its land into districts by use, bulk, and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process, outlines required submittal materials, and contains the application for special use.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9: Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☒ One (1) original signed and notarized application.
- ☒ Legal description of the property in Microsoft Word.
- ☒ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☒ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☒ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP

2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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APPLICATION FOR SPECIAL USE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission
Public Hearing

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$ 500.00
AMENDMENT	<input type="checkbox"/> Annexation \$500.00 <input checked="" type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$ 500.00
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres 5.507 - 5 = .507 x \$10 = 6.00 + \$250 = \$ 256.00 # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$ 256.00
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input checked="" type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$ 10,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input checked="" type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$ 2,500.00
TOTAL AMOUNT DUE:			\$14,256.00



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APPLICATION FOR SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME: QuikTrip Store 7318	
PETITIONER INFORMATION			
NAME: Ali Bukhres		COMPANY: QuikTrip Corporation	
MAILING ADDRESS: Main Street Promenade, 50 South Main Street, Suite 200			
CITY, STATE, ZIP: Naperville, IL, 60540		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 918-284-9456	
EMAIL: abukhres@QuikTrip.com		FAX: 918-994-3558	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Mackin Land Company, LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: 107 East Stagecoach Trail, Yorkville, IL 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: NEC of Illinois-47 and Stagecoach Trail			
CURRENT ZONING CLASSIFICATION: M-1		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Destination Comm	
REQUESTED SPECIAL USE: Convenience store with fuel sales			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: N/A Office/Highway Department			
EAST: M-1 Vacant			
SOUTH: B-3 Resturant/Hotel			
WEST: B-3 Walgreens			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
05-05-400-050			
05-04-300-031			



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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION

NAME: Nick Ftikas COMPANY: Law Offices of Sam Banks
MAILING ADDRESS: 221 N LaSalle St, 38th Floor
CITY, STATE, ZIP: Chicago, IL, 60601 TELEPHONE: 312-782-1983
EMAIL: Nick@sambankslaw.com FAX: 312-782-2433

ENGINEER INFORMATION

NAME: Darla Holman COMPANY: Midwest Design Group
MAILING ADDRESS: Midwest Design Group - Kansas City, LLC PO, Box 860015
CITY, STATE, ZIP: Shawnee, KS, 66286-0015 TELEPHONE: 913-248-9385
EMAIL: Darla@mdg-KC.com FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Joe Adams COMPANY: Farnsworth Group
MAILING ADDRESS: 2211 West Bradley Ave
CITY, STATE, ZIP: Champaign, IL, 61821 TELEPHONE: 217-352-7408
EMAIL: jdadams@f-w.com FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".



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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The establishment will affect the City and the citizens public health, safety, morals and general welfare in a positive manner. QuikTrip maintains an internal facility support staff that ensures the proper maintenance is completed inside and outside of the establishment to ensure that we are a good neighbor and positively contribute to the City. Our employees come from the community in which we serve and because of that QuikTrip invests in the community through donations, volunteer work and programs dedicated to helping employees with scholarships, child care and other great programs. QuikTrip invests heavily into employee and customer safety by providing high quality video cameras that are monitored 24 hours a day by a staff of highly trained employees

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The special use permit will not impact the surrounding properties in any negative way. The special use for fuel sales will impact the surrounding properties in a positive way by establishing a convenient location for food and fuel that will provide a valuable service to their customers and employees within the immediate area.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The special use will not impede the normal/orderly development or improvement of the surrounding properties. This will also be a more convenient route for any improvements or developments in the surrounding area. QuikTrip operates and maintains its facilities in a first-class manner, which helps to establish a high baseline for the development of the corridor.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

Adequate utilities, access roads, drainage, and other necessary facilities are provided. QuikTrip will meet all governing authority applicable codes and ordinances for utilities management and storm-water run-off, which will present a substantial improvement over current conditions. Additionally, the vacant manufacturing use will be demolished and replaced with an aesthetically pleasing building that will meet city code and provide additional services for the community.



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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

Adequate measures have been taken to provide ingress/egress design to minimize traffic congestion in public streets. We have been diligently working with IDOT, and our Civil/Traffic Engineers to ensure that each ingress and egress route provides ample room for cars and trucks to minimize congestion on public streets.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The special use for fuel sales conforms to the applicable land use regulations of the district and does not violate any other applicable law, ordinance or regulation. QuikTrip welcomes any additional feedback from the Village to address any remaining discrepancies from the city Code.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

6-7-2023

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

6-7-2023

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

ABEAU FRANCIS NOUBOUSSIE
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 11, 2023

State of IL County of COOK
The foregoing instrument was acknowledged before me
this 07th day of JUNE, 2023
by ALI FRAG BUKHRES / MICHAEL
OMALLEY GRAHAM Notary Public
My Commission Expires JUNE 11 - 2023

Description of Property

That part of the Southwest Quarter of Section 4 and part of the Southeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast Corner of the Northeast Quarter of said Section 5, thence south 89 degree 40 minutes 05 seconds west along the North Line of said Northeast Quarter, 655.52 feet to the tangent Center Line of Illinois State Route No. 47 extended from the South; thence south 1 degree 44 minutes 07 seconds east along said tangent Center line and said tangent Center Line extended 3511.16 feet; thence north 89 degree 29 minutes 40 seconds east 548.60 feet (this point hereinafter referred to as point "A"); thence south 89 degree 29 minutes 40 seconds west along the last described course 548.60 feet to the Center Line of Illinois State Route No. 47 aforesaid; thence south 1 degree 44 minutes 07 seconds east along said Center Line 920.01 feet to a point on said Center Line 4431.17 feet south of the North Line of said Section 5, as measured along said tangent Center Line and said tangent Center Line extended, for the Point of Beginning; thence south 87 degree 56 minutes 07 seconds east 593.08 feet to a line drawn south 4 degree 21 minutes 07 seconds east from said Point A; thence south 4 degree 21 minutes 07 seconds east along said line 482.85 feet to the Center Line of Illinois State Route No. 71; thence westerly along said Center Line 589.32 feet to the Center Line of said Illinois State Route No. 47; thence Northerly along the Center Line of said Route 47, 596.73 feet to the Point of Beginning, Kendall Township, Kendall County, Illinois,

(1) Excepting therefrom land conveyed to the People of the State of Illinois by Warranty Deed Recorded June 15, 2017 as Document No. 201700009111,

And

(2) Excepting therefrom land conveyed to the State of Illinois Department of Transportation by Warranty Deed Recorded March 17, 2011 as Document No. 20110004835.

JOHN JOSEPH DOMANTAY
235 WALSH CIR
YORKVILLE, IL, 60560

COSMOPOLITAN BANK & TRUST
2271 PALMER CIR
NAPERVILLE, IL, 60564

COUNTY OF KENDALL
OPEN SPACE - BEHIND HWY SHED
111 W FOX ST
YORKVILLE, IL, 60560

FOX VALLEY FARM PARTNERSHIP
% JOEL MONTALBANO
418 ARLINGTON PL
CHICAGO, IL, 60614

RICHARD & LEOKADIA MARCINIAK
29 WALNUT DR
YORKVILLE, IL, 60560

YORKVILLE ROUTE 71 MACKIN LAND COMPANY LLC
ATTN MICHAEL O GRAHAM
39109 N US 41
WADSWORTH, IL, 60083

RDK VENTURES LLC
PO BOX 347
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN, 47201

YORKVILLE ROUTE 71 MACKIN LAND COMPANY LLC
ATTN MICHAEL O GRAHAM
39109 N US 41
WADSWORTH, IL, 60083

FOX VALLEY FARM PARTNERSHIP
% JOEL MONTALBANO
418 ARLINGTON PL
CHICAGO, IL, 60614

PHERKAD LLC
% NEAL GERBER & EISENBERG LLP
2 N LASALLE ST STE 1700
CHICAGO, IL, 60602

RICHARD & LIDIA MARCINIAK
29 WALNUT DR
YORKVILLE, IL, 60560

FE KISSELOFF ARISS
231 WALSH CIR
YORKVILLE, IL, 60560

MCDONALDS CORPORATION
C/O SCHMITT YORKVILLE LLC
1975 W DOWNER PL STE 302
AURORA, IL, 60506

YORKVILLE HOLDINGS INC
1905 MARKETVIEW DR STE 315
YORKVILLE, IL, 60560

YORKVILLE TOMMY HUGHES MACKIN LAND COMPANY LLC
% MICHAEL GRAHAM
39109 N US HWY 41
WADSWORTH, IL, 60083

ADEM ADEMI
13411 SPRING HILL DR
WINNEBAGO, IL, 61088

% RICK D MARTINEZ F & R VENTURES LLC
70 WOODLAND DR
P.O. BOX
YORKVILLE, IL, 60560

TOM & RITA R KLEEFISCH
8 WALNUT DR
YORKVILLE, IL, 60560

BILL ANEST FAMILY LIMITED PARTNERSHIP
31366 N HWY 45
LIBERTYVILLE, IL, 60048

JOHN M & JANET L WARNECKE
16 WALNUT DR
YORKVILLE, IL, 60560

% PARKWAY BANK & TRUST CO PB & J XII LLC
4800 N HARLEM AVE
HARWOOD HEIGHTS, IL, 60706

COUNTY OF KENDALL
HIGHWAY DEPT SHED
111 W FOX ST
YORKVILLE, IL, 60560

RDK VENTURES LLC
PO BOX 347
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN, 47201

COUNTY OF KENDALL
HIGHWAY DEPT & SALT DOME
111 W FOX ST
YORKVILLE, IL, 60560

LUTHER & KISHA D HALL
239 WALSH CIR
YORKVILLE, IL, 60560

% MAXIMUM PROPERTY MANAGEMENT FOX HIGHLANDS COMMUNITY ASSOCIATION
P O BOX 1094
2178 MUIRFIELD CT
YORKVILLE, IL, 60560


MUKUND & KALA PATEL
104 E STAGECOACH TRL
YORKVILLE, IL, 60560

COUNTY OF KENDALL
OPEN SPACE - BEHIND HWY DEPT ON RT 47
111 W FOX ST
YORKVILLE, IL, 60560

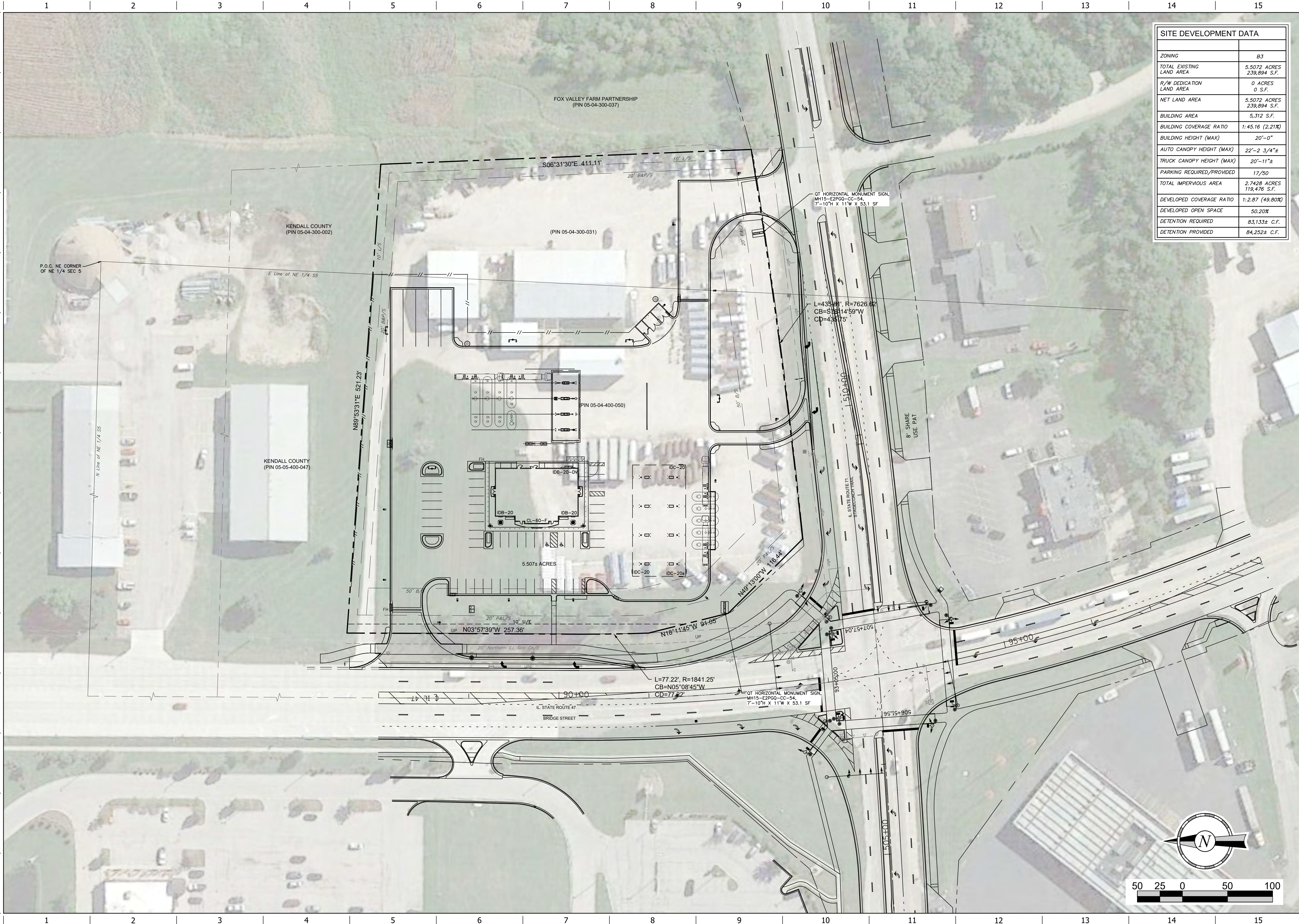


United City of Yorkville
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach	
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.			
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY			
NAME: Ali Bukhres		COMPANY: QuikTrip Corporation	
MAILING ADDRESS: Main Street Promenade, 50 South Main Street, Suite 200			
CITY, STATE, ZIP: Naperville, IL, 60540		TELEPHONE: 918-284-9456	
EMAIL: abukhres@quiktrip.com		FAX: 918-994-3558	
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.			
Ali Bukhres PRINT NAME		Real Estate Project Manager TITLE	
 SIGNATURE*		6-7-2023 DATE	
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>			
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS			
ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		

FILE LOCATION: C:\Cvill 30 Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Overall Site Plan USER: dkhol SW: 08/31/2023 11:18 AM PLOTTED: 08/31/2023 11:19 AM



SITE DEVELOPMENT DATA	
ZONING	B3
TOTAL EXISTING LAND AREA	5.5072 ACRES 239,894 S.F.
R/W DEDICATION LAND AREA	0 ACRES 0 S.F.
NET LAND AREA	5.5072 ACRES 239,894 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:45.16 (2.21%)
BUILDING HEIGHT (MAX)	20'-0"
AUTO CANOPY HEIGHT (MAX)	22'-2 3/4"±
TRUCK CANOPY HEIGHT (MAX)	20'-11"±
PARKING REQUIRED/PROVIDED	17/50
TOTAL IMPERVIOUS AREA	2,7428 ACRES 119,476 S.F.
DEVELOPED COVERAGE RATIO	1:2.87 (49.80%)
DEVELOPED OPEN SPACE	50.20%
DETENTION REQUIRED	83,133± C.F.
DETENTION PROVIDED	84,252± C.F.

DARLA K. HOLMAN
062-072191
8/31/23

PROJECT NO.: 89-7318

Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

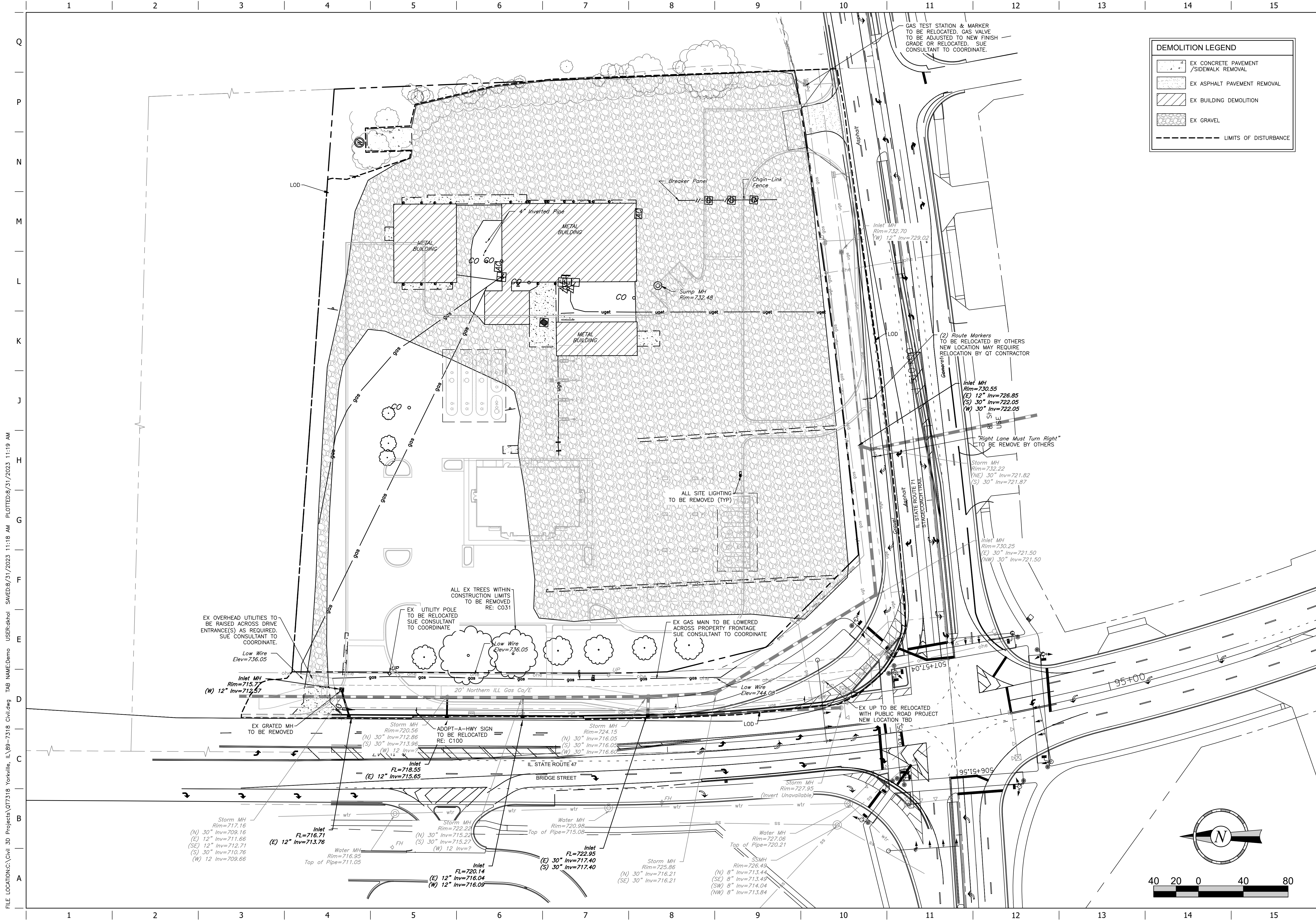
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C010

FILE LOCATION: C:\Civ\30 Projects\Q77318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Demo USER: dkh Date: 8/31/2023 11:18 AM PLOTTED: 8/31/2023 11:19 AM



DEMOLITION LEGEND

- EX CONCRETE PAVEMENT /SIDEWALK REMOVAL
- EX ASPHALT PAVEMENT REMOVAL
- EX BUILDING DEMOLITION
- EX GRAVEL
- LIMITS OF DISTURBANCE

DARLA K. HOLMAN
062-072191
8/31/23
PROJECT NO.: 89-7318
MG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

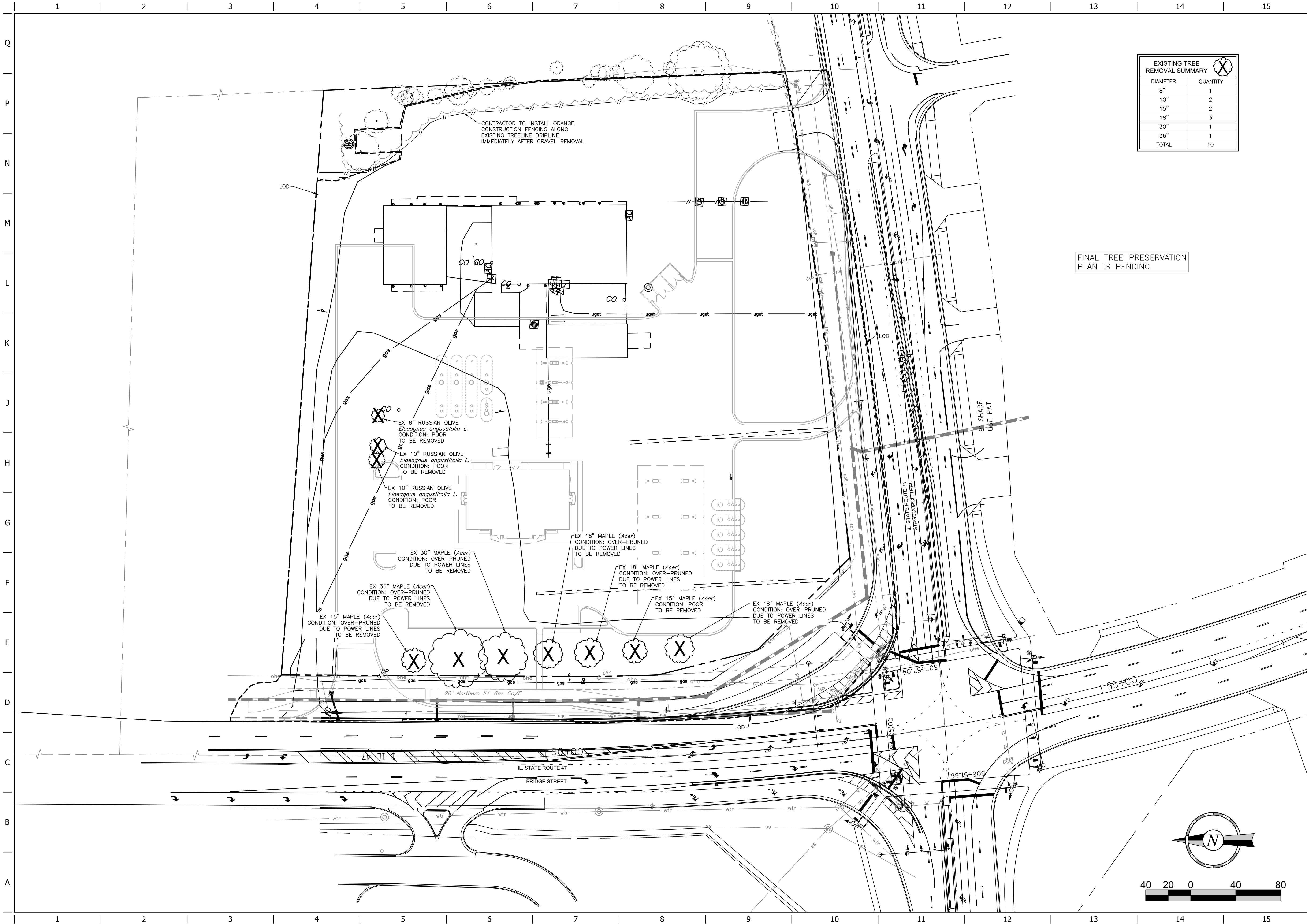
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DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

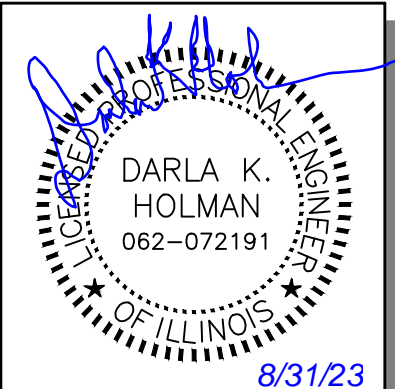
SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C030

ORIGINAL ISSUE DATE: 08-31-2023

FILE LOCATION: C:\Cvill 30 Projects\Q77318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Tree Preserve USER: dkhol SAVED: 8/31/2023 11:18 AM PLOTTED: 8/31/2023 11:19 AM



EXISTING TREE REMOVAL SUMMARY	
DIAMETER	QUANTITY
8"	1
10"	2
15"	2
18"	3
30"	1
36"	1
TOTAL	10



PROJECT NO.: 89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

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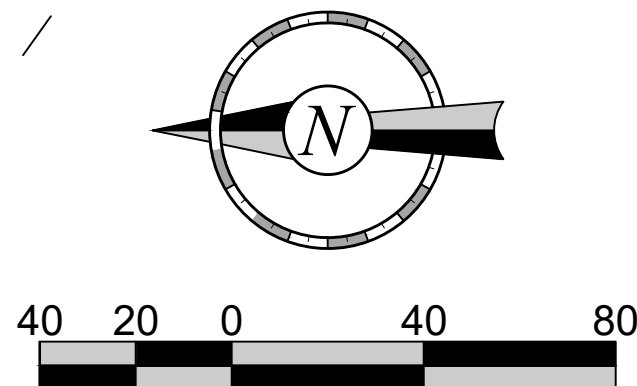
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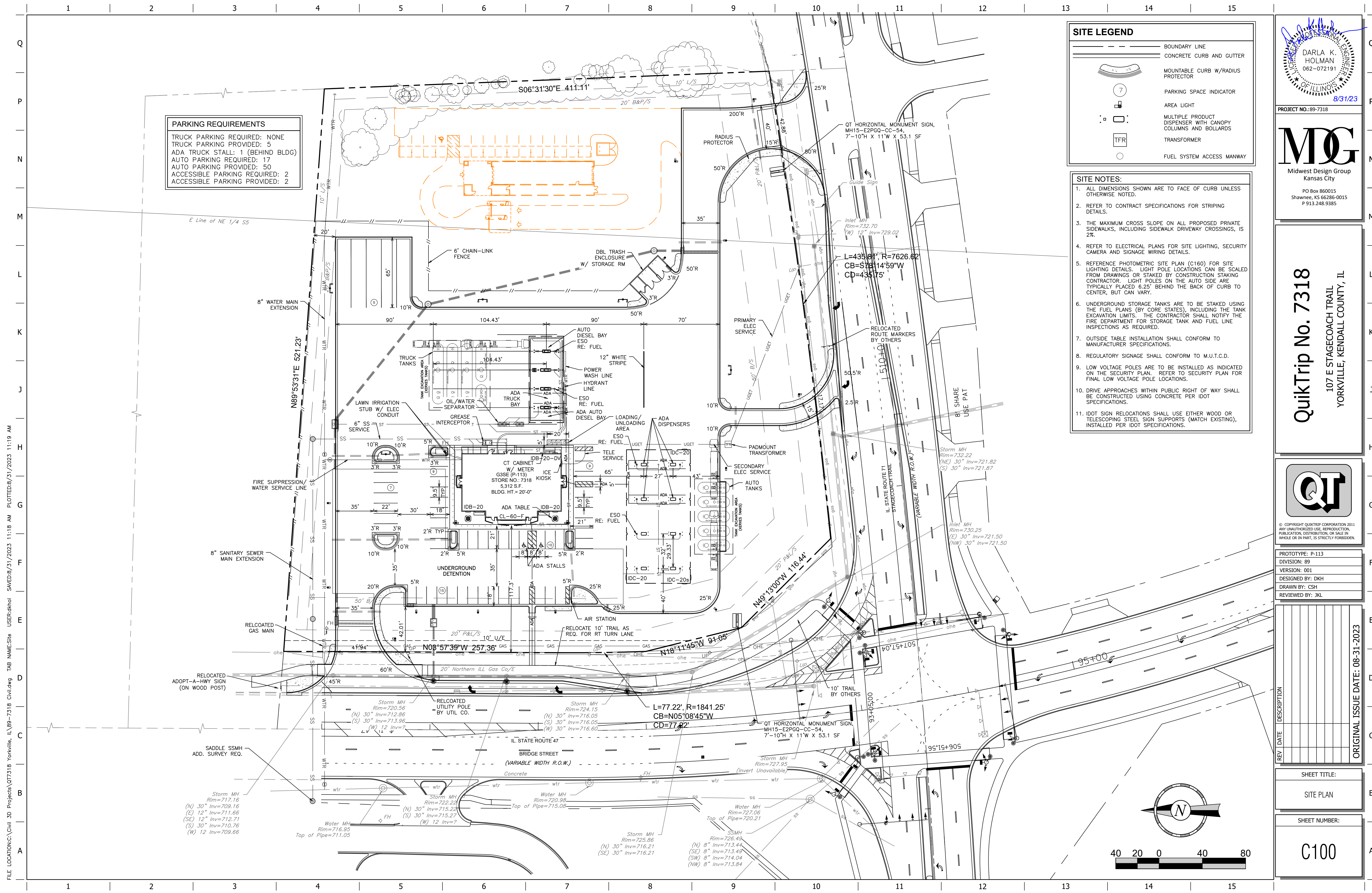
ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PRELIMINARY TREE
PRESERVATION PLAN

SHEET NUMBER:

C031





PARKING REQUIREMENTS

TRUCK PARKING REQUIRED: NONE
TRUCK PARKING PROVIDED: 5
ADA TRUCK STALL: 1 (BEHIND BLDG)
AUTO PARKING REQUIRED: 17
AUTO PARKING PROVIDED: 50
ACCESSIBLE PARKING REQUIRED: 2
ACCESSIBLE PARKING PROVIDED: 2

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

- SITE NOTES:**
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO CONTRACT SPECIFICATIONS FOR STRIPING DETAILS.
 - THE MAXIMUM CROSS SLOPE ON ALL PROPOSED PRIVATE SIDEWALKS, INCLUDING SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
 - REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, SECURITY CAMERA AND SIGNAGE WIRING DETAILS.
 - REFERENCE PHOTOMETRIC SITE PLAN (C160) FOR SITE LIGHTING DETAILS. LIGHT POLE LOCATIONS CAN BE SCALED FROM DRAWINGS OR STAKED BY CONSTRUCTION STAKING CONTRACTOR. LIGHT POLES ON THE AUTO SIDE ARE TYPICALLY PLACED 6.25' BEHIND THE BACK OF CURB TO CENTER, BUT CAN VARY.
 - UNDERGROUND STORAGE TANKS ARE TO BE STAKED USING THE FUEL PLANS (BY CORE STATES), INCLUDING THE TANK EXCAVATION LIMITS. THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT FOR STORAGE TANK AND FUEL LINE INSPECTIONS AS REQUIRED.
 - OUTSIDE TABLE INSTALLATION SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
 - REGULATORY SIGNAGE SHALL CONFORM TO M.U.T.C.D.
 - LOW VOLTAGE POLES ARE TO BE INSTALLED AS INDICATED ON THE SECURITY PLAN. REFER TO SECURITY PLAN FOR FINAL LOW VOLTAGE POLE LOCATIONS.
 - DRIVE APPROACHES WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED USING CONCRETE PER IDOT SPECIFICATIONS.
 - IDOT SIGN RELOCATIONS SHALL USE EITHER WOOD OR TELESCOPING STEEL SIGN SUPPORTS (MATCH EXISTING), INSTALLED PER IDOT SPECIFICATIONS.

DARLA K. HOLMAN
062-072191
8/31/23
PROJECT NO.: 89-7318

MG
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PO Box 860015
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QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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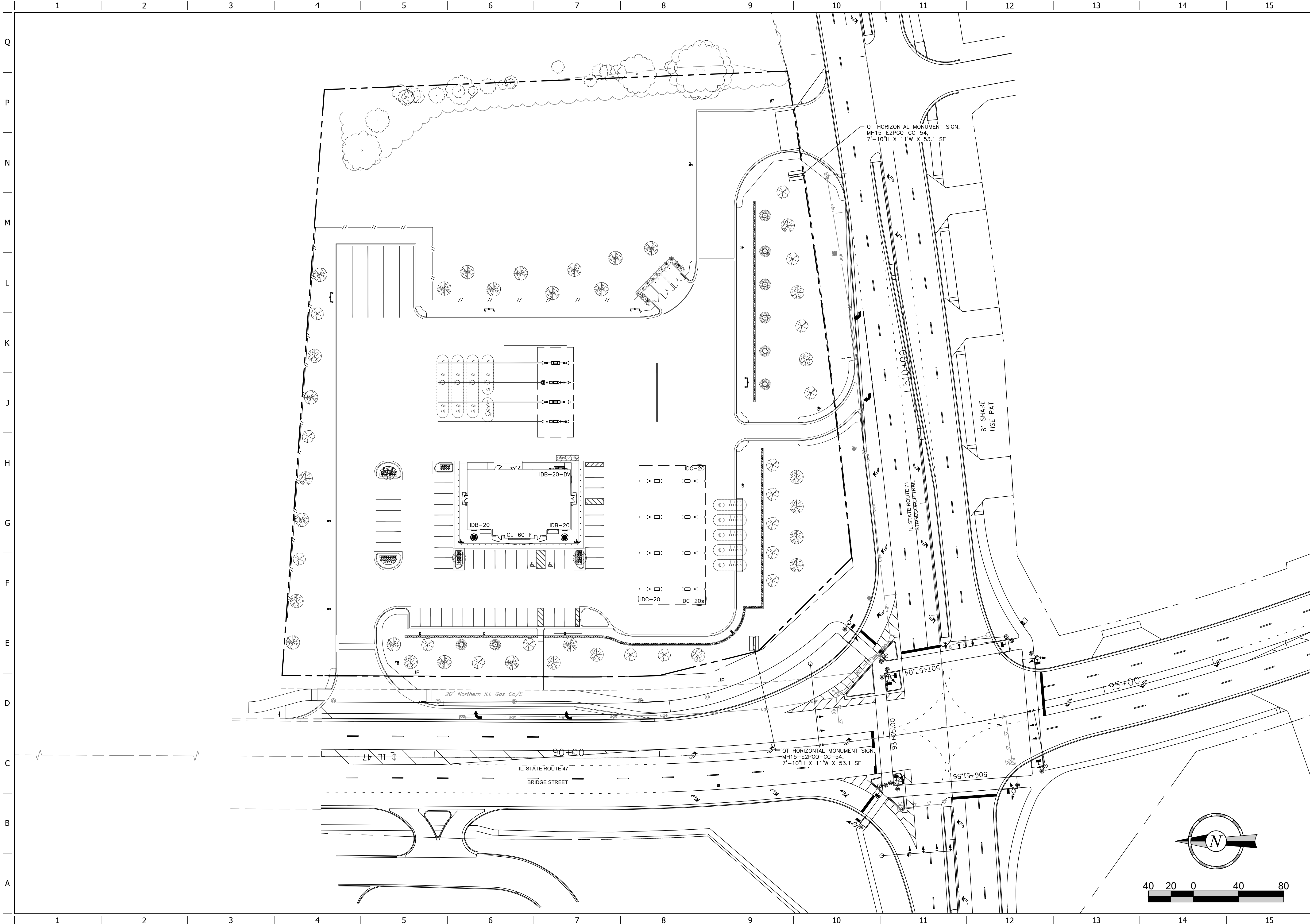
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

FILE LOCATION: C:\Civl 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Site USER: dkhohl SAVED: 8/31/2023 11:19 AM PLOTTED: 8/31/2023 11:19 AM

FILE LOCATION: C:\Civi 3D Projects\Q77318 Yorkville, IL\89-7318 Civi.dwg TAB NAME: ETC Signage USER: dkhilal SAVED: 8/31/2023 11:18 AM PLOTTED: 8/31/2023 11:19 AM



DARLA K. HOLMAN
062-072191
8/31/23

PROJECT NO.: 89-7318

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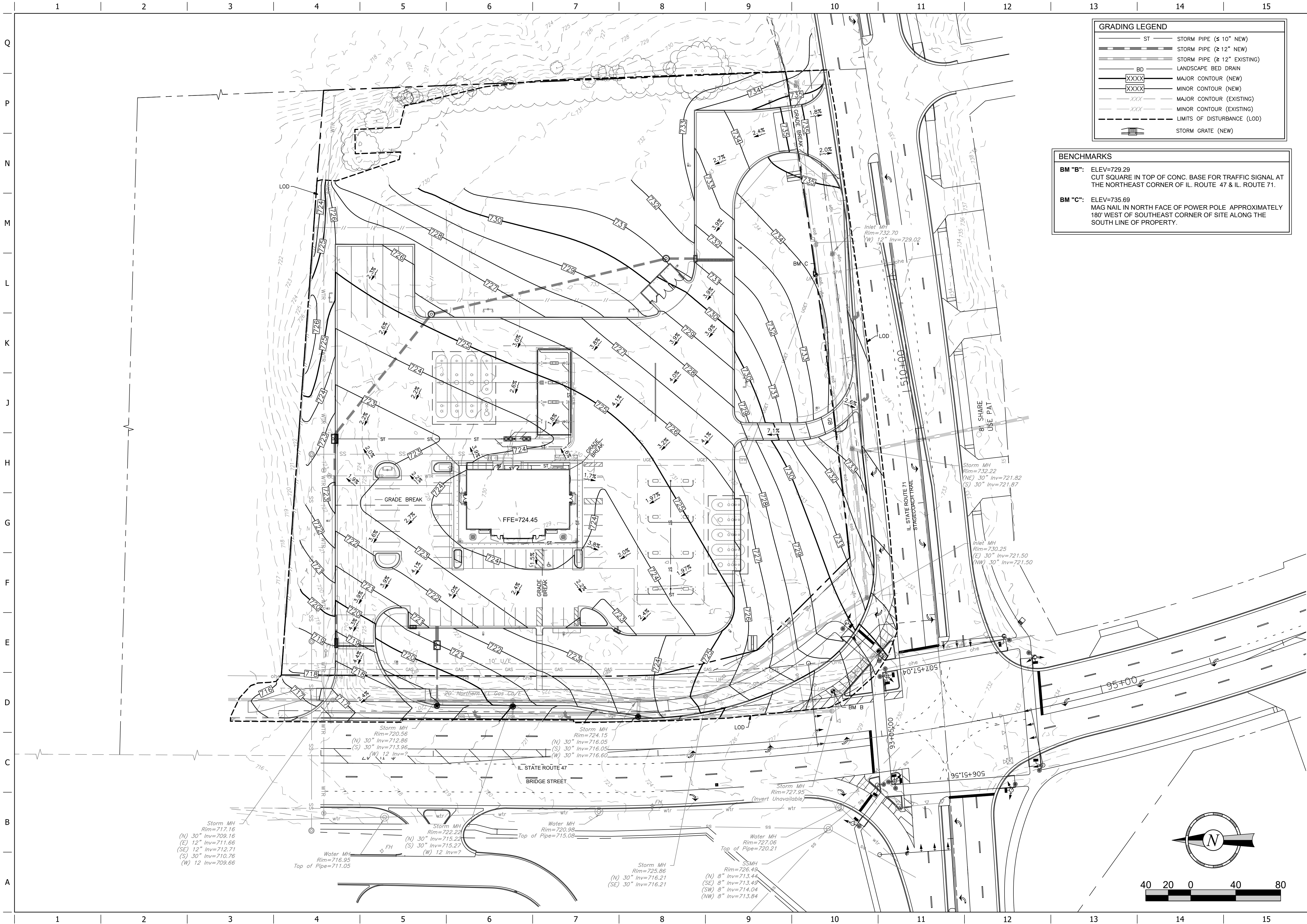
REV	DATE	DESCRIPTION

SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
C101

ORIGINAL ISSUE DATE: 08-31-2023

FILE LOCATION: C:\Civil 3D Projects\Q77318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Grading USER: dskrolt SAVED: 8/31/2023 11:18 AM PLOTTED: 8/31/2023 11:19 AM



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE (LOD)
SG	STORM GRATE (NEW)

BENCHMARKS

BM "B": ELEV=729.29
CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71.

BM "C": ELEV=735.69
MAG NAIL IN NORTH FACE OF POWER POLE APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY.

DARLA K. HOLMAN
062-072191
8/31/23

PROJECT NO.: 89-7318

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QuikTrip No. 7318
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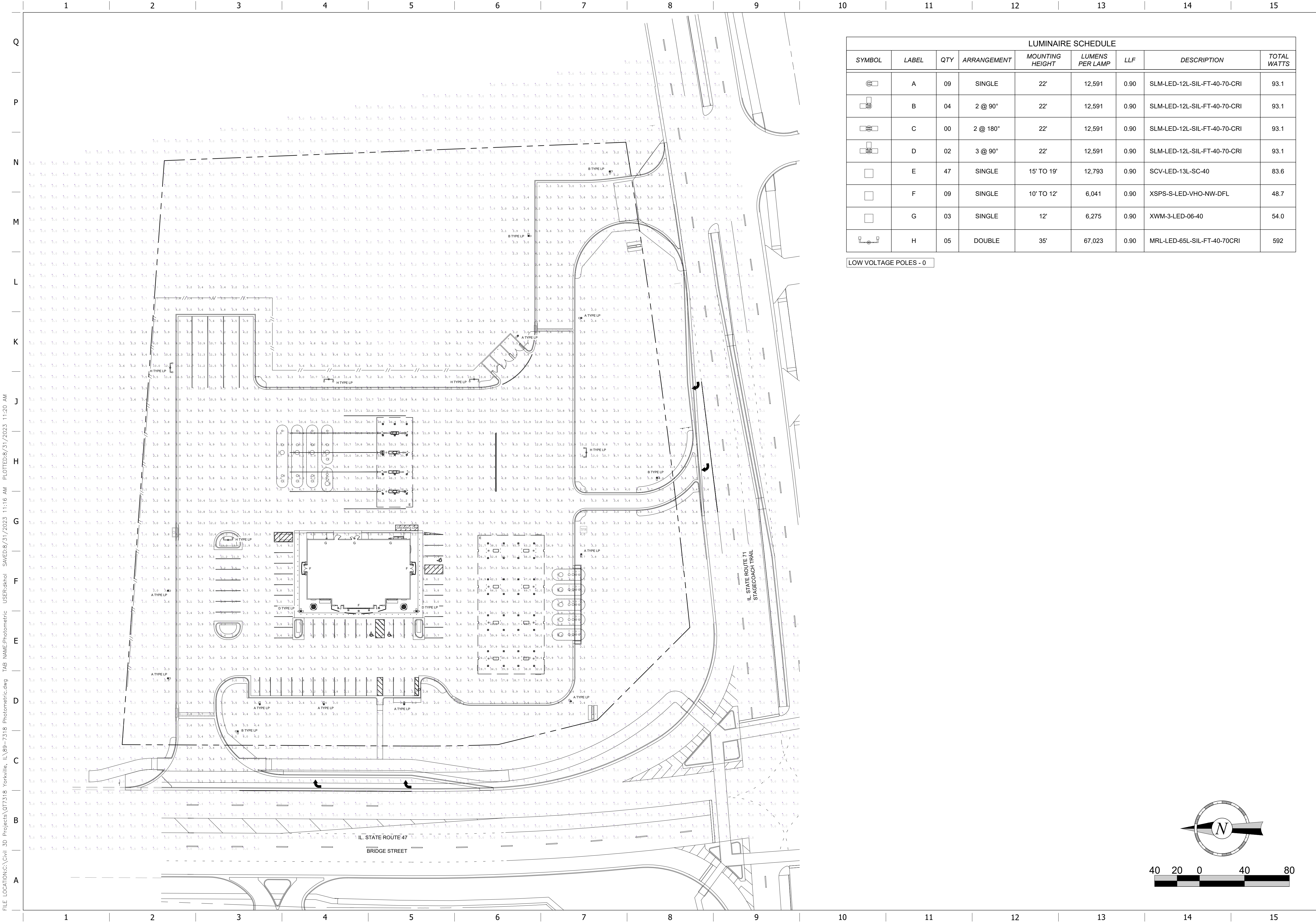
PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110



LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	09	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	B	04	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	02	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	47	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6
	F	09	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	03	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54.0
	H	05	DOUBLE	35'	67,023	0.90	MRL-LED-65L-SIL-FT-40-70CRI	592

LOW VOLTAGE POLES - 0

QUIKTRIP
SPECIFIED
DRAWING

PROJECT NO.:89-7318



Midwest Design Group
Kansas City

PO Box 860015
Shawnee, KS 66286-0015
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QuikTrip No. 7318
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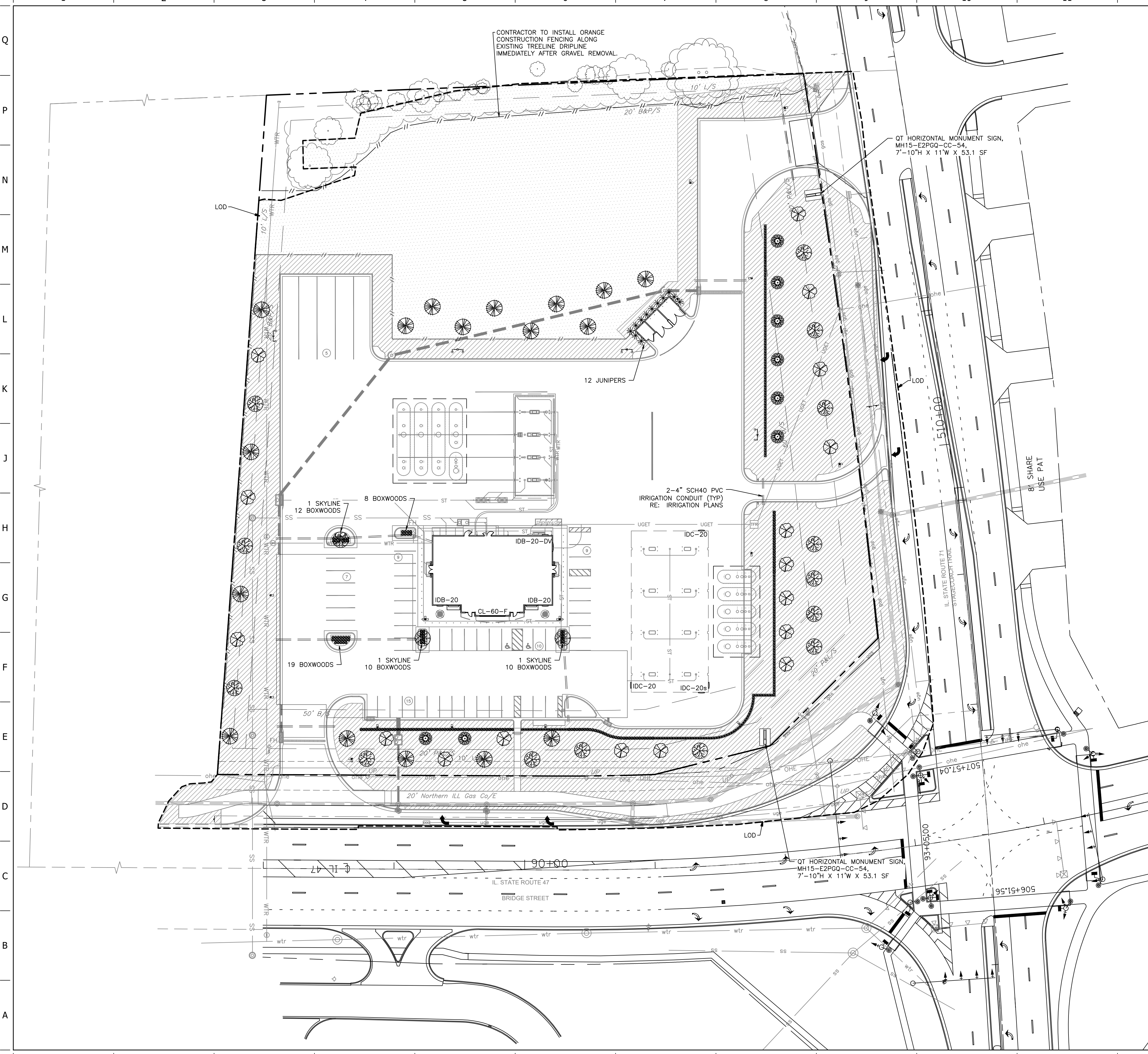
ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

C160




Landscape Schedule				
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITY
SHRUBS		CRISMUM PYGMY BARBERRY <i>Barberis Thunbergii</i>	24" HT MIN	0 EA.
		WINTERGREEN BOXWOOD <i>Microphylla korera</i>	24" HT MIN	384 EA.
		PERFECTA JUNIPER <i>Juniperus chinensis 'Perfecta'</i>	48" HT MIN	12 EA.
TREES		GINKGO <i>Ginkgo biloba (male only)</i>	2.5" CALIPER	17 EA.
		SKYLINE HONEY LOCUST <i>Gledisia Triacanthos inermis 'Skyline'</i>	2.5" CALIPER	17 EA.
		ACCOLADE ELM <i>Ulmus Morton variety</i>	2.5" CALIPER	17 EA.
		EASTERN RED-CEDAR <i>Juniperus virginiana</i>	8' H MIN	8 EA.
MISC		FESCUE SOD		85,360
		FESCUE SEED		49,300

Landscape Requirements		
	REQUIRED BY ORDINANCE	PROVIDED
PARKWAY TREES	1 PER 50 LF OF STREET FRONTAGE 18 REQUIRED	18 TREES
INTERIOR PARKING LOT LANDSCAPING	1 TREE PER 20 SPACES 3 REQUIRED	3 TREES
PERIMETER PARKING LOT LANDSCAPING	1 SHADE TREE, 1 EVERGREEN, 33 SHRUBS PER 100 LF IL 47: 66 SHRUBS, 2 TREES, 2 EVERGREENS IL 71: 150 SHRUBS, 5 TREES, 5 EVERGREENS	PROVIDED AS REQUIRED (ADDITIONAL COUNTED TOWARD LOT LANDSCAPING)
LOT LANDSCAPING	2 SHADE TREES & 15 SHRUBS PER 20,000 SF OF LOT AREA $239,894/20,000=12$ 24 SHADE TREES, 188 SHRUBS	24 SHADE TREES, 188 SHRUBS


- ## LANDSCAPE NOTES:
1. TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT IRRIGATION THROUGHOUT THE SITE. REFER TO SHEET C531 FOR CONDUIT INSTALLATION DETAILS AND L510 FOR EXACT LOCATIONS. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES. REFER TO QT PROVIDED IRRIGATION PLAN FOR FINAL CONDUIT LOCATIONS.
 2. ALL LANDSCAPE/SOD AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARD.
 3. ALL LANDSCAPE SHRUB BEDS ARE TO BE BORDERED WITH STEEL LANDSCAPE EDGING (RE: IRRIGATION DETAIL SHEET(S)).
 4. CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
 5. ALL TREES ARE TO BE PLACED A MINIMUM OF 6- FEET FROM THE FACE OF CURB AND CENTERED ON PARKING STRIPES (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
 6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 7. CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION.
 8. ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCH OF TOPSOIL ADDED, GRADED SMOOTH, AND SODDED/SEEDED AFTER FINAL RESTORATION IS COMPLETED. THE CONTRACTOR SHALL PROVIDE TOPSOIL FOR APPROVAL BY THE OWNER. ON-SITE SOILS ARE NOT SUITABLE AS TOPSOIL. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT. ALL LAWN AREAS WITHIN THE QUIKTRIP PROPERTY LIMITS AND WITHIN ALL ADJACENT RIGHT OF WAY ARE TO BE IRRIGATED AND MOWED.
 9. ALL LAWN AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE (RE: IRRIGATION DETAIL SHEET(S)).
 10. 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE. UNDERDRAIN PIPE TO BE PERFORATED PIPE WITHIN INTERNAL LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS. REFER TO LANDSCAPE PARKING ISLAND DETAILS (LS000 SHEETS) DETAILS FOR ALL ISLAND LANDSCAPE BED DRAINS TO HAVE 4" PVC VERTICAL LIPOOF PIPE UPSTREAM END.
 11. INTERIOR PARKING LOT SHADE TREES SHALL BE LIMBED TO A HEIGHT OF NOT LESS THAN





 8/31/23

PROJECT NO.: 89-7318



 Midwest Design Group
 Kansas City

PO Box 860015
 Shawnee, KS 66286-0015
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QuikTrip No. 7318



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DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

[illegible]

ORIGINAL ISSUE DATE: 08 31 2073

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

August 30, 2023

City of Yorkville, Illinois
Community Development Department
Attn: Krysti Barksdale-Noble
Community Development Director
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Store No. 7318 Preliminary Stormwater Drainage Letter
107 E Stagecoach Trail, Yorkville, Kendall County, Illinois 60560

Ms. Barksdale-Noble,

The purpose of this Preliminary Stormwater Drainage Letter is to preliminarily analyze the impacts of the proposed QuikTrip improvements to determine detention requirements to meet the criteria set by the Kendall County Stormwater Management Ordinance. It is our understanding that this analysis has been requested for initial site plan approval. A complete Stormwater Management Report will be provided with the full plan submittal.

Methodology

The drainage characteristics of the site were evaluated and analyzed based on the Kendall County Stormwater Management Ordinance. Per the ordinance, the 100-year storm event shall not exceed 0.15 cfs/acre of hydrologically disturbed area and the 2-year storm event shall not exceed 0.04 cfs/acre of hydrologically disturbed area. Hydrologic calculations were performed, and detention requirements were determined using the Autodesk Hydraflow Hydrographs program (SCS Method). The Illinois State Water Survey (ISWS) Bulletin 75 rainfall data for the Northeast Region was used with a Huff 3rd Quartile rainfall distribution.

Existing Conditions

The existing property is mostly developed with approximately 141,698 sf of gravel drives and parking, approximately 2,825 sf of concrete pavement, and approximately 15,775 sf of buildings. It is bordered on the north by a commercial property (Kendall County Highway Department), on the east by an agricultural property, on the south by Stagecoach Trail (IL-71), and on the west by S Bridge Street (IL-47). This property is currently zoned B-3, General Business District.

In the existing conditions, the existing buildings sit at a high point with majority of the site generally draining southeast to northwest to the public storm sewer along S Bridge Street (IL-47). The part of the property between the buildings and the east property line drains generally south to north. There does not appear to be an existing storm sewer system on site. Ultimately, per the USGS mapping system, all runoff from the site will drain to Fox River.

Proposed Conditions

The proposed development will be graded to generally maintain existing drainage patterns and outlet points. Stormwater runoff from the QuikTrip site will be collected in a private storm sewer system that will convey runoff to an underground detention facility. The tributary area to the detention facility will be approximately 183,555 sf (4.214 acres). This detained area will consist of approximately 117,583 sf of impervious area (64.1%) and 65,972 sf of pervious area (35.9%). The rest of the site will consist of approximately 31,627 sf of undisturbed area and 24,712 sf of uncontrolled area.

Due to the existing topography of the site, we will be requesting a variance for the uncontrolled runoff. The uncontrolled areas will be limited to perimeter grading to allow for an access drive to be constructed along S Bridge Street (IL-47) and to tie back into the existing grading along the north and east property lines. This uncontrolled runoff will not be included in the analysis to determine required detention volume and post-developed release rates.

Per the National Resources Conservation Service mapping system, the property consists of soils within the Hydrologic Soils Group (HSG) C. Therefore, the analysis area was conservatively assumed to be HSG D soils, which results in a Curve Number (CN) of 80 for pervious areas and 98 for impervious areas, per the USDA Urban Hydrology for Small Watersheds TR-55 manual. A post-development runoff coefficient and Curve Number (CN) was calculated for the detained area using the NRCS Soils Report and TR-55 runoff coefficient tables. The weighted Curve Number for the proposed site is 91.5.

The underground detention facility will have a control structure to reduce peak runoff from the proposed improvements to allowable rates. The outlet pipe from the control structure will convey runoff to an existing manhole on the south side of the access drive along S Bridge Street (IL-47). The on-site private storm sewer system will be designed to convey the 100-year design storm to the detention facility. The proposed storm sewer system, detention facility, and associated calculations are included in the Appendix.

Refer to Post-Developed Drainage Map in the Appendix for more details.

Detention Requirements

Per the Kendall County Stormwater Management Ordinance, Section 203.2, sufficient storage volume shall be provided so that the proposed project will not discharge at a rate greater than 0.15 cfs/acre of disturbance for the 100-year storm event and a rate greater than 0.04 cfs/acre of disturbance for the 2-year storm event. Stormwater, from the improved areas of the property, will be detained in the proposed underground detention pond. Peak discharges will be controlled with staged orifices inside the outlet structure. Additional detention information and design calculations can be found in the Appendix.

The following summary table presents the results of the analysis:

Allowable vs Post-Developed Release Rates Summary

Storm Event	Allowable Release Rate (cfs)	Post-Developed Release Rate w/ Detention (cfs)
2-year	0.17	0.11
100-year	0.63	0.61

Conclusion

The QuikTrip Store No. 7318 development will comply with the design parameters set forth by the City of Yorkville and by the Kendall County Stormwater Management Ordinance. The on-site stormwater detention facility has been designed to control the peak stormwater runoff from the site. A private stormwater drainage system will convey runoff to the stormwater detention facility. No adverse effects are expected on adjacent properties or downstream drainage systems after the proposed improvements are completed.

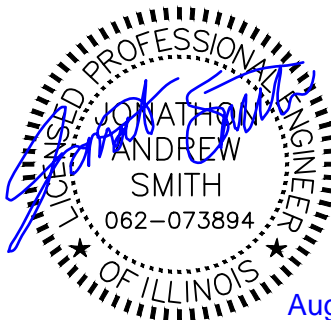
Refer to the Appendix for exhibits and calculations.

If you have any additional questions or need additional information, please contact jonathon@mdg-kc.com or 469-525-1891.

Sincerely,



Jonathon Smith, P.E.
Project Manager
Midwest Design Group



August 30, 2023

QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

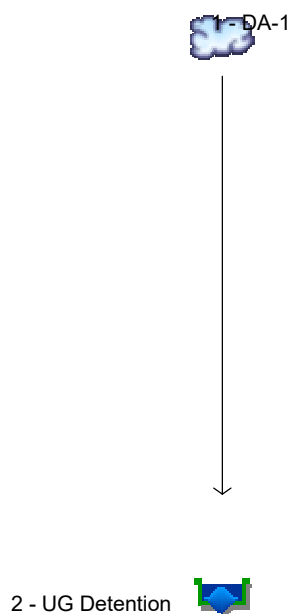
107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

APPENDIX

***QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter***

***107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560***

AutoDesk Hydrographs Results



Hydraflow Rainfall Report

Precip. file name: \\DESKTOP-HIMC8GB\Documents\IL Northeast Precip (Bulletin 75-HUFF) Depths.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	3.30	0.00	5.77	5.83	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	4.33	0.00
Huff-1st	0.00	0.00	0.00	2.75	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	3.34	0.00	0.00	5.15	0.00	0.00	8.57
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	2.80	0.00	5.25	6.00	0.00

Pond Report

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

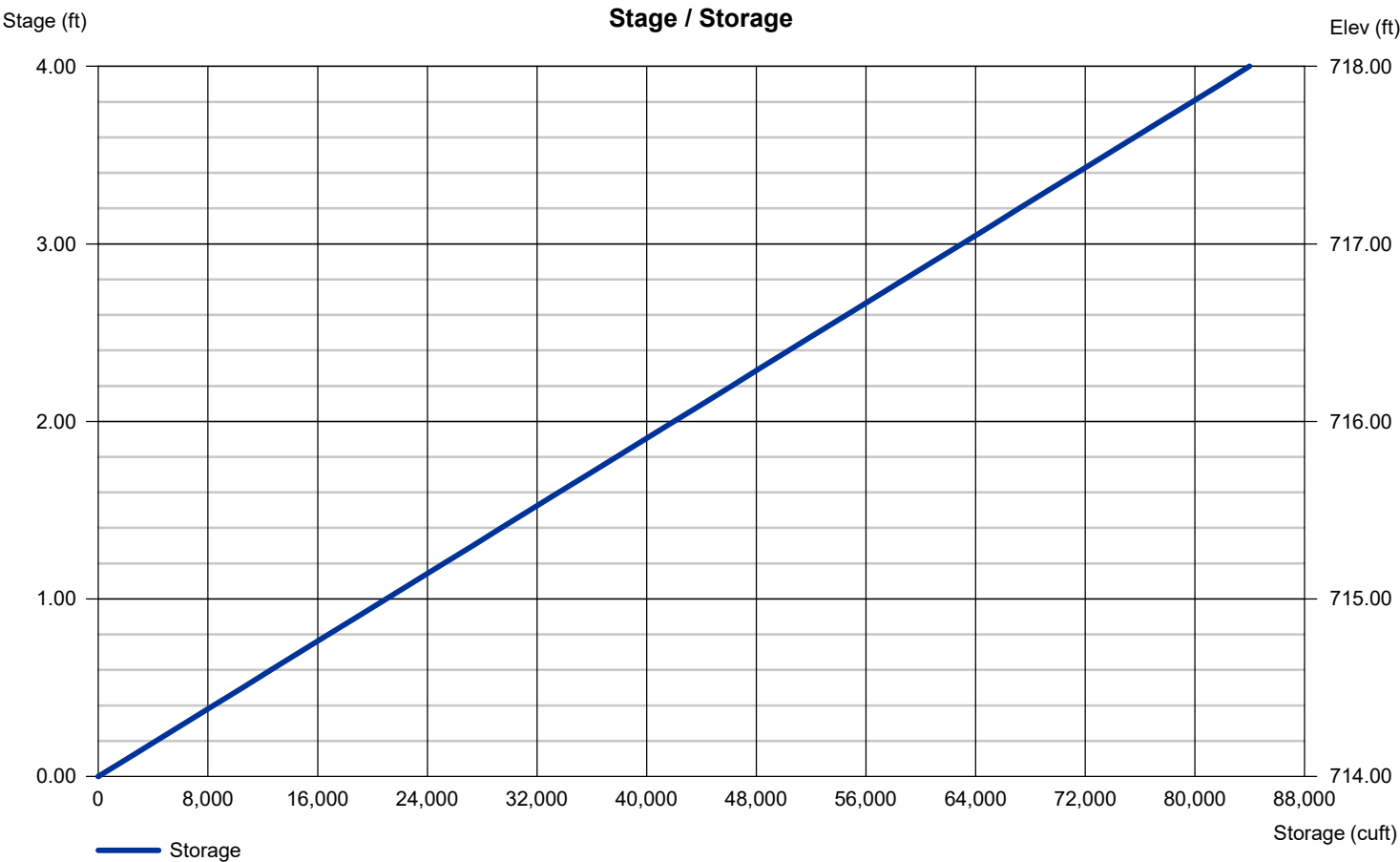
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

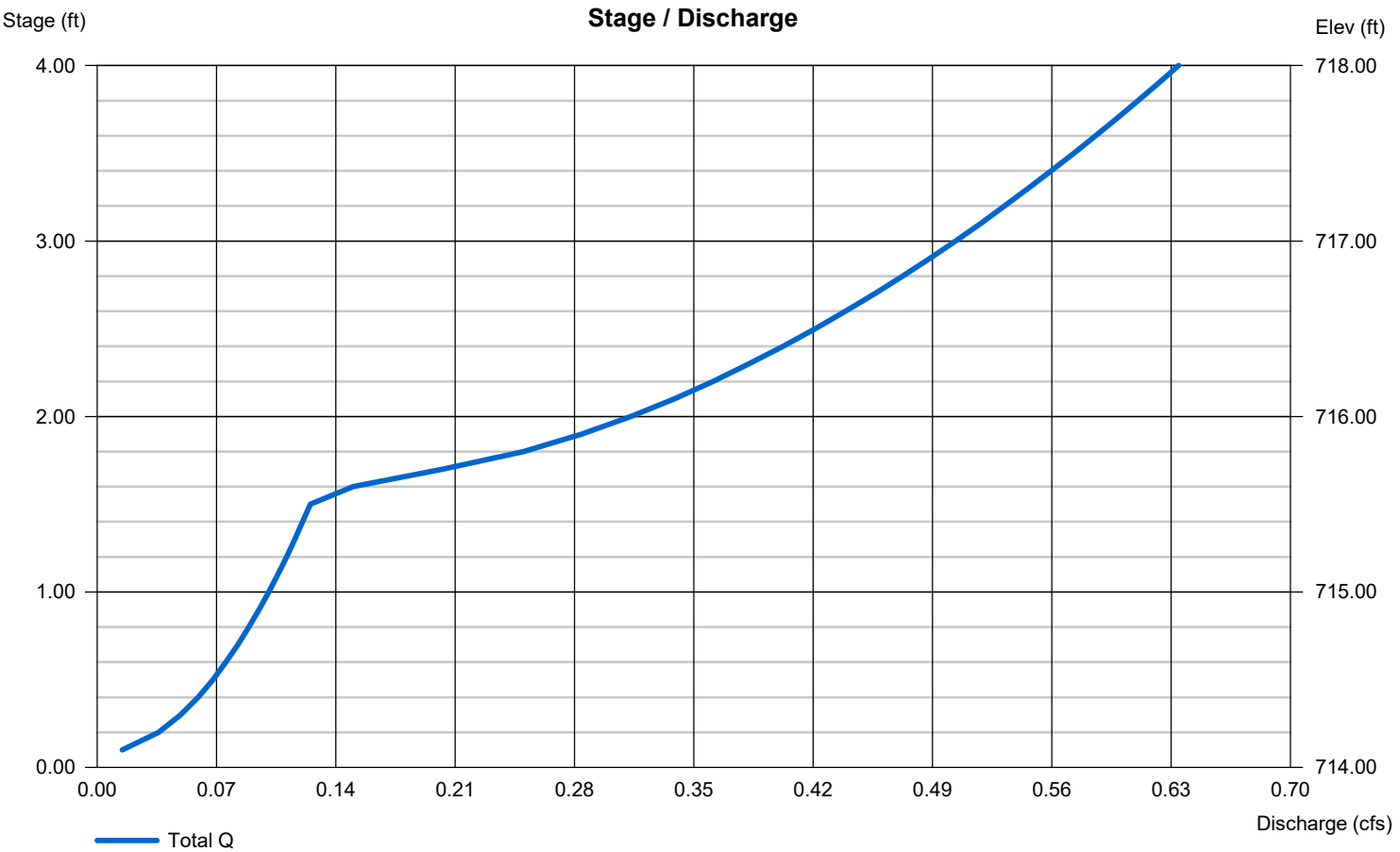
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Tuesday, 08 / 29 / 2023

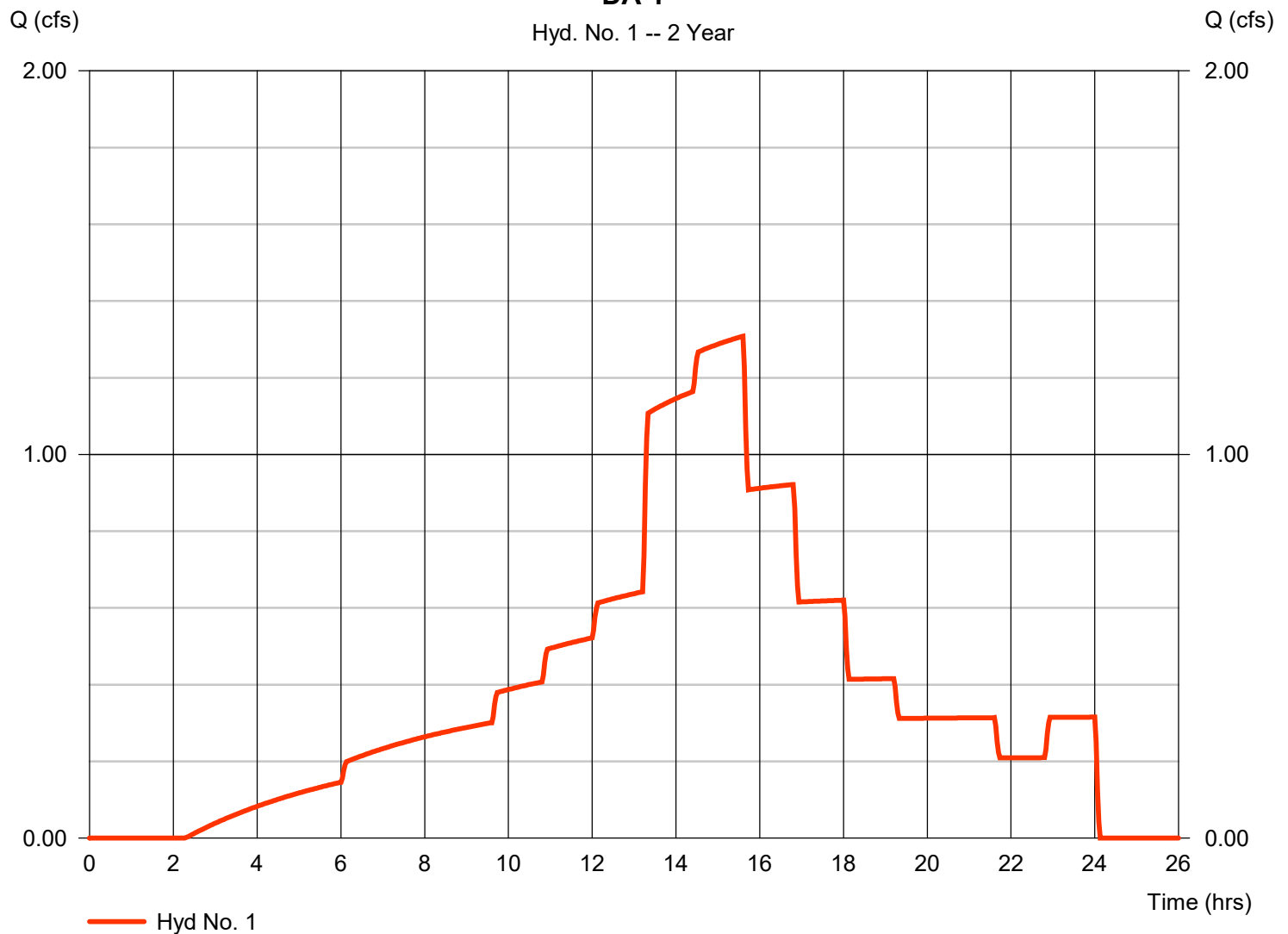
Hyd. No. 1

DA-1

Hydrograph type	= SCS Runoff	Peak discharge	= 1.308 cfs
Storm frequency	= 2 yrs	Time to peak	= 15.60 hrs
Time interval	= 2 min	Hyd. volume	= 34,943 cuft
Drainage area	= 4.214 ac	Curve number	= 91.5
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.34 in	Distribution	= Huff-3rd
Storm duration	= 24.00 hrs	Shape factor	= 484

DA-1

Hyd. No. 1 -- 2 Year



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

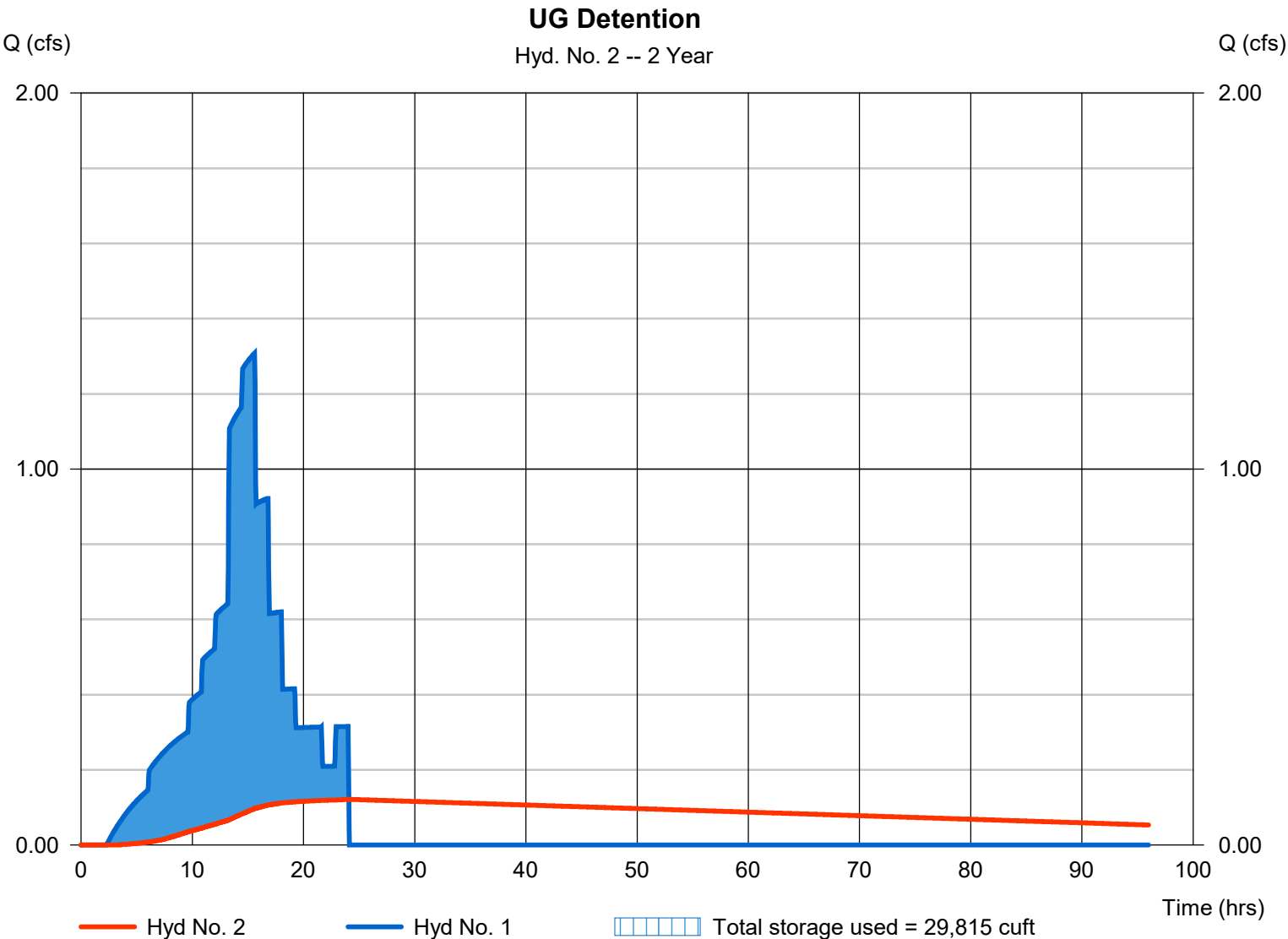
Tuesday, 08 / 29 / 2023

Hyd. No. 2

UG Detention

Hydrograph type	= Reservoir	Peak discharge	= 0.121 cfs
Storm frequency	= 2 yrs	Time to peak	= 24.07 hrs
Time interval	= 2 min	Hyd. volume	= 27,750 cuft
Inflow hyd. No.	= 1 - DA-1	Max. Elevation	= 715.42 ft
Reservoir name	= Detention	Max. Storage	= 29,815 cuft

Storage Indication method used.



Hydrograph Report

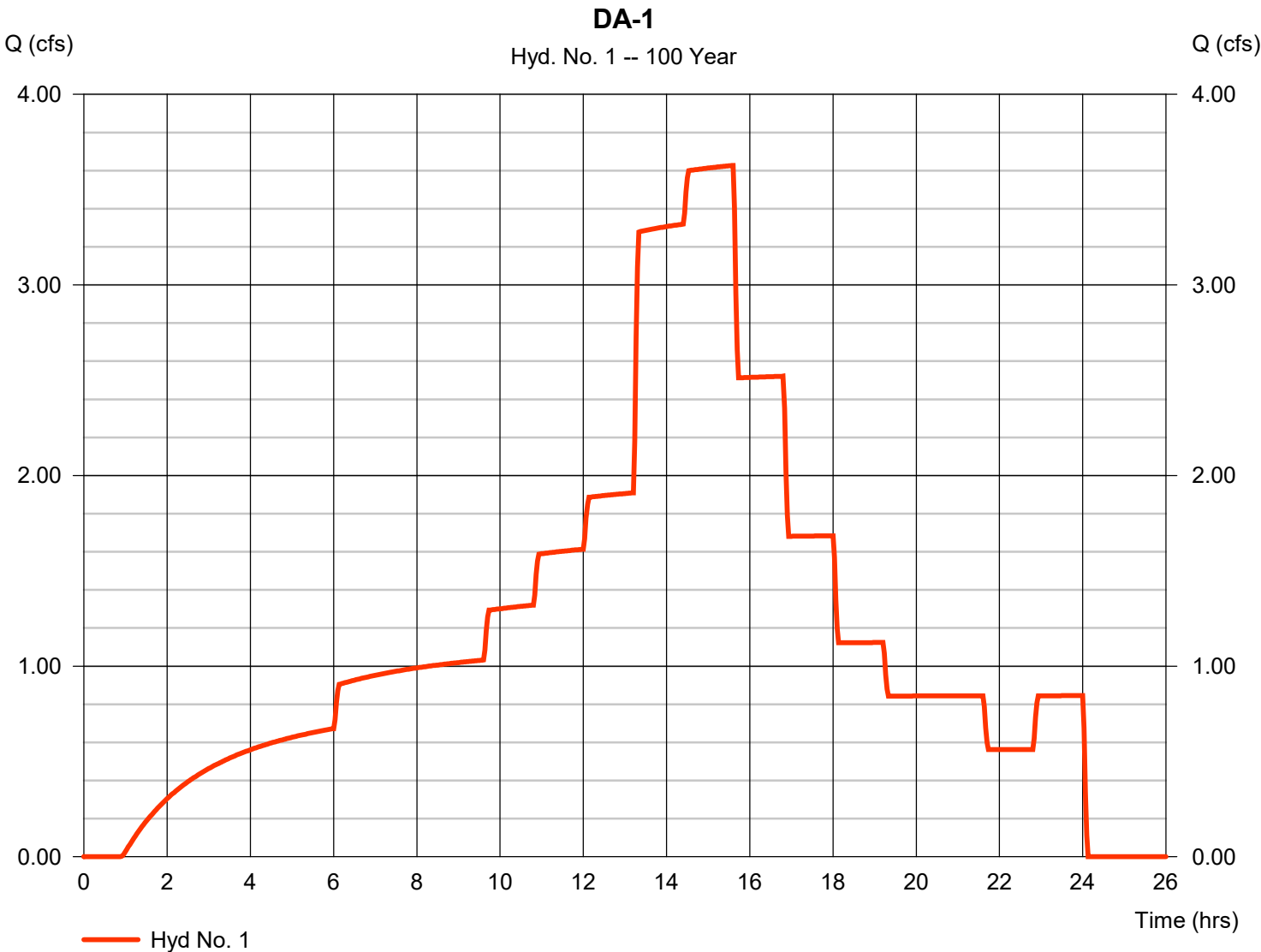
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Tuesday, 08 / 29 / 2023

Hyd. No. 1

DA-1

Hydrograph type	= SCS Runoff	Peak discharge	= 3.627 cfs
Storm frequency	= 100 yrs	Time to peak	= 15.60 hrs
Time interval	= 2 min	Hyd. volume	= 108,243 cuft
Drainage area	= 4.214 ac	Curve number	= 91.5
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.57 in	Distribution	= Huff-3rd
Storm duration	= 24.00 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

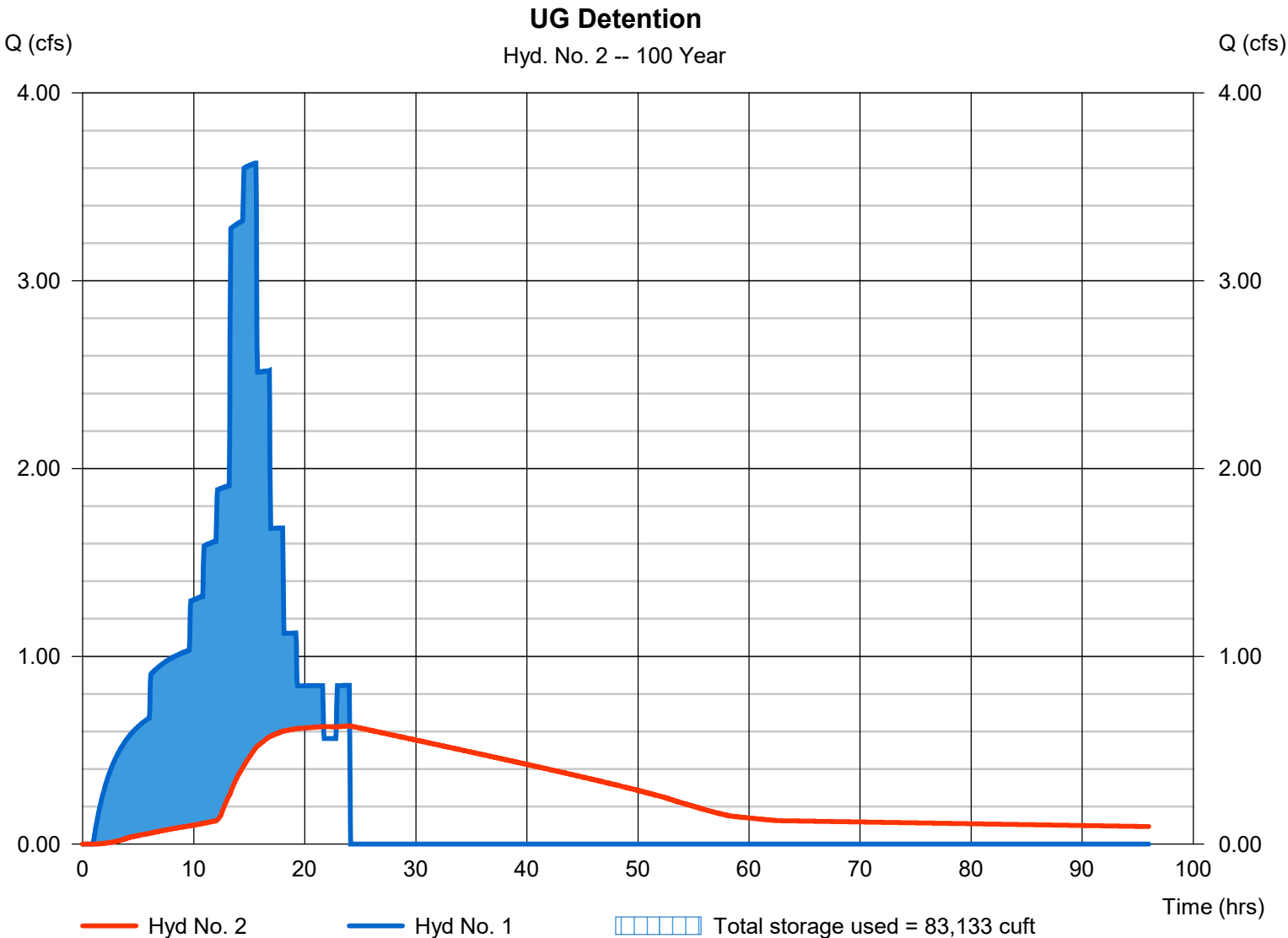
Tuesday, 08 / 29 / 2023

Hyd. No. 2

UG Detention

Hydrograph type	= Reservoir	Peak discharge	= 0.630 cfs
Storm frequency	= 100 yrs	Time to peak	= 24.03 hrs
Time interval	= 2 min	Hyd. volume	= 89,916 cuft
Inflow hyd. No.	= 1 - DA-1	Max. Elevation	= 717.96 ft
Reservoir name	= Detention	Max. Storage	= 83,133 cuft

Storage Indication method used.

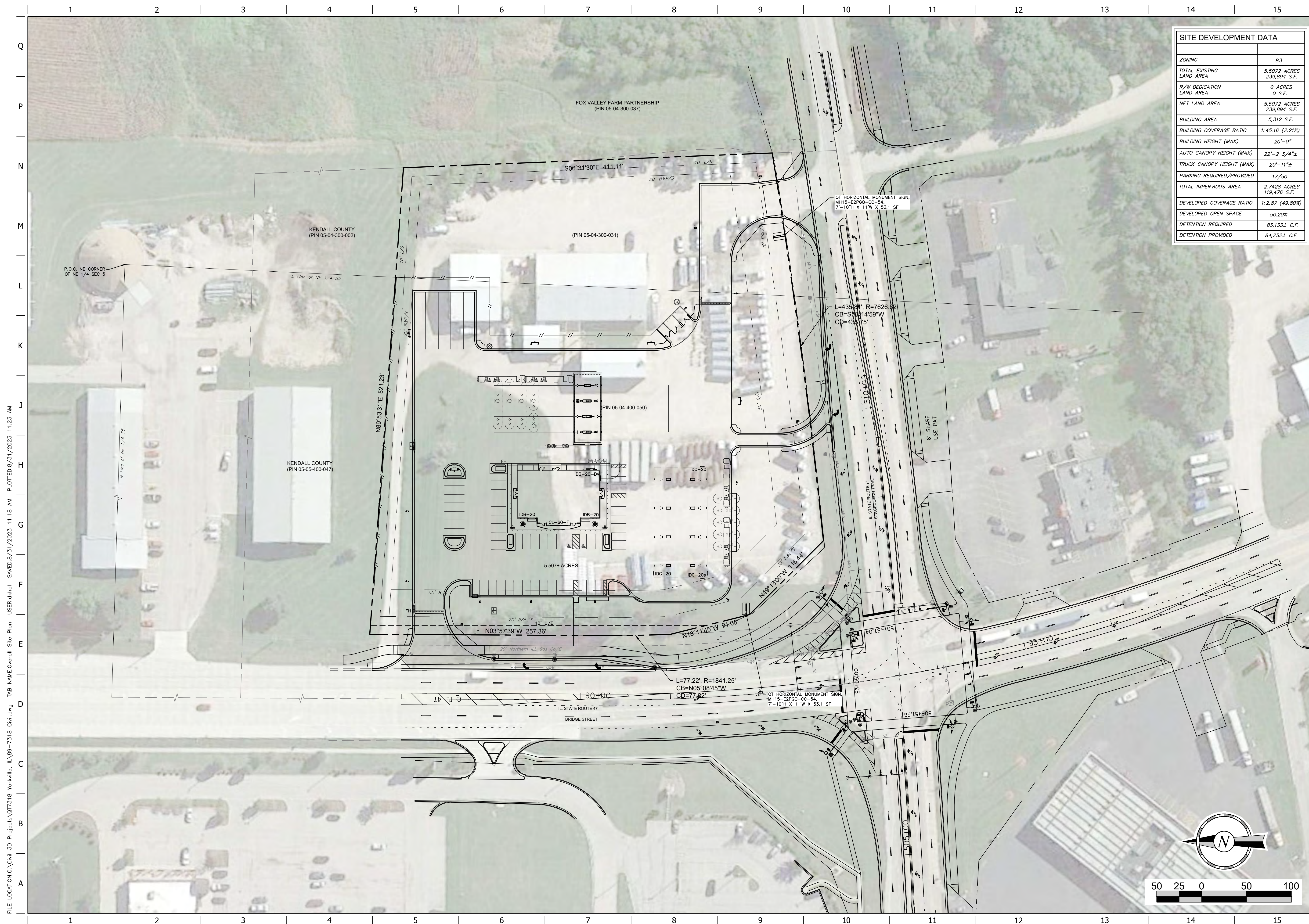


QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

Exhibits

Plan Sheets



SITE DEVELOPMENT DATA	
ZONING	B3
TOTAL EXISTING LAND AREA	5,507.02 ACRES 239,894 S.F.
R/W DEDICATION LAND AREA	0 ACRES 0 S.F.
NET LAND AREA	5,507.02 ACRES 239,894 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:45.16 (2.21%)
BUILDING HEIGHT (MAX)	20'-0"
AUTO CANOPY HEIGHT (MAX)	22'-2 3/4"
TRUCK CANOPY HEIGHT (MAX)	20'-11 1/2"
PARKING REQUIRED/PROVIDED	17/50
TOTAL IMPERVIOUS AREA	2,742.8 ACRES 119,476 S.F.
DEVELOPED COVERAGE RATIO	1:2.87 (49.80%)
DEVELOPED OPEN SPACE	50.20%
DETENTION REQUIRED	83,133± C.F.
DETENTION PROVIDED	84,252± C.F.




 PROJECT NO.: 89-7318



 Midwest Design Group
 Kansas City

PO Box 860015
 Shawnee, KS 66286-0015
 P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL



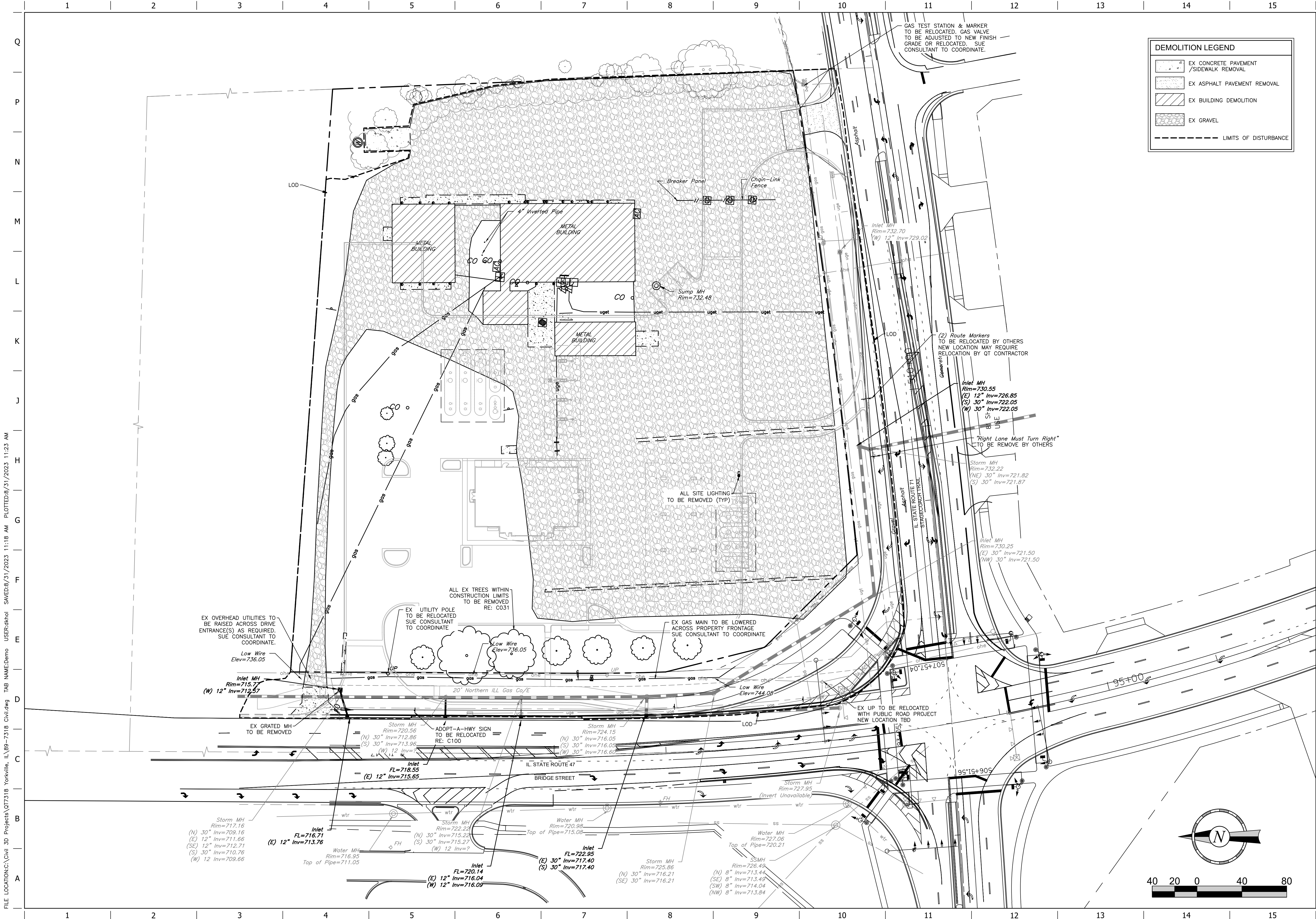
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PROTOTYPE: P-113
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

[illegible]

SHEET TITLE:
OVERALL SITE PLAN
SHEET NUMBER:
C010

FILE LOCATION: C:\Civil 3D Projects\Q77318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Demo USER: dkh Date: 8/31/2023 11:23 AM PLOTTED: 8/31/2023 11:23 AM



DEMOLITION LEGEND

- EX CONCRETE PAVEMENT /SIDEWALK REMOVAL
- EX ASPHALT PAVEMENT REMOVAL
- EX BUILDING DEMOLITION
- EX GRAVEL
- LIMITS OF DISTURBANCE

QUICKTRIP NO. 7318
DARLA K. HOLMAN
062-072191
8/31/23
PROJECT NO.: 89-7318
MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

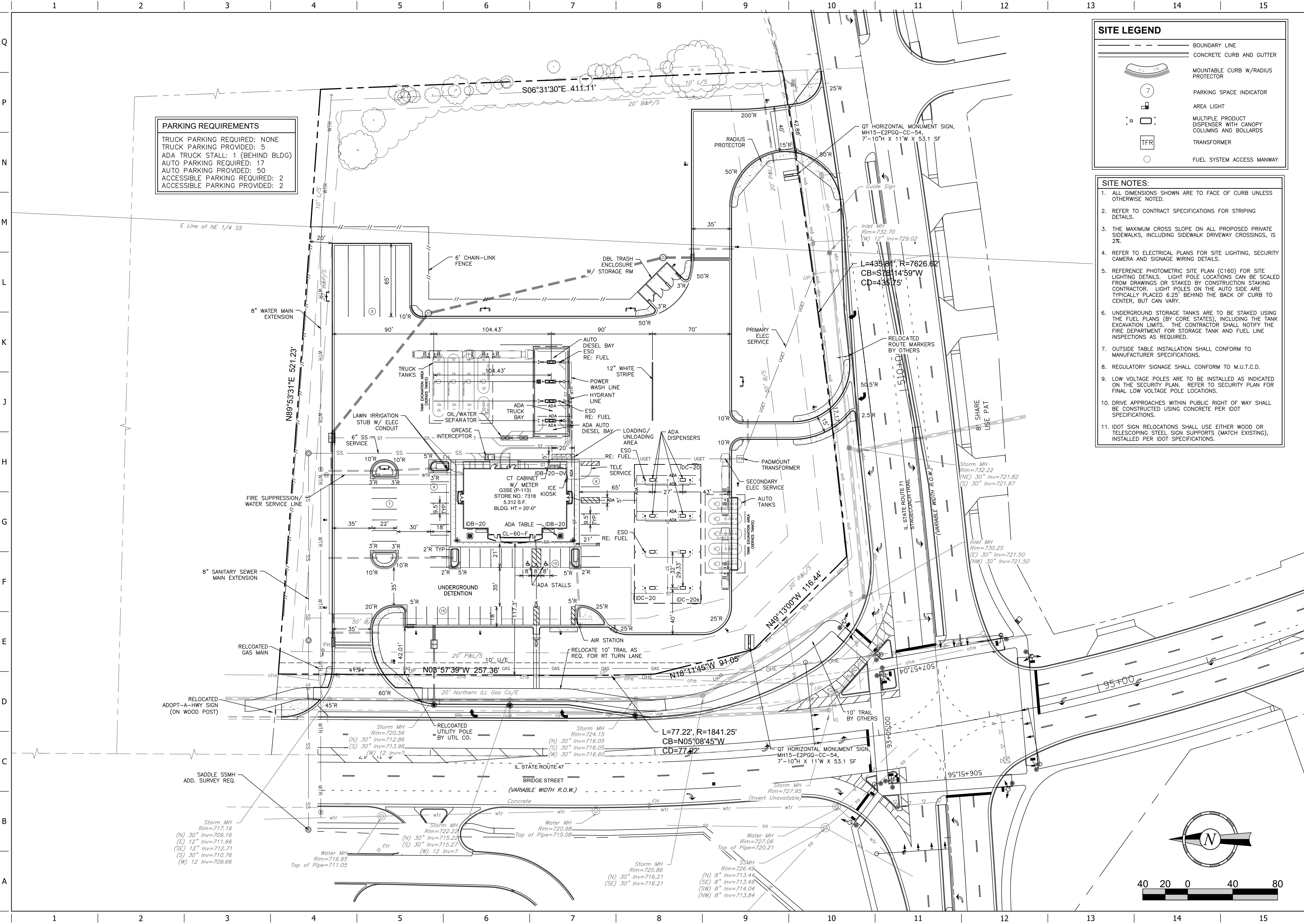
QT
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PROTOTYPE: P-113
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C030

ORIGINAL ISSUE DATE: 08-31-2023

FILE LOCATION: C:\Civl 30 Projects\Q7318 Yorkville, IL\89-7318 Civi.dwg TAB NAME: Site USER: dkhohol SAVED: 8/31/2023 11:23 AM PLOTTED: 8/31/2023 11:23 AM



Professional Engineer
DARLA K. HOLMAN
062-072191
8/31/23
PROJECT NO.: 89-7318

MG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

QT

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DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

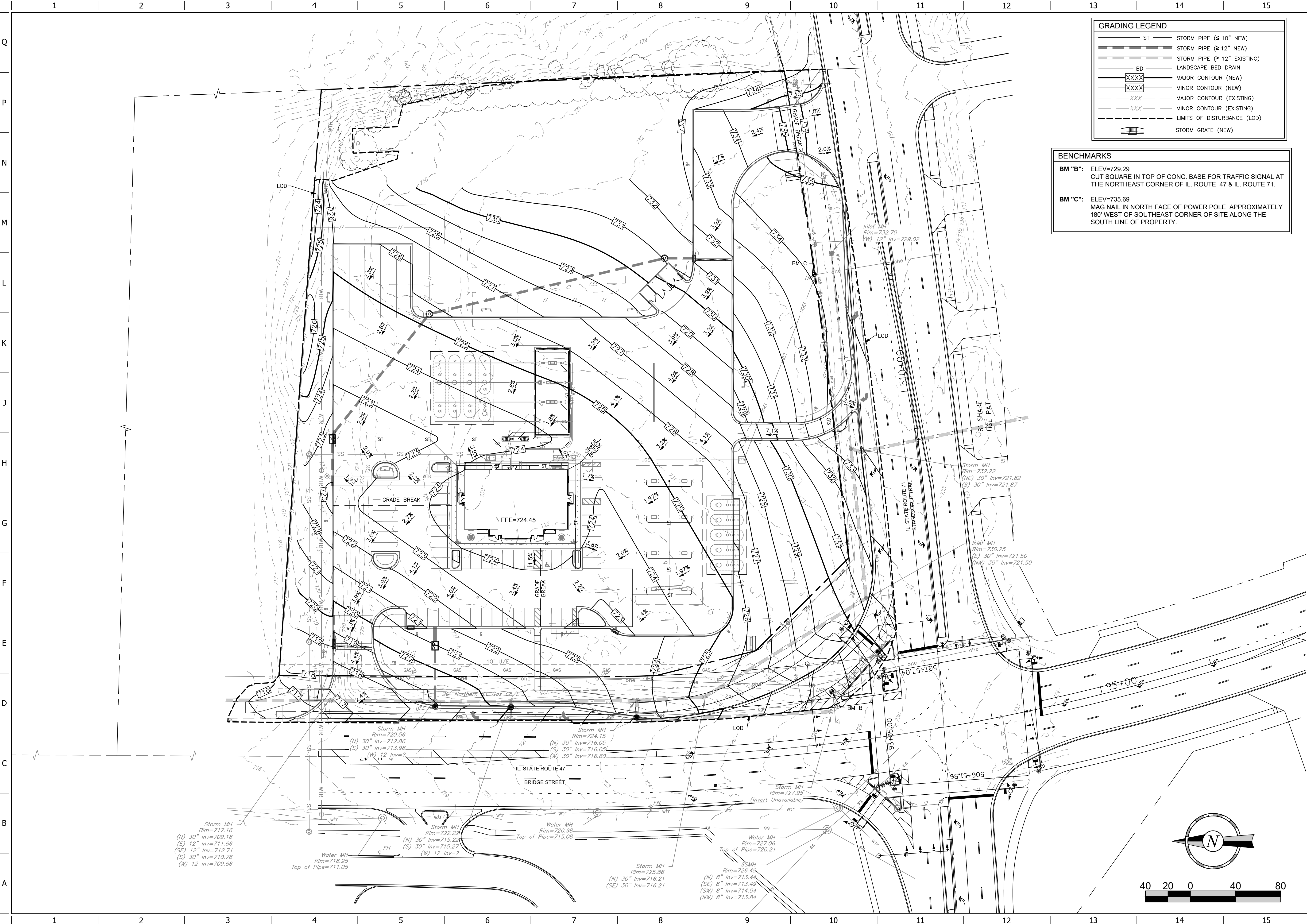
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

ORIGINAL ISSUE DATE: 08-31-2023

FILE LOCATION: C:\Civil 3D Projects\Q77318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Grading USER: dskrolt SAVED: 8/31/2023 11:18 AM PLOTTED: 8/31/2023 11:24 AM



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE (LOD)
SG	STORM GRATE (NEW)

BENCHMARKS

BM "B": ELEV=729.29
CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71.

BM "C": ELEV=735.69
MAG NAIL IN NORTH FACE OF POWER POLE, APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY.

DARLA K. HOLMAN
062-072191
8/31/23
PROJECT NO.: 89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

QT

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VERSION: 001
DESIGNED BY: DKH
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REVIEWED BY: JKL

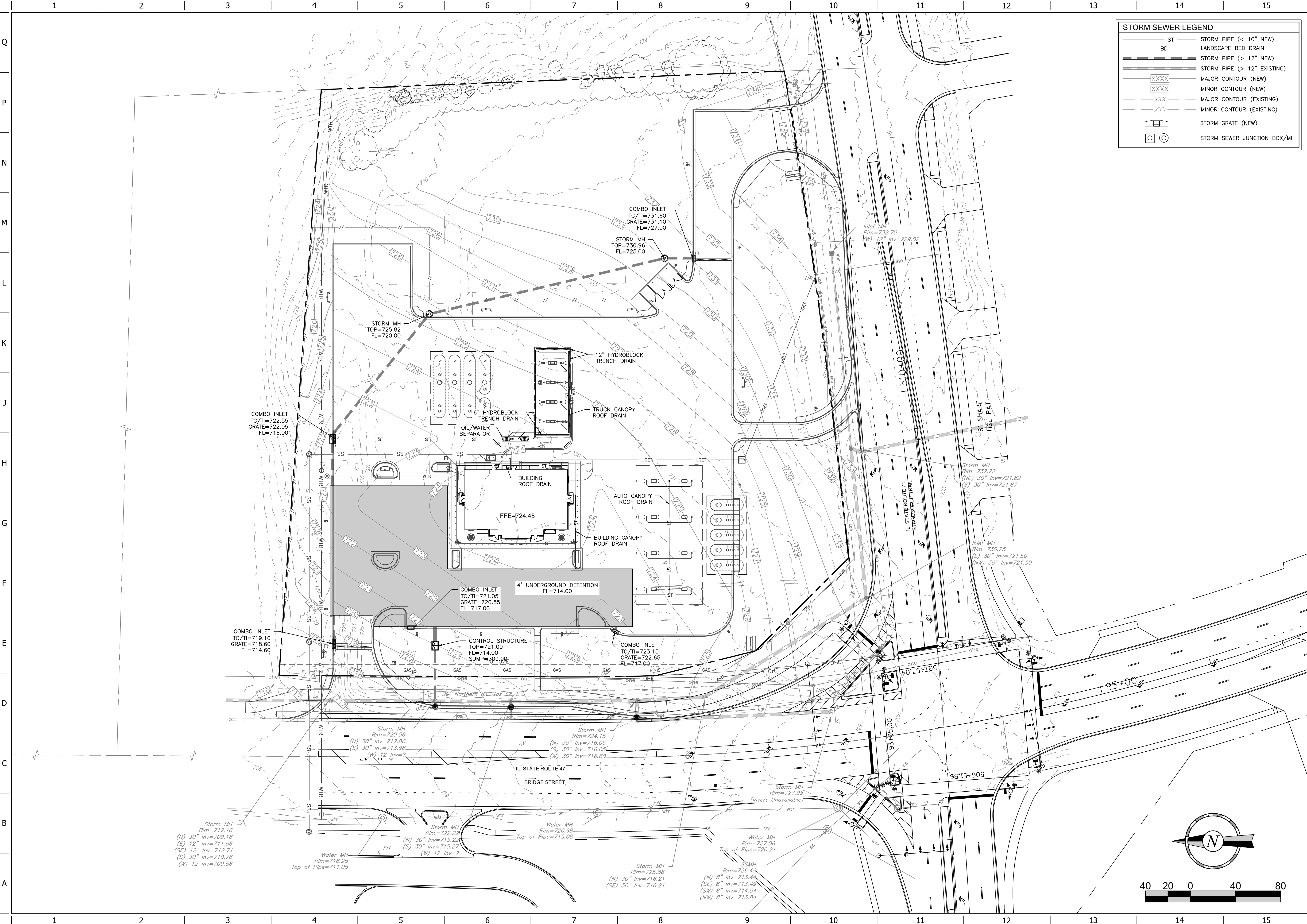
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110

FILE LOCATION: C:\Civil 3D Projects\Q77318 Yorkville, IL\89-7318 Civil.dwg TAB NAME: Storm USER: dkhno1 SAVED: 8/31/2023 11:18 AM PLOTTED: 8/31/2023 11:24 AM



STORM SEWER LEGEND

ST	STORM PIPE (< 10" NEW)
BD	LANDSCAPE BED DRAIN
---	STORM PIPE (> 12" NEW)
---	STORM PIPE (> 12" EXISTING)
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
[Symbol]	STORM GRATE (NEW)
[Symbol]	STORM SEWER JUNCTION BOX/MH

DARLA K. HOLMAN
062-072191
8/31/23
PROJECT NO.: 89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

QT

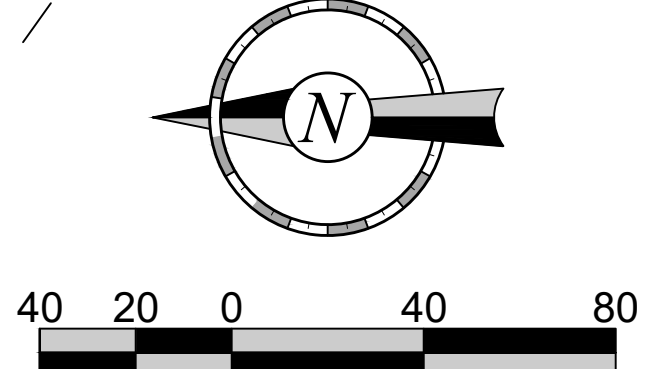
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PROTOTYPE: P-113
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

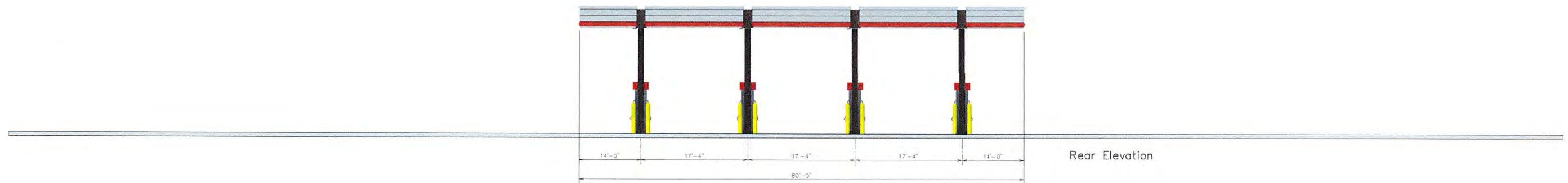
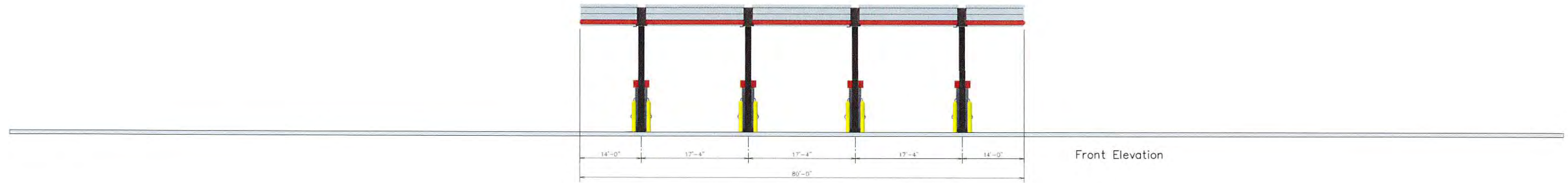
SHEET TITLE:
PRELIMINARY STORM SEWER PLAN

SHEET NUMBER:
C120

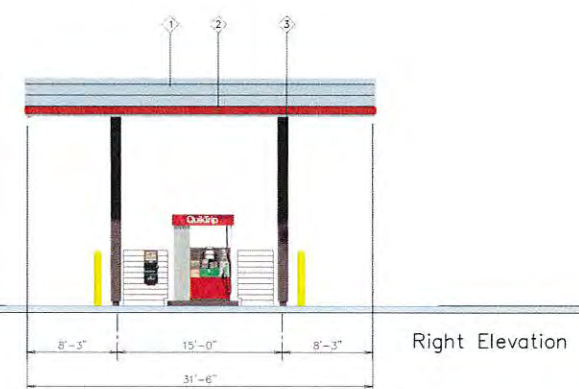


PART OF SW 1/4 SECTION 4 & S.E. 1/4 SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

FILE LOCATE(4) (21,3 10.36.552 00) - 900Tpm, 766kVolts, # 7318 (Survey) 67 Flowing NSV At 14 (177 766kVolts)
148 HAME SW 2 10.36.552 00
SAVED 1/29/00 0.2 29 148 10.36.552 00



19'-6" Min./24'-6" Max.
AFF Top of Canopy
16'-0" Min./21'-0" Max.
AFF Bottom of Canopy



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #

7318

3 Bay Diesel Canopy

Serial #

89-7318-DV03

Scale:

1/8"=1'-0"

Issue Date:

05.26.23

Address:

IL 47 & IL 71

Drawn By:

BP

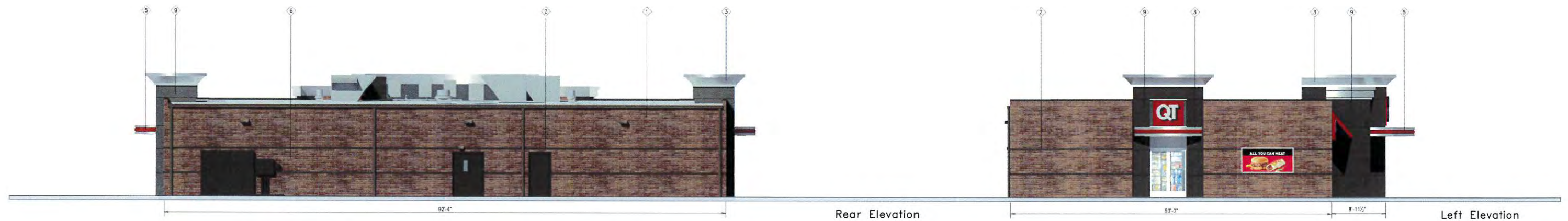
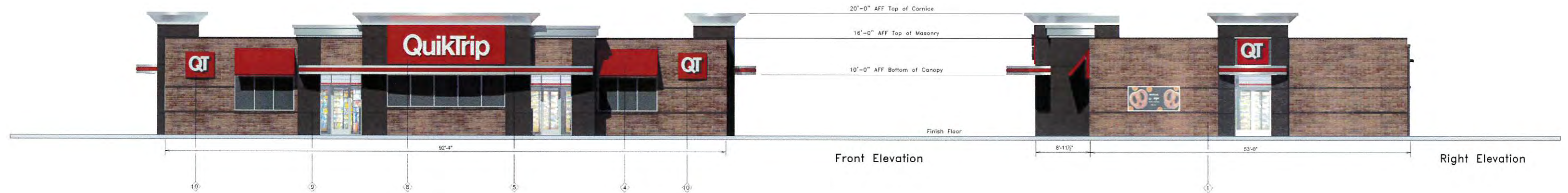
Rev/Notes:


City, State:

Yorkville, IL

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④	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	RF INORBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	DRY BROWN	SHERWIN-WILLIAMS	METAL PAINT
4	BLACK	ALL COURT FABRICS	POLYPROP. 95 MESH
5	BROOKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



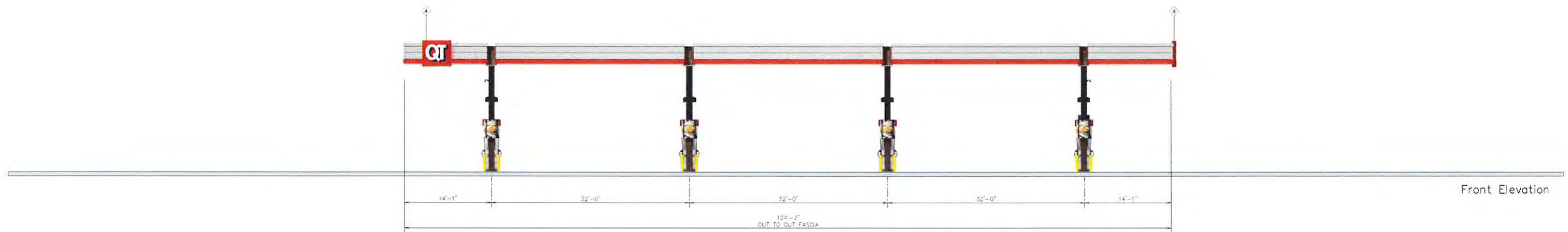


QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

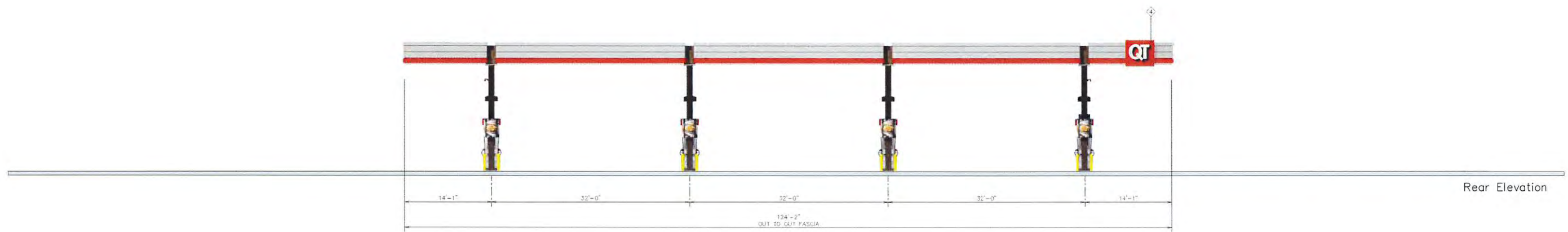
Store # 7318	Gen3SE	Address: IL 47 & IL 71	City, State: Yorkville, IL
Serial # 89-7318 Gen3SE	Scale: 1/16"=1'-0"	Issue Date: 5-26-2023	Drawn By:
		Rev/Notes: 	

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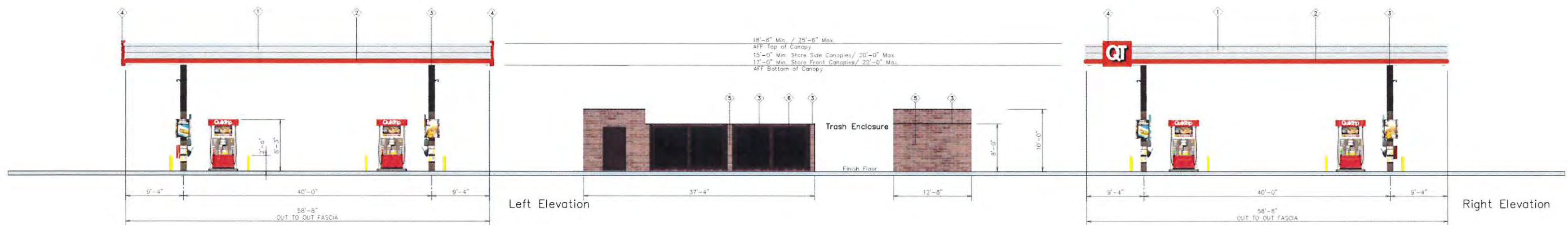
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60P	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Front Elevation



Rear Elevation



Left Elevation

Right Elevation



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7318 Double Stack 8 Canopy Elevations

Serial # 89-7318-GD08

Scale: 1/8"=1'-0"

Issue Date: 05.26.23

Address: IL 47 & IL 71

Drawn By: BP

Rev/Notes:

City, State: Yorkville, IL

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⑥	FINISH	MANUFACTURER	SPECIFICATION
1	BRIGHT ALUMINUM	BEYRONCORP	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
4	100'-20'	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BROOKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



made-fresh-to-order



More Than a Gas Station

For decades people have looked to QuikTrip for an on-the-go snack or sandwich. In 2007, our mission to captivate our customers with fresh food began when we opened our own bakeries and commissaries, making it feasible to deliver fresh food daily to our stores.

In 2010, we blazed a new trail into fresh food by adding state-of-the-art kitchens to our stores featuring made-to-order food and drinks such as pizza and subs.

The concept has been so successful that all QuikTrip stores feature a full-service kitchen. Download the QT app today and discover why we're more than a gas station.

"I will go out of my way to get gas here, so why not have some great food at the same time?"
— Kansas City customer

our most valued asset

Hire the Best To Be the Best

QuikTrip employees are our most valued asset.

In 1958, our founder knew that success hinged on the success of his employees. That is still the case today; our leaders provide the training and mentoring needed that empowers our people to grow and succeed.

It's no wonder that many people make lifetime careers out of what they initially thought would be part-time jobs. The contributions of our hard-working, dedicated employees are rewarded with the **best wages** in the industry, **great benefits**, and **promotions** from within.

To learn more about career opportunities for your community, visit quiktrip.com.

*"I frequently visit this location and I want to give the store a 100% on their employees—every time I visit. All the employees are polite, happy, and helpful. As a customer, I really appreciate that. Thanks so much."
— Des Moines customer*



committed to security



Security That Leaves Nothing To Chance

Providing a great work environment, serving our customers and being a welcome community partner starts with exceptional security. Each store has multiple alarm points and digital video surveillance that is monitored constantly at our centralized, high-tech Security Operations Center.

Our store design also contributes to our excellent safety record, with time-delay safes accessible only by armored car service, elevated check-out areas, low-profile merchandise shelves, large windows, and warm lights inside and out. In addition, many of our officer-friendly stores provide space for substations for local law enforcement agencies.

Bottom line: our stores don't just look and feel safe—they are safe.

"QuikTrip's commitment to the safety of their employees and customers is not only well known by the community, it is deeply appreciated by every deputy in Tulsa County."
— Tulsa County Sheriff's Department

the details set us apart

Head and Shoulders Above the Rest

We own and operate each and every QuikTrip store, and that guarantees you'll have the same great experience each and every time you come to QuikTrip. It starts as you arrive; our clean parking lots and beautiful landscaping invite you inside to friendly greetings and impeccable interiors.

We take pride in knowing that you can count on fresh coffee, clean restrooms, great food and well-groomed employees.

So, whether you're on a road trip or on your way home, you'll know what to expect when you stop at QT.

"I love the service at QuikTrip. I work for the postal service so I come in and out of the store all day. The employees are very polite and friendly. The restrooms are always clean, and the service is always fast. I've never had a problem, and I just wanted to say thanks to all the employees."
— St. Louis customer



guaranteed gasoline



Satisfaction Guaranteed

QuikTrip doesn't just talk about quality, we guarantee it. We promise to refund your money if you're not completely satisfied. We take our gasoline promise even further. If your car has a fuel-related problem, simply have your certified mechanic complete and sign our service report, and we'll pay for the repair.

All grades of QuikTrip gasoline meet the "Top Tier" standard for fuel set by General Motors, Audi, Volkswagen, BMW, Honda, and Toyota. Just one more thing you can absolutely count on at QuikTrip.

To learn more about Top Tier rated gasoline visit www.toptiergas.com.

Designed to protect the environment, our underground fuel systems are monitored around the clock from our central help desk, and lead the industry in safety and ingenuity.

With a broad selection of fuel grades and our unconditional guarantee, it's no wonder America drives over 120 million miles each day on QuikTrip gasoline.

"I travel a lot, rent a lot of cars, and buy a lot of gas. Your stores have the best quality, best prices, best service, friendly helpful employees, many pumps, no long waits, and free air – which is a big plus for me."

— Dallas customer

an **asset** to our neighbors

For Your Convenience

To keep our stores and your neighborhoods looking great, each store has an annual budget of \$108,000 for maintenance and landscaping.

Our extraordinarily high expectations for our facilities and each customer's experience is the driving force behind why we do things ourselves, the QuikTrip way.

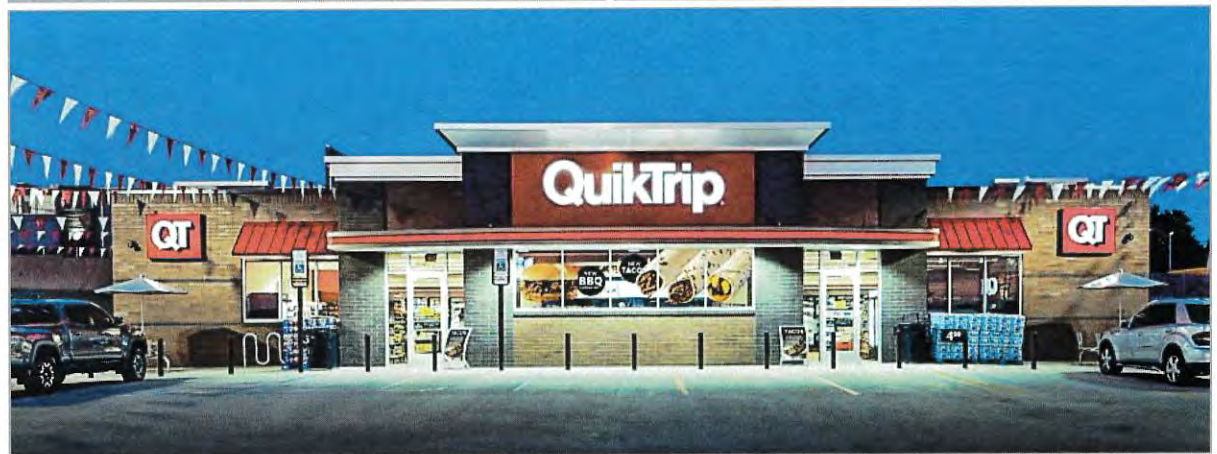
A few examples? We could never be satisfied with waiting for an outside contractor to repair a register or soda fountain. Instead, we employ over 200 technicians that are dedicated to making repairs within 24 hours.

And, our centralized Information Technology department writes our own software and keeps our technology ahead of the curve.

We closely manage all of our operational processes. It's the best way to ensure that every one of our 800-plus stores looks, feels and performs like a QuikTrip.

"When I speak to others about QuikTrip, I hate to use the term 'convenience store' for fear that they simply will not understand what I'm talking about. As you well know, QuikTrip is far and away, several notches above their competitors. It's hard to put into words, but I often say, 'If Heaven has convenience stores, they'll be QuikTrips.'"

— North Carolina customer



willing and able



Helping the Communities We Call Home

An exciting aspect about being one of *Forbes'* largest private American companies is the far-reaching impact we're able to make in our communities. Each store generates an average of \$1.3 million in annual local and state taxes. Moreover, we donate 5% of our annual net profits to charitable organizations.

Caring for each other and our neighbors, QuikTrip employees are inherently generous with their resources, time and talents. Opportunities to volunteer are available and encouraged for everyone, and many of our managers and executives serve on the boards of non-profit agencies throughout our communities.

Among the organizations we support are United Way, Safe Place, local food banks, schools, and Folds of Honor, a non-profit whose mission is providing educational scholarships to the military families of those who have been killed or disabled while on active duty.

It's one more way we take our role as a good neighbor seriously.

"While getting gas, we saw the Folds of Honor brochure in the display by the pumps. My wife and I were VERY impressed by this. We are military parents. Our youngest is a CW3 with 12 years in the Army. Our oldest son was an E-8 (Master Sergeant) with 18 plus years in the Marines. He died May 9, 2009, on active duty. This kind of support means a lot to all military families. Thank you for your support."

— North Carolina customer



lead by example

Raising the Bar

Every day at QuikTrip we are challenged and empowered by our Core Values:

Be the Best

Focus Long-term

Do What's Right For QT

Never Be Satisfied

Do the Right Thing

"Employees know when management is sincere and can be trusted to do what's right. QuikTrip culture relies on that trust."¹

Our success in the C-store industry has as much to do with developing leaders as it does creating a positive retail experience. Our commitment to promote from within creates hopes and dreams for our people and their families, thereby creating a loyal and dedicated workforce.

"... employees are motivated the most by pride in a job well done and receiving feedback that reveals that somebody cares."²

1. Chester Cadieux, *From Lucky to Smart: Leadership Lessons from QuikTrip* (Self-Published 2008), 2.

2. Ibid., 148.



If you're not taking care of customers, you'd better be taking care of the people who are!



Behind the Scenes

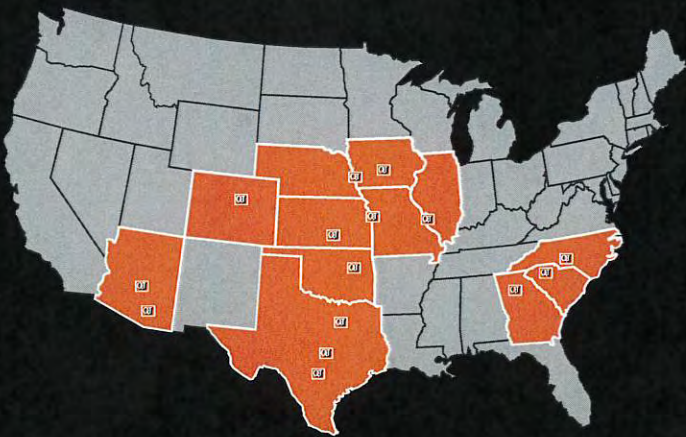
Operating stores to our standard of excellence in twelve states requires stellar store employees and a battalion of dedicated and talented people in supporting roles.

The most visible example is the over 1,800 folks that work in our warehouses, bakeries and commissaries. Teams working at QT Distribution coordinate and transport well over three million items each week. And in our bakeries and commissaries, guys and gals work tirelessly to prepare fresh pastries which are delivered to our stores each day.

Additionally, over 1,400 people work in various positions ranging from accountants, to engineers, to human resource specialists.

Providing both front-line and behind-the-scenes employees with opportunities to grow and succeed is our mission.

We're proud of our people, each and every one.



QuikTrip. Metro Markets

Tulsa

Dallas/Ft. Worth

Austin

San Antonio

Phoenix

Tucson

Kansas City

Des Moines

Omaha

Wichita

St. Louis

Atlanta

Charlotte

Greenville

Denver

quiktrip.com



WATER

CONSERVING WATER IS THE RIGHT THING TO DO

QuikTrip uses smart water controllers at over 500 facilities to minimize the water required to irrigate landscaped areas at those facilities. The smart water controller uses a weather station to adjust for changes in temperature and rainfall. The data is recorded and available for central reporting and control.

The change from simple timers to smart controllers resulted in a 35% reduction in water use. **That saves 100 million watering gallons and \$580,000 annually.**

STORM WATER MANAGEMENT

Each QuikTrip site with stormwater concerns, from either QuikTrip's or a local jurisdiction's perspective, is designed to mitigate negative impacts to the area. This is done in a variety of ways, utilizing engineered structures both in green

spaces and underground. QT has over 700 individual structures that are designed specifically to either treat, retain, or direct stormwater. These devices can help protect surrounding properties from flooding in high rain events, and mitigate any potential petroleum from leaving QT property.



Carbon filter trailer used to treat contaminated groundwater before being discharged into the storm sewer system.

Protecting the environment and conserving natural resources are not just ambitious ideals at QuikTrip, but concepts we put into regular practice that seamlessly align with our Core Values. Sustainability is ingrained into the design, development, and operation of our stores, distribution centers, and kitchens and is often above and beyond the requirements set forth by local, state, and federal laws and regulations.

Focusing Long-Term and Never Being Satisfied are fundamental principles which exemplify QuikTrip's commitment to innovate and continuously improve processes – including our sustainability program. QuikTrip has been serving customers and investing in communities for more than 60 years, and the best is yet to come!

Damon Wright
Engineering & Environmental Manager



At QuikTrip, environmental sustainability is interwoven into our everyday business decisions and practices. From the manner our store development teams design and build each store, to the way our store employees operate a nationwide network of 800+ stores, there are scores of examples demonstrating QT's corporate responsibility to protect the environment while conserving natural resources. This report communicates to our employees, customers, and the communities we serve the various sustainable initiatives driven by QT's mission and vision.

We corporately exercise pragmatic approaches that promote the success of our employees and sustain the community both economically and environmentally. My hope is that through increased transparency of normal day-to-day practices, our employees and community partners better understand the positive impacts we make and can be proud that QT sincerely cares about their future.

Damon Wright
Engineering & Environmental Manager

QUIKTRIP'S CORE VALUES

Be the Best

Never Be Satisfied

Focus Long-Term

Do What's Right for QuikTrip

Do the Right Thing

WASTE CONSERVATION

1,669 TONS
in 2018



**BIG FIVE
RECYCLABLE
MATERIALS**

paper • glass • cardboard
plastic • aluminum

IN 2018, QT'S RECYCLING EFFORTS OF THE BIG FIVE CONSERVED OR AVOIDED THE FOLLOWING

TREES

Mature
18,227



enough timber to produce
225,811,658
sheets of newspaper

LANDFILL AIRSPACE

Cubic Yards
6,525



annual municipal
waste disposal of
8,380
people

ELECTRICITY

KW HR
3,648,647



enough power to
fulfill annual needs of
348
homes

WATER

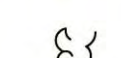
Gallons
9,685,630



enough fresh water to
meet the daily needs of
129,141
people

GREENHOUSE GAS EMISSIONS

Metric Tons of CO₂
3,853



From recycling cardboard packaging in Arizona to complete waste stream separation in Tulsa, waste recycling occurs at hundreds of QuikTrip stores spanning across multiple divisions.

QuikTrip Strives To Repurpose Building Materials

Upon the closure of each QuikTrip site, our inventory of reusable building materials and equipment is either sent to another store for reuse or is sold. Items include refrigeration units, cabinets, countertops, checkstands, gasoline dispensers, and various pieces of equipment. This "dequip" process helps divert demolition debris bound for disposal at the landfill and preserves resources through reuse.

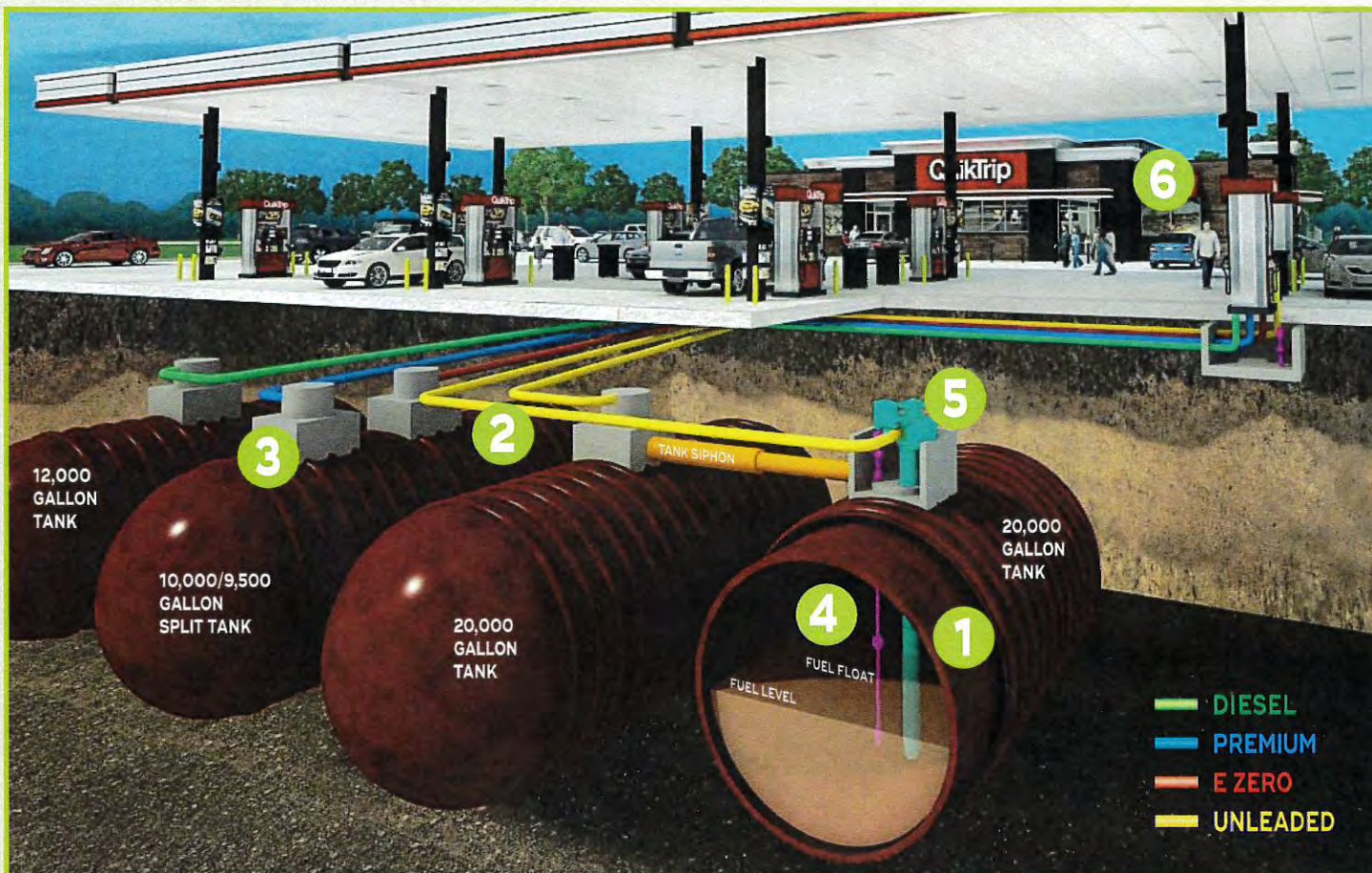
During site redevelopment, QuikTrip looks to implement best construction management practices by balancing site grades for less haul-off, and reusing concrete, excavated soils and rock, and minimally impacted soils. These practices help minimize waste streams leaving the site along with saving fuel and reducing emissions from trucks and material sent to landfills for disposal.



All trash generated at QT stores in Tulsa is sent to a materials recycling facility (MRF) where plastic, glass, metal, cardboard, and paper products are separated for recycling.



Non-recyclable trash residue from the MRF is sent to American Environmental Landfill where methane gas is captured from decomposing waste. This methane gas powers generators delivering electricity to a power plant serving a nearby community of 20,000 people.



- 1** DOUBLE-WALL FIBERGLASS TANKS WITH LEAK SENSORS



- 2** DOUBLE-WALL, FIBERGLASS PIPE



- 3** TRANSITION AND DISPENSER SUMPS WITH SENSORS



- 4** AUTOMATIC TANK GAUGES (ATG PROBE)



- 5** VARIABLE SPEED SUBMERSIBLE TURBINE PUMPS



- 6** TANK GAUGE MONITORING SYSTEM LOCATED IN STORE



FUEL

STATE-OF-THE-ART FUEL SYSTEM

- QuikTrip's cutting-edge fuel system includes several redundant leak prevention and monitoring systems. This system is designed with state-of-the-art interstitially monitored double-walled fiberglass piping installed to minimize joints. Additionally, underground sumps equipped with liquid sensors and a duplicative leak detection monitoring system are used to identify potential leaks in real time.
- The graphic representation provided on this page is a cross-sectional view of the QT fuel system, which is considered the gold-standard in our industry for protecting the environment while providing the finest quality fuel to our customers.

TOP TIER™ GASOLINE

- QuikTrip customers receive higher detergent additives compared to non-Top Tier retailers offering only the minimum EPA required detergent. Top Tier additives help prevent the buildup of harmful engine deposits which may reduce fuel economy and optimal engine performance. QuikTrip Gasoline is guaranteed not to harm engines.

RENEWABLE FUELS

- QuikTrip's fuel offer includes renewable fuels in the form of ethanol blended gasoline and biodiesel. These safer, cleaner-burning fuels significantly reduce carbon emissions and the dependency on fossil fuels.

REDEVELOPMENT

Over half of the sites redeveloped by QuikTrip have had some form of pre-existing environmental contamination. Through store-development processes, QuikTrip makes continuous efforts to properly manage existing contamination, which in turn helps to reduce potential impacts to human health and the environment.

- QuikTrip has remediated and redeveloped scores of contaminated properties through new store development. Working with state environmental regulatory agencies through their respective Brownfield or Voluntary Cleanup Programs, soil and groundwater have been cleaned up through extensive site characterization, risk evaluation, and contaminant removal activities.

The following scenarios are recent examples of QuikTrip's commitment to reducing environmental impact and holding true to our Core Value of **Doing the Right Thing.**

BROWNFIELD REVITALIZATION

- **Store #1045** – Partnering with the North Carolina Department of Environmental Quality, QuikTrip transformed a site contaminated with metals and petroleum where a former cotton gin, scrap metal junkyard, and lumberyard existed dating back to the late 1800's.
- **Store #1140** – Partnering with the South Carolina Department of Health and Environmental Control and the Environmental Protection Agency, QuikTrip remediated a site contaminated with pesticides, petroleum, and metals where a former auto body repair shop previously operated (see photos below).



Before



After

ENERGY CONSERVATION

CONSERVING ENERGY IS THE RIGHT THING TO DO

- The current QuikTrip store is 100% LED outside and 95% LED inside, and we're currently examining ways to retrofit older stores to LED.
- QuikTrip changed the refrigeration spec on new stores from individual rooftop units to a comprehensive rack spec in 2015 and gained a 20% reduction in energy use.

- QuikTrip currently uses a Building Management System in all of our facilities to monitor, alarm, and control: lighting, heating/cooling, refrigeration, cooler-door anti sweats, and exhaust fans.

The energy savings paid for the new system within two years, but the real value was the visibility into our systems. We remotely monitor equipment performance, and quickly react to issues creating even more energy savings.

QUIKTRIP's STRATEGIC ENERGY PLAN

43,857,000 KW Hours Saved Annually
Equivalent to 30,305 Metric Tons of CO₂

EMCS

- Installed Energy Management Control Systems in all QT stores.

REFRIGERATION

- High-efficiency fan motors for walk-in coolers
- High-efficiency compressors for fan motors

LIGHTING

- LED lights: walk-in coolers, gas canopies, bathrooms, and signs
- Neon red stripe on gas canopies to LED
- Retrofit store fluorescent lighting from 32W to 28W
- Retrofit warehouses and commissaires to high-efficiency fluorescent lighting.
- Change specification for exterior lights from 400W to 320W.



QT's energy savings initiatives significantly reduces the Company's carbon footprint. The reduction in carbon dioxide is equivalent to:



CARBON SEQUESTERED BY:
6,462 acres of pine forest
777,051 tree seedlings
300 acres of deforestation

or



CO₂ EMISSIONS FROM:
5,942 passenger vehicles
3,397,422 gallons of gasoline

or



ANNUAL CO₂ EMISSIONS FROM:
Electricity used by 3,678 homes
Energy used by 2,575 homes



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, August 10, 2023

9:00 a.m.

City Hall

Community Development

2nd Floor - Conference Room

Remote Access via Zoom

1. Minutes for approval: July 13, 2023

2. PZC 2023-08 QuikTrip Gas Station & Convenience Store – Special Use

Adjournment



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: July 10, 2023
Subject: **PC 2023-08 QuikTrip Gasoline** (Special Use)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

I have reviewed the application for Special Use approval received June 7, 2023 as submitted by Ali Bukhres, on behalf of QuikTrip Corporation, Petitioner, as well as the following documents/plans:

1. Overall Site Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C010);
2. Demolition Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C030);
3. Site Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C100);
4. Signage Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C101);
5. Vehicle Tracking Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C102);
6. Grading Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C110);
7. Preliminary Storm Sewer Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C120);
8. Landscape Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet L100);
9. ALTA/NSPS Land Title Survey prepared by Farnsworth Group, date plotted 03/29/2023; and
10. Building and Canopy Elevations (3 pages) prepared by QuikTrip dated 05.26.23.

The petitioner is seeking special use permit authorization of a proposed new fuel station and convenience store building to be constructed on approximately 5.51-acres of land located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail). The property consists of two (2) parcels with the western parcel (05-04-400-050) being utilized for the fuel station and convenience store.

This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services, which will be demolished upon development of the fuel station. The property was recently rezoned from M-1 Manufacturing to B-3 General Business District as part of the Graham's C Store Development proposal. Based upon my review of the application and preliminary plans, I have compiled the following comments:

GENERAL ZONING/PLANNING COMMENTS:

1. **ZONING** - The subject property is currently zoned as B-3 General Business District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Silver Dollar Restaurant All Season Motel Transportation Land Use (IL Route 71)
East	M-1 Limited Manufacturing District	Undeveloped Agricultural Land
West	B-3 Business District	Transportation Land Use (IL Route 47) Fountain Village Commercial Development

2. **BUILDING SETBACKS** – Staff notes that the petitioner has depicted the following property’s building setback locations for the development:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20’	+/- 160’ (C Store) Verify +/- 200’ (Gas Pump Canopy) Verify
Front Yard (West/IL 47)	50’	+/- 120’ (C Store) Verify
Corner Side Yard (South/IL 71)	30’	+/- 320’ (C Store) Verify +/- 240’ (Gas Pump Canopy) Verify
Rear Yard (East)	20’	+/- Unable to Determine Verify

- a. **Will the parcels be consolidated as part of the purchase? This will determine the rear yard building setback. Petitioner must provide dimensions for all other setbacks indicated above.**
3. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the B-3 District is 80 feet. The overall height of the primary building (convenience store) is 20 feet to the top of the cornice and 16 feet to the top of the masonry. Per Section 10-2-3, building height is measured at the mean height between the eaves and ridge.
- a. **Staff calculated the total square footage of the convenience store as ~5,728.8 square feet (92.4’ x 62’). Petitioner must provide/verify the actual proposed building square footage.**
4. **PARKING** - According to the data table on the Site Plans submitted, there are 52 total parking stalls provided for the convenience store, including three (3) ADA handicapped accessible space. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking needed for the commercial convenience store is 17 spaces, which is exceeded by the 52 on-site spaces provided. The typical stall and drive aisle dimensions meet the minimum zoning standards.
- a. **Petitioner shall revise the Site Plan to include a data table of the required and provided parking stalls, including ADA spaces.**
- b. **Staff notes there are five (5) parking stalls within the northeast corner of the site. Are these for semi-trucks? If so, please add to the parking data table on the Site Plan.**
5. **PARKING SETBACKS** – The applicant appears to have met the required minimum parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71) for the proposed development, as follows:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20’	+/- 40’ (Please Verify)
IL Rte. 71- South (Arterial)	20’	+/- 220’ (Please Verify)

Per Section 10-2-3 of the Yorkville Zoning Ordinance, “Parking Area, Private” is an open, hard surfaced area, other than a street or public way for the **storage** of private passenger

vehicles. “Driveway” is defined as a paved or unpaved private roadway providing vehicular access between the right of way of the street and a parking space (storage area).

6. **PARKING LOT SCREENING** - All open automobile parking areas shall comply with the requirements of the current landscape ordinance regulations for perimeter parking lot landscaping. Code Reference:
https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH12LAOR_8-12-2LATRPRE
7. **LOADING ZONE** – Is a designated loading zone area provided for convenience and food delivery services? Per Section 10-2-3, Off-Street Loading and Unloading Spaces shall be exclusive of access aisles and maneuvering space.
8. **MAXIMUM LOT COVERAGE** – Per Section 10-7-1 of the Yorkville Zoning Code, the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80%.
 - a. **The Petitioner needs to provide a Site Data Table that indicates the maximum impervious coverage.**
9. **BUILDING ELEVATIONS** – The prepared elevations appear to meet the minimum Appearance Code Standards.
 - a. Code Reference:
https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH15APCO_8-15-5CRAP
10. **SIGNAGE** – The petitioner has not provided elevations of proposed ground monument signage on the site plan but has indicated two (2) monument signs will be located on the site. One at the northeast corner of IL Rte. 47 & L Rte. 71 and another at the southeast corner of the site facing IL Rte. 71.
 - a. Per Section 10-20-9-A of the Yorkville Zoning Ordinance, free standing monument signs on lots three (3) acres or larger with more than one street frontage, one freestanding sign sixty-four (64) square feet or less in area and twelve feet (12’) or less in height per street frontage with an entrance/exit is allowed.
 - i. **The proposed overall heights of the signs are 7’-10” which meets the current sign regulations. However, clarification regarding the proposed sign area is needed, as it appears to be approximately 77 square feet which exceeds the maximum area of 64 sq. feet. Information on Signage Plan states 7’10”H x 11’W x 53.1 sq. ft.**
 - b. Staff also notes there are direction signs for trucks. Are these signs indication where trucks should ingress/egress? More information regarding size and height of signs is requested.
11. **DRIVEWAYS** – Per Section 10-16-3-D of the Yorkville Zoning Ordinance, Nonresidential driveways shall be a minimum of two hundred feet (200’) when from the driveway edge to the nearest intersecting street right of way line. Driveways not meeting the minimum distances may be approved administratively by the city administrator with a recommendation to approve made by the city engineer. If administrative approval is not granted, a variance must be approved. The proposed plan meets this standard. However, staff has the following concerns:
 - a. Consider providing a “Do Not Block Entrance” sign at the southern driveway entrance near IL Rte. 71 to avoid potential conflicts with vehicles in turning lanes

exiting the gas station site as this appears to be the prime ingress/egress access point for semi-trucks.

12. **LIGHTING** – A photometric plan has been provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.
 - a. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept. Lighting fixtures should be full cutoff, and the use of wall packs on buildings should be minimized.
 - b. **Petitioner shall provide a photometric plan.**
13. **OUTDOOR SALES AND DISPLAY AREAS** – Due to the proposed use as a gas station with retail convenience store, staff assumes there will be outdoor sales and display areas located on the property. Therefore, the following provisions of the Zoning Ordinance shall apply:
 - a. Per Section 10-3-10-F of the Yorkville Zoning Code, outdoor sales and display areas shall not exceed 35% of the gross floor area of the primary building (max 1400 sq. ft for Lot 102). Staff is seeking confirmation from the Petitioner that the overall area of the Outdoor Sales area will not exceed 1,400 square feet at any given time.
 - b. Per Section 10-3-10-H of the Yorkville Zoning Code, outdoor sales, and display areas, when located on a sidewalk and/or walkway, must allow for an unconstructive area of 3 feet for pedestrian access and shall not block the ingress or egress of the building at any time.
14. **TRUCK TURNING TEMPLATE** – **A truck turning template demonstrating the maneuverability of standard sized semitrucks within the site layout shall be provided.**
15. **TRASH ENCLOSURE** - Commercial trash dumpsters and other large waste receptacles must be screened on three (3) sides with a solid opaque material wall at least six feet (6') in height or to the extent where the wall screens the dumpster from view. Proposed plans indicate a 10-foot high all brick trash enclosure with landscaping around the perimeter of the three (3) solid walls.
16. **LANDSCAPE PLAN** – Please refer to comments from Engineer.
17. **COMPREHENSIVE PLAN** – Future Land Use for this site is Destination Commercial (DC) which is consistent with the proposed B-3 General Business District and gas station land use.
18. **FUTURE SHARED USE TRAIL** – The plans should indicate the Future Shared-Use Path along IL Rte. 47 to be installed by IDOT.
 - a. **Is the Petitioner proposing to add additional asphalt at the intersection of IL Rte. 47 and IL Rte. 71 connecting the Future Shared-Use Path to the gas station property?**



Engineering Enterprises, Inc.

June 28, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

**Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 1st Submittal
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (8 Sheets) dated May 22, 2023, and prepared by Midwest Design Group.
- ALTA /NSPS Land Title Survey
- Application for Special Use
- Other supporting documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
 - IDOT permits are needed for the connections to Illinois Routes 71 and 47.
2. The following will need to be submitted with Final Engineering Plans:
- a. Truck turning exhibits for emergency vehicles
 - b. Photometric plan
 - c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
 - d. See the attached Checklist for additional information needed at final engineering.
3. A preliminary stormwater report should be provided.

Preliminary Engineering Plans

C010 – Overall Site Plan

- 4. IDOT has planned reconstruction of the Illinois Route 71 and Illinois Route 47 intersection. These proposed improvements should be incorporated into the plans. Contact IDOT for the latest plans.
- 5. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.
- 6. Add a data table noting the planned parking spaces.

C100 – Site Plan

- 7. The water main should be extended to the eastern property line for future extension.
- 8. IDOT's intersection improvements include construction of a shared-use path. The proposed sidewalk should be extended to the west to connect to the future shared-use path. Contact IDOT for the latest plans.
- 9. Consider making the westernmost driveway off IL-71 right-in/right-out only to prevent traffic backup into the intersection.

C102 – Vehicle Tracking (WB-67)

- 10. The WB-67 should be shown entering and exiting the site as well as maneuvering through the site to the fuel pumps.

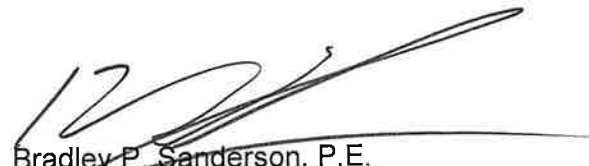
L100 – Landscape Plan

11. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

MILWAUKEE, WISCONSIN

8755 W. HIGGINS ROAD, SUITE 853

CHICAGO, ILLINOIS 60631

PHONE (773) 693-9200

FAX (773) 693-9200

Volo, ILLINOIS

June 27, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our first landscape plan review of the proposed QuickTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

REVIEW COMMENTS

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be “double counted” to meet multiple requirements).

Parkway Landscaping

Parkway trees are required along IL Route 47/Bridge Street and IL Route 71 Stagecoach Trail. A minimum of one tree per 50 linear feet of frontage is required. Therefore, 18 parkway trees are required. If utilities are a concern, it appears adequate space exists for them to be planted set back closer to the paved area on site.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

Interior: One tree is required for every 20 parking spaces. Therefore, three trees are required. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight feet to ensure proper visibility within the parking lot.

Perimeter: When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided the width of the required parking setback or 30', whichever is less; the buffer yard shall consist of one shade tree, one evergreen tree, and 33 shrubs per 100 linear feet. Therefore, 455' of landscape buffer yard is required along IL Route 47/Bridge Street and 200' of buffer yard is required along IL Route 71/Stagecoach Trail.

Lot Landscaping

The petitioner's calculations on the plan indicate 24 shade trees and 180 shrubs are required based upon lot size. These plantings are in addition to all other requirements (i.e., plantings cannot be double counted).

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

Tree Preservation standards apply to all development parcels greater than five acres in area; therefore, these requirements are applicable to this site. A tree survey showing the location of all trees four inches and greater including botanical name, common name, size, and condition/health will be required. Tree replacement may be required as detailed in the Ordinance.

The Demolition Plan indicates all existing trees on site, including those that appear to lie outside of the limits of construction, are to be removed. It is recommended that the petitioner considers preserving existing healthy, quality trees where possible. Preserved trees may be counted toward landscape requirements (e.g., Lot Landscaping) as per section 8-12-3 G. of the Ordinance.

General Standards

The Landscape Schedule should be revised to reflect the minimum size of plan materials specified in the ordinance.

1. Shade trees: 2.5" caliper
2. Evergreen trees: 8' tall
3. Ornamental trees: 6' tall
4. Shrubs: 24" tall

Willow Oak is more of a southern species and not planted in NE IL. Another species should be specified.

Oak and Honeylocust do not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

The landscape plan should identify the location, quantity, size, and type (both botanical and common names) of all existing landscaping to be preserved and removed, and all proposed landscaping.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 5/22/23
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 5/22/2023

Let us know if there are any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Tim Pollowy". The signature is written in a cursive, flowing style.

Tim Pollowy, PLA, ASLA
Senior Landscape Architect



UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS (EXTERNAL USE ONLY)

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: June 19, 2023
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2023-08 QuikTrip Gas Station & Convenience Store
Project Name: QuikTrip Gas Station & Convenience Store
Applicant Name: Ali Bukhres, QuikTrip
Project Manager:
Project Number: PZC 2023-08

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: X Yes No
Comments: **None**

***Signage must meet MUTCD Standards*

***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended Yes X No
School Zone Special Signage Yes X No
Special Speed Zone Signage Requested Yes X No

Comment: The speed limit on Rt. 47 and Rt. 71 is 45 mph. Attention should be paid to the vehicles pulling out onto both state highways as vehicles often time exceed this limit coming through the intersection.

No Parking Signage Recommended? Yes X No
 No Parking After 2" Snow Fall

No Parking Locations:
None

Dedicated Parking signage needed? Yes X No
 Located by Park
 School



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes X No

Comments:

Sidewalk/Pedestrian/Bike Path Crossing Signage? ____ Yes ____ No

Comment: Is a sidewalk or bike path going to be constructed? If YES then attention should be paid to the signage exiting the business warning of the potential for pedestrians and bicyclists.

NO Construction Traffic Signage being requested? ____ Yes X No

Location: _____

****We request that all signage is posted prior to the first occupancy permit being issued for this project.****

****All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: _____

Should parking be allowed on BOTH sides of road? ____ Yes ____ No

Should parking be restricted to fire hydrant side? ____ Yes ____ No

Center Roadway Medians: ____ Yes ____ No

Limit Parking on Median? ____ Yes ____ No

Signage Needed? ____ Yes ____ No

Room for Emergency Veh. w/ one lane Obstructed? ____ Yes ____ No

Do you have intersection Concerns? ____ Yes ____ No

Landscape

Low Growth or Ground Cover Landscaping? ____ Yes ____ No

Low Growth or Ground Cover Landscaping by windows? X Yes ____ No

Low Growth or Ground Cover Landscaping by Entrances X Yes ____ No



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
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Telephone: 630-553-4340
Fax: 630-553-1141

Ingress / Egress

Entrance/Exits match up with adjacent driveways? ☐ Yes ☒ No

Total Entrance/Exits for development? 4

Are vehicle entrance/exits safe? ☐ Yes ☐ No

Are warning signs for cross traffic requested? ☒ Yes ☐ No

Comment: Due to speed on Rt. 47 & Rt. 71

Raised Median & Signage for Right in & Right Out? ☐ Yes ☒ No

Comment: Will there be right in and right out islands?

Emergency Contact for after hours during construction: **Please provide**

Is this a gated or controlled access development? ☐ Yes ☒ No

If yes, will police & Fire and Access? ☐ Yes ☐ No

Miscellaneous

Individual Mailboxes? ☐ Yes ☒ No

Cluster Mailbox Kiosks? ☐ Yes ☒ No

Will this cause traffic choke points? ☐ Yes ☒ No

Are sidewalks being planned for the development? ☐ Yes ☐ No

Comment: Are sidewalks or bike paths being installed?

Are sidewalk crosswalks needed? ☐ Yes ☐ No

Are there bike paths planned for this project? ☐ Yes ☐ No

Proper Signage needed for bike paths ☐ Yes ☐ No

☐ Stop Signs ☐ Yield Signs ☐ NO Motorized Vehicles

☐ Trespassing ☐ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ☐ Yes ☐ No



Yorkville Police Department Memorandum

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4340

Fax: 630-553-1141

Ample Parking on Site?

☒ Yes ☐ No

Are there other City Ordinance Concerns?

☐ Yes ☐ No

☐ Noise Ordinance

☐ Parking Ordinances

☐ Alarm Ordinance

Comments:

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments or concerns please do not hesitate to contact me.



Engineering Enterprises, Inc.

September 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

**Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 3rd Submittal
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (10 Sheets) dated August 31, 2023, and prepared by Midwest Design Group
- Preliminary Stormwater Report dated August 30, 2023, and prepared by Midwest Design Group

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.

- IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
- IDOT permits are needed for the connections to Illinois Routes 71 and 47.

Preliminary Engineering Plans

2. The Preliminary Engineering Plan is generally acceptable, and the following comments should be addressed at Final Engineering. For Final Engineering, a full engineering plan set should be submitted.
3. The following will need to be submitted with Final Engineering Plans:
 - a. Additional information as shown in the previously provided checklist.
 - b. Truck turning exhibits for emergency vehicles.
 - c. Final photometric plan with a table showing that average foot-candle intensity, average to minimum light intensity ratio, and maximum to minimum light intensity ratios meet the standards in the ordinance.
 - d. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
 - e. Comments from IDOT on the acceptance of the location of the entrances should be provided.
4. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with Final Engineering plans.

Preliminary Stormwater Management Report

5. The Preliminary Stormwater Report is generally acceptable. For Final Engineering, a full stormwater management report should be submitted, and the following comments addressed.
 - a. Provide a proposed conditions exhibit that illustrates the 24,712 sq ft area that is to have uncontrolled runoff. This area should increase the amount of pervious area in proposed conditions versus existing.
 - b. Indicate the runoff volume that is intended to be uncontrolled.

- c. It is recommended to include a BMP along the undeveloped area on the east side to reduce the amount of uncontrolled runoff coming from the property.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. HIGGINS ROAD, SUITE 853

CHICAGO, ILLINOIS 60631

PHONE (773) 693-9200

FAX (773) 693-9200

September 6, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuikTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our third landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

REVIEW COMMENTS

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A Tree Preservation Plan has been added to the plan set but required replacement trees have not been provided. It is our understanding that no variance/relief from tree replacement requirements as detailed in the Ordinance has been granted. Based upon data included on the Preliminary Tree Preservation Plan, a total of 49 replacement trees are required. Replacement trees are in addition to those trees required by other sections of the ordinance.

General Standards

PREVIOUS COMMENTS ADDRESSED.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 08-31-2023
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 08-31-2023
- Preliminary Tree Preservation Plan, sheet C031, prepared by Midwest Design Group Kansas City, dated 08-31-2023

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, PLA, ASLA
Senior Landscape Architect



Engineering Enterprises, Inc.

August 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

**Re: QuikTrip Gas Station & Convenience Store
2nd Submittal - Landscape Plan Review
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (9 Sheets) dated July 14, 2023, and prepared by Midwest Design Group

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with Final Engineering plans.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratosh, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

\\Milkyway\\EEI_Storage\\Docs\\Public\\Yorkville\\2023\\YO2325-DR QuikTrip Gas Station and Convenience Store\\Development\\Final Engineering and Plat\\Docs\\Review and Response Letters\\coyReview03 Preliminary Landscape.doc

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

MILWAUKEE, WISCONSIN

8755 W. HIGGINS ROAD, SUITE 853

CHICAGO, ILLINOIS 60631

PHONE (773) 693-9200

FAX (773) 693-9200

Volo, ILLINOIS

August 4, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our second landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

REVIEW COMMENTS

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A Tree Preservation Plan has been added to the plan set but required replacement trees have not been provided. Tree replacement may be required as detailed in the Ordinance. Based upon the Existing Tree Removal Summary table provided on the Tree Preservation Plan, a total of 49 replacement trees are required. Replacement trees are in addition to those trees required by other sections of the ordinance.

The Demolition Plan and Tree Preservation Plan graphically depict all existing trees, including those to be preserved, with an X in the center. Symbology should be revised to more clearly graphically represent which trees are to be removed and which are to remain to avoid confusion (i.e., different symbols for trees to be removed and preserved).

General Standards

PREVIOUS COMMENTS PARTIALLY ADDRESSED.

Honeylocust (19 of 51 shade trees = 37%) still does not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Tree reservation Plan, sheet C031, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Response to comments, 7 pages, no author, not dated

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, PLA, ASLA
Senior Landscape Architect



Engineering Enterprises, Inc.

August 2, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

**Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 2nd Submittal
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (9 Sheets) dated July 14, 2023, and prepared by Midwest Design Group

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
 - IDOT permits are needed for the connections to Illinois Routes 71 and 47.

2. The following will need to be submitted with Final Engineering Plans:
 - a. Truck turning exhibits for emergency vehicles.
 - b. Photometric plan.
 - c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
 - d. See the attached Checklist for additional information needed at final engineering.

Preliminary Engineering Plans

3. A preliminary stormwater report should be provided.
4. Comments from IDOT on the acceptance of the location of the entrances should be provided.
5. The water main should be extended to the eastern property line for future extension.
6. Comments on the landscape plan shall be forthcoming.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)



UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS **(EXTERNAL USE ONLY)**

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees



Engineering Enterprises, Inc.

June 28, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

**Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 1st Submittal
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (8 Sheets) dated May 22, 2023, and prepared by Midwest Design Group.
- ALTA /NSPS Land Title Survey
- Application for Special Use
- Other supporting documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
 - IDOT permits are needed for the connections to Illinois Routes 71 and 47.
2. The following will need to be submitted with Final Engineering Plans:
- a. Truck turning exhibits for emergency vehicles
 - b. Photometric plan
 - c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
 - d. See the attached Checklist for additional information needed at final engineering.
3. A preliminary stormwater report should be provided.

Preliminary Engineering Plans

C010 – Overall Site Plan

- 4. IDOT has planned reconstruction of the Illinois Route 71 and Illinois Route 47 intersection. These proposed improvements should be incorporated into the plans. Contact IDOT for the latest plans.
- 5. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.
- 6. Add a data table noting the planned parking spaces.

C100 – Site Plan

- 7. The water main should be extended to the eastern property line for future extension.
- 8. IDOT's intersection improvements include construction of a shared-use path. The proposed sidewalk should be extended to the west to connect to the future shared-use path. Contact IDOT for the latest plans.
- 9. Consider making the westernmost driveway off IL-71 right-in/right-out only to prevent traffic backup into the intersection.

C102 – Vehicle Tracking (WB-67)

- 10. The WB-67 should be shown entering and exiting the site as well as maneuvering through the site to the fuel pumps.

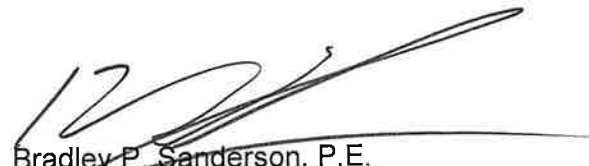
L100 – Landscape Plan

11. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

MILWAUKEE, WISCONSIN

8755 W. HIGGINS ROAD, SUITE 853

CHICAGO, ILLINOIS 60631

PHONE (773) 693-9200

FAX (773) 693-9200

Volo, ILLINOIS

June 27, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our first landscape plan review of the proposed QuickTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

REVIEW COMMENTS

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway trees are required along IL Route 47/Bridge Street and IL Route 71 Stagecoach Trail. A minimum of one tree per 50 linear feet of frontage is required. Therefore, 18 parkway trees are required. If utilities are a concern, it appears adequate space exists for them to be planted set back closer to the paved area on site.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

Interior: One tree is required for every 20 parking spaces. Therefore, three trees are required. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight feet to ensure proper visibility within the parking lot.

Perimeter: When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided the width of the required parking setback or 30', whichever is less; the buffer yard shall consist of one shade tree, one evergreen tree, and 33 shrubs per 100 linear feet. Therefore, 455' of landscape buffer yard is required along IL Route 47/Bridge Street and 200' of buffer yard is required along IL Route 71/Stagecoach Trail.

Lot Landscaping

The petitioner's calculations on the plan indicate 24 shade trees and 180 shrubs are required based upon lot size. These plantings are in addition to all other requirements (i.e., plantings cannot be double counted).

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

Tree Preservation standards apply to all development parcels greater than five acres in area; therefore, these requirements are applicable to this site. A tree survey showing the location of all trees four inches and greater including botanical name, common name, size, and condition/health will be required. Tree replacement may be required as detailed in the Ordinance.

The Demolition Plan indicates all existing trees on site, including those that appear to lie outside of the limits of construction, are to be removed. It is recommended that the petitioner considers preserving existing healthy, quality trees where possible. Preserved trees may be counted toward landscape requirements (e.g., Lot Landscaping) as per section 8-12-3 G. of the Ordinance.

General Standards

The Landscape Schedule should be revised to reflect the minimum size of plan materials specified in the ordinance.

1. Shade trees: 2.5" caliper
2. Evergreen trees: 8' tall
3. Ornamental trees: 6' tall
4. Shrubs: 24" tall

Willow Oak is more of a southern species and not planted in NE IL. Another species should be specified.

Oak and Honeylocust do not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

The landscape plan should identify the location, quantity, size, and type (both botanical and common names) of all existing landscaping to be preserved and removed, and all proposed landscaping.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 5/22/23
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 5/22/2023

Let us know if there are any questions or comments.

Sincerely,

A handwritten signature in black ink, reading "Tim Pollowy". The signature is written in a cursive, flowing style.

Tim Pollowy, PLA, ASLA
Senior Landscape Architect



UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS (EXTERNAL USE ONLY)

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees

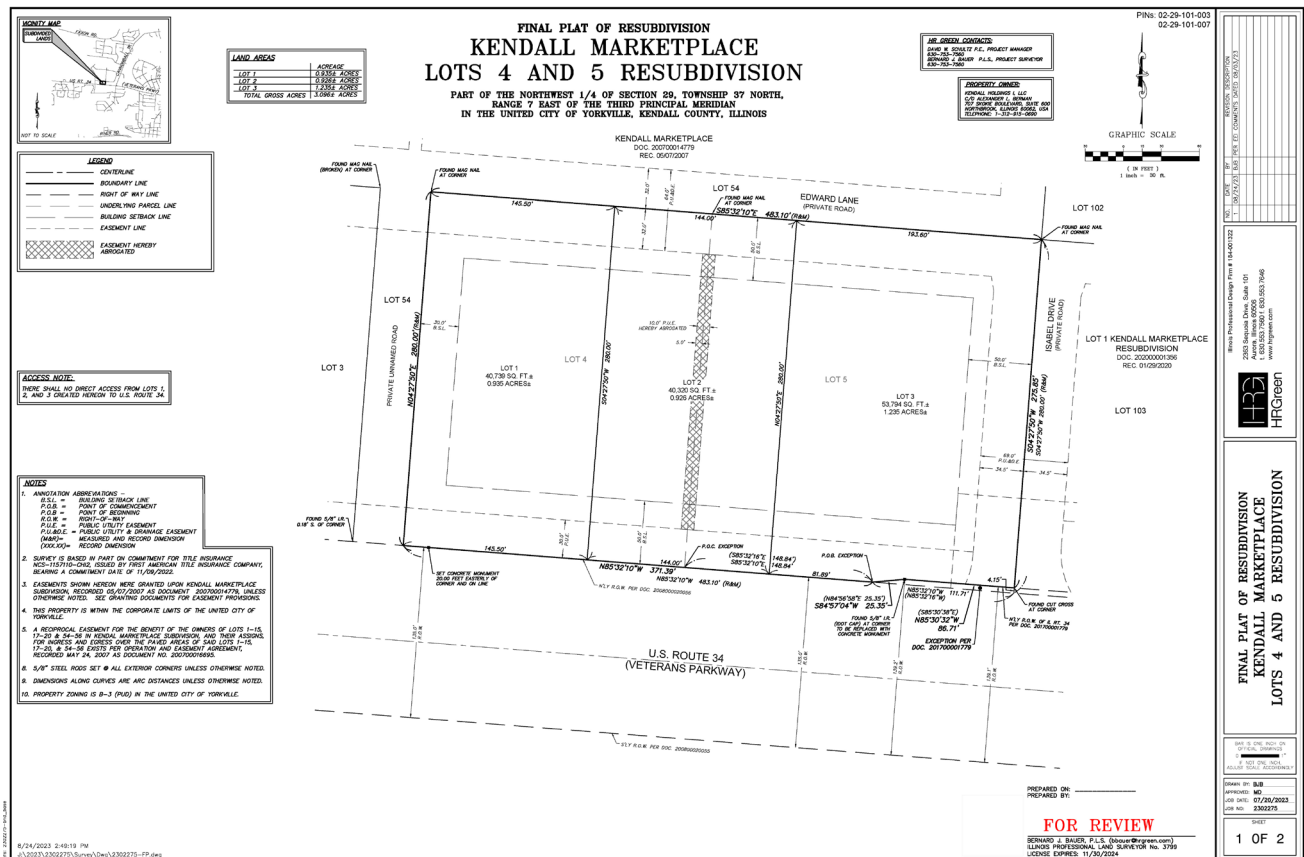


Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 3, 2023
Subject: **PZC 2023-12 Kendall Marketplace Commercial – Lots 4 & 5**
Final Plat of Resubdivision

PROPOSED REQUEST:

The petitioner, Alexander L. Berman, on behalf of Kendall Holdings I, LLC, is seeking final plat of resubdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The lots, consisting of approximately 3 acres, are proposed to be resubdivided into three (3) new ~1-acre parcels and abrogate an existing ten (10) foot public utility easement. Platted as new commercial out lots located at the northwest corner of US Route 34 and Isabel Drive, the lots will have access from Edward Lane and utilized for future commercial land users with appropriately sized lots within the larger retail development.

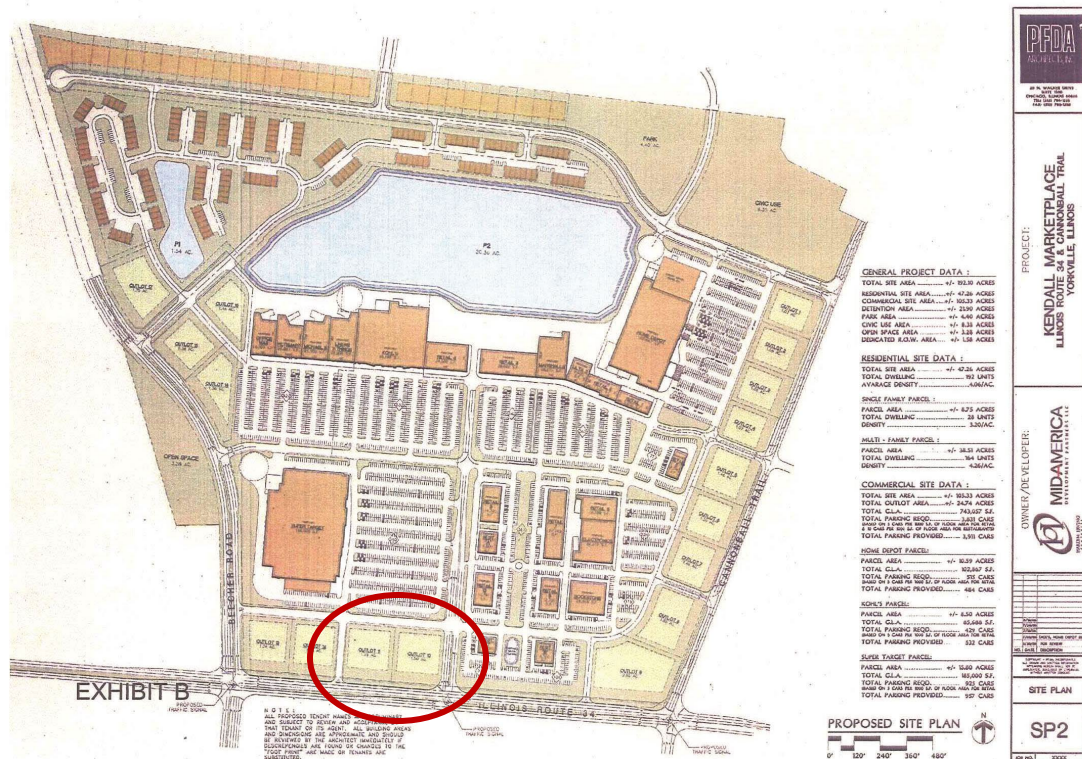


The subject property is currently zoned as B-3 General Business District as part of the Kendall Marketplace Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District	Kendall Marketplace
East	B-3 General Business District	Kendall Marketplace
	R-4 General Multi-Family Residence District	Cedarhurst Senior Living Facility
	R-3 One-Family (Kendall County)	Oak Knolls Subdivision
South	B-1 Local Business District O Office District	Kendall County Government Center
West	B-3 General Business District	Kendall Marketplace
	A-1 Agricultural (Kendall County)	Undeveloped/Farmland

The Development Agreement (Ord. 2006-125) for Kendall Marketplace states per Article II of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, “[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit B” (shown on the next page with subject parcels).

The original conceptual plan illustrates two (2) lots to contain one retail building each. While the proposed three (3) lot layout is slightly different, the proposed final plat of resubdivision generally keeps with the intent of the original concept plan of one retail building per lot and does not deviate from the plan's original intent.



STAFF COMMENTS:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments, dated September 7, 2023, found that the submitted plans were in conformance with the City's regulations.

Based upon the review of the proposed Final Plat of Subdivision of Kendall Marketplace Lots 4 and 5, staff believes the submitted plans are consistent with the approved conceptual site plan and the current subdivision control regulations.

PROPOSED MOTION:

In consideration of the proposed Final Plat of Resubdivision of Kendall Marketplace Lots 4 and 5, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by HR Green dated last revised 08/24/23, and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Final Plat of Subdivision Application
2. Final Plat of Resubdivision date revised August 24, 2023 and response letter dated 8-31-23
3. EEI Review Comments dated September 7, 2023



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits and proposed drawings. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all the needed documents for the process.

STEP

2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development
Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.



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APPLICATION FOR FINAL PLAT/REPLAT

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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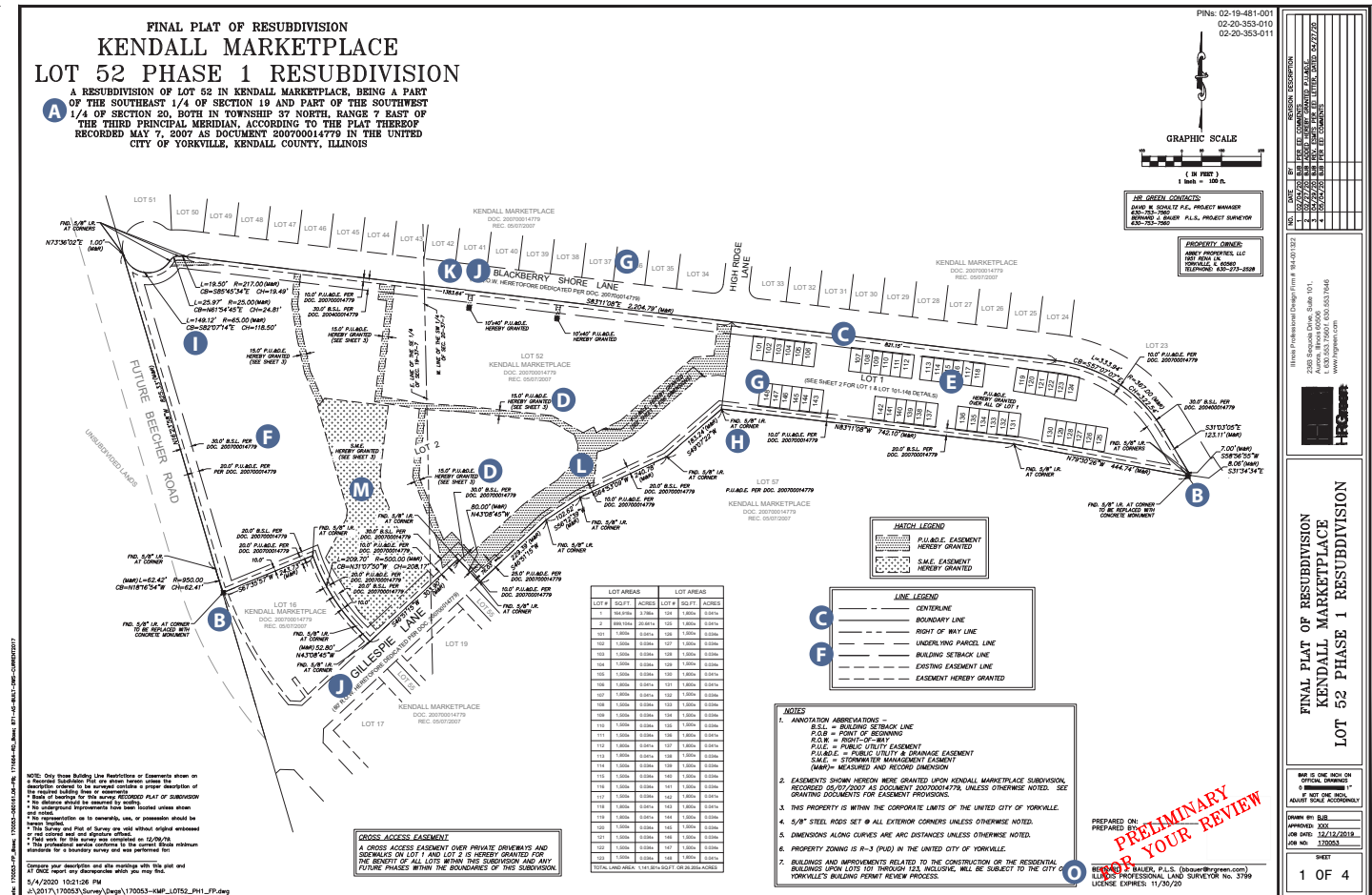
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- | | | |
|----------------------------------|--|--|
| A Legal Description | G Consecutive Numbering & Lettering | M Watercourses and Drainage |
| B Monuments | H Lot Angles | N Access to Lake or Streams (not shown) |
| C Exterior Boundary Lines | I Circular Curves | O Survey |
| D Widths | J Street Names | P Certificates of Approval (not shown) |
| E Lot Lines | K Abutment | |
| F Setback Lines | L Dedicated Lands | |

FINAL PLAT OF RESUBDIVISION EXAMPLE





United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 2,500.00
TOTAL AMOUNT DUE:			3,000.00

[illegible]



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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION

NAME: Jamie L. Romick

COMPANY: Greenberg Traurig, LLP

MAILING ADDRESS: 77 West Wacker Drive, Suite 3100

CITY, STATE, ZIP: Chicago, IL 60601

TELEPHONE: 312-476-5020

EMAIL: jamie.romick@gtlaw.com

FAX: 312-896-5150

ENGINEER INFORMATION

NAME: David Schultz

COMPANY: HR Green, Inc.

MAILING ADDRESS: 2363 Sequoia Drive, #101

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 630-708-5002

EMAIL: dschultz@hrgreen.com

FAX: 713-965-0044

LAND PLANNER/SURVEYOR INFORMATION

NAME: Bernie Bauer

COMPANY: HR Green, Inc.

MAILING ADDRESS: 2363 Sequoia Drive, #101

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 630-708-5033

EMAIL: bbauer@hrgreen.com

FAX: 713-965-0044

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE



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800 Game Farm Road
Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 978 Edward Lane and 1575 Isabel Drive
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: Alexander L. Berman		COMPANY: Kendall Holdings I, LLC
MAILING ADDRESS: 707 Skokie Blvd., #600		
CITY, STATE, ZIP: Northbrook, IL 60062		TELEPHONE: 312-915-0690
EMAIL: aberman@gwdglobal.com		FAX:
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
Alexander L. Berman PRINT NAME  SIGNATURE*		PRESIDENT TITLE 7/24/23 DATE
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>		
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS		
ENGINEERING DEPOSITS: Up to one (1) acre \$5,000 Over one (1) acre, but less than ten (10) acres \$10,000 Over ten (10) acres, but less than forty (40) acres \$15,000 Over forty (40) acres, but less than one hundred (100) \$20,000 In excess of one hundred (100.00) acres \$25,000		LEGAL DEPOSITS: Less than two (2) acres \$1,000 Over two (2) acres, but less than ten (10) acres \$2,500 Over ten (10) acres \$5,000

EXHIBIT A:

LOT 4 AND LOT 5 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 5 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 30, 2017 AS DOCUMENT NUMBER 201700001779, DESCRIBED AS FOLLOWS:

PART OF LOTS 1 AND 5 IN KENDALL MARKETPLACE, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 200700014779 IN THE KENDALL COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS, USING BEARINGS AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83, 2011 ADJ) COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 85 DEGREES 32 MINUTES 16 SECONDS EAST 148.84 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING, THENCE NORTH 84 DEGREES 56 MINUTES 58 SECONDS EAST 25.35 FEET, THENCE SOUTH 85 DEGREES 30 MINUTES 38 SECONDS EAST 175.00 FEET, THENCE SOUTH 76 DEGREES 12 MINUTES 34 SECONDS EAST 25.33 FEET TO THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 85 DEGREES 32 MINUTES 16 SECONDS WEST 225.00 FEET ALONG THE SOUTH LINES OF LOTS 1 AND 5 TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, STATE OF ILLINOIS.



2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044
HRGREEN.COM

August 31, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

RE: Kendall Marketplace Commercial – Lots 4 and 5 (Review No.1)

Dear Ms. Barksdale-Noble

Please see below our responses to the YO2330-DR Kendall Marketplace dated August 3, 2023. Response to the comment is shown in **bold** following the original comment.

General Comment:

1. The location of the two (2) concrete monuments that will be set need to be shown.

RESPONSE: Proposed locations of concrete monuments added, as requested.

2. The access note needs to be revised to state, "There shall be no direct access from lots 1, 2, and 3 to U.S Rt. 34".

RESPONSE: Revised, as requested

3. The revised paragraph below should be used on the ownership certificate:

The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated hereon.

RESPONSE: Revised, as requested

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
HR GREEN, INC.

A handwritten signature in black ink, appearing to read 'David Schultz'.

David Schultz, P.E. LEED AP
Project Manager

DS/cl



Engineering Enterprises, Inc.

September 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

**Re: Kendall Marketplace Commercial-Lots 4 and 5
United City of Yorkville**

Dear Krysti:

We have reviewed the Final Plat of Resubdivision and have found it to be acceptable.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'Bradley P. Sanderson', is written over a horizontal line.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Schultz, HR Green (via email)
MGS, PGW2, EEI (Via e-mail)

\\Milkyway\\EEI_Storage\\Docs\\Public\\Yorkville\\2023\\YO2330-DR Kendall Marketplace Commercial-Lots 4 and 5\\Docs\\lcoy_Review02.doc



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: September 28, 2023
Subject: **PZC 2023-30 – 6145 Whitetail Ridge Drive (Whitetail Ridge)**
1.5 Mile Review (Plat of Vacation)

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioners, Michael R. and Darla J. Cappellett, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision. The purpose of the request is to construct an addition to the existing single detached home in an area of an existing easement. The real property is located at 6145 Whitetail Ridge Drive which is generally located at the north of the East Schoolhouse Road (IL Route 126) between Grove Road and Hopkins Road in unincorporated Kendall County.

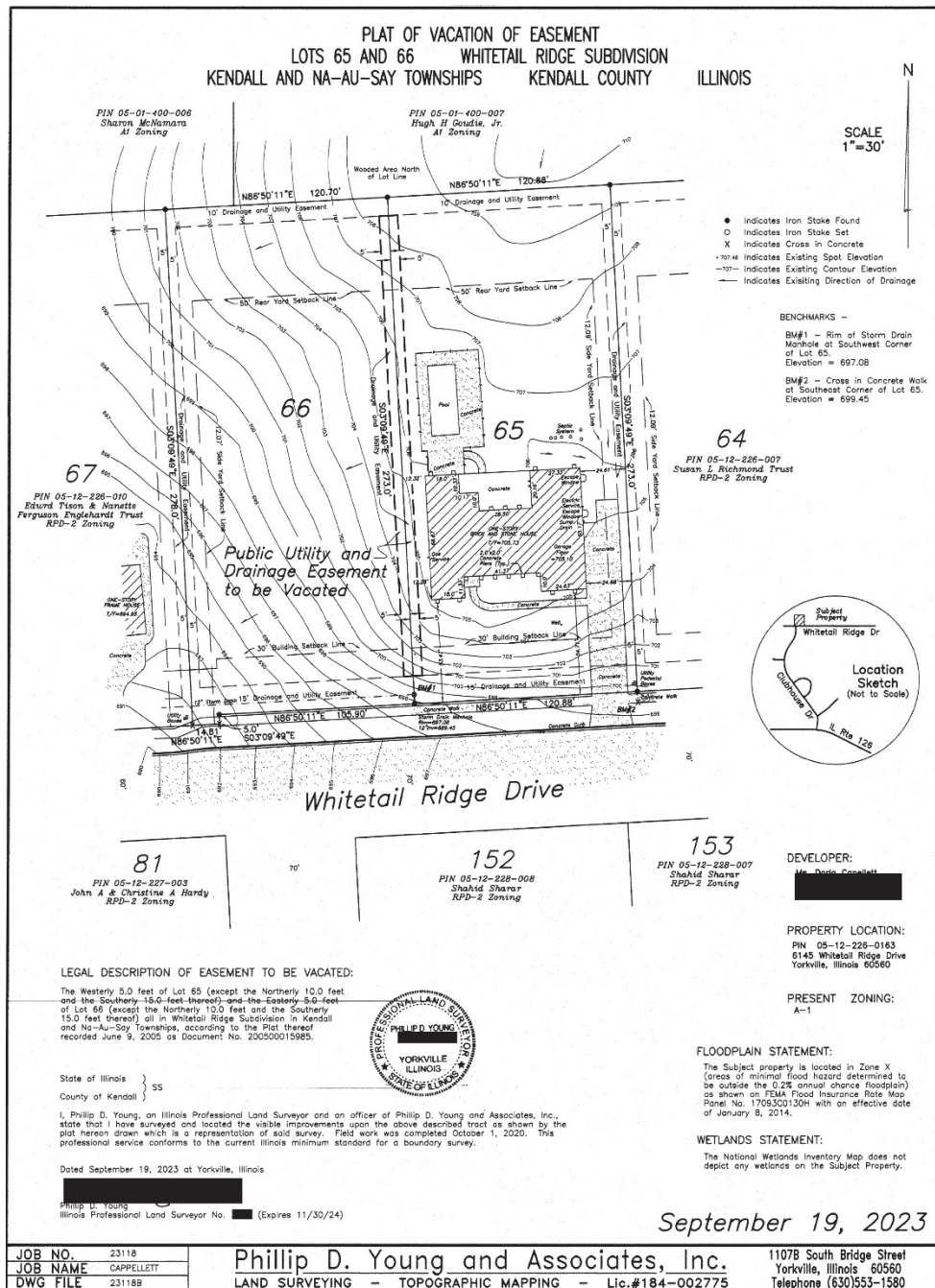
PROPERTY BACKGROUND:

The property is located at 6145 Whitetail Ridge Drive in unincorporate Kendall County. The approximately 1.5-acre property, original platted as two (2) separate parcels each totaling ~33,000 sq. ft., was consolidated into a single parcel in 2020. Currently, the property is improved with a one-story approximately 4,300 square foot home and in-ground pool on Lot 65. While the parcel is not immediately adjacent to incorporated Yorkville, it is approximately 1.5 miles to the east of the Prestwick of Ashley Pointe subdivision.



REQUEST SUMMARY:

The petitioners are proposing to vacate the existing combined ten (10) foot drainage and utility easements between Lots 65 and 66 within the Whitetail Ridge for the purpose of constructing an addition to the existing single-family detached home within the center of the recently consolidated parcel. As proposed, the addition would straddle across the drainage easement which is not permitted per Kendall County subdivision regulations. No other zoning relief is being requested by the petitioners. The County has reached out to the various public utility providers in the area (AT&T, ComEd, Comcast, and Nicor/Southern Co.). None of these providers objected to the request to vacate. Additionally, the Whitetail Ridge Homeowners Association (HOA) was not opposed to the request to vacate the easement.



YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced.

The current land use within a large lot residential golf course development and the proposed detached single-family home on a 1.5-acre lot is consistent with Yorkville's Comprehensive Plan land use designation for this property. If approved, the proposed plat of vacation does not alter the land use and maintains its consistency with the areas future land use plans.

STAFF COMMENTS

Staff has reviewed the request for easement vacation and does not oppose the request. It will not affect any public utilities or drainage within the planned development and meets the current minimum bulk requirements of that district. Additionally, the land use is consistent with the City's Comprehensive Plan and the vacation of the drainage and utility easements will not affect the future use of the land, as it will remain residential in nature.

Staff is seeking input from the Planning and Zoning Commission as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the City Council at the October 24, 2023 meeting. This item was delivered to the City on September 21, 2023.

PROPOSED MOTION

In consideration of the proposed mile and one-half review of Kendall County Petition 23-30 for a plat of vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision commonly known as 6145 Whitetail Ridge Drive, the Planning and Zoning Commission recommends to the City Council to (object or not to object) to the request.

ATTACHMENTS

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-30**Michael R. and Darla J. Cappellett****Plat of Vacation of a Drainage and Utility Easement
in Whitetail Ridge Subdivision****INTRODUCTION**

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

The Petitioners previously combined the lots into one (1) parcel identification number.

SITE INFORMATION

PETITIONER Michael R. and Darla J. Cappellett

ADDRESS 6145 Whitetail Ridge Drive, Yorkville (Lots 65 and 66 of Whitetail Ridge)

LOCATION North of the Intersection of Clubhouse Drive and Whitetail Ridge Drive



TOWNSHIP Kendall Township

PARCEL # 05-12-226-013

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE One-Family Residential/Vacant

ZONING RPD-2

LRMP	Current Land Use	One-Family Residential and Vacant
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Whitetail Ridge Drive is a Township Road classified as a Local Road
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate a Ten Foot (10') Drainage and Utility Easement Between Lots 65 and 66

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Wooded	A-1	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Single-Family Residential	RPD-2	Rural Residential	N/A
East	Single-Family Residential	RPD-2	Rural Residential	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

ACTION SUMMARY

KENDALL TOWNSHIP

Kendall Township was emailed information on September 21, 2023.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on September 21, 2023.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

GENERAL

The application materials are included as Attachment 1. The plat for this area of Whitetail Ridge is included as Attachment 2. The plat of vacation is included as Attachment 3.

Petition information was sent to WBK on September 21, 2023.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email is included as Attachment 4.

ZPAC Memo – Prepared by Matt Asselmeier – September 21, 2023

Page 2 of 3

As of the date of this memo, the Petitioner has not contacted any of the utility companies directly. Emails from Comed, NICOR, Comcast, and AT&T are included as Attachments 5, 6, 7, and 8 respectively.

RECOMMENDATION

Staff would like to receive comments from the various utilities and WBK Engineering before issuing a recommendation.

ATTACHMENTS

1. Application Materials
2. Plat of Whitetail Ridge (The Subject Property Area Only)
3. Plat of Vacation
4. September 19, 2023, Whitetail Ridge Homeowners' Association Email
5. September 19, 2023, Comed Email
6. September 19, 2023, NICOR Email
7. September 19, 2023, Comcast Email
8. September 21, 2023, AT&T Email



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE # _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)

Michael R. and Darla J. Cappellett

CURRENT LANDOWNER/NAME(s)

Michael R. and Darla J. Cappellett

SITE INFORMATION

SITE ADDRESS OR LOCATION

ASSESSOR'S ID NUMBER (PIN)

ACRES

6145 White-tail Ridge Dr.

05-12-226-013-0000

EXISTING LAND USE

CURRENT ZONING

LAND CLASSIFICATION ON LRMP

Residential

Residential

REQUESTED ACTION (Check All That Apply):

☐ SPECIAL USE

☐ MAP AMENDMENT (Rezone to _____)

☐ VARIANCE

☐ ADMINISTRATIVE VARIANCE

☐ A-1 CONDITIONAL USE for: _____

☐ SITE PLAN REVIEW

☐ TEXT AMENDMENT

☐ RPD (☐ Concept; ☐ Preliminary; ☐ Final)

☐ ADMINISTRATIVE APPEAL

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☒ OTHER PLAT (Vacation, Dedication, etc.)

AMENDMENT TO A SPECIAL USE (☐ Major; ☐ Minor)

PRIMARY CONTACT

PRIMARY CONTACT MAILING ADDRESS

Darla Cappellett

PRIMARY CONTACT PHONE #

PRIMARY CONTACT FAX #

PRIMARY CONTACT E-MAIL (Optional)

ENGINEER CONTACT

ENGINEER MAILING ADDRESS

ENGINEER EMAIL

Darla Cappellett

ENGINEER PHONE #

ENGINEER FAX #

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.

SIGNATURE OF APPLICANT

DATE

9/12/23

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

202300009192

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 8/16/2023 11:59 AM
REC FEE: 57.00 RHSPS: 19.00
STATE TAX: 915.00
COUNTY TAX: 457.50
PAGES: 2

**WARRANTY DEED
ILLINOIS STATUTORY**

**FIDELITY NATIONAL
TITLE INSURANCE**

462382765

THE GRANTOR(S), Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [REDACTED] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [REDACTED] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S) Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [REDACTED] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [REDACTED] [REDACTED] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

Dated this 7 day of August 2023.

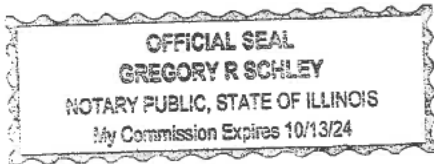
 (Seal)
Mark W. Nichols

 (Seal)
Lola A. Nichols

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark W. Nichols and Lola A. Nichols, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, on the 7th day of August 2023.



 (Notary Public)

Prepared by:

The Law Office of Gregory R. Schley
1360 Golfview Street
Aurora, Illinois 60506

Mail to:

Name and Address of Taxpayer:

Michael R. Cappellett and Darla J. Cappellett



PLAT OF SUBDIVISION
WHITETAIL RIDGE

A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8, AND
PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL &
NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

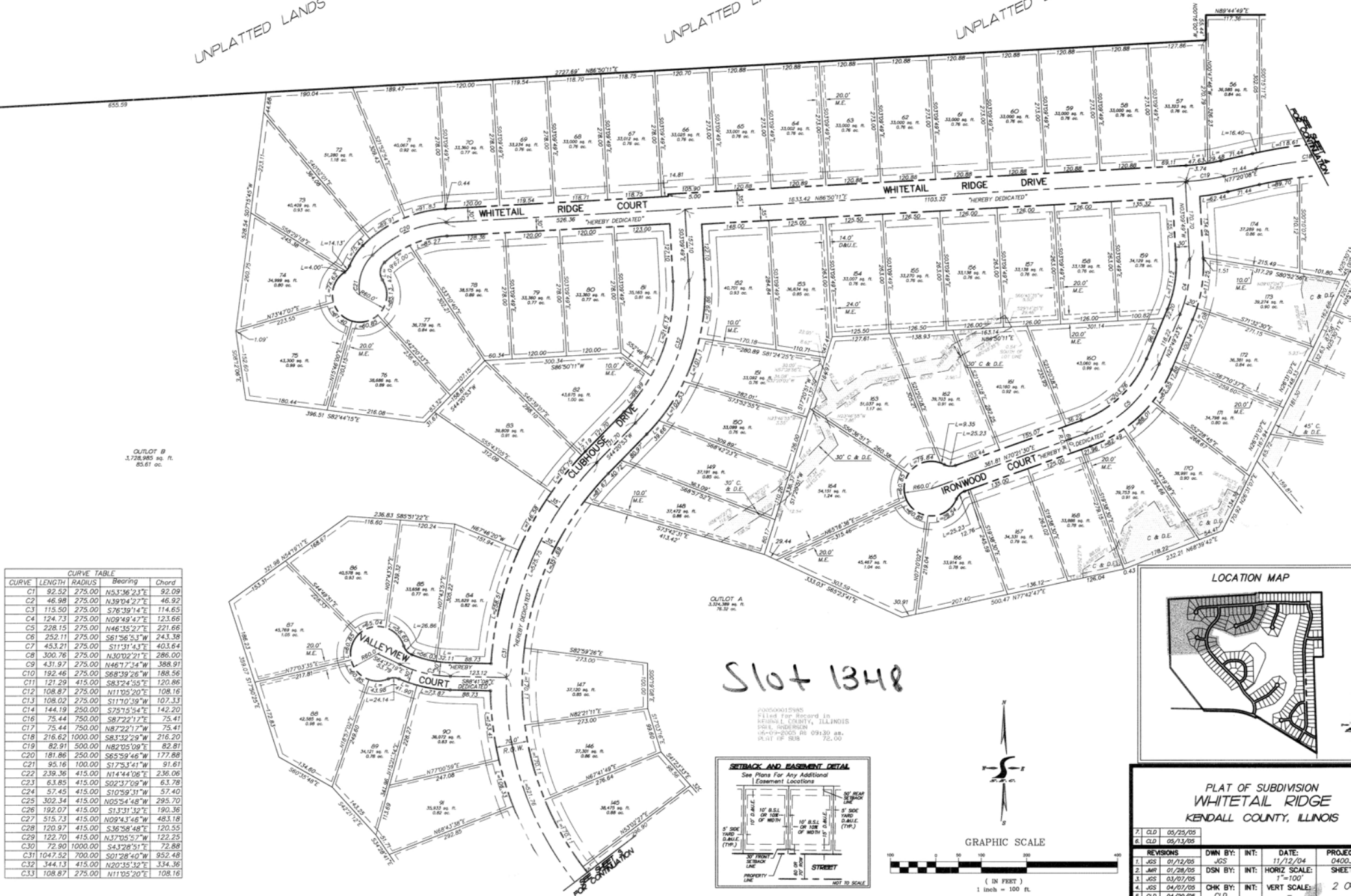
SMITH ENGINEERING CONSULTANTS
CIVIL/STRUCTURAL ENGINEERS AND SURVEYORS
750 JOHN STREET
YORKVILLE, ILLINOIS 60550
PH. 630-583-7660 FAX 630-583-7646
www.smithengineering.com E-MAIL: sech@smithengineering.com
* McHENRY * HUNTLEY * YORKVILLE
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-006106

COMP. FILE: 040039-fp.dwg
PLOT FILE: STANDARD
VIEW: 040039-fp-02

UNPLATTED LANDS

UNPLATTED LANDS

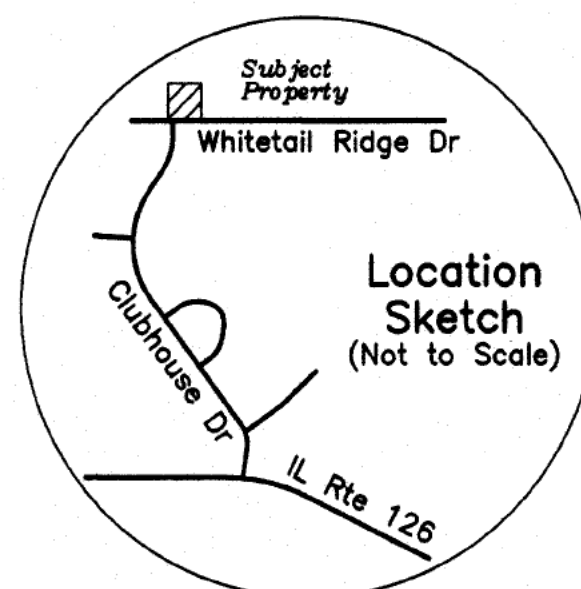
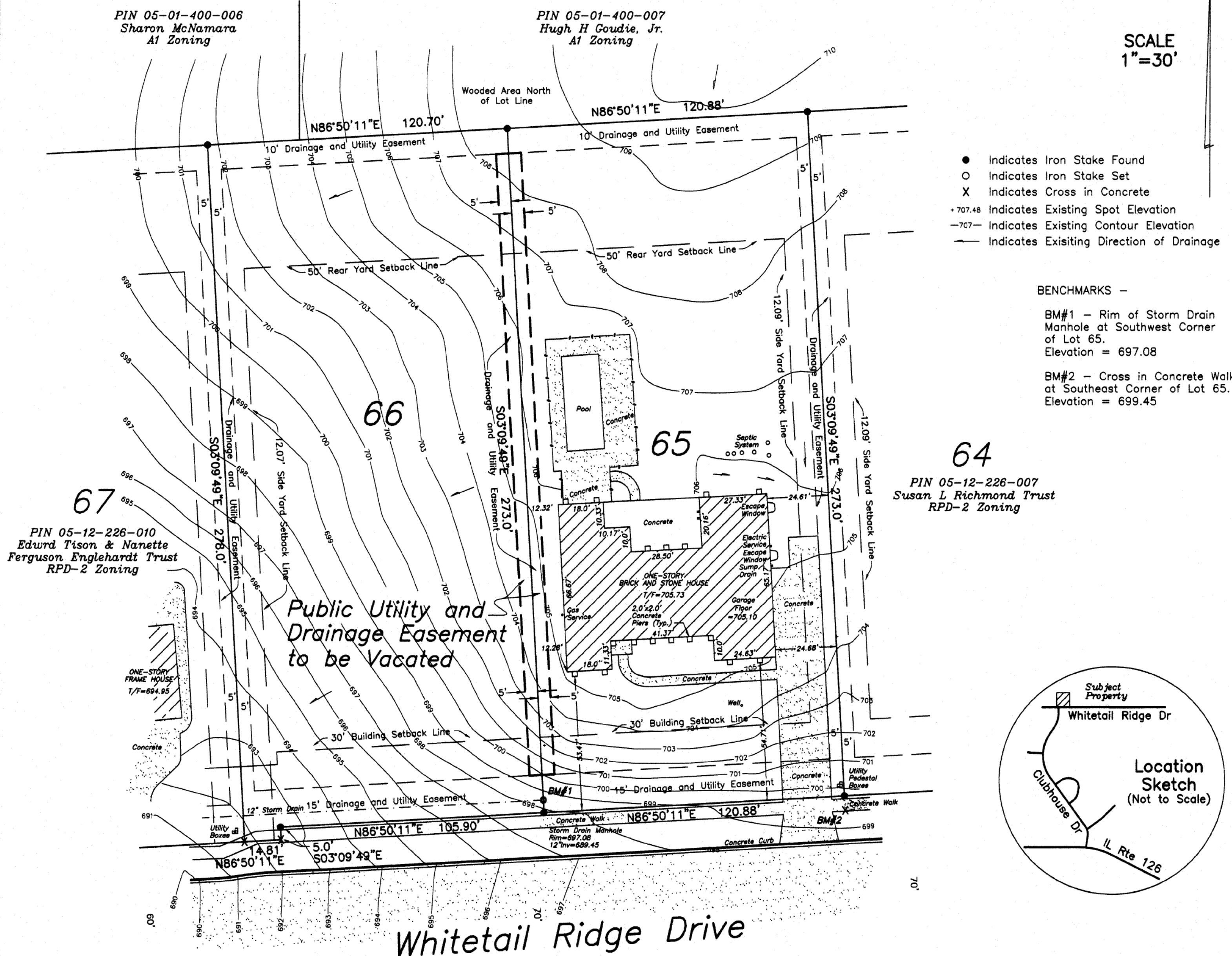
UNPLATTED LANDS



PLAT OF VACATION OF EASEMENT
LOTS 65 AND 66 WHITETAIL RIDGE SUBDIVISION
KENDALL AND NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS

N

SCALE
1"=30'



DEVELOPER:

Mr. Dado Capelletti

PROPERTY LOCATION:

PIN 05-12-226-0163
6145 Whitetail Ridge Drive
Yorkville, Illinois 60560

PRESENT ZONING:

A-1

FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0130H with an effective date of January 8, 2014.

WETLANDS STATEMENT:

The National Wetlands Inventory Map does not depict any wetlands on the Subject Property.

LEGAL DESCRIPTION OF EASEMENT TO BE VACATED:

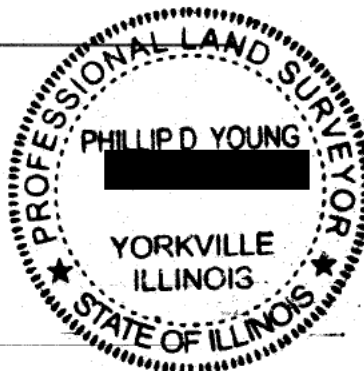
The Westerly 5.0 feet of Lot 65 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) and the Easterly 5.0 feet of Lot 66 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) all in Whitetail Ridge Subdivision in Kendall and Na-Au-Say Townships, according to the Plat thereof recorded June 9, 2005 as Document No. 200500015985.

State of Illinois } SS
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed October 1, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated September 19, 2023 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. [REDACTED] (Expires 11/30/24)



JOB NO. 23118
JOB NAME CAPPELLETT
DWG FILE 23118B

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

September 19, 2023

Matt Asselmeier

From: Debbie Mika [REDACTED]
Sent: Tuesday, September 19, 2023 3:37 PM
To: Matt Asselmeier
Subject: [External]Re: 6145 Whitetail Ridge Drive

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No, but again thanks for checking in!

Debbie Mika, President
Whitetail Ridge HOA

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 19, 2023 3:01:08 PM
To: Debbie Mika [REDACTED]
Subject: 6145 Whitetail Ridge Drive

Debbie:

The County received a request from Michael and Darla Cappellett to vacate a public utility and drainage easement between Lots 65 and 66 in Whitetail Ridge in order to be able to construct an addition to the existing house on the property.

Does the HOA have any objections to this vacation?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Sent: Tuesday, September 19, 2023 12:07 PM
To: Matt Asselmeier
Subject: RE: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

Matthew,

If someone is requesting to vacate an easement I would need ComEd engineering to review their request and verify we don't have existing facilities within the easement area and no future need for it. If approved by engineering I can sign off on their vacation document.

Thanks,

Jerry Bouska

Senior Real Estate Representative
Real Estate & Facilities
Three Lincoln Centre, 4th Floor
Oakbrook Terrace, IL 60181
gerald.bouska@comed.com
T 779 231 2254



comed.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 19, 2023 11:15 AM
To: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Subject: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

You don't often get email from masselmeier@kendallcountyil.gov. [Learn why this is important](#)

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Gerald:

Kendall County received a request to vacate the drainage and utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision, excluding the easements along the northern and southern boundaries of the properties.

Matt Asselmeier

From: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>
Sent: Tuesday, September 19, 2023 12:15 PM
To: Matt Asselmeier
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville
Attachments: Plat of Vacation.pdf

Matt –

I have reviewed and approve of vacating the 5' utility easement as shown on the attached/below plat related to LOTS 65 and 66. If you need the Plat of Vacation signed, please schedule a date and time to either come into our office to have the originals executed or you can overnight to the below address, including a return slip and we will send back appropriately.

Attn: 6th Floor Land Dept,
1844 Ferry Rd., Naperville IL

NOTE: I am not in the office daily - a scheduled appointment is necessary if you want to avoid delays in signature.

Matt Asselmeier

From: Wyman, Ted <Ted_Wyman@comcast.com>
Sent: Wednesday, September 20, 2023 9:36 AM
To: Matt Asselmeier
Subject: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,

Comcast has no cable facilities within the easement proposed to be vacated between Lots 65 & 66, as part of the Whitetail Ridge Subdivision, and therefore has no objection to the vacation of said easement.

If you have any questions in regards to this information, please don't hesitate to contact me.

Sincerely,

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, September 20, 2023 9:14 AM
To: Wyman, Ted <Ted_Wyman@comcast.com>
Subject: [EXTERNAL] RE: 6145 Whitetail Ridge Drive, Yorkville

See attached.

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Tuesday, September 19, 2023 11:16 AM
To: Ted_Wyman@comcast.com
Subject: 6145 Whitetail Ridge Drive, Yorkville

Matt Asselmeier

From: TAFOYA, JILL <jg1423@att.com>
Sent: Thursday, September 21, 2023 9:00 AM
To: Matt Asselmeier
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

Hi Matt,

AT&T has no objection to your request for vacation of the utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision.

Let me know when you have a vacation document for signature.

Thanks,

Jill

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, September 21, 2023 8:01 AM
To: TAFOYA, JILL <jg1423@att.com>
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

See attached

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: TAFOYA, JILL <jg1423@att.com>
Sent: Thursday, September 21, 2023 7:01 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Matt,

Can you please send me the PLATS for these lots?

Thanks,

Jill