

PLANNING & ZONING COMMISSION

**Wednesday, January 8, 2025, 7:00pm
Yorkville City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL**

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Ryan Forristall-yes, Michael Crouch-yes, Marge Linnane-yes, Richard Vinyard-yes

Absent: Danny Williams, Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner I
Drea Sandoval, City Intern
Brad Sanderson, City Engineer/EEI
Katelyn Gregory, Community Engagement & Marketing Coordinator
Megan Lamb, City Attorney
Chris Funkhouser, Alderman
Craig Soling, Alderman
Lynn Dubajic Kellogg, City Consultant

Other Guests

Steve Cross, Costco
Chris Vitosh, Vitosh Reporting Service
Gene Wilberg, Prairie Garden
Jenny Lunn, Resident
Michael Ganger, White Oak Est.
Jeffrey Burk, Prairie Meadows
Sophia Yurt, Prairie View
Charlie Golowacz
Lanette Yurt, Prairie View
Charles Dettlinger, Resident
Tanya Dettlinger, Resident
Joe Hamman, Kelaka
Jorge Ayala, Prairie Meadows

Larry Dziurdzik, Costco
Peter Reinhofer, V3
Peter W., V3
Marcy Hamman, Kelaka, LLC
Anthony DiSandro, Heartland
Dan Free, Civil Engineer, V3
Dave Kellogg, Resident
Sydney Yurt
Ethan Kruger, WSPY
Austin Kaczmarek, WSPY
John M. Joyce, Resident
Marcia Ayala, Prairie Meadows

Via Zoom: Amanda McAbee, Jen Rakas, John Dvorak, Nick Bellone-New Leaf, Risa Y., G.B.

Previous Meeting Minutes December 11, 2024

Motion by Marge Linnane, second by Ryan Forristall to approve the minutes as presented. Roll call: Forristall-yes, Crouch-yes, Linnane-yes, Vinyard-yes Carried 4-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard said there was one Public Hearing scheduled for tonight. He explained the procedure for the Public Hearing, taking of testimony and then swore in those who would present testimony.

At 7:02pm, he asked for a motion to open the Hearing for PZC 2024-33 Costco. So moved by Mr. Crouch and seconded by Ms. Linnane. Roll call: Forristall-yes, Crouch-yes, Vinyard-yes, Linnane-yes. Carried 4-0.

Mr. Vinyard read the description of the Hearing:

1. **PZC 2024-33 Stephen Cross** representing Costco, has submitted applications to the United City of Yorkville, on behalf of Costco Wholesale Corporation (contract purchaser and petitioner) and Joda Land Holding, LLC (property owner). The applications request an amendment to the Yorkville Crossing Planned Unit Development (PUD) Agreement to allow 160,000-square-foot members-only retail store, special use authorization for a freestanding fueling facility and final plat approval to resubdivide two parcels (totaling ~34 acres) into three parcels. The petitioner is also requesting deviations from the Unified Development Ordinance, including regulations for landscaping (Section 10-5-3), parking and loading (Section 10-5-1) related to maximum parking stalls and minimum EV charging stations, outdoor lighting pole height (Section 10-5-7) and building facade appearance standards (Section 10-5-8). The property is located at the northwest corner of Veterans Parkway (US 34) and Countryside Parkway.

After testimony, a motion was made by Ms. Linnane and seconded by Mr. Crouch to close the Public Hearing at 7:54pm. Roll call: Linnane-yes, Vinyard-yes, Forristall-yes, Crouch-yes. Carried 4-0.

(See Court Reporter's transcript)

(Standards and Petitioner's Responses to be part of official record)

Unfinished Business None

New Business

1. **PZC 2024-33 Stephen Cross/Costco** (see full description above)

Ms. Noble listed the deviations from the code that are requested by the petitioner, along with staff recommendations. They are regarding: 1) number of parking stalls, 2) relief from minimum EV charger infrastructure, 3) vehicle access—developer will insure cross access enacted via part of a real estate deal, 4) requesting slightly taller poles for lighting, 5) landscaping plan, 6) appearance standards/masonry requirements. Staff is supportive of all deviation requests.

She also discussed signage and the Special Use for the fuel station. Staff recommends approval of the Final Plat contingent on the engineering comments. She said staff supports a change in the 2016 Comprehensive Plan land use from mid-density residential to destination commercial. She said the Comp Plan is up for renewal next year. The existing B-3 zoning classification and commercial is permitted there. Staff supports all of these.

Ms. Noble reviewed the standards for the Special Use and noted that the standards and petitioner's responses will be entered into the record.

Mr. Vinyard addressed handicapped parking from a question raised from a meeting participant. The participant said it is very difficult to find handicapped parking at other Costco facilities and with other 55+ facilities coming into the city, he had concern. Mr. Vinyard said handicapped parking is federally controlled.

Action Item

Planned Unit Development (PUD) Amendment

A motion and second was made by Commissioners Forristall and Linnane, respectively, to approve PZC 2024-33 PUD Amendment, Special Use and Final Plat. Chairman Vinyard read the motions as follows:

Motion: In consideration of testimony presented during a Public Hearing on January 8, 2025, the Planning and Zoning Commission recommends approval to the City Council of a request for an amendment to the Yorkville Crossing Planned Unit Development Agreement to facilitate the development of an approximately 160,000-square-foot members-only retail store, a fuel facility and two (2) commercial outlots with an underlying zoning designation of B-3 General Business District for an approximately 34 acre parcel located at the northwest corner of Veterans Parkway (US 34) and Countryside Parkway, subject to the conditions enumerated in a staff memorandum dated January 2, 2025 and review comments prepared by the City's engineering consultant, EEI, Inc., in a letter dated December 5, 2024 and any subsequent reviews related to the Site Plan and Aerial Site Plan prepared by MG2 dated January 3, 2025 and Traffic Study prepared by V3 Companies updated December 30, 2024.

Roll call: Linnane-yes, Vinyard-yes, Forristall-yes, Crouch-yes. Motion carried 4-0.

Action Item

Special Use

Motion: In consideration of testimony presented during a Public Hearing on January 8, 2025 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 facility as part of the Costco Wholesale Warehouse development to be located at the northwest corner of Veterans Parkway (US 34) and Countryside Parkway within the Yorkville Crossing PUD subject to engineering review comments provided by the City's engineering consultant, EEI, Inc., in a letter dated December 5, 2024 and subsequent reviews related to the Site Plan and Aerial Site Plan prepared by MG2 dated January 3, 2025 and Traffic Study prepared by V3 Companies updated December 30, 2024.

Roll Call: Vinyard-yes, Forristall-yes, Crouch-yes, Linnane-yes. Motion carried 4-0.

Action Item

Final Plat of Subdivision

Motion: The Planning and Zoning Commission recommends approval to the City Council of the Final Plat of Subdivision of Costco Wholesale, dated last revised 12/18/24 and prepared by V3 Companies, Ltd. subject to review comments prepared by City's engineering consultant, EEI, Inc., in a letter dated December 5, 2024 and any subsequent reviews related to said Final Plat of Subdivision.

Roll call: Forristall-yes, Crouch-yes, Linnane-yes, Vinyard-yes. Motion carried 4-0.

2. **PZC 2024-30 Nicholas S. Bellone**, on behalf of Ament Road Solar 1, LLC (Tenant) and Janet M. Dhuse on behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner) are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow a commercial solar energy facility on land within 1.5 miles of municipality without an annexation agreement.

Ms. Mendez said this property is south of Ament Rd., west of Rte. 47 and near the Windett Ridge subdivision. In August, 2024 the City Council formally agreed they would not ask for a pre-Annexation Agreement. The 1,442 foot setback from Ament Rd. meets the city's 1,000 foot setback. The Comp Plan designation is agricultural and the proposed solar farm is consistent with this. It will be brought to the January 20th City Council meeting.

Action Item

1.5 – Mile Review

Mr. Crouch moved and Ms. Linnane seconded a motion to approve PZC 2024-30 Ament Road Solar I, LLC for a solar farm. Mr. Vinyard read the motion.

Motion: In consideration of the proposed mile and one-half review of Kendall County Petition 24-30 by Ament Road Solar 1, LLC, seeking a special use permit for a commercial solar energy system and variance to allow a commercial solar energy system on land within 1.5 miles of a municipality without an annexation agreement consisting of (2) parcels totaling ~93.4 acres, the Planning and Zoning Commission recommends to the City Council not to object to the request.

Roll call: Linnane-yes, Vinyard-yes, Forristall-yes, Crouch-yes. Motion carried 4-0.

Additional Business None

Adjournment

There was no further business and the meeting was adjourned at 8:18pm on a motion by Mr. Crouch and second by Ms. Linnane. Unanimous 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, January 8, 2025
7:00 p.m.

PRESENT:

Mr. Rich Vinyard, Chairman,
Mr. Ryan Forristall, Commissioner,
Ms. Marge Linane, Commissioner,
Mr. Michael Crouch, Commissioner.

ALSO PRESENT:

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

APPEARANCES:

OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,
LTD.

BY: MS. MEGAN LAMB
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
(630) 682-0085

appeared on behalf of the United City of
Yorkville.

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REPORTED BY: Christine M. Vitosh

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing, commencing at 7:03 p.m.:)

4 CHAIRMAN VINYARD: There is one public
5 hearing scheduled for tonight's Planning and
6 Zoning Commission meeting.

7 The purpose of this hearing is to
8 invite testimony from members of the public
9 regarding the proposed requests that are 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, and state
17 your name, who you represent. You are also asked
18 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, raise your
22 right hand and repeat after me.

23 (Witnesses sworn.)

24 CHAIRMAN VINYARD: Thank you. You guys

1 may be seated.

2 Okay. So the order for receiving
3 testimony will be as follows. We will first
4 start with the petitioner's presentation and
5 those who wish to speak in favor or opposition
6 against the request.

7 May I have a motion to open public
8 hearing on Petition number PZC 2024-33, Stephen
9 Cross on behalf of Costco Wholesale Corporation
10 requesting a Planned Unit Development amendment,
11 special use authorization and final plat
12 approval?

13 COMMISSIONER CROUCH: So moved.

14 CHAIRMAN VINYARD: Anyone a second?

15 COMMISSIONER LINANE: Second.

16 CHAIRMAN VINYARD: Second. Roll call
17 vote on the motion, please.

18 MS. YOUNG: Yes. Forristall.

19 COMMISSIONER FORRISTALL: Yes.

20 MS. YOUNG: Crouch.

21 COMMISSIONER CROUCH: Yes.

22 MS. YOUNG: Vinyard.

23 CHAIRMAN VINYARD: Yes.

24 MS. YOUNG: And Linane.

1 COMMISSIONER LINANE: Yes.

2 CHAIRMAN VINYARD: Very good. The
3 public hearing up for discussion tonight is PZC
4 2024-33, Stephen Cross, on behalf of Costco
5 Wholesale Corporation and Joda Land Holding, LLC,
6 the property owner, has submitted applications to
7 the United City of Yorkville requesting an
8 amendment to the Yorkville Crossing Planned Unit
9 Development to allow a 160,000-square-foot
10 members-only retail store, special use
11 authorization for a freestanding fuel facility
12 and final plat approval to resubdivide two
13 parcels totaling 34 acres into three parcels.

14 The petitioner is also requesting
15 deviations from the Unified Development
16 Ordinance, including regulations for landscape,
17 Section 10-5-3, parking and loading, Section
18 10-5-1, related to the maximum parking stalls and
19 minimum EV charging stations, outdoor lighting
20 pole height, Section 10-5-7, and building facade
21 appearance standards, Section 10-5-8.

22 The property is located at the
23 northwest corner of Veterans Parkway and
24 Countryside Parkway.

1 Is the petitioner for PZC 2024-33,
2 Stephen Cross, on behalf of Costco Wholesale
3 Corporation, present and prepared to make its
4 presentation on their proposed request?

5 MR. CROSS: I am.

6 CHAIRMAN VINYARD: Please. Thank you,
7 sir.

8 MS. NOBLE: Give it a second, it will
9 load for you, your presentation.

10 STEPHEN CROSS,
11 having been first duly sworn, thereupon testified
12 as follows:

13 MR. CROSS: That's okay, I can just
14 talk. Okay. Good evening. My name is Stephen
15 Cross, Costco's real estate development director
16 for the Midwest region here.

17 We are really happy to be here with
18 you this evening as you mentioned for a proposed
19 Costco warehouse to be located within the
20 Yorkville Crossing community, located on Veterans
21 Parkway between McHugh and East Countryside.

22 We are really thrilled to be here at
23 this point in time after spending the last number
24 of months working with Krysti and staff and

1 getting to this point, and looking forward to
2 going through our testimony here, our
3 presentation and answering questions that you
4 might have.

5 With me tonight we have Larry
6 Dziurdzic, who represents Costco real estate, he
7 will be giving most of the presentation here, and
8 we also have Dan Free, a civil engineer from V3,
9 Peter Reinhofer, who is also from V3, he is our
10 transportation engineer, and then online we have
11 Risa Yuki, who is out of -- our architect out of
12 Seattle, she is actually in Texas right now, but
13 she is online to provide some testimony regarding
14 the architecture and building itself, and we also
15 have I believe Amanda McAbee on the line who is
16 our landscape architect who is able to answer any
17 questions on that.

18 So with that, I will turn it right
19 over to Larry who can jump into the presentation
20 which is teed up there, and the whole team is
21 here to answer questions.

22 CHAIRMAN VINYARD: Thank you.

23 MR. DZIURDZIC: Thanks, Steve.

1 LARRY DZIURDZIC,
2 having been first duly sworn, thereupon testified
3 as follows:

4 MR. DZIURDZIC: Let me get situated
5 here. As Steve mentioned, my name is Larry
6 Dziurdzic. I am a Costco real estate consultant.
7 My address is 1955 Raymond Drive in Northbrook.

8 Tonight we put together a short
9 presentation for the Plan Commission's
10 consideration. The agenda tonight from our end
11 is I will be going through a couple slides
12 describing what we are actually requesting from
13 the Plan Commission tonight.

14 We are requesting some deviations
15 from the UDO code. I will describe the site plan
16 in a little bit greater detail. I will turn over
17 the mic to our transportation engineer, who will
18 describe a couple of the intersection
19 improvements, and we will conclude with our --
20 with Risa Yuki, with our architecture, who can
21 describe the building in a little more detail.

22 As Steve mentioned, we have a
23 landscape architect and our civil engineer
24 available for questions.

1 So with that, I will go to the next
2 slide. Let's see.

3 MS. NOBLE: We will have to do it. For
4 whatever reason, it's not --

5 MR. DZIURDZIC: It's not hooked up to my
6 remote? Okay. That's fine. Next slide here,
7 this is a location map. I think most of you know
8 where the property is located.

9 It's approximately 33 acres. It's a
10 great site, we really like the location.
11 Veterans Parkway, of course, is on the south end,
12 we have Countryside Parkway on the east, McHugh
13 Road to the west.

14 We are currently located, or where
15 the meeting is being held tonight, is City Hall
16 to the north end there. You've got Crimson Lane
17 up towards the north end there.

18 What I highlighted in blue, that's
19 actually the Yorkville Crossing Planned Unit
20 Development, so we are part of this larger
21 planned unit development, and tonight we are
22 requesting some deviations -- I'm sorry, not
23 deviations, but an amendment to that PUD to
24 incorporate our proposed site plan along with the

1 deviations and a special use for the fuel
2 facility, which I will get into in a little bit
3 more detail.

4 If we could go to the next slide.
5 So this will be the 20th store in the Chicagoland
6 area, and as -- Mr. Vinyard said that we are
7 under contract with Joda Land Holding, they are
8 the seller that we will be purchasing the
9 property from.

10 We are requesting amending the
11 Yorkville Crossing Planned Unit Development to
12 include Costco's site plan with certain
13 deviations, which I will get into, from the
14 City's Unified Development code.

15 The fuel facility that we are
16 requesting is a special use under the code and
17 there are certain standards that go along with
18 that. I won't go into those standards, there is
19 quite a few of them, but we have indicated those
20 in great detail and we have submitted those with
21 our application, so I would like to make sure
22 those are entered into the record into my
23 testimony, and then, of course, we are seeking
24 final plat approval.

1 So we are requesting five deviations
2 from the UDO code, so I have listed these
3 basically in summary, and I know Staff's report
4 goes into greater detail.

5 Number one is we are asking to
6 exceed the maximum parking on the property, and
7 when I get into the site plan I can talk more
8 about the parking and what Costco's standards are
9 for parking, but I think the maximum allowed per
10 this B-3 zoning district is 300 and some odd
11 spaces.

12 We are looking at anywhere from
13 950 -- or, I'm sorry, 850 to 950. This plan is
14 proposing 955 with the expansion of about 101,
15 and that's just necessary for the operation of
16 Costco. We would never be able to function with
17 300 and some parking spaces.

18 Number two is relief from the
19 electric vehicle charging infrastructure
20 requirement.

21 Number three is to increase the
22 height of our poles in our parking lot. I
23 believe the code is 35 feet, yeah, and we are
24 looking at 36, six.

1 We are looking at some relief from
2 the building foundation areas and the interior
3 landscaping zones from the one interior parking
4 space for every ten parking spaces, and then the
5 last requirement is really from the masonry
6 requirements on the building, and Risa will get
7 into our design of the architecture.

8 So we could jump to the site plan.
9 So the site plan, as I mentioned, has roadways on
10 all three sides. We positioned the building
11 towards the center of the property, and that
12 allows us to create some outlots in the front
13 along Veterans, so those outlots are
14 approximately seven acres, and that's going to be
15 for future development, future commercial or
16 retail development.

17 The plan sets up real nicely to
18 show -- or to display our parking in the front.
19 We've got parking fields on the south side of the
20 building, we've got parking on the east side of
21 the building with great access to the front.

22 The entrance to the building is at
23 the southeast corner, kind of that chamfer, that
24 45-degree, and that's been oriented towards the

1 intersection of Veterans and Countryside, so that
2 was done for a purpose.

3 Our loading is at the southwest
4 corner of the building. We have our detention
5 stormwater facility located at the far north end
6 and our fuel facility is located at the southwest
7 corner.

8 As I mentioned, we are about
9 161,562 square feet and we have about 116,000
10 square feet of sales floor area.

11 Our proposed parking area is 855
12 with the availability to expand our parking
13 another 101 parking spaces, for a total of 956,
14 so we are seeking approval for 956 at this time.

15 The fuel facility is a four pump by
16 four pump layout, so 16 pumps total, 32 field
17 dispensers. That was sized by our gasoline
18 operation team internal out in Issaquah,
19 Washington.

20 Costco has several operational
21 departments and so this was carefully examined
22 and studied based on the anticipated membership
23 in the trade area, is how we describe the trade
24 area.

1 So I think the next slide, this is
2 just overall site context of an aerial photograph
3 of the site plan in relation to the surrounding
4 area.

5 You can see most of the property is
6 vacant, undeveloped property, except south of
7 Veterans, you have some property in the county
8 and some retail commercial uses there.

9 And as I mentioned, the fuel
10 facility, this is a larger view. We are
11 providing a 155-foot queue for adequate stacking
12 and distance for cars to move through the site.

13 Cars are moving from the west to the
14 east. Approximately 65 to 75 percent of our
15 members get gas first and then they go into the
16 store, so this is a natural progression of cars
17 entering on the west side and then exiting on the
18 east side, and then right into our main parking
19 lot or the interior perimeter east/west drive, so
20 it sets up real nice.

21 You can see that we dashed in an
22 expansion area to the south end of the fuel
23 facility for another additional four pumps, so
24 this can expand if needed in the future, we could

1 get up to 20 pumps, and if you notice to the west
2 of the queuing area there is a little bit of real
3 estate there before McHugh Road.

4 We could extend the queue a little
5 bit further to the west to get additional
6 stacking if needed, so there is room here for
7 expansion and growth if required.

8 The fuel facility elevations, they
9 are a real simple structure, very horizontal,
10 contemporary, modern looking, and we are taking
11 cues from the warehouse which Risa will describe
12 a little bit later on in the presentation.

13 Next slide. So at this point I
14 would like to turn it over to Peter, he can talk
15 a little bit more about the traffic improvements
16 at the various driveway -- proposed driveways.

17 Peter?

18 MR. REINHOFER: Thanks.

19 PETER REINHOFER,
20 having been first duly sworn, thereupon testified
21 as follows:

22 MR. REINHOFER: Good evening. I am
23 Peter Reinhofer with V3 Companies. V3 conducted
24 the traffic impact study for the proposed

1 development.

2 As Larry said, from an access
3 perspective, this is probably one of our better
4 sites I have worked on for Costco. Go to the
5 next slide, please.

6 We are proposing six access points,
7 direct access points, to the site, three along
8 Countryside, one along West 34, two along McHugh.

9 Kind of working up at the top and
10 kind of going clockwise, driveway one will be a
11 full access driveway along Countryside. We are
12 proposing to restripe the existing westbound
13 left-turn lane into the site. This driveway also
14 aligns with Crimson Lane to the north.

15 Costco driveway two is also a
16 full-access driveway, and here we are proposing
17 to construct a new westbound left-turn lane
18 within the existing landscape median. The design
19 of that left-turn lane would meet IDOT standards.

20 Driveway three is also along McHugh
21 and that would be a right-in, right-out driveway.

22 Driveway four is along U.S. 34 that
23 aligns with Tuma Road to the south. For this
24 driveway we are currently proposing this as a

1 three-quarter access, so allowing a right-in,
2 right-out and left-in movement, so no left-out
3 movements coming out of Costco onto eastbound 34.

4 Here we are proposing to construct a
5 new left-turn lane within the existing median
6 also, also following IDOT guidelines for storage
7 and taper based on the design speed of U.S. 34.

8 Driveway -- I'm sorry, and driveway
9 four we are also constructing a westbound
10 right-turn lane. Sorry about that.

11 Driveway five would be a full access
12 driveway along McHugh Road. Here we are
13 proposing to construct a new northbound
14 right-turn lane.

15 Then driveway six is also a full
16 access driveway, and for five and six we are
17 proposing to restripe the existing flush median
18 to provide dedicated left-turn lanes for both
19 driveway five and driveway six.

20 A traffic study was submitted to
21 IDOT; we are awaiting comments from them.

22 We do have some modifications along
23 U.S. 34; for instance, the driveway at -- Costco
24 driveway four that aligns with Tuma Road, that

1 would be permitted through IDOT.

2 We are proposing to retime the
3 traffic signal at Countryside and U.S. 34, and
4 then make some minor improvements at McHugh and
5 U.S. 34 for the southbound left-turn lane.

6 I will hand it back over to Larry.

7 MR. DZIURDZIC: Thanks, Peter. Risa is
8 calling in, and I would like Risa, our --
9 Costco's architect for this project, to describe
10 the architecture and character of the building.
11 Risa?

12 RISA YUKI,
13 having been first duly sworn, thereupon testified
14 as follows:

15 MS. YUKI: Thanks, Larry. Good evening.
16 As Larry mentioned, my name is Risa Yuki. I am
17 with MG2 out of Seattle, Washington.

18 I just wanted to share today that
19 our focus in the design of this building was
20 really to prepare something that was modern and
21 that was going to be timeless in design, but then
22 also using different types of materials that are
23 cohesive that were going to offer, you know, a
24 variety in the design using different materials,

1 colors and textures, and then different
2 articulation, but still trying to maintain a
3 sustainable palette.

4 If we want to start with the
5 material board, one is because when we render
6 these drawings we kind of do it in a soft light
7 and it doesn't show the true colors, so the
8 materials will help share that.

9 What we are looking at today is this
10 is the straight-on view of the entry canopy. I
11 like this view because it also shows the east
12 side of the materials on the right side of the
13 building, and then on the left side of the page
14 is the south side of the elevation facing the
15 parking lot to the south.

16 What we are showing here is we are
17 going to start from the kind of bottom left side
18 as we are proposing the architectural box rib
19 metal panel, and that's pointing to kind of that
20 top band of the entry canopy, and then right
21 below that it's held up by smoothface masonry
22 columns in a dark umber, so as you can see, the
23 block is going to be a little bit darker so it's
24 going to provide good contrast to the overall

1 palette, and then tie in to kind of the trim
2 color, that's made of material medium bronze.

3 That middle color there that's
4 identified as the architectural insulated metal
5 panel that's pointing up to the entry canopy
6 sign, that area, that's an insulated metal panel
7 that has a textured finish, so it's similar to
8 like a stucco finish on the building.

9 Both the -- I just wanted to share
10 that both the box rib panel as well as this
11 insulated metal panel, as well as the building's
12 structure, is comprised of 80 percent recycled
13 material, and then that insulation is 50 percent
14 recycled material, and they all provide really
15 great R value reducing our HVAC load, so one of
16 the reasons why we are strongly proposing these
17 materials.

18 Okay. Can we switch to the next
19 elevations? Thank you.

20 All right. So I will just kind of
21 maybe start our focus on the top elevation, which
22 is the south elevation. Thank you. Okay. So
23 kind of starting from the left side, so we have a
24 recessed dock, and then just to the right of that

1 we have our sign panel and back area with the
2 insulated architectural textured panel, so that's
3 that stucco finish, and then it has a strong high
4 base of CMU, the smoothface CMU right below that.

5 And then as you edge to the right we
6 have proposed a three-column trellis element, and
7 this is to provide a little bit of a softer
8 transition to the entry canopy, but also kind of
9 propose something that's a little bit 3D that
10 protrudes out and then has some good shadowing,
11 and then it heads over into the entry canopy that
12 we were just showing on the screen previously.

13 So on the next elevation is the
14 slide that's also kind of the more pedestrian
15 facing side, so just wanted to talk a little bit
16 about this.

17 This is the tire center side which
18 has the overhead doors similar to the overhead
19 canopy, so what we have done is brought in the
20 CMU columns as well and then that insulated panel
21 right above that.

22 And then the other two elevations,
23 we wanted to make sure that we focused and we
24 carried those materials in vertical and

1 horizontal articulation throughout the entire
2 building.

3 One of the things I did want to
4 mention was that in the EDC meeting that we had
5 yesterday evening there was some comment or some
6 comments raised relative to the amount of masonry
7 that we were proposing, so, you know, the team
8 talked about that yesterday evening and we agreed
9 that introducing a little bit more masonry on the
10 two pedestrian sides of the building, so the
11 south and east elevation, would definitely
12 improve the design.

13 So as you can see here, so if you
14 look at the -- sorry, the third elevation, which
15 is the north elevation, you can see where the
16 masonry is lower as originally proposed, so what
17 we have done here is now we have raised the lower
18 masonry raised up to four feet so that it had
19 more impact and significance on the building.

20 As Larry had shown I think in a few
21 slides back, the fuel facility carries all the
22 same materials, still has the box rib metal panel
23 on fascia and then also the smoothface CMU
24 column, so, you know, this is a line that's

1 cohesive to the building as well.

2 That's it unless -- and then the
3 next few slides are just other prospective views
4 of the building.

5 MR. DZIURDZIC: Risa, can you talk a
6 little bit more about the floor plan? We have a
7 slide -- Other direction. Right there.

8 MS. YUKI: Sure. Okay. So I just
9 wanted to share, related to the floor, so as we
10 mentioned earlier when we were looking at the
11 site plan, Costco has one entrance and exit into
12 the building, which is the bottom right-hand
13 corner of the page here, but as you can see with
14 inside the building, and if you have -- you know,
15 you've been to Costco before, the interior, it's
16 really important for the interior maneuverability
17 to be very straightforward within the building,
18 so it renders it so that we can't really
19 articulate the building as much, so -- but what
20 this is sharing is that where the receiving dock
21 is, it's recessed, so it is pushed back so that
22 it is not coming out to the front, and where the
23 entry canopy is, you can see how it is prominent,
24 you know, and it creates the central focus to the

1 site.

2 Off to the left side is just some
3 mechanical portions of the building, and that
4 creates a little bit of a recess as well, but
5 that's all within the same building footprint.

6 MR. DZIURDZIC: Great. Thanks, Risa.

7 MS. YUKI: Thanks.

8 MR. DZIURDZIC: I wanted to point out a
9 couple -- an item I missed on the site plan,
10 pedestrian connections, so I wonder if we could
11 flip to the site plan.

12 So Costco -- well, actually, that's
13 fine. So we are connecting at minor, at the
14 intersection there, we are bringing a sidewalk in
15 at that intersection down to the Costco parking
16 lot at the northeast corner there.

17 We also have a sidewalk connection
18 from the entrance to the building south to
19 Veterans Parkway and it ties into the bike path.

20 That essentially concludes our
21 presentation tonight. We do have our civil
22 engineer and our landscape architect and we do
23 have some additional slides, but I felt in
24 everyone's interest of time tonight, we could go

1 through some civil engineering, we could answer
2 questions at this time, we could --

3 CHAIRMAN VINYARD: Why don't you go
4 through it just for transparency --

5 MR. DZIURDZIC: Okay.

6 CHAIRMAN VINYARD: -- if you don't mind.

7 MR. DZIURDZIC: Sure. Dan Free, our
8 civil engineer, has been designing the site for
9 several months, and more than that. Thanks, Dan.

10 DAN FREE,
11 having been first duly sworn, thereupon testified
12 as follows:

13 MR. FREE: Hi. My name is Dan Free with
14 V3 companies, 7325 Janes Avenue in Woodridge.

15 So, yeah, like Larry said, we have
16 been looking at this site for a few months. We
17 have been working on the engineering for it and
18 looking at -- you know, it really is a fairly
19 simple site from an engineering standpoint.

20 The site was fairly flat, so we
21 actually had an opportunity to purchase detention
22 credits and the detention pond that exists over
23 here; however, from an earthwork balancing
24 position, because the site was actually too flat,

1 it worked to be able to excavate additional
2 material and have a pond on-site to be able to
3 raise up the site because it was too flat.

4 The sanitary sewer and water main,
5 the utilities, surround the site within
6 Countryside Parkway and within McHugh, so we are
7 picking up the utilities and those roadways and
8 then also there is kind of a stub left in the
9 intersection of Countryside and 34 and McHugh and
10 34 for the water main and we are going to be
11 extending the water main along Veterans Parkway
12 in order to complete that loop that the city
13 intended.

14 And then from a stormwater
15 perspective, the outlots are going to be included
16 in all the stormwater and storm sewer design to
17 be able to convey, assuming that there is going
18 to be a development in the future on those outlot
19 and the additional impervious area from the
20 employee parking expansion as well as the gas
21 station expansion, all that is included in the
22 calculations for the stormwater pond as well as
23 the storm sewer to convey all that to the
24 detention pond, and we are currently working on

1 the final detail drawings for that and expecting
2 to submit for permit within a couple weeks here.

3 CHAIRMAN VINYARD: Very good.

4 MR. FREE: There is not too much -- I
5 don't know if there is too much else left to say.
6 I will mention that the design for the pond is
7 expected to be dry basin, so it will be -- it
8 won't hold water and it will -- so it will just
9 during rain events have water in it and then
10 drain down, and it will be planted with a variety
11 of native grasses and flowers, and I think that's
12 good.

13 MR. DZIURDZIC: That's good. Thank you.

14 CHAIRMAN VINYARD: Thank you.

15 MR. DZIURDZIC: Thank you, Dan. Amanda,
16 are you on the line?

17 MS. McABEE: Yes, I am.

18 MR. DZIURDZIC: Oh, you are. Do you
19 want to say a couple words about the landscape
20 plan? Please click to the next slide.

21 AMANDA McABEE,
22 having been first duly sworn, thereupon testified
23 as follows:

24 MS. McABEE: Yeah. Okay. So as Dan

1 said, our detention basin, we are working through
2 our naturalized planting design. With our final
3 design we will be clustering the trees around the
4 pond to create some.

5 Nice views because we expect once
6 established it will look really nice with the
7 native plantings.

8 Throughout the site and on the
9 parking lot island we have canopy trees and
10 shrubs planted. Then all the perimeter
11 landscaping on Countryside Parkway we have street
12 trees and we have shrubs and ornamental glasses
13 surrounding the perimeter parking lot.

14 Let's see. Around the fuel area we
15 have tried to cluster evergreen trees and canopy
16 trees around like most of the heavily viewed
17 areas from Veterans Parkway and McHugh, and so
18 those will look really nice once established.

19 Then going around to the foundation
20 landscape, there is a trellis at the front of the
21 building with some foundation landscape beds. I
22 don't know, did we see a view of that in the
23 images? I can't remember if there was one. But
24 it will be a nice metal-looking trellis to

1 enhance the facade.

2 And then we have a large landscape
3 bed that will distract from the loading dock from
4 McHugh and look really nice and enhance the
5 facade of the building.

6 I think that's all really I have for
7 landscaping, pretty straightforward. We are
8 screening a lot and it will look really nice once
9 established.

10 MR. DZIURDZIC: Great.

11 CHAIRMAN VINYARD: Thank you.

12 MR. DZIURDZIC: Thank you. Our next
13 slide is a final plat of subdivision. As I
14 mentioned, it's a three-lot subdivision; two lots
15 along Veterans for future commercial and then
16 Costco and the fuel facility are located on lot
17 one, and we are providing public and drainage
18 utility easements for all public -- for
19 dedication for all public utilities. That's the
20 final plat.

21 Our next slide is the site lighting.
22 As I mentioned, we are asking for a deviation for
23 the height of the pole light. This is Costco's
24 standard.

1 Given the size of the parking lot,
2 we do -- we would like to see that 36-foot
3 six inches for that even distribution for our
4 foot candles and photometrics, and it is a flat
5 lens LED, of course, facing downward.

6 After our site lighting I believe
7 that concludes our presentations, so we went
8 through all our slides tonight.

9 I am available for questions, as
10 well as Steve and our consultants online, so we
11 would be happy to answer any questions you have.

12 CHAIRMAN VINYARD: Very good.

13 MR. DZIURDZIC: Thank you.

14 CHAIRMAN VINYARD: Thank you. All
15 right. Is there anyone present who wishes to
16 speak in favor or opposition of this request?
17 This would be your one time that you as the
18 public have an opportunity to express your
19 concerns or your approval of the plan.

20 Please.

21 GERRY GAWLIK,
22 having been first duly sworn, thereupon testified
23 as follows:

24 MR. GAWLIK: Hi. My name is Gerry

1 Gawlik. I am actually the president of the
2 Colonies Homeowner's Association. We are about
3 230 units strong.

4 I can say after this had been
5 announced that probably to the home they are
6 going to welcome Costco here given the fact that
7 you have Costco's, what, on 75th and St. Charles
8 Road, so it put a lot of smiles on the face when
9 this was announced, so it is welcome.

10 I just have two thoughts, and one is
11 as far as regarding parking, it looks like you
12 are looking to increase the number of parking
13 spaces from the ordinance.

14 Has there also been thought as far
15 as increasing or at least making sure that we
16 have the proper ratio for handicapped parking?
17 Because I can tell you at the two locations now,
18 it is extremely hard to find handicapped parking
19 the way it exists.

20 Maybe that could be a consideration
21 there as far as increasing the number of
22 handicapped parking around there, because we have
23 a lot of seniors around this community and it
24 would be welcomed if it would be -- have some

1 additional parking.

2 Also, this may be premature, but
3 looking at the prints here, you've got your entry
4 four coming in off of Veterans Parkway and you
5 have your two outlots.

6 It may not be, you know, proper at
7 this point, but is there thought about maybe
8 having an access road, because as those lots
9 become filled with retail, I think, you know, you
10 are also looking to put two lights in between
11 there.

12 That additional ingress and egress I
13 think is really going to create some havoc
14 regarding people both east and west going down
15 Veterans Parkway, so I don't know if that might
16 be a thought as far as even though there is
17 nothing proposed for that, but at least looking
18 at some restrictions so that in the future that
19 may not become a problem as far as the traffic is
20 concerned, the more ingress and egress among
21 Veterans.

22 Thank you very much.

23 CHAIRMAN VINYARD: Very good. Thanks,
24 sir. Next person.

1 JEFF BURKE,
2 having been first duly sworn, thereupon testified
3 as follows:

4 MR. BURKE: Hello. Thank you for
5 hearing me. My name is Jeff Burke. I am a
6 resident of Prairie Meadows, due north of the
7 site.

8 My biggest concern is traffic along
9 McHugh, which runs on the west side of our
10 subdivision. I was just wondering if there has
11 been consideration -- and I don't know whose
12 responsibility it would be, but I see Kennedy and
13 McHugh becoming significantly busier, and I was
14 wondering if we are looking at traffic control
15 devices at McHugh and Kennedy and also at McHugh
16 and Marketview? Marketview.

17 That's all I am concerned with.
18 Thank you very much.

19 CHAIRMAN VINYARD: Thank you. Next
20 person?

21 MARCIA AYALA,
22 having been first duly sworn, thereupon testified
23 as follows:

24 MS. AYALA: My name is Marcia Ayala. I

1 also live in the Prairie Meadows neighborhood
2 just right over here, and I have been a resident
3 of Yorkville for 19 years and I -- thanks for
4 this time to discuss my concerns with Costco's
5 plan.

6 Obviously I recognize the potential
7 for tax and commercial growth opportunities that
8 a Costco will bring to Yorkville and I know that
9 the community values the safe and small community
10 we have and the recreation that's easily
11 accessible within our community.

12 Taking from Yorkville's
13 Comprehensive Plan, community stakeholders regard
14 Yorkville's semi-rural and small-town character
15 as an asset that should be maintained and
16 preserved while balancing new residential growth
17 and retail and commercial development that serves
18 the needs of our residents.

19 There are several aspects of the
20 Costco's plan that I feel aren't consistent with
21 the features of our community that make it such a
22 great place to live.

23 I have concerns about the special
24 use permit and development standard deviations

1 requested by Costco, traffic mitigation issues,
2 contradictions between Costco's plan and
3 Yorkville's Comprehensive Plan, as well as the
4 safety and health of the community, so I will
5 outline those in some detail.

6 My first concerns are deviations
7 from Code 10-5-1, outlined in Section 6 of
8 Costco's application for PUD agreement amendment,
9 special use permit and final plat approvals.

10 So there is two that I would like to
11 review. One is the maximum allowed stalls, which
12 the code is 387 stalls. As it was explained,
13 Costco wants to have initial parking of 356, in
14 the future 980, so that's two and a half times
15 the maximum allowed for what this space was
16 originally intended and too much of a deviation
17 for this type of commercial space.

18 My concerns are related to the
19 increase in traffic from customers and the
20 accompanying gas station due to a large number of
21 cars into this relatively small area, and I will
22 talk a little bit more about my traffic concerns
23 later.

24 But the second concern related to

1 the deviation to code 10-5-1 is the deviation for
2 EV charging stations. The current code is any
3 parking with 50 or more parking spaces shall
4 install the infrastructure required to
5 accommodate a minimum of one EV charging station
6 for every 50 parking spaces, so for the initial
7 856 parking stalls, that's 17 EV stations.

8 Costco states that based on their
9 information that a small number of members are
10 owners of electric vehicles. I would argue that
11 17 is probably a small number of their members.

12 Furthermore, the number of electric
13 vehicles is increasing and can only increase if
14 the infrastructure is implemented, such as
15 charging stations.

16 I understand that Costco benefits by
17 selling gasoline, but it's environmentally
18 irresponsible and bad for Yorkville and Illinois
19 to allow this exemption.

20 In September of 2023 the Illinois
21 Department of Transportation updated its Illinois
22 Electric Vehicle Infrastructure Deployment Plan,
23 which details the steps the state has taken over
24 the past year to implement the National Electric

1 Vehicle Infrastructure Program and provide
2 convenient, accessible, reliable and equitable
3 electrical vehicle charging stations throughout
4 the state.

5 The plan is a critical component of
6 achieving the state's vision of becoming a leader
7 in manufacturing and deploying EV's, with a one
8 million electric vehicle target in the state by
9 2030, so Costco's position is contradictory to
10 the state's vision and I think that deviation
11 should be denied.

12 Moving on to the application for
13 special use for the gasoline service station from
14 the current zoning classification of B-3 General
15 Purpose PUD is another major concern.

16 As was explained, it's Costco's plan
17 that 60 to 65 percent of their members visiting
18 the warehouse will also purchase gasoline during
19 the same site visit.

20 There is no plan in the application
21 at least to address the health, safety and
22 comfort of the public community, it just states
23 that there will not be a danger without providing
24 information to support their statement, and I

1 have a different perspective.

2 The northwest corner is only
3 0.2 miles from a baseball field where families
4 park their cars for their children to play on the
5 field in a park. People ride their bikes. The
6 local cross country teams and track teams run in
7 that area around where the Costco would be in the
8 mornings, people walk their dogs around that
9 area. There is a bike path on Veterans Parkway
10 that people use to ride in a safe area that will
11 be right in front of the Costco.

12 So those people that use the bike
13 path, run, walk the dogs, that will be adversely
14 affected, along with the concern of increased
15 traffic on McHugh near a recreational park.

16 Also on this application there is a
17 requirement for Costco to state how adequate
18 measures have been or will be taken to provide
19 ingress and egress so designed to minimize
20 traffic congestion, and within that statement it
21 says -- it does say about the left turning lane
22 modification plan for McHugh Road, but it also
23 says there will be no traffic impact to Veterans
24 Road or Countryside Parkway.

1 I don't really understand how that
2 could be. There is going to be a thousand --
3 almost a thousand parking spaces and people
4 coming in and out of there, so I don't understand
5 how there can be no traffic impacts to Veterans
6 road or Countryside Parkway. Traffic is
7 definitely a big concern.

8 Also within the special use it
9 states there is -- it's asked of the applicant,
10 in this case, Costco, to state how the proposed
11 special use is not contrary to the City's adopted
12 Comprehensive Plan.

13 There is many areas where this plan
14 is contradictory to the plan as laid out in the
15 Comprehensive Plan. The Comprehensive Plan shows
16 that there is an over-supply of gas stations;
17 therefore, there is no need for another fuel
18 facility, particularly in that immediate area.
19 There is already three gas stations within
20 0.6 miles of the Costco proposed site.

21 The City's Comprehensive Plan
22 discusses the need for a mid-size specialty and
23 regional grocery south of downtown Yorkville.
24 Costco is none of these; it's neither regional or

1 mid-size, and the location obviously is not on
2 the south side of town.

3 I have outlined my concerns and
4 counter-arguments to Costco's positions and their
5 requests for deviations to codes and exemptions
6 to current zoning classification, and, as I said,
7 I understand there's benefits and there's
8 residents obviously that would like to have the
9 proximity of a Costco, but I feel like there are
10 some costs to the community by doing this,
11 especially in that location, so I -- you know, I
12 would like it to be considered potentially a
13 different location where we could still have a
14 Costco and provide tax revenue and the growth
15 potential to Yorkville.

16 If that's not an option, then my
17 specific requests are to not grant the extra
18 parking spaces, at least not to a level of two
19 and a half times, which is excessive for that
20 space, don't allow any exemption to the electric
21 vehicle charging stations, don't allow the fuel
22 facility or gas station, only the warehouse
23 store.

24 That would reduce the personal

1 vehicle traffic and truck traffic. It would take
2 away a lot of the traffic on McHugh Road, which
3 is the one that has the access road to the gas
4 station, and keep the community safer around that
5 area.

6 And any exemptions given to Costco,
7 make sure that there is conditions to mitigate
8 traffic issues as well as any other issues
9 detrimental to the surrounding community.

10 Thank you for your time and
11 attention, and I appreciate the opportunity to
12 present these concerns.

13 CHAIRMAN VINYARD: Thank you.

14 MS. LUNN: Good evening, my name is
15 Jenny Lunn and I am a little country bumpkin.

16 MS. LAMB: I'm sorry, ma'am?

17 MS. LUNN: I have grown up in Kendall
18 County, and I have moved --

19 MS. LAMB: Excuse me. Real quick. Real
20 quick. I am so sorry. I am the attorney. I am
21 just -- Would you mind doing the affirmation --

22 MS. LUNN: Oh, sure.

23 MS. LAMB: -- for the court reporter? I
24 think you missed it earlier. Thank you.

1 (Witness sworn.)

2 CHAIRMAN VINYARD: Speak away.

3 JENNY LUNN,

4 having been first duly sworn, thereupon testified
5 as follows:

6 MS. LUNN: So I am a little country
7 bumpkin, I grew up here in Kendall County. I am
8 58 years old, and in my lifetime I moved onto
9 five different farms.

10 I personally think that Costco is
11 the perfect place for that 33-acre parcel. In my
12 opinion -- I shop at Costco all the time. If you
13 were to go to Naperville, now that is congestion.

14 To see what you presented tonight,
15 to have several different entries in and out of
16 that property, 33 acres -- I mean, I grew up on
17 farms and 33 acres is a large span, folks. It's
18 probably more than where I live in Countryside.

19 I know I have only lived here in
20 Yorkville for 35 years, so I can clearly remember
21 when we had nothing but four stop signs at 34 and
22 47.

23 In my opinion, I feel that you
24 people have done one heck of a job in planning

1 for the future and the growth.

2 I feel we need this big opportunity
3 with Costco and I've got a lot of people on the
4 same page, so I want to say thank you, and I
5 can't wait until the store opens.

6 CHAIRMAN VINYARD: Thank you. Next
7 person.

8 JOHN JOYCE,
9 having been first duly sworn, thereupon testified
10 as follows:

11 MR. JOYCE: My name is John Joyce. I
12 live in Autumn Creek subdivision. Overall,
13 really impressed with everything.

14 Top two concerns are definitely the
15 traffic going in and out, mainly the, let's say,
16 cross -- if you have to cross a lane to get into
17 any of the entrances, especially off of 34 where
18 people go pretty fast. That's my top concern
19 there.

20 And then I would like clarification
21 for the EV charging. Is the requirement -- Is
22 there a specific requirement for fast chargers,
23 slow chargers or just that there is chargers?

24 CHAIRMAN VINYARD: Krysti, could you --

1 MS. NOBLE: Sure. It's just that they
2 provide the infrastructure for chargers. That's
3 it.

4 MR. JOYCE: Okay. Because, I mean, when
5 I go to the other Costco, it's packed with EV
6 chargers -- or with EV vehicles, and, I mean, 17
7 even level two chargers, that's -- that would be
8 beneficial to the area and that would be really
9 beneficial to Costco, too. That's the only thing
10 that I would prefer to see not agreed to, but,
11 you know, I understand it.

12 I really appreciate the plan,
13 especially the trees, the landscaping, especially
14 all the trees we lost in the 2019 microburst, so
15 that's it.

16 CHAIRMAN VINYARD: Thank you.

17 MR. JOYCE: All right.

18 COMMISSIONER CROUCH: Thank you.

19 CHAIRMAN VINYARD: Would anyone else
20 like to speak?

21 SYDNEY YURT,
22 having been first duly sworn, thereupon testified
23 as follows:

24 MS. YURT: Hi. My name is Sydney Yurt.

1 I have been a resident of Yorkville for the past
2 20 or so years, went to Yorkville High School.

3 I also saw plenty of growth
4 throughout Yorkville. I remember when there
5 wasn't a Jewel here, I remember plenty of things,
6 and seeing the growth has been amazing.

7 I think having Costco here would
8 also be an amazing point of growth. I also want
9 to highlight a point of failure to thrive and
10 failure to grow, especially for a town like
11 Yorkville, being on the precipice of a place like
12 Oswego, and then just right after us, a place
13 like Plano, so a city like Yorkville, we have a
14 lot of different places coming together.

15 We are quite a crossroads. We have
16 a lot of people coming from the west, coming from
17 the east that are wanting to see Yorkville grow,
18 of course.

19 Now, I like I said, I want to focus
20 specifically on failure to thrive and failure to
21 grow for the community. For the growth that this
22 project presents for the City of Yorkville,
23 right, it would bring for the community taxes,
24 revenue, jobs, plenty of opportunity for

1 Yorkville to -- especially Yorkville citizens to
2 save money on things like gas, on things like
3 food for their families, especially those who may
4 be struggling a little bit right now.

5 I think everybody is feeling the
6 impacts of inflation and a city like Yorkville
7 could appreciate this growth.

8 Now, like I said, vital to consider
9 the impact of failure, so especially in a vacant
10 lot that it has been for the past 20 years or so,
11 being able to see that, I think we need to
12 anticipate to make up the loss in the case that
13 this doesn't pass, so in the case that Costco
14 doesn't come through and we don't see this
15 growth, there is a large opportunity for no
16 growth to happen, and no growth means possible
17 higher taxes, it means a more difficult life in
18 Yorkville that I feel like a lot of people
19 especially here cannot afford, and, I mean, I am
20 a Gen Z, I am growing up in a town like
21 Yorkville, I am growing up in the Midwest. It's
22 difficult for me, I can only imagine it's
23 difficult for everybody else.

24 I know I would love to see a Costco

1 here and I don't want to see anything like a
2 light pole or an EV charging station prevent
3 something like a major growth like this to
4 prevent my wallet from getting drained from large
5 and hefty price tags and heavy costs of gas and
6 higher costs of taxes in places like Kendall
7 County.

8 These are things that we need to
9 consider, especially if we are considering
10 denying a motion like this. Denying the growth
11 for Kendall County residents would be further
12 detrimental than inconvenient traffic.

13 CHAIRMAN VINYARD: Thank you. Would
14 anyone else like to speak?

15 (No response.)

16 CHAIRMAN VINYARD: Going once?

17 (No response.)

18 CHAIRMAN VINYARD: Going twice?

19 (No response.)

20 CHAIRMAN VINYARD: Would anybody that's
21 joining us tonight in Zoom have anything to add
22 to this?

23 (No response.)

24 CHAIRMAN VINYARD: Okay. All right.

1 Are there any questions from the commissioners
2 for the petitioner?

3 (No response.)

4 CHAIRMAN VINYARD: I have one question.
5 After you guys agreed after the EDC meeting, what
6 is the current percentage of masonry that you are
7 going to be using? It was 10 to 15 percent the
8 first time, right?

9 MS. NOBLE: 15 to 16.

10 CHAIRMAN VINYARD: Okay, 15 to 16.
11 Pardon.

12 MR. DZIURDZIC: Overall for masonry we
13 are just under 16 percent.

14 CHAIRMAN VINYARD: And that's after the
15 increase in height?

16 MR. DZIURDZIC: After the increase on
17 the south and east elevations, correct.

18 CHAIRMAN VINYARD: Okay. All right.
19 And then my other question is, you touched on
20 this before, but my concern with the fuel station
21 is I've gotten fuel at Costco, I've seen how some
22 lines can be.

23 My concern is the farthest stall to
24 the parking lot creating a bottleneck of getting

1 in there. The last thing I want to see is for
2 cars to be backed up onto McHugh trying to make
3 the right in.

4 You did state, though, that you guys
5 are willing if that was the case to expand that
6 parking lot to maybe go a couple cars deeper in
7 lines? Is that correct?

8 MR. DZIURDZIC: That is correct. That
9 is correct.

10 CHAIRMAN VINYARD: Okay. All right.
11 That's all I have.

12 MR. DZIURDZIC: Thank you.

13 CHAIRMAN VINYARD: Anybody have anything
14 else?

15 (No response.)

16 CHAIRMAN VINYARD: Okay. Since all
17 public testimony regarding the petition has been
18 taken, may I have a motion to close the taking of
19 testimony at public hearing?

20 COMMISSIONER LINANE: I will make the
21 motion.

22 COMMISSIONER CROUCH: Second.

23 CHAIRMAN VINYARD: Roll call vote on the
24 motion, please?

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MS. YOUNG: Yes. Linane.

COMMISSIONER LINANE: Yes.

MS. YOUNG: Vinyard.

CHAIRMAN VINYARD: Yes.

MS. YOUNG: Forristall.

COMMISSIONER FORRISTALL: Yes.

MS. YOUNG: And Crouch.

COMMISSIONER CROUCH: Yes.

CHAIRMAN VINYARD: All right.

(Which were all the proceedings had
in the public hearing portion of
the meeting, concluding at 7:56
p.m.)

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

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

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

10 That the foregoing public hearing
11 transcript, Pages 1 through 52, was reported
12 stenographically by me by means of machine
13 shorthand, was simultaneously reduced to
14 typewriting via computer-aided transcription
15 under my personal direction, and constitutes a
16 true record of the testimony given and the
17 proceedings had;

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

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee
22 of such attorney or counsel for any of the
23 parties hereto, nor interested directly or
24 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 28th day of
9 January, 2025.

10
11
12 /s/ Christine M. Vitosh

13 CHRISTINE M. VITOSH,
14 C.S.R. Certificate No. 084-02883
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Vitosh Reporting Service

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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 proposed fuel facility will not endanger the public health, safety, morals, comfort or general welfare of any portion of the community. The fuel facility has been designed to provide a safe environment for the residents of the City of Yorkville and surrounding communities, as well as Costco's members and employees. The fuel facility will meet applicable Federal, State and local codes for fire access, pedestrian and vehicular accessibility; fuel truck movements and gas operations. Costco will maintain the fuel facilities appearance, provide State required maintenance, which includes equipment and tank testing and monitoring inspections. The fuel facility, canopy, paving, lighting, and fuel dispensers will be designed to State and all applicable zoning and development regulations.

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 OR NEAR THE NEIGHBORHOOD IN WHICH IT IS LOCATED:

The proposed fuel facility will have no adverse impact(s) on the current use or enjoyment of nearby properties in the immediate area. The Property is zoned General Business District and the nearby zoning is predominately zoned commercial and as such, the requested special use is compatible with nearby current and future land uses. The fuel facility plan allows for generous setbacks, and landscaping along Veteran's Parkway and McHugh Road. The requested Special Use will not be injurious to other nearby property owners as the design, arrangement, land use intensity, scale and character is and will be compatible to nearby land uses and future developments.

There is no indication that the fuel facility will diminish or impair property values within the immediate commercial area or the community.

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 fuel facility will not impede the orderly development and improvement of the surrounding property for uses permitted in the district as the proposed land use will encourage and promote orderly development in the area. Fuel facilities are typically located in the vicinity of a major transportation system and permitted as a special use in most commercial and business zoned districts. The proposed land use is compatible with existing land uses and is permitted as a special use in the B-3, General Business District.

The development of the Costco warehouse and fuel facility will serve as the catalyst promoting and encouraging future development in the immediate area.

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

The proposed fuel facility has been carefully planned to be accessible by multiple access points from McHugh Road, Veteran's Parkway and Countryside Parkway. Access directly to the fuel facility will be an efficient traffic movement with adequate queue to serve each fueling position. Drainage is designed to keep pavement areas safe and properly conveyed to an onsite storm water basin. Utilities such as water, sanitary sewer, electric and storm are available to effectively serve the fuel facility. The Property will be illuminated for safe vehicular and pedestrian travel.



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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:

The primary entrance to the fuel facility is located north of the McHugh Road and Veteran's Parkway, which is a signalized intersection. The fuel facility is planned to accommodate anticipated traffic volumes and provide adequate queuing for vehicles within the Property. Traffic congestion on City roads will be minimized with the carefully designed site plan and location of the fuel facility within the Costco lot. The fuel facility ingress and egress has been designed to accommodate traffic movements from west to east allowing traffic to flow back to the Costco parking lot and interior perimeter roadway eliminating congestion at the McHugh Road intersection. Left turn lane modifications are planned for McHugh Road that will adequately serve the expected traffic volumes on this road. There will be no traffic impacts to Veteran's Road or Countryside Parkway.

PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN:

The proposed Costco fuel facility promotes the general purpose and intent of the Comprehensive Plan by providing an appropriate, aesthetically pleasing commercial land use along Veteran's Parkway's commercial corridor. The proposed land use is consistent with many goals and objectives of the Comprehensive Plan such as the development of a parcel of land previously zoned commercial many years ago. The requested Special Use in association with the proposed Costco warehouse will provide a new opportunity for residents to shop and fuel within the corporate limits of the City of Yorkville. The Comprehensive Plan promotes new commercial opportunities in areas that have been undeveloped for long periods of time with the hope that additional interest will be created by those developments. Costco's presence typically draws interest from other retailers and business adding to a community's commercial base.

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.

Stephen J. Cross

PETITIONER SIGNATURE

11-8-2024

DATE

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

Dave Hamman

OWNER SIGNATURE

DATE

11-9-2024



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

Marian F. Cross 11-8-24