

United City of Yorkville

651 Prairie Pointe Drive Yorkville, Illinois 60560 Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING COMMISSION AGENDA

Wednesday, April 9, 2025 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: March 12, 2025

Citizen's Comments

Public Hearings

- 1. PZC 2025-03 Ali Bukhres, on behalf of QuikTrip Corporation, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit two (2) monument signs to be erected, which exceed the maximum sign area, maximum sign height, and maximum number of signs as stated in Section 10-6-6-B of the Yorkville United Development Ordinance. The real property, zoned B-3 General Business District, is located at the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (Stagecoach Trail) intersection.
- 2. PZC 2025-06 Michael Holzer, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a bulk regulation variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from fifty (50) feet to forty-two (42) feet for a parcel located at 904 S Bridge Street. The real property, zoned B-3 General Business District, is located near the northeast corner of Illinois Route 47 (South Bridge Street) and Illinois Route 126 intersection.

Unfinished Business

New Business

1. PZC 2025-03 Ali Bukhres, on behalf of QuikTrip Corporation, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit two (2) monument signs to be erected, which exceed the maximum sign area, maximum sign height, and maximum number of signs as stated in Section 10-6-6-B of the Yorkville United Development Ordinance. The real property, zoned B-3 General Business District, is located at the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

Action Items
Variance

2. PZC 2025-06 Michael Holzer, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a bulk regulation variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from fifty (50) feet to forty-two (42) feet for a parcel located at 904 S Bridge Street. The real property, zoned B-3 General Business District, is located near the northeast corner of Illinois Route 47 (South Bridge Street) and Illinois Route 126 intersection.

Action Item

Variance

Additional Business

- 1. City Council Action Updates
 - a. **PZC 2025-01 DMYF-Loftus Drew Daniels**, on behalf of Daniels Malinski Yorkville Family, LLLP, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of two (2) parcels totaling approximately 53.7 acres and is generally located at the north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad. The petitioner is requesting rezoning approval from A-1 Agricultural District to M-2 General Manufacturing District for a future data center.

Action Item

Rezone

b. **PZC 2024-29 1115, LLC,** the petitioner, in collaboration with property owners Brent and Tracy Schalhamer, has applied to the United City of Yorkville, Kendall County, Illinois, for rezoning and special use authorization for a Planned Unit Development (PUD). The proposal involves purchasing and redeveloping approximately 14 acres, comprising a one-acre parcel to remain zoned B-3 General Business District for future commercial use, and a 13-acre parcel to be rezoned from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for a townhome community with 18 buildings and 105 units. The petitioner also seeks a deviation from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry or premium siding on the front façades of the townhomes from 50% to 25%. The property, formerly Parfection Park, is located west of IL Route 47 (S. Bridge Street), east of the Green Briar subdivision, north of the Prairie Garden development, and commonly addressed as 1115 South Bridge Street.

Action Item

Rezone & PUD

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers 651 Prairie Pointe Drive, Yorkville, IL Wednesday, March 12, 2025 7:00pm

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

Danny Williams-yes, Ryan Forristall-yes, Rusty Hyett-yes, Michael Crouch-yes, Chad Green-yes, Marge Linnane-yes, Richard Vinyard-yes

City Staff

Krysti Barksdale-Noble, Community Development Director Sara Mendez, Planner I David Hansen, Senior Planner Megan Lamb, City Attorney Lynn Dubajic Kellogg, City Consultant Katelyn Gregory, Economic Development Coordinator

Other Guests

Chris Vitosh, Vitosh Reporting Service
Dr. Joan McArthur, Maplehurst Racing
Kelly Helland, Attorney
Matthew Kwiatkowski, Nexamp
Jen Rakas
Robert Loftus
Lauren Hillis, Atwell

Austin Kaczmarek, WSPY
Darren Crawford
Michael Keith, Atwell
Hanna Udiscus, Nexamp
Drew Daniels via Zoom
Caitlyn Preast, Atwell

Previous Meeting Minutes February 12, 2025

Motion by Mr. Crouch and second by Mr. Hyett to approve the minutes as presented. Roll call: Forristall-yes, Hyett-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes Carried 7-0

Citizen's Comments None

Public Hearings

Chairman Vinyard explained the procedure to be followed, the taking of testimony and he swore in those who would speak. He also made a statement about decorum and order for the meeting.

Chairman Vinyard entertained a motion to open the Hearings. At approximately 7:04pm a motion was made and seconded by Mr. Williams and Ms. Linnane, respectively, to open the Public Hearings. Roll call: Forristall-yes, Hyett-yes, Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Linnane. Carried 7-0.

The Public Hearings were read by Chairman Vinyard:

- 1. CONTINUED (from February 12, 2025) PZC 2024-22 Beecher Road Solar, LLC, contract lessee, and Gary and Betty Bennett, property owners, petitioners, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use authorization and a bulk regulation variance approval. The real property is generally located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 4,000 feet west of IL Route 47 (N. Bridge Street) consisting of approximately 70 acres. The petitioners are requesting special use permit approval pursuant to Section 10-8-5 of the Unified Development Ordinance for a solar farm. Lastly, the petitioners are requesting a bulk regulation variance to Section 10-4-13-8.c of the Unified Development Ordinance, seeking a reduction from the required one thousand (1,000) foot setback from the nearest solar array to roadway network to 482 feet from Corneils Road.
- 2. **PZC 2025-01 DMYF-Loftus Drew Daniels**, on behalf of Daniels Malinski Yorkville Family, LLLP, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of two (2) parcels totaling approximately 53.7 acres and is generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad. The petitioner is requesting rezoning approval from A-1 Agricultural District to M-2 General Manufacturing District for a future data center.

(See Court Reporter's transcript of Public Hearings) (Petitioner's Responses to be included in the Official Record)

At approximately 7:41pm a motion was made by Ms. Linnane and seconded by Mr. Williams. to close the Public Hearings. Roll call: Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes, Hyett-yes, Crouch-yes, Green-yes Carried 7-0.

Unfinished Business None

New Business

1. PZC 2024-22 Beecher Road Solar, LLC (see full description in #1 above)

Ms. Mendez said the plans were amended from the original one and they changed the setback to 917.3 feet from 482 feet and reduced the acreage to 20.3 acres. Solar arrays were also reduced from 11,616 to 11,201. This is an expansion of the solar project that was done last year. The combined approved and proposed solar farms occupy 54.9% of the total of 94 acres. A glare study was done and potential glare was not found to be an issue. Ms. Mendez also discussed the security guarantee and blanket easement. Staff recommended that review letters from EEI become conditions of the Special Use. She also reviewed changes in the fence which will be part of the conditions for the Special Use. With the revised plan, staff now supports this project and the petition will move forward to the April 8th City Council.

The standards of the Special Use were reviewed by Ms. Mendez and the Commissioners agreed with each standard.

Action Item

Special Use

Moved by Mr. Williams and seconded by Ms. Linnane to approve PZC 2024-22 Beecher Road Solar LLC special use request. Mr. Williams read the motion as follows. Motion: In

consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, as depicted in plans prepared by Atwell and submitted by Nexamp dated last revised 2-14-25 for approximately 20.3 acres located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 2,600 feet west of IL Route 47 (N. Bridge Street), subject to staff recommendations in a memo dated February 21, 2025. Roll call: Green-yes, Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes, Hyett-yes, Crouch-yes. Carried 7-0.

Ms. Mendez read the standards for the <u>Variance</u> and the Commissioners agreed with each standard.

Action Item

Variance

A motion was made and seconded by Mr. Williams and Mr. Hyett, respectively, to approve PZC 2024-22 Beecher Road Solar, LLC variance request. Mr. Williams read the motion as follows. Motion: In consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for bulk regulation variance to Section 10-4-13.B.8.b of the Unified Development Ordinance, reducing the south property lines setback from 1,000 feet to 917.3 feet. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Hyett-yes, Crouch-yes, Green-yes, Linnane-yes. Carried 7-0.

2. PZC 2025-01 DMYF-Loftus – Drew Daniels (see full description above #2)

Ms. Noble said Mr. Daniels represents the petitioner who is seeking to rezone 2 parcels totaling 53.7 acres and includes portions of others parcels that comprise this area. This request excludes Mr. Loftus' 8-acre property and the petitioner would like to rezone the remaining property from A-1 to M-2.

Providing some history for this petition, Director Noble said Mr. Loftus' property to the north is being leased for a solar farm. It was approved, annexed and zoned A-1. The annexation plat inadvertently included Mr. Loftus' parcel south of the railroad tracks. Staff is now working with Mr. Loftus to carve out his parcel and the legalities are being considered. The 8-acre parcel will remain as Ag at this time. Ms. Noble described the current land uses surrounding properties.

Staff looked at how the zoning would affect the surrounding land uses and recommended certain conditions. One is a buffer and setback transition zone, 2) site plan review, 3) no buildings in 400 foot buffer to nearest home, 4) maximum height of buildings. The city decided on a 70-foot maximum building height including mechanicals at a City Council meeting on the previous night. Staff asked for Mr. Daniels' input. Mr. Daniels replied he will not be the final developer and a possible variance could be requested by a future developer.

The Commission briefly discussed the 400 foot buffer. No homes will be allowed in that zone said Ms. Noble and it insures that a data center building will not be built right next to an existing residential lot, since the M-2 zoning only requires a 25-foot setback from a property line. Ms. Noble said in the future, there would likely be a land plan in place to establish regulations. Mr. Green asked about a comment referring to 1,500 feet. If a building is within 1,500 feet of an existing home, it cannot be taller than 70 feet.

Mr. Loftus asked if there will be a buffer on his property. Ms. Noble said he will have a berm and 100 foot landscape buffer.

The standards for this rezoning request were read by Ms. Noble and the Commissioners agreed to each.

Action Item

Rezone

So moved by Mr. Williams and seconded by Mr. Hyett to approve PZC 2025-01 DMYF-Loftus – Drew Daniels rezoning request. Mr. Williams read the motion as follows. Motion: In consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from A-1 Agricultural District to M-2 General Manufacturing District for a proposed future data center, for two (2) parcels totaling approximately 53.7 acres, including parcel #02-18-400-006 and portions of parcels #02-19-200-001 and #02-17-300-002, excluding an approximately 8-acre existing homestead owned by the Robert M. and Ildefonsa Loftus Living Trust, generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad further subject to including Mr. Loftus' parcel and a 100-foot landscape buffer with an 8-foot tall berm.

Roll call: Forristall-yes, Hyett-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 7-0.

Additional Business

1. Year in Review 2024

Senior Planner David Hansen said the report was created by Community Development staff and it is also on-line for public viewing. It reflects housing growth, number of permits issued, Planning & Zoning projects and construction revenue. Five Final Plats were also issued for Grande Reserve. Text amendments were also done. The report also highlighted new and existing businesses. Also, he also noted 10 years of IGA collaboration with Kendall County, new employees joined the Community Development department and the city anticipates many new projects in 2025, including data centers.

City Council Action Updates

a. PZC 2024-32 Kyle Corniels, relief from Unified Development Ordinance. (See full description on meeting agenda. Approved by City Council.

Adjournment

There was no further business and the meeting was adjourned at 8:29pm on a motion by Mr. Williams and second by Mr. Hyett. Unanimous voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker

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17	651 Prairie Pointe Drive
18	Yorkville, Illinois
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21	Wednesday, March 12, 2025
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23	REPORTED BY: Christine M. Vitosh	
24	Illinois C.S.R. License No. 084-002883	

(WHEREUPON, the following proceedings were had in public hearing, commencing at 7:02 p.m. as follows:)

CHAIRMAN VINYARD: There are two public hearings tonight for the Planning and Zoning Commission meeting. The purpose of these hearings is to invite testimony from members of the public regarding the proposed requests that are being considered before this Commission tonight.

Public testimony from persons

present who wish to speak may be for or against

the request or to ask questions of the

petitioner regarding the request being heard.

Once all the public hearings on tonight's agenda are closed, the Commission will deliberate and will vote on their recommendations to City Council for each of the matters that are the subject of tonight's hearing.

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

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

(Witnesses sworn.)

CHAIRMAN VINYARD: Thank you. You guys may be seated.

So before we begin, I would like to review a few rules to ensure an orderly and productive meeting tonight. While speaking, please make comments focused on the matter and avoid any personal attacks, unrelated topics or repeating points that are already made tonight.

As chairman, I may limit repetitive remarks or redirect. The speakers are to stay on topic. Any member of the public who repeatedly disrupts or interrupts any of tonight's public hearings may be asked to leave the chambers.

We ask that audience members remain silent during tonight's hearing unless they are speaking at the podium.

The court reporter must record tonight's testimony and the cooperation from the audience will make her job easier and the

transcript of those hearings be more accurate, okay?

Commission members may ask clarifying questions at any time. The public may direct relevant questions to the petitioner either through me or via direct cross-examination.

Likewise, the petitioner may respond to the public comments and ask clarifying questions of public speakers.

Once all public comments have been heard, I will formally close the public comment period, after which the Commission will deliberate and vote.

Thank you guys for your cooperation and participation in this.

So the order for receiving testimony will be as follows: The petitioner will have their presentation, followed by those who wish to speak in favor of the request, and then those who wish to speak in opposition of the request.

So may I have a motion to open public hearing on Petition number, continued, PZC 2024-22, Beecher Road Solar, LLC, requesting a

continued from the February 12th meeting, and

it's PZC 2024-22, Beecher Road Solar, LLC,

23

24

contract lessee, and Gary and Betty Bennett,
property owners, petitioners, have filed
application with the United City of Yorkville,
Kendall County, Illinois, requesting a special
use authorization and bulk regulation variance
approval.

The real property is generally located immediately north of Corneils Road, approximately 1500 feet west of Beecher Road and approximately 4,000 feet east of Illinois Route 47, or North Bridge Street, consisting of approximately 70 acres.

The petitioners are requesting a special use permit approval pursuant to Section 10-8-5 of the Unified Development Ordinance for a solar farm.

requesting a bulk regulation variance to section 10-4-13-8.c of the Unified Development Ordinance seeking a reduction from the required 1,000-foot setback from the nearest solar array to roadway network to 482 feet from Corneils Road.

Is the petitioner present and prepared to make their presentation on the

proposed request?

MS. HELLAND: Yes, we are.

CHAIRMAN VINYARD: Thank you.

KELLY HELLAND,

having been first duly sworn, testified before the Commission from the dais as follows:

MS. HELLAND: Kelly Helland on behalf of the petitioners, the Bennett family and Nexamp Solar Company.

Here tonight we have Hanna Udischas from Nexamp Solar and then Matt Kwiatkowski -- I am sorry if I butcher Matt's name -- from Nexamp, along with Michael Keith from Atwell Engineering.

This is a 70-acre parcel that, although it's named the Beecher Road Solar, it's off of Corneils Road. The Bennett family would have liked to have been here tonight, but due to some health concerns, they are quarantined and unable to be here.

They did submit a letter to both

Plan Commission and staff that we would request
be entered into the record tonight.

Nexamp Solar has done -- or applied for and have obtained approval for two prior

solar farms in Yorkville. They are a veteran-owned company and very active in supporting the community of Yorkville.

We are seeking a positive recommendation of the special use application along with a variance of the thousand foot setback to 917 feet.

We've heard the concerns from staff, prior Plan Commission meetings, and then also the Mayor and City Council.

Although Corneils Road is not at this time, nor at the time of filing, a major collector, it is our understanding that in the very near future it will be identified as a major collector within the United City of Yorkville.

For that reason, we have amended the plan to provide a setback at the minimum at seven -- or, I'm sorry, 917 feet from the roadway.

As you can see from the packet, and if you drive down Corneils Road, the Bennett farmstead is directly in front of the proposed solar farm, so from a public safety perspective, an aesthetic perspective and a visual

perspective, we think that providing the increased setback to 917 feet meets the spirit of the 1,000 foot setback.

If there was a vehicular accident, they run into the Bennett farmstead well before any kind of solar array or landscaping, so from a public safety perspective, we don't think that's an issue.

We believe that the application complies with the special use parameters contained in the City's ordinance, and again will be seeking a positive recommendation to the City Council from the Plan Commission.

We are here tonight to answer any questions that the Plan Commission may have, and I will turn it over to Hanna for the presentation and Michael if you have any technical questions on the engineering.

Thank you.

CHAIRMAN VINYARD: Thank you.

HANNA UDISCHAS,

having been first duly sworn, testified before the Commission from the dais as follows:

MS. UDISCHAS: Hanna Udischas

representing Nexamp. And thank you, Planning and 1 2 Zoning Commission and the United City of 3 Yorkville, for having Nexamp back again. We are really grateful to continue partnering with you 5 on these projects. You can go to the next slide. 6 MS. NOBLE: You should be able to 7 control it. 8 MS. UDISCHAS: Oh. 9 MS. HELLAND: I'm sorry. There --10 CHAIRMAN VINYARD: Not again. 11 MS. UDISCHAS: Sorry, guys. MS. NOBLE: Yeah, it's probably not 12 picking up the signal. That's okay. 13 MS. UDISCHAS: This one? 14 15 MS. NOBLE: No, that's all right. 16 advance it. 17 MS. UDISCHAS: Okay. Thank you. So I 18 want to give a bit of a background on Nexamp. I 19 know a lot of folks in the room today are 20 familiar, but just to reorient who Nexamp is and then I'll zoom into our experience in Illinois 21 22 and then I'll talk a little bit more about -- get into Beecher Road Solar. 23 24 So Nexamp was founded in 2007 by two

Army veterans, and upon returning from the U.S. doing their tour, they were compelled to start a company with a vision of providing renewable energy solutions to create an energy independent United States.

We are really proud to be still fulfilling that mission today, and we are the largest vertically integrated developer, owner and operator of community solar farms in the United States.

We were voted number one community solar company in 2023, again in 2024, by Solar Power World magazine, which is our leading industry magazine.

At this time we have 475-plus employees nationwide, and congruent with our commitment to energy independence, we are still making that commitment, Nexamp completed the largest domestic module purchase in community solar history with a company called Heliene, they are located in Minnesota, and we purchased 1.5 gigawatts of modules.

So in the next slide, zooming into our experience in Illinois, Nexamp started to

build out our Midwest team in 2018. We have grown very significantly. We created Chicago as our second headquarters; our primary -- our first headquarters was located in Boston, and so we have been investing a lot in the state of Illinois.

We have hired over 80 employees. We currently have over 40 operating community solar farms in Illinois and about 20, either in construction or in our development pipeline, and currently we are servicing 8,500 residents and small businesses with our community solar subscriptions.

So in the next slide I wanted to present a visual of some -- an operational community solar farm that Nexamp owns, operates and developed.

This one is located in Burlington,

Kane County. It's 16 acres, so this is probably

about -- you know, it's much less -- it's less

than half the size of what Beecher Road is going

to be. It's 2.8 megawatts and it services nearly

400 subscribers.

I will let you kind of look at

visually, you know, this is very consistent with what we are planning in terms of landscaping, maybe a little bit more extensive with Beecher, but you can see that we have the pollinators inside the panels, outside the panels, and then the evergreen buffer on the outside.

The next slide is another community solar farm; this one is called Fargo Road Solar. It's located in Tampico, Whiteside County. It's 18 -- sorry 19 acres, 2.7 megawatts, also services around 400 subscribers, and you can see this project as well, very clean, well maintained, and that's what we really pride ourselves on, is having a really good beginning-to-end product.

So in the next slide we are zooming in to Yorkville. This is the location of Beecher Road Solar. The solar farm is proposed on existing farmland parcels located approximately north of Corneils Road, approximately 1500 feet east of Beecher Road and approximately 4,000 feet west of Illinois Route 47. It's on parcels 02-08-300-008, this is the parcel to the west -- one more thing on the last one.

This is the parcel on the west, this is where the community solar farm will be located. On the parcel to the east, that's where our -- we will be utilizing that existing access road and -- for utility, so that's 02-08-300-012. Now the next slide.

Okay. So getting into the project details, the project is located on 10791 Corneils Road. It's currently zoned A-1-SU, which is Agriculture Special Use district.

We just did the parcels on the last slide, so the parcel to the west ending in 08, that's for the array, and the parcel to the east ending in 02, that's for the access road and utility.

The owners are Gary and Betty

Bennett. The parcel size is approximately

69.67 -- 64 acres. The project size is

approximately 20.4 acres within the fence line.

The project capacity is 4.99 megawatts AC and the project life is between 30 to 40 years.

So you probably remember us being here prior, so this is the second project that Nexamp is proposing on the land of long-time

residents Gary and Betty Bennett, and so the impetus for Beecher Road Solar really came from the relationship that we had built with the Bennetts and that the Bennetts were interested in doing a second project as a means for their retirement, and there was capacity for the project, so this is how we moved forward.

Also given the fact that the property is in an IDNR floodway and there is not a whole lot of opportunity for different types of development, the Bennetts are really interested in pursuing this as an option for them.

Corneils Road Solar, LLC was approved May, 2024 for a special use by the United City of Yorkville, also for annexation and rezoning to the Agriculture Special Use district for the two parcels that I just mentioned and also the parcel to the north, which most of the Corneils site is located on.

Our civil engineer will get more into the design later on in the presentation, but it is worth noting and stating that Corneils Road Solar, LLC, and Beecher Road Solar, LLC, are two separate projects.

They are two stand-alone, they will both have their own fence line, they are not going to be connected, and the projects -- but the projects will be sharing that existing gravel road and they will have their own utility lines.

So this situates Beecher Road Solar in the community in the surrounding land uses, so to the north we have Corneils Road Solar, LLC, and then also, it's not called out in here, but Yorkville Renewables is just to the northeast corner; to the north is a decommissioned landfill parcel; and then to the south is properties owned by the Bennetts and the Bennett family's residence.

There is a couple other land owners just to the east as well, and then we have a lot of industrial projects and parcels, so we have our ComEd substation and many -- the ComEd transmission lines that are flowing through, have the Bright Farms, LLC industrial development, the permitted 223-acre data center to the south on Eldamain, and then I think just after us the rezoning for a data center, so lots of industrial uses in this area, you know, very compatible with

solar, also landfill and our existing land owner who is interested.

Again, the property is located in IDNR floodway; not a lot is available in an IDNR floodway, but solar is an option.

The majority of the view shed is going to be blocked by the Bennetts' residence and their existing landscaping, their existing barn.

And then, lastly, at its current stance, Corneils Road is not a major thoroughfare, it's kind of a single-lane collector. There is the opportunity for that to become more, but given the amount that we have kind of done on the design, we think this is a really good use for this property, on a property that might not have another development opportunity.

Next slide. So getting into the community benefits, Corneils -- or, sorry,

Beecher Road Solar unlocks tax revenue in a floodway, it also unlocks tax revenue next to a decommissioned landfill parcel, which is typically not the most desirable for new

developments, it unlocks tax revenue without adding a demand for public services.

Again, in the last slide we kind of showed the different industrial projects that are happening and that Yorkville is really excited about. This is another opportunity for grid stabilization.

Community solar is a temporary use of farmland, and the project will add utility savings for around 650 residential subscribers.

So you can see below the projected taxes. So the top line calls out the current taxes for the 20.8 acres that the community solar farm would be located on. In aggregate it's around \$6,227; 60 percent of that goes to the school district and six percent to Kendall Fire, so that's around \$3,742 to the school district and around \$417 to Kendall Fire.

So by adding community solar, you are increasing the tax revenue in this -- on this 20.8-acre piece by over four -- over four times that, you know, bringing in \$29,470 in aggregate, but then, of course, very importantly, \$17,711 for your schools.

So this is a list of some of the due diligence that we've done so far. We are pretty far along on this project. So we have the site selection and the executed lease with the landlord, the Bennetts.

We've done surveying, we've done the pre-application discussions with Yorkville, we have done utility studies with ComEd, we have done SHPO consultations, endangered species, wetland delineations, consulted with FAA, we have done the NRI, we have done -- executed an AIMA agreement with the Department of Agriculture, and then we are still in progress on the IDNR floodway and our drain tile surveying, but those will be wrapped up shortly.

So I am going to hand it off to Michael Keith, our civil engineer of record.

MICHAEL KEITH,

having been first duly sworn, testified before the Commission from the dais as follows:

MR. KEITH: Good evening. I am Mike

Keith with Atwell, LLC. As Hanna mentioned, I am

the civil engineer of record, so I am just going

to go over some of the site items.

First up on the screen is the site layout. As Hanna mentioned, we are required to meet 50 feet off the property lines and 1,000 feet off Corneils Road.

We meet all the setbacks except for the 1,000 feet off Corneils, and we are at 917 feet off there.

We did do a redesign where we were at four hundred and I think 83, so we kind of moved some of the panels that were closer up to the road back up to the northeast corner across the Rob Roy drainage system creek.

You will notice that we put the equipment pads in the center of the site.

That's -- we try to keep those in the center of the site so they are the farthest away from all the property lines so that the equipment is internal to the site, and then we put -- and then the power lines go underground and come out to the utility poles.

To get to this site on the northeast corner, we are utilizing the same access point as we are doing for the Corneils Solar that is north of there, so we are only going to have one road

crossing.

With Corneils Solar we already started working with the Rob Roy Drainage District to get their approvals for the crossing. There is actually an existing crossing in the field that we are using, we are just going to improve it a little bit, extend the sewer so we can get the trucks across there, the existing culvert, so we are extending the culvert on both directions so we can get the trucks back and forth.

We are working with them to go underground with the wires. We are kind of in negotiations with them on how deep it needs to be. It's going to be within a steel conduit or a heavy duct -- heavy ductaliner -- not ductaliner. PVC pipe, probably most likely a Schedule 80 so that it gives some resistance if they ever have to dredge it. But that's still ongoing, we're working with them. We plan to doing everything that they are asking on that one.

And then, as I mentioned, we are dedicated to keep all the wires underground until we get to the road where we have to come vertical

to make our point of interconnect.

We will have a second row of overhead poles at the access road, we are going to have the Corneils Solar and then the Beecher Solar right running parallel to them.

Unfortunately that's -- that's one of the requirements we have to have with ComEd; we can't have one set of poles and equipment on there, we have to have two separate -- separate set of poles.

As Hanna mentioned, there is a floodplain on the site. We are working with IDNR. We have already completed the study. We are making a submittal to IDNR shortly.

We actually already have approval on Corneils Solar, both report that the piles do not increase the storm -- the storm elevations, they just -- they add some in, but it's not to the point that it's beyond what's allowed in the floodplain, so we are fully confident IDNR is going to sign off on that, and we will need that before we go to final engineering when we -- because EEI will require that as part of our submittal process.

And then next slide, please. So here is kind of a blow-up of our landscaping plan. First off, we're going to be using the pollinator mix.

The pollinators help stabilize the site and they also create a deep-rooted system that helps us with stormwater management, so you notice we are not -- we are not adding any -- we do not have any detention ponds here, and that's because the pollinators help decrease the run-off from the site, they create a deep root system so it kind of pulls the water in and we keep the water on-site, so we actually decrease our water without the use of detention ponds and concentrating the water at those ponds.

And then you will notice we have some trees along the southern edge. If you can see it, there is a different row of trees that are kind of heading back southeast on the site. You will see there is only really one row, and we have larger evergreen trees on there.

We've gone the extra mile on the southern edge where we almost doubled the amount of evergreen trees along one row, and then we

provide a double row to kind of offset it a little bit, so now we are -- we've heard -- we've heard the complaints about being close to Corneils and the concerns of the traffic and everyone seeing it, so we wanted to make sure we buffered it precisely with evergreen trees so that it provides a good soft buffer.

And then if you go to the next sheet, we have done some photo simulations on here. So that's a blow-up of the landscaping. That's a little better view so you can kind of see the double row of the increased trees in there.

If you go to the next slide, please. So this is a view shed from Corneils Road looking back to the site. This picture was taken recently, so you can see the farm field in the front.

If you go to the next view -- the next slide, you will see we have overlaid the evergreen trees in the buffer, so you can almost see the solar panels really aren't even seen.

We typically plan this at maturity of the trees. We typically plan the trees take

about eight to ten years to hit full maturity, so there is going to be a time when it's first planted you are going to kind of see through there, but as it matures, it's going to kind of hide them. We have -- next slide, please.

So this is a view looking through the Bennetts' farm back to where the panels will be, and the next view shed -- or next slide, I'm sorry.

So then now you can see the evergreen trees in the background as they are providing the buffer, so you can kind of see we are being really careful to make sure that we buffer those trees as people are driving down the street. And then last slide, please?

So this is what a pollinator seed mix looks like. I always like looking at this. You can see it's kind of native flowers and creates a good -- a good area for pollinators to come in, bees and such, and you can see that the height of these are managed by the species that are planted.

They don't go up above the panels, they kind of stay below the panels, and then they

kind of just -- they grow to that height.

Based on the management plans I have seen in the other projects, after five years, this is low maintenance. We are not out there mowing every week, we don't have to mow very often after the first five years when it's established.

There is some mowing going on and making sure that weeds are kept at bay, but after we hit this point, it pretty much self-maintains itself.

As Hanna mentioned, we are here for questions. If you have anything, just let us know.

CHAIRMAN VINYARD: Thank you. Is there anyone present who wishes to speak in favor or opposition of this request tonight? Have you signed in already?

MS. McARTHUR: Yes.

CHAIRMAN VINYARD: All right. Please.

JOAN MCARTHUR,

having been first duly sworn, testified before the Commission from the dais as follows:

MS. McARTHUR: My name is Joan McArthur,

and we have the farm south of Rob Roy Creek. I would have to go back to one of your slides that shows the land, I don't have it, because my concern is our property is south of this. I have a racetrack that parallels -- and we have been there since 1985.

I have Thoroughbred racehorses on there, and my concern is two-fold. One is if I am going along the track at a race pace, which will be at 35 miles an hour, and I get a glare off one of those panels, hits the horse in the eye, the horse could go down and die and I break my neck and I die.

My concern is what kind of barrier am I going to have along the property on the north side of Rob Roy Creek where the solar farm is going to be where I am not going to get a glare? So I don't want -- I don't want to see it. The second thing is -- that would have to go all the way along the property line.

The second thing is I have a house that sits to the west of our property and it's a three-story house. I am going to be looking right into that solar field, or not even the

solar field, it's going to be the machine or whatever.

What kind of barrier am I going to get up now? Not in four years. Now. So I don't have to look at it, because this will just -- looking at it would devalue my property horribly, so the company is going to have to put up some type of fence, some type of barrier.

If they want to put their trees -which would be great, but until they hit
maturity, I don't want to see them.

But my biggest concern is along our property line, which there is a lot of, is that I don't need a glare because I am in the horse business.

Number one, you would put me out of business; number two, you are going to injure the animal, which could be a million dollar animal; and, third of all, I could die.

And right now I don't have that problem because there is crops, nobody is there.

I might see them once in a blue moon when they are planting or when they are harvesting. I can deal with that, but with trucks going back and

forth and back and forth, I have a two-year old out there, they die. Who do -- The owner would want to know who do we sue.

Plus I think it's just being a good neighbor, put up a berm, put up a fence, put something up so we don't have to look at it, and then plant your trees, and if they grow in 40 years, God speed.

So that's my real concern.

CHAIRMAN VINYARD: Thank you. Would you guys like to respond to that? Yes, she is fixing it. As soon as she is done. Thank you.

MS. UDISCHAS: Thank you for your question and your concern. A couple things. So your concern is about glare, glare coming to your property, and just concern of overall well-being because of the array being there, so that's what I am going to address.

So per Yorkville, we are required to put slats in the fencing, so the array will be shielded that way. We also have designed the --we designed the project so that it's an anti-glare system. You know, we don't want glare on anyone's property, we don't want it on your

property, we don't want it on the neighboring properties surrounding, we don't want it on our landowner's property, so it's specifically designed with that in mind.

I hope I addressed your question.

MS. McARTHUR: No. No. Because --

CHAIRMAN VINYARD: She asked about a barrier.

MS. UDISCHAS: A barrier.

CHAIRMAN VINYARD: Yeah, more on the landscaping I believe was her question.

MS. UDISCHAS: Sure. So for that we proposed the -- we are proposing the evergreen tree barrier. Let me look at my notes.

So around the total of the array we have 154 evergreen trees planted. This is two -two lines of plantings, as well as -- as well as
384 shrubs, so we have that to shield the -- to
shield the view shed, as well as the slats in the
fencing to block the view of the panels, and then
we designed the panels to be anti-glare.

CHAIRMAN VINYARD: Okay. Thank you.

MS. McARTHUR: I appreciate what you are trying to do with the slats. My concern is just

even the -- you can see the big triangular property, that's me. You can see the track.

When you have slats, I don't know how tall they are, but I need -- and if there is trucks going back and forth and back and forth, somehow to buffer that.

You know, I would appreciate like ten foot. Horses are tall. And to get that up. Because if we have trucks going back and forth or whatever, that's -- that's -- I know you have to have that, I realize that, I am a realist, but if there is some way to shield the noise, to abate the noise, that's fine. You know, the solar field is fine.

But I have something to protect me, protect my establishment and my animals. And then you can see how far that goes all the way around to the property, and some days I go left on the track, some days I go right, so you can't just get it to one thing, and I would hate to lose -- break my neck.

Because we will be out there with young horses constantly, have been since '85, and we'll continue to do so.

1 Do you understand where I am 2 talking, coming from? All right. Thank you. 3 MS. NOBLE: I guess I can add they are required to have all of the panels within a 5 fenced area, and the fence is eight feet tall, 6 correct? And it will be lifted a little bit because of the floodplain or floodway; is that 8 correct? 9 MR. KEITH: No, the slats will be. 10 MS. NOBLE: The slats will be lifted, 11 So it will be an eight-foot tall fence okay. 12 with slats plus the trees, so --13 CHAIRMAN VINYARD: Okay. Is there anyone else who would like to speak in opposition 14 15 or in favor of this request? 16 (No response.) 17 CHAIRMAN VINYARD: All right. I am 18 assuming you guys would like to have your 19 responses of the standards put in the record? 20 MS. HELLAND: Yes. 21 CHAIRMAN VINYARD: All right. Very 22 All right. Moving on, the next is PZC 2025-01, DMYF-Loftus, Drew Daniels, on behalf of 23 24 Daniels Malinski Yorkville Family, LLLP,

petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification.

The real property consists of two parcels totaling approximately 53.7 acres and is generally located at the north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe Railroad.

The petitioner is requesting rezoning approval from A-1 Agricultural District to M-2, General Manufacturing District, for a future data center.

Is the petitioner present and prepared to make a presentation of their request?
We can't hear you, Mr. Daniels. Sorry.

MS. NOBLE: Can you try now, Drew?

MR. DANIELS: Yeah. Is that working?

MS. NOBLE: That's -- that's it.

COMMISSIONER CROUCH: Yes.

CHAIRMAN VINYARD: Go ahead, sir.

DREW DANIELS,

having been first duly sworn, testified before the Commission from the dais as follows:

MR. DANIELS: Gotcha. Okay. My name is

1	Drew Daniels. I represent the DMYF, which is the
2	Daniels Malinski Yorkville Family, LLLP. I
3	reside at 405 East Sheridan Road, Lake Bluff,
4	Illinois, and we are here for the rezoning of
5	this property for the $M-2$.
6	We have I just finished the
7	268 acres along Route 34, and this is for the
8	same exact use, and I am open for any questions.
9	CHAIRMAN VINYARD: Does anyone have any
10	questions for the petitioner?
11	(No response.)
12	CHAIRMAN VINYARD: Is anyone here
13	opposed to this?
14	MR. LOFTUS: I am a neighbor.
15	CHAIRMAN VINYARD: Would you like to
16	come over and speak?
17	MS. LAMB: We will want him to swear as
18	well.
19	CHAIRMAN VINYARD: I think did he
20	not? Okay. Sir, I am going to have to have you
21	swear in real quick.
22	(Witness sworn.)
23	ROBERT LOFTUS,
24	having been first duly sworn, testified before

the Commission from the dais as follows:

CHAIRMAN VINYARD: Very good, sir.

MR. LOFTUS: We sold the property to Drew, and I didn't touch base with Drew, just the last -- I've been real busy.

There is a couple -- I am not in opposition, but the -- I have been visiting with the city about this. Our home was brought in by mistake as far as the annexation goes. The other property was okay, but our house was not supposed to be in there, and Krysti and Mrs. Orr I think may be talking, discussing that issue.

I just -- we just -- we live there, we built the home, been there since '03 and I graduated Yorkville High School and we planned on staying. We've got eight acres left there, maybe want a pony someday for our grandchildren.

I just -- it was -- Whose mistake it was I don't know, but -- the annexation of our home, but we didn't mind the rest of the property, and we are not in opposition of this, of what Drew wants to do. Drew is a fine -- fine guy, we really like him a lot.

Other than that, there is a couple

of issues. I did not talk with Drew, but I should have got with him, but I didn't.

We are not in opposition, like I say, but with a large manufacturing zoning like that, there is going to be a lot of dirt to be moved, and we would -- we would just request that -- we would like a berm with arborvitaes around our property, and that's the only thing we would ask.

Drew didn't know I was going to ask for it, but I -- I meant to get with him, but my family is out of the country right now and I have been busy with other things.

Otherwise, we are not in opposition, we think he's got a good project going, and there is just a couple items that -- just those items that we discussed. Maybe Krysti and I can get it ironed out, I'm sure.

CHAIRMAN VINYARD: Thank you.

MR. LOFTUS: If there is any -- otherwise it should be a good project.

CHAIRMAN VINYARD: Very good.

Appreciate it. Is there anyone else who would like to speak in favor or opposition to this?

((No	response.)

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CHAIRMAN VINYARD: Okay. Seeing as there are none, would the petitioner like to have your responses to the standards entered into the public record?

MR. DANIELS: Yes.

CHAIRMAN VINYARD: All right. That will be the conclusion of tonight's public hearing.

Since all testimony regarding this petition has been taken, may I have a motion to close the taking of testimony?

COMMISSIONER WILLIAMS: So moved.

COMMISSIONER LINNANE: So moved.

COMMISSIONER WILLIAMS: Second.

CHAIRMAN VINYARD: Roll call vote.

MS. YOUNG: Yes. Linnane.

COMMISSIONER LINNANE: Yes.

MS. YOUNG: Vinyard.

CHAIRMAN VINYARD: Yes.

MS. YOUNG: Williams.

COMMISSIONER WILLIAMS: Yes.

MS. YOUNG: Forristall.

COMMISSIONER FORRISTALL: Yes.

MS. YOUNG: Hyett.

STATE OF ILLINOIS)

(COUNTY OF LASALLE)

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

That the foregoing public hearing transcript, Pages 1 through 43, was reported stenographically by me by means of machine shorthand, was simultaneously reduced to typewriting via computer-aided transcription under my personal direction, and constitutes a true record of the testimony given and the proceedings had;

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

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

I further certify that my certificate attached hereto applies to the original transcript and copies thereof signed and certified under my hand only. I assume no

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Memorandum

To: Planning and Zoning Commission From: David Hansen, Senior Planner CC: Bart Olson, City Administrator

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Planner I

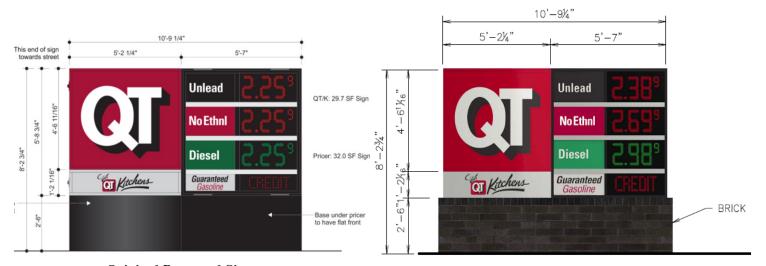
Date: April 3, 2025

Subject: PZC 2025-03: QuikTrip (Sign Variance)

UPDATE:

At the April 1, 2025 Economic Development Committee meeting, committee members suggested the single-tenant monument signs utilize high quality sign materials (masonry, stone, etc.) to minimize the variance request and provide a better overall product. In response, the petitioner has submitted a revised monument sign rendering. The original plans showed a vinyl sign base material, whereas the new sign plan shows a masonry sign base material, which is considered a high quality sign material in the UDO.

Due to the high quality sign material component, the UDO high quality single-tenant monument sign standards now apply and allow for a maximum sign area of forty-eight (48) square feet and a maximum sign height of twelve (12) feet. Upon review, the sign area square footage will exceed UDO standards by approximately 14 square feet (compared to 30 square feet originally) and the proposed sign height of 8 feet 3 inches will now meet UDO standards. The newly proposed monument signage will remain the same sign area square footage (62 square feet) and sign height (8 feet 3 inches) as the originally submitted signage.



Original Proposed Sign with Vinyl Base

New Proposed Sign with Masonry Base

SUMMARY:

The petitioner, Ali Bukhres, on behalf of Quiktrip Corporation, is seeking a sign variance approval to permit two (2) monument signs to be erected, which exceed the maximum sign area, maximum sign height, and maximum number of signs as stated in Section 10-6-6-B of the Yorkville United Development Ordinance. The real property, zoned B-3 General Business District, is located at the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (Stagecoach Trail) intersection. The site consists of two parcels (PIN #05-05-400-050 and PIN 05-04-300-031), which is approximately 5.51 acres.



107 E STAGECOACH TRL (QUIKTRIP)

United City of Yorkville, Illinois Date: March 05, 2025 Data: Kendall County, Nearmap



PROPERTY BACKGROUND:

In March of 2022, Graham C Stores Company, a large wholesale gasoline and diesel marketer of various fuel brands operating in Illinois and Indiana, filed an application requesting rezoning, special use permit and final plat approval for gasoline service station with an accessory convenience store. The application request was approved by the City Council in August of 2022, however, was never constructed. The subject property remained undeveloped with various detached metal structures on a gravel foundation previously utilized for industrial/farming storage and truck related services.

In 2023, Graham C Stores sold the property to QuikTrip Corporation, an American based chain of convenience stores based in Tulsa, Oklahoma. In June of 2023, QuikTrip filed an application requesting special use permit authorization for a gasoline service station with an accessory convenience store, which was approved by the City Council in October of 2023.

The special use ordinance included various exhibits along with a signage plan. Although the petitioner did not provide elevations of the proposed ground monument signage on the signage plan, they indicated two (2) monument signs will be located on the site. One at the northeast corner of IL Route 47 and IL Route 71 and another at the southeast corner of the site facing IL Route 71. The signage plan also included proposed heights of the monument signs at 7'-10" and a proposed sign area of 53.1 square feet, which met the City's sign regulations at the time of approval. However, Quiktrip has recently rebranded their corporate signage plan and proposes new monument signage that exceeds the size and area approved under the previously approved Special Use and the current sign regulations in the Unified Development Ordinance (UDO).

PROPERTY SUMMARY:

The property is currently zoned B-3 General Business District, as part of the Graham's C Store Development request in 2022. The following are the current immediate surrounding zoning and land uses for the subject property:

	Zoning	Land Use
North	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Yolkville Cafe 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) Walgreens Drugstore Fountain Village Commercial Development

PROPOSED REQUEST:

Ali Bukhres, on behalf of Quiktrip Corporation, has submitted a sign variance application for two (2) monument signs to be erected, which exceed the maximum sign area, maximum sign height, and maximum number of signs as stated in Section 10-6-6-B of the Yorkville UDO. The petitioner originally submitted a sign permit application in February 2025 which was denied as the height, size, and number of monument signs do not meet the standards set forth in Section 10-6-6-B of the Yorkville United Development Ordinance (UDO). Please note, the number of signs on the property do meet the special use ordinance signage plan. However, the proposed height and sign area both exceed the special use signage plan.

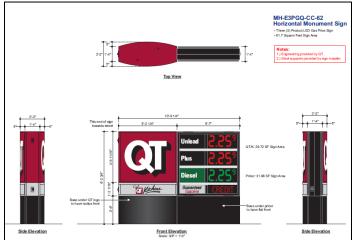
Upon review, the proposed QuikTrip monuments signs are vinyl in nature and are considered base quality single-tenant monument signs per UDO standards. Thus, the sign dimensions for area and height shall meet the UDO's Base Quality Single-Tenant Monument Sign Standards. To further note, Quiktrip is also looking to relocate the sign originally approved for the northeast corner of IL Route 47 and IL Route 71, to a more northerly location near their drive aisle entrance off IL Route 47. This relocation is due to additional feedback from the Illinois Department of Transportation (IDOT) for their upcoming roadway project for IL Route 47.

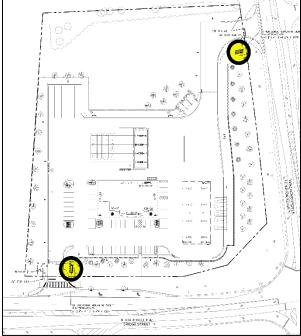
The petitioner is proposing the following sign variations for their two (2) new monument signs located at 107 E Stagecoach Trail:

- O Subject Property (107 E Stagecoach Trail) Variation from Section 10-6-6-B to increase the number of single-tenant monument signs permitted per every eight-hundred (800) continuous, linear feet of lot frontage from one (1) to two (2).
- o Monument Sign 1 (IL Route 47 Frontage) Variation from Section 10-6-6-B to increase the maximum height of a base quality single-tenant monument sign from eight (8) feet to eight feet and two and three-fourths inches (8' 2 3/4") and increase the maximum sign area from thirty-two square feet (32) to sixty-one and seven-tenths (61.7) square feet.

o Monument Sign 2 (IL Route 71 Frontage) - Variation from Section 10-6-6-B to increase the

maximum height of a base quality single-tenant monument sign from eight (8) feet to eight feet and two and three-fourths inches (8' 2 ³/₄") and increase the maximum sign area from thirty-two square feet (32) to sixty-one and seven-tenths (61.7) square feet.





Below is a summary table of the UDO sign standards with the proposed request:

	Proposed Sign	UDO Maximum	Difference	Percentage Change	Special Use Signage Plan (2023)
Sign Height	8 feet 2 ¾ inches	8 feet	2 ¾ inches	2.86%	7 feet 10 inches
Sign Area	61.7 sq. ft	32 sq. ft	29.7 sq. ft.	192%	53.1 sq. ft
Number of Monument Signs	2 per 800 linear feet of frontage	1 per 800 linear feet of frontage	1 sign	100%	1 sign per frontage

Over the last decade, the City has reviewed and approved numerous gas station signs which exceed the requested sign variance in PZC 2025-03. To remain competitive with other gas station operators in the City and keep with their corporate rebranding, the petitioner is requesting a sign variance to exceed the maximum allowable sign height, sign area and number of signs per linear feet of frontage as outlined in the UDO.

Below is a comparison chart of recent approved gasoline station signs with the proposed request:

Name	Location	Sign Height/Area	Approval Type
QuikTrip Corporation	NEC IL Route 47/ IL Route 71	8.23 feet/61.7 sq. ft	Proposed Variance (Height, Area, & Number)
Graham C Stores (2022)	NEC IL Route 47/ IL Route 71	25 feet/168 sq. ft.	Variance (Height & Area)
Gas N Wash (2019)	NEC IL Route 47/ Waterpark Way	12 feet/107 sq. ft.	Variance (Sign Area)
Casey's (2017)	SWC IL Route 34/ McHugh Road	10 feet/47 sq. ft.	Variance (Sign Area)

Shell/Circle K (1990)	SWC IL Route 47/ IL Route 71	20.6 feet/129 sq. ft.	Permitted by Ordinance
-----------------------	---------------------------------	-----------------------	------------------------

- o In 2022, Graham C Stores, the previous owner of the property, was granted a sign variance for a monument sign of approximately twenty-five (25) feet in height and about 168 square feet in area. The sign height exceeded the City's standards by 13 feet (or nearly 200%) and the sign area was 104 sq. feet larger than permitted by City Code at the time.
- o In 2019, Gas N Wash on IL Route 47 and Waterpark Way was granted a sign variance for a monument sign of approximately 107 square feet in area (40% larger than permitted by code). The overall sign height of 12 feet met City Code at the time.
- o In 2017, Casey's Gas Station on US 34 and McHugh was granted a sign variance for a monument sign of approximately 47 square feet, which exceeded the maximum sign area for a parcel less than 3 acres by 15 square feet or 32%. The overall sign height of 10 feet met City Code at the time.
- o In 1990, the property immediately southwest of the subject property was granted a sign variance for two (2) monument signs of 20.6 feet and 129 square feet for each entrance, which still stand today. The height and square feet were permitted per City Ordinance at the time.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this property 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 request is consistent with the designated future land use plan**.

STANDARDS FOR GRANTING A VARIANCE:

Per Section 10-8-9 of the Yorkville United Development Ordinance, the Planning and Zoning Commission shall not grant a Variation from the regulations of this UDO unless it shall make findings based upon the evidence presented that the standards for hardships set forth in the Illinois Municipal Code are complied with in addition to the following:

- 1. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- 2. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.
- 3. The difficulty or hardship is not created by any person presently having an interest in the property.
- 4. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- 5. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.
- 6. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The petitioner has provided answers to each of the criteria in the application which are included in the packet for your review and will be entered into the public record as part of the public hearing process.

STAFF COMMENTS

Staff is supportive of the sign variance request for the increased sign height, area, and number of signs on the property, as it is consistent with previously approved gasoline station sign variances in the City as well as the two (2) monument signs permitted by Ordinance immediately southwest of the subject property. The final vote is scheduled for the April 22, 2025 City Council meeting.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on April 9, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for a variance to Section 10-6-6-B.2 of the Unified Development Ordinance, increasing the maximum sign area from 48 square feet to 62 square feet and increasing the maximum number of signs on the property from 1 per 800 linear feet of frontage to 2 signs per 800 feet of linear feet of frontage, subject to... {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- 1. Petitioner Variance Application (with exhibits)
- 2. Public Hearing Notice
- 3. Sign Permit Applications
- 4. 2023 Quiktrip Special Use Signage Plan
- 5. New Proposed Sign Exhibit with Masonry Base



INVOICE & WORKSHEET PETITION APPLICATION						
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit \$500.00	Total: \$				
AMENDMENT	☐ Annexation \$500.00 ☐ Plan \$500.00 ☐ Plat \$500.00 ☐ P.U.D. \$500.00	Total: \$				
ANNEXATION	\square \$250.00 + \$10 per acre for each acre over 5 acres					
5 = # of Acres Acres over 5	x \$10 = + \$250 = \$ Amount for Extra Acres Total Amount	Total: \$				
REZONING	\square \$200.00 + \$10 per acre for each acre over 5 acres					
5=	rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee	Total: \$				
# of Acres Acres over 5	Amount for Extra Acres Total Amount					
5 =		Total: \$				
ZONING VARIANCE	\$85.00 + \$500.00 outside consultants deposit	Total: \$				
PRELIMINARY PLAN FEE		Total: \$				
	\$500.00	· ·				
PUD FEE	\$500.00	Total: \$				
FINAL PLAT FEE	\$500.00	Total: \$				
ENGINEERING PLAN REVIEW DEPOSIT	□ Less than 1 acre \$5,000.00 □ Over 1 acre, less than 10 acres \$10,000.00 □ Over 10 acres, less than 40 acres \$15,000.00 □ Over 40 acres, less than 100 acres \$20,000.00 □ Over 100 acres \$25,000.00	Total: \$				
OUTSIDE CONSULTANTS DEPOSIT Legal, I	land planner, zoning coordinator, environmental services					
	For Annexation, Subdivision, Rezoning, and Special Use:					
	□ Less than 2 acres \$1,000.00 □ Over 2 acres, less than 10 acres \$2,500.00 □ Over 10 acres \$5,000.00	Total: \$				
	TOTAL AMOUNT DUE:					



DATE:	PZC NUMBER:	DEVELOPMENT NAME:			
PETITIONER INFORMATION					
NAME:		COMPANY:			
MAILING ADDRESS:					
CITY, STATE, ZIP:		TELEPHONE: OBUSINESS OHOME			
EMAIL:		FAX:			
PROPERTY INFORMATION					
NAME OF HOLDER OF LEGAL TITLE:					
IF LEGAL TITLE IS HELD BY A LAND TRUST,	LIST THE NAMES OF ALL HOLDERS OF ANY I	BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:					
DESCRIPTION OF PROPERTY'S PHYSICAL L	OCATION:				
CURRENT ZONING CLASSIFICATION:					
ZONING AND LAND USE OF SURROUND	DING PROPERTIES				
NORTH:					
EAST:					
SOUTH:					
WEST:					
KENDALL COUNTY PARCEL IDENTIFICA	TION NUMBER(S)				



ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
Petitioner must attach a legal description of the property to this application ar	nd title it as "Exhibit A".
Petitioner must list the names and addresses of any adjoining or contiguous lar under any applicable City Ordinance or State Statute. Attach a separate list to	ndowners within 500 feet of the property that are entitled notice of application this application and title it as "Exhibit B".
VARIANCE STANDARDS	
PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFI POLICIES OF THE CITY.	CIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND



VARIANCE STANDARDS
PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:
PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:
PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:
PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:



VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

Granting of the variation will not be a detriment to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The surrounding area all have similar height singage and we are requesting even a smaller sign than other business located in the area. the granting of the variance will fit in with the surrounding area. This will allow for customers to view our pricing and help with safe tunring movements into our site.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Granting the variance will only help our customers view our pricing of products will in turn will help customers choose if they will stop with us or not. This will allow for ease of traffic flow as customer will make up their mind and mitigating last minute turning movements.

AGREEMENT

OWNER SIGNATURE

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

DATE

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

16/19 1/18)-)

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Official Seal Rachael Perez Notary Public State of Illinois My Commission Expires 3/30/2027

02/27/2025



APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:				
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 and mailed to the address provided when the account was established.						
ACKNOWLEDGMENT OF FINANCIAL RE	SPONSIBILITY					
NAME:		COMPANY:				
MAILING ADDRESS:						
CITY, STATE, ZIP:		TELEPHONE:				
EMAIL:		FAX:				
Yorkville, I will provide additional funds t Company/Corporation of their obligation	to maintain the required account balance. F	may exceed the estimated initial deposit and, when request further, the sale or other disposition of the property does not eccount, unless the United City of Yorkville approves a Change equested replenishment deposit is received.	ot relieve the individual or			
PRINT NAME		TITLE				
SIGNATURE*		DATE				
*The name of the individual and the perso. President, Chairman, Secretary or Treasure.	-	e. If a corporation is listed, a corporate officer must sign the d	eclaration (President, Vice-			
INITIAL ENGINEERING/LEGAL DEPOSIT T	TOTALS					
ENGINEERING DEPOSITS: Up to one (1) acre Over one (1) acre, but less than ten (10) a Over ten (10) acres, but less than forty (40 Over forty (40) acres, but less than one hu In excess of one hundred (100.00) acres	0) acres \$15,000	LEGAL DEPOSITS: Less than two (2) acres Over two (2) acres, but less than ten (10) acres Over ten (10) acres	\$1,000 \$2,500 \$5,000			



APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS:		PARCEL NUMBER:	
SUBDIVISION:		LOT/UNIT:	
APPLICANT INFORMATION			
ME: TELEPHONE: O HOME		HOME O BUSINESS	
ADDRESS:	E-MAIL: O HOME O BUSINESS		
CITY, STATE, ZIP:	FAX:		
SIGN INFORMATION			
DATE OF PICK UP:	NUMBER OF SIGNS:		
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:		
Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City. Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing. SIGNATURE/AUTHORIZED AGENT DATE			
SIGNATURE/AUTHORIZED AGENT DATE			
		. 201	



MAXIMUM PROPERTY MANAGEMENT FOX HIGHLANDS COMMUNITY ASSOCIATION P.O. BOX 1094

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

JEANNE A SCHWERTFEGER TTEE 2031 MUIRFIELD DR YORKVILLE IL 60560

JAS 2023 REVOCABLE TRUST

ADEM ADEMI 13411 SPRING HILL DR WINNEBAGO IL 61088

YORKVILLE IL 60560

RICHARD LIDIA MARCINIAK 29 WALNUT DR YORKVILLE II 60560 GEORGE NICHTULA 2037 MUIRFIELD DR YORKVILLE IL 60560

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

CHRISTOPHER ZIEMBA TRUST 2029 MUIRFIELD DR YORKVILLE IL 60560 AMH 2014-2 BORROWER LLC ATTN PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO SUITE 300 CALABASAS CA 91302

STEVEN M LOVE 2035 MUIRFIELD DR YORKVILLE IL 60560 CHRISTOPHER HOHMANN 2021 MUIRFIELD DR YORKVILLE IL 60560 MAGALLON NOE LOPEZ ZARATE GABRIELA L 2039 MUIRFIELD DR YORKVILLE IL 60560

REAL ESTATE TAX DEPARTMENT WALGREEN CO P O BOX 1159 DEERFIELD IL 60015

MUKUND KALA PATEL 104 E STAGECOACH TRL YORKVILLE IL 60560 STACEY M SMITH 2025 MUIRFIELD DR YORKVILLE IL 60560

QUIKTRIP CORPORATION TAX DEPT PO BOX 3475 TULSA OK 74101

RICHARD LEOKADIA MARCINIAK 29 WALNUT DR YORKVILLE IL 60560 TOM RITA R KLEEFISCH 8 WALNUT DR YORKVILLE IL 60560

YORKVILLE HOLDINGS INC 1311 BUTTERFIELD RD STE 308 DOWNERS GROVE IL 60515 QUIKTRIP CORPORATION TAX DEPT PO BOX 3475 TULSA OK 74101 COUNTY OF KENDALL OPEN SPACE BEHIND HWY DEPT ON RT 47 111 W FOX ST YORKVILLE IL 60560

FOX VALLEY FARM PARTNERSHIP JOEL MONTALBANO 418 ARLINGTON PL CHICAGO IL 60614 CHICAGO TITLE LAND TRUST CO 16 WALNUT DR YORKVILLE IL 60560 TTT ENTERPRISES LLC 3 SHIRLEY CT NEWARK IL 60541

RICK D MARTINEZ F R VENTURES LLC 70 WOODLAND DR P.O BOX 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

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

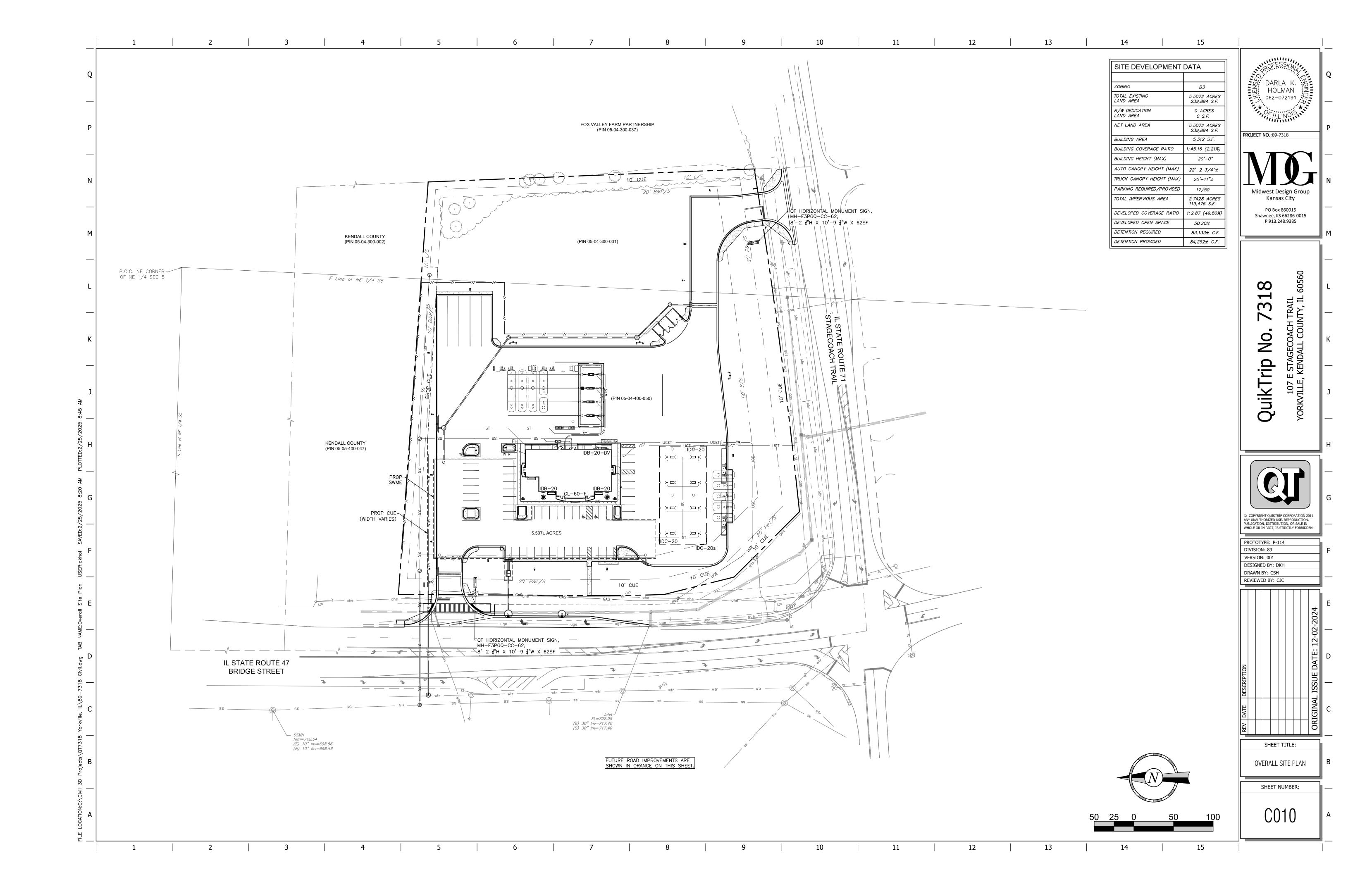
Description of Property

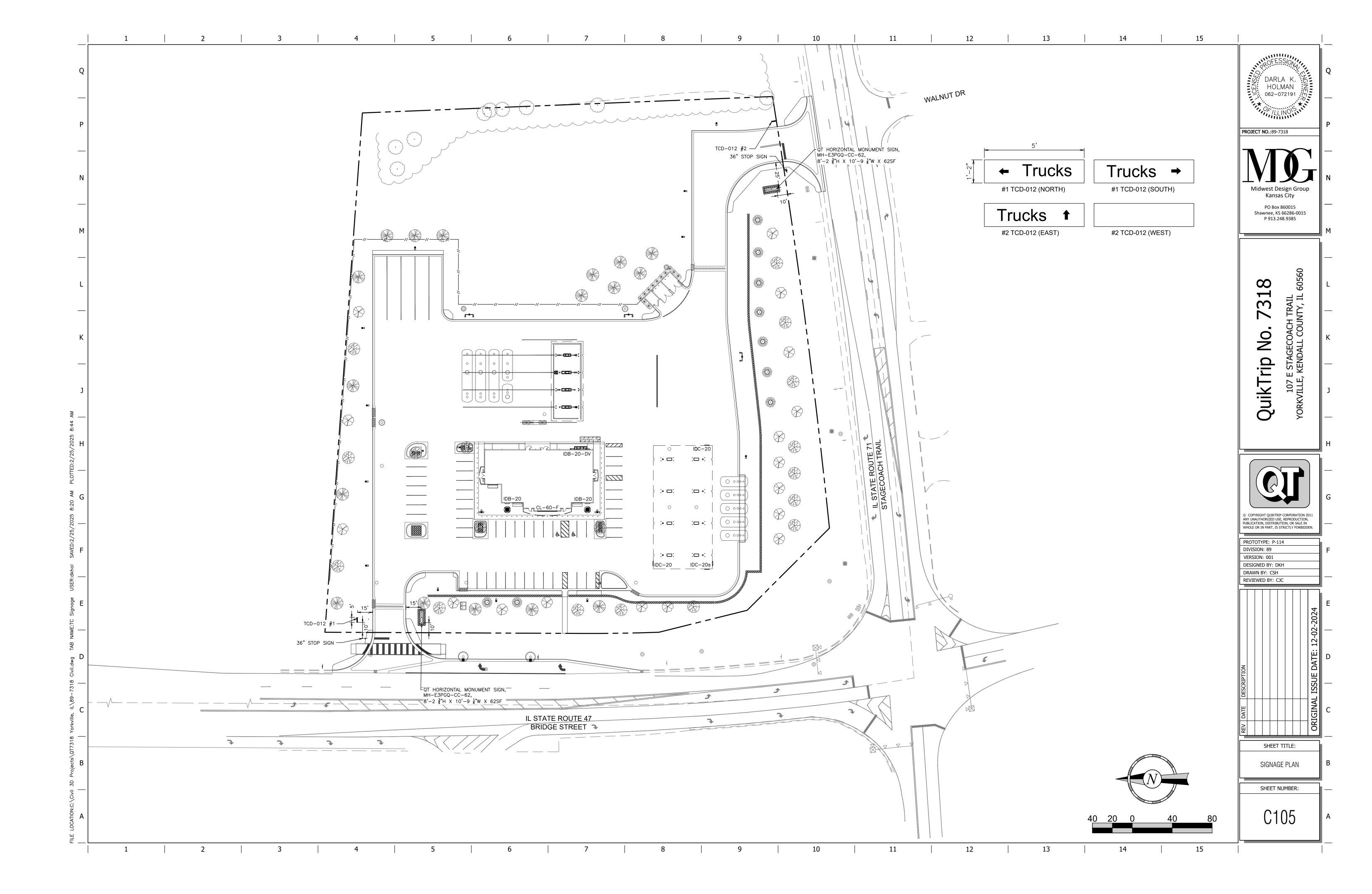
That part of the Southwest Quarter of Section 4 and part of the Southeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast Corner of the Northeast Quarter of said Section 5, thence south 89 degree 40 minutes 05 seconds 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.





2'-2" 1'-4'

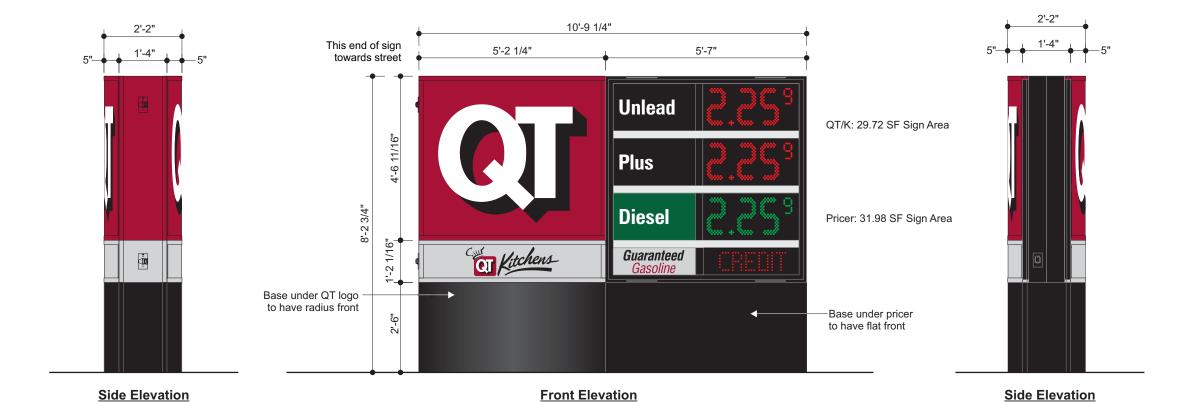
Top View

MH-E3PGQ-CC-62 **Horizontal Monument Sign**

- Three (3) Product LED Gas Price Sign
- 61.7 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Scale: 3/8" = 1'-0"

Color Specifications

All Paint Finishes to be Akzo Nobel Opaque Silver Translucent White Black - Low Gloss Matte White (Interior of Sign) Match 3M Cardinal Red #3632-53 Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.





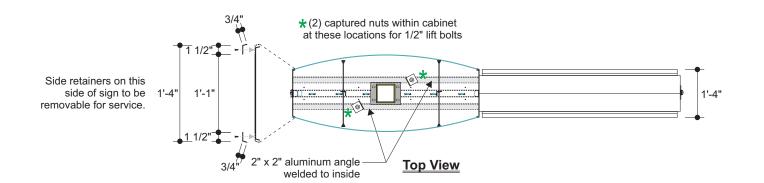
Project In	formation	
Client QuikTrip		
Location		
Various		
File QT-MH-E3F	PGQ-CC-62	
Sales	Design	Project Manager
House	СТ	James Genti
Date / De	scription	
01/17/20 I	ssue Date	
1		
/2\		
3		
/4\		
/5\		
/0\		
/8\		
/9\		
Notes		
-		
Client Be	view Statu	
Allen Industries, Inc. from the client prior t	o any production releas	Approved" drawing be obtain se or production release revis
Approve	ed Approas No	oved Revise Resubn
Name		
Title		Date

Declaration

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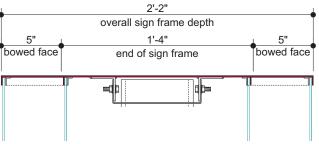




10'-9 1/4"

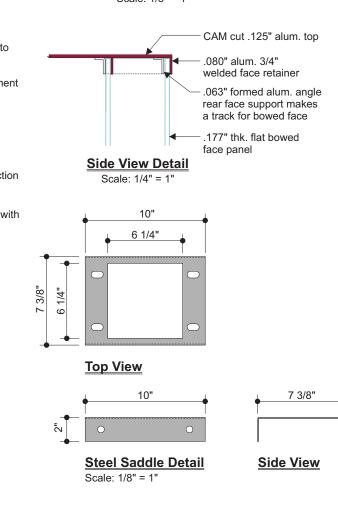
Construction Details

- Installation by others
- Steel should be primed and painted white for max. reflectivity
- Engineering, steel size requirements and footing specifications are obtained by QT



Sign Frame Detail

Scale: 1/8" = 1"



YELLOW INDICATES THE STEEL SUPPORT PROVIDED BY SIGN INSTALLER









Item #QT-MH-E3PGQ-CC-62

	formation	
Client QuikTrip		
Location		
Various		
File QT-MH-E3F	GQ-CC-62	
Sales House	Design CT	Project Manager James Gentry
Date / Des	scription	
01/17/20 Is	ssue Date	
/2\		
/3\		
/5\		
<u></u>		
Á		
Notes		
•		
Client Re	view Status	
Allen Industries, Inc.	requires that an "Appi	roved" drawing be obtained
from the client prior to		production release revision
Approve	ed Approve as Noted	Revise & Resubmit
Name		
Title		Date

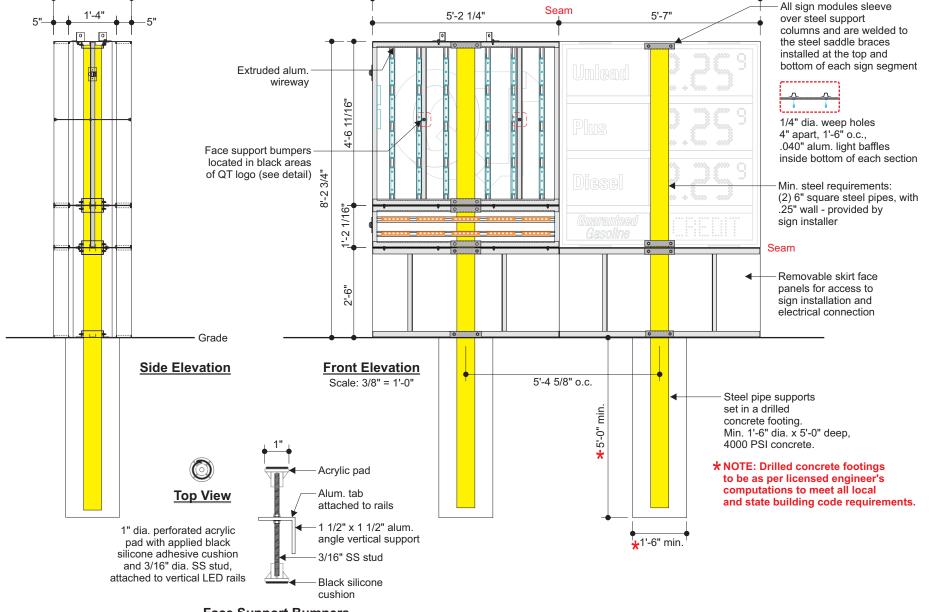
Declaration

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1-800-967-2553 www.allenindustries.com

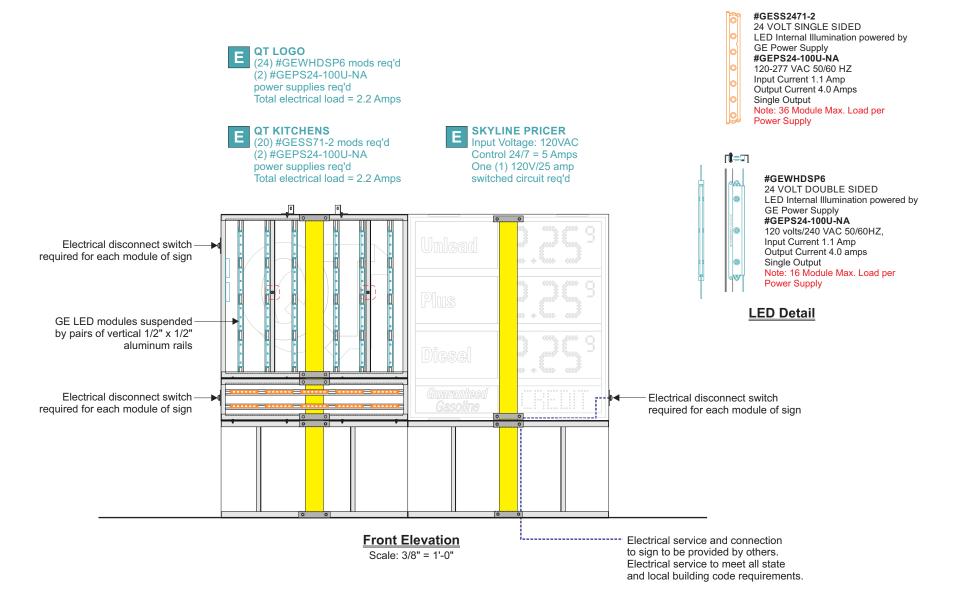


Face Support Bumpers

Scale: NTS

2'-2"

Illumination Details





Item #QT-MH-E3PGQ-CC-62

	formation	
Client QuikTrip		
Location Various		
File QT-MH-E3F	PGQ-CC-62	
Sales House	Design CT	Project Manager James Gent
Date / Des	scription	
	ssue Date	
Λ		
/2\		
/3\		
4		
5		
<u>^</u>		
/7\ /8\		
Notes		
-		
Client Re	view Statu	s
from the client prior to	o any production releas	Approved" drawing be obtained or production release reviews
Approve		
Name		
INGINE		
		5 /

Declaration

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QT Logo Cabinet

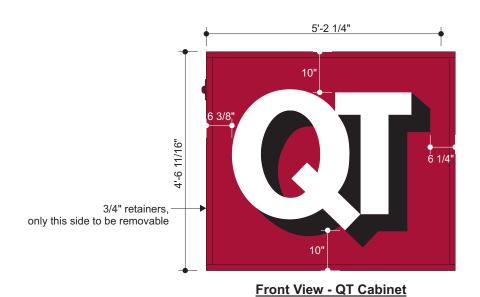
at these locations for 1/2" lift bolts

1'-6"

9" bolt centers

★(2) captured nuts within cabinet

Top View



5"

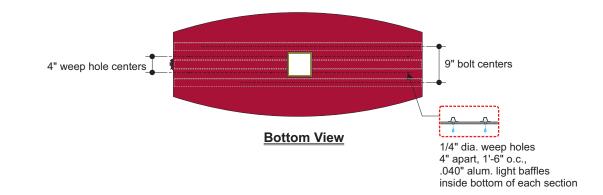


All Sign Modules constructed with removable alum. face retainers and clear acrylic, .177" thickness, face panels with 2nd surface painted background colors and graphics.

Note: No Embossment

Translucent Graphics Red Background Color to Paint Match 3M Cardinal Red #3632-53 Translucent Vinyl

Side View



Scale: 1/2" = 1'-0"

Color Specifications

All Paint Finishes to be Akzo Nobel

Translucent White

Black - Low Gloss

Matte White (Interior of Sign)

Match 3M Cardinal Red #3632-53

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

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Item #QT-MH-E3PGQ-CC-62

Location		
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File QT-MH-E3 F	PGQ-CC-62	
Sales House	Design CT	Project Manager James Gent
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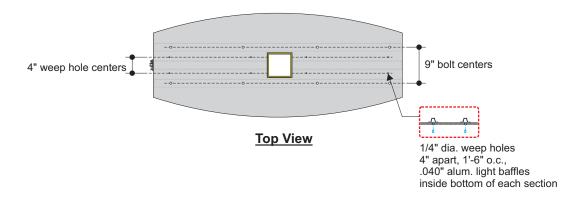
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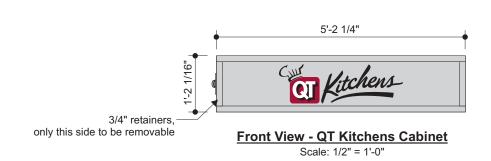
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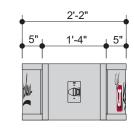
Date



QT Kitchens Cabinet



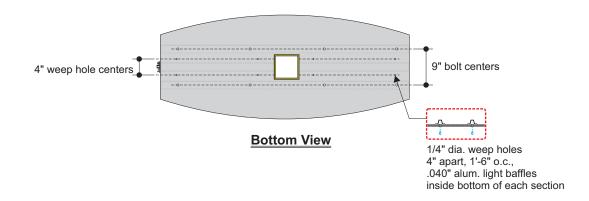




Side View

All Sign Modules constructed with removable alum. face retainers and clear acrylic, .177" thickness, face panels with 2nd surface painted background colors and graphics.

Note: No Embossment



Color Specifications

All Paint Finishes to be Akzo Nobel

Opaque Silver Translucent White 3M Day/Night Vinyl #3635-0171 Matte White (Interior of Sign) 3M Cardinal Red #3632-53 Translucent Vinyl

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Listed Electric Sign Compiles with UL48 CSA C22.2 No.207 E212503 Al1 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE ABDIOR OTHER APPLICABLE LOCAL CODES THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





Project Ir			
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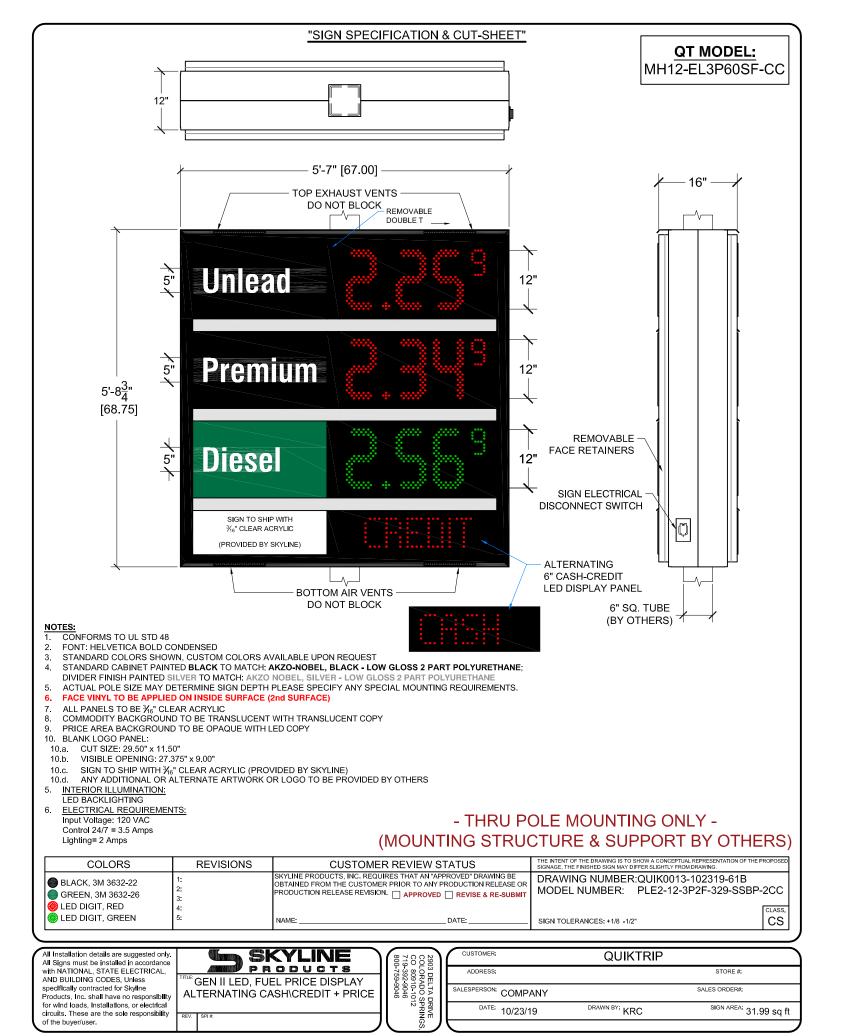
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Date





Skyline Pricer



Item #QT-MH-E3PGQ-CC-62

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QuikTrip			
Location Various			
File QT-MH-E 3	PGQ-CC-	62	
Sales House	Desigr CT		Project Manager James Gentry
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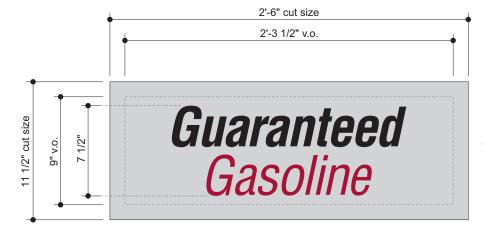
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GG Insert



.177" thick clear acrylic face panels with 2nd surface painted background colors and graphics.

Front View - GG Insert

Scale: 1/8" = 1"

Color Specifications

All Paint Finishes to be Akzo Nobel

	Opaque Silver
	Translucent White
Night Day	3M Day/Night Vinyl #3635-0171
	Matte White (Interior of Sign)
	3M Cardinal Red #3632-53 Translucent \

Regarding Fabrication Fit & Finish of All QT Signs:

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Item #QT-MH-E3PGQ-CC-62

Project In	formation	
Client QuikTrip		
Location Various		
File QT-MH-E3F	PGQ-CC-62	
Sales House	Design CT	Project Manager James Gentry
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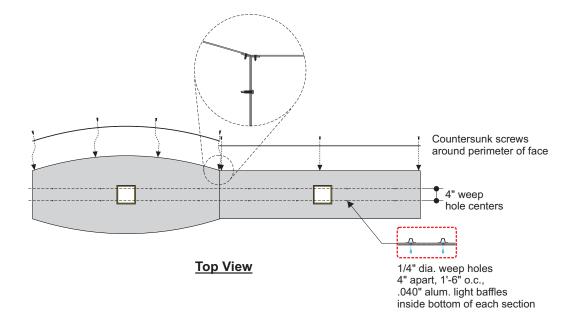
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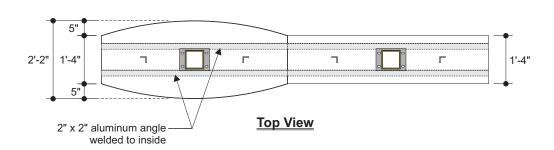
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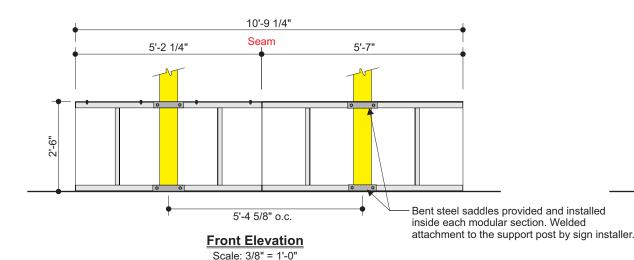
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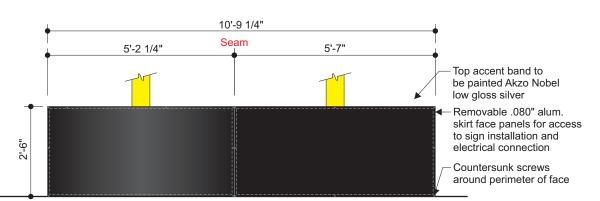


Monument Base

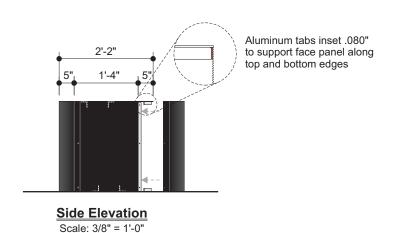


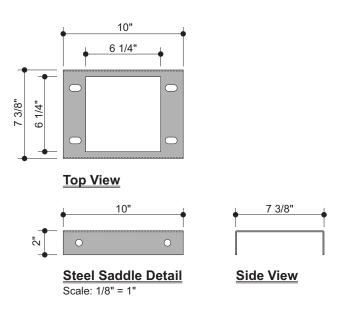






Front Elevation
Scale: 3/8" = 1'-0"







Color Specifications

All Paint Finishes to be Akzo Nobel

Opaque Silver

Black - Low Gloss

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Item #QT-MH-E3PGQ-CC-62

Client QuikTrip			
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Sold To: United City of Yorkville - CU00410749 651 Prairie Pointe Drive Yorkville,IL 60560

Bill To: United City of Yorkville - CU00410749 651 Prairie Pointe Drive Yorkville,IL 60560

Certificate of Publication:

Order Number: 7785528

Purchase Order: 7785528 QuikTrip Sign Variance

State of Illinois - Kane

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 3/21/2025, and the last publication of the notice was made in the newspaper dated and published on 3/21/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: Mar 21, 2025.

The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

22nd Day of March, 2025, by

Chicago Tribune Media Group

Jeremy Gates

CHICAGO TRIBUNE

media group

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISSION PZC 2025-03

NOTICE IS HEREBY GIVEN THAT Ali Bukhres, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit two (2) monument signs to be erected, which exceed the maximum sign area, maximum sign height, and maximum number of signs as stated in Section 10-6-6-B of the Yorkville United Development Ordinance. The real property, zoned B-3 General Business District, is located at the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

The legal description is as follows:

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,

- 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.

PINs: 05-05-400-050; 05-04-300-031

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said application on Wednesday, April 9, 2025 at 7 p.m.

CHICAGO TRIBUNE

media group

at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

> JORI BEHLAND City Clerk



March 21, 2025 7785528

CERTIFIED MAILING AFFIDAVIT

STATE OF ILLINOIS COUNTY OF KENDALL)

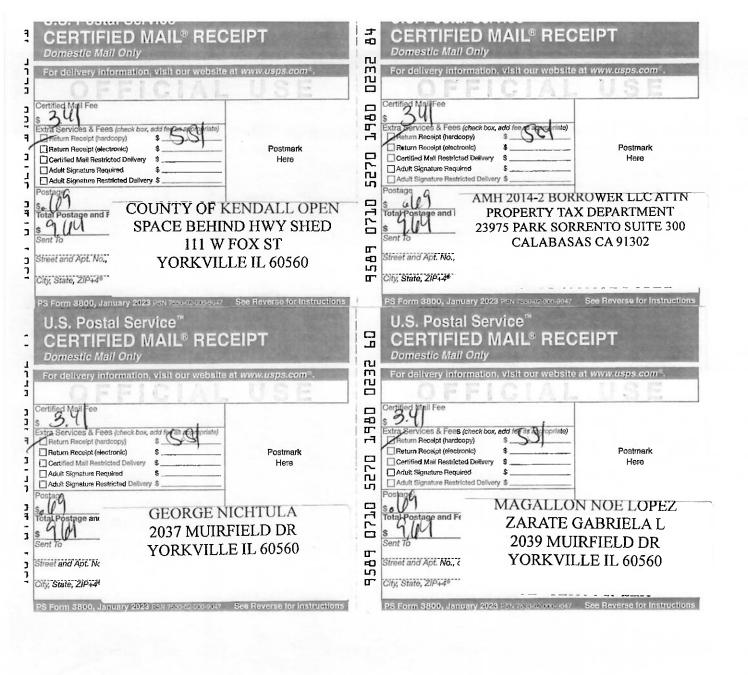
I/We, Nicholas FTEKAS, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the attached list is a true, correct and complete list of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, Afra 9, 2025, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on March 19, 2025.

Subscribed and sworn to before me this

20 th day of March, 20 25

OFFICIAL SEAL Commission No. 997924

Signature of Petitioner(s)
Ottorny for The



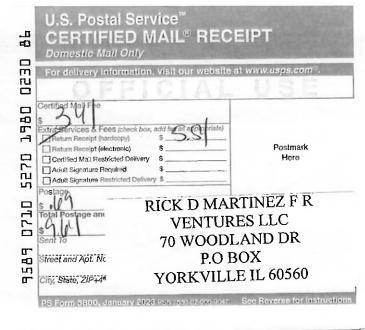




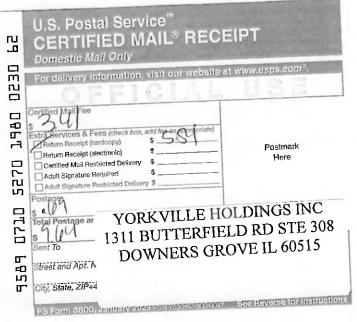






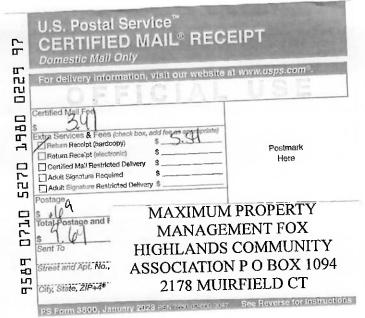












United City of Yorkville 651 Prairie Pointe Dr, Yorkville, Illinois, 60560

630-553-8545



630-553-7264



bzpermits@yorkville.il.us

SIGN PERMIT APPLICATION

PERMIT NUMBER: 2025-0094	DATE/TIME RECEIVED:FEB 0 7 2025			
SITE ADDRESS: 107 East Stagecoach Trail, Yorkville,: IL 60560	: 107 East Stagecoach Trail, Yorkville,: IL 60560 PARCEL			
SUBDIVISION: QUIKTRIP #7318	LOT	/UNIT:		
APPLICANT INFORMATION				
APPLICANT/BUSINESS NAME: Warren Sign Co.	TELEPHONE: O HOME @	BUSINESS 636-282-1300		
ADDRESS: 2955 Arnold Tenbrook Rd., Arnold, MO 63010	E-MAIL: O HOME O BU	SINESS swinter@warrensign.com		
CITY, STATE, ZIP: Arnold, MO 63010	FAX:			
OWNER INFORMATION				
CHECK IF INFORMATION PROVIDED ABOVE IS THE SAME				
NAME: QuikTrip Corporation c/o Ali Bukhres	TELEPHONE: O HOME @	BUSINESS 918-284-9456		
ADDRESS: 50 South Main Street, Ste. 200	E-MAIL: ⊙ HOME ○ BU	siness abukhres@quiktrip.com		
CITY, STATE, ZIP: Naperville, IL 60540	FAX:			
SIGN INFORMATION				
YPE OF SIGN: ⊙ PERMANENT ○ TEMPORARY PROJECT CONSTRUCTION VALUE		/ALUE: \$10,000.00		
PERMANENT SIGNS MH-E3PGQ Monument Sign MH-E3PGQ Monument Sign Stagecoach Trail Entrance Sign FACE CHANGE DIMENSION OF SIGN (AREA): 5'-8.75" x 10'-9.25" (61.7 SF / 8'-2.75" Tall)) FOR BUILDING MOUNTED SIGN ONLY; LINEAL FOOTAGE OF FACADE:		A):		
ATTACHMENTS NEEDED FOR A SIGN PERMIT APPLICATION INCLUDE A PLAT SIGN, RENDERING OF SIGN WITH DIMENSION, AND ELECTRICAL DETAILS FO	OF SURVEY FOR ALL FRE	E STANDING SIGNS SHOWING THE LOCATION OF THE		
TERMS: In consideration of this application and attached forms being made a part hereof, and the issuance of this permit, I/we agree to the following terms: All work performed under said permit shall be in accordance with the plans which accompany this permit application, except for such changes as may be authorized or required by the Building Official; the proposed work is authorized by the owner of record, and that I/we have been authorized by the owner to make the application and/or schedule all necessary inspections as an agent; all work will conform to all applicable codes, laws, and ordinances of the United City of Yorkville. I/we as owner of record or authorized agent are responsible to abide by all covenants and association restrictions as may apply to the proposed work associated with this permit. I/WE AGREE TO NOT OCCUPY THE BUILDING UNTIL ALL INSPECTIONS HAVE BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. This Permit is a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act. SIGNATURE DATE: DATE:				
REVIEW CONCLUSIONS (all staff comments on back of application):				
BUILDING CODE COMPLIANCE: O APPROVED O NOT APPROVED		DATE:		
ZONING CODE COMPLIANCE: O APPROVED NOT APPROVED		DATE: 2129/25		
RE-SUBMITTAL: DATE: O AP	PPROVED O NOT APPROV	ED DATE/TIME ISSUED:		

YORKVILLE Building Department 651 PRAIRIE POINTE DR YORKVILLE, IL 60560 Tel # (630) 553-8545 Fax # (630) 553-7264

Issue Date : 00/00/0000

Applied for : 02/07/2025

Expires : 00/00/0000

7/2025 Type: SIGN 0/0000 Parcel # 05-05-400-050

Address : 107 E STAGECOACH TR Owner : QUIKTRIP CORPORATION

YORKVILLE, IL 50 SOUTH MAIN ST. STE 200

Permit # 20250094

NAPERVILLE, IL 60540

Building : Value : \$ 10,000.00 Unit : Square Footage : 61

FEE SCHEDULE

SIGN WITH ELECTRIC SUBTOTAL FEES PAYMENTS BALANCE DUE \$ 100.00 \$ 100.00 \$ 0.00 \$ 100.00

NOTE: Fees must be paid in full prior to the permit being issued.

Forms of Payment Accepted are: Cash, Check and Credit Card. Checks are made payable to the City of Yorkville.





BUILDING PERMIT

2025-0094

FOR

<u>Signs</u>

ADDRESS

107 E STAGECOACH TRL

DATE ISSUED

BY

SCHEDULE NEXT DAY INSPECTIONS BEFORE 2:30 PM

CALL: 630-553-8527 or -8545

EMAIL: bzpermits@yorkville.il.us

UNITED CITY OF YORKVILLE

651 PRAIRIE POINTE DR

YORKVILLE, IL 60560

BUILDING PERMIT MUST BE DISPLAYED

REScheck AND PLANS MUST BE KEPT ON SITE

David Hansen

From: David Hansen

Sent:Thursday, February 20, 2025 12:40 PMTo:B&Z Permits; Bobbie Blystone; Gina NelsonCc:Krysti Barksdale-Noble; Sara Mendez; Peter Ratos

Subject: Sign Permit 2025-0094 - 107 East Stagecoach Trail
Attachments: QuikTrip (Special Use) EXHIBITS - Site Plan.pdf

I have reviewed the monument sign proposed for the property located at 107 East Stagecoach Trail (QuikTrip). The sign is **not approved**, **due to the following:**

- Sign is 61.7 sq ft and a height of 8' 2 ¾". The monument sign does not match the approved special use ordinance for QuikTrip and exceeds UDO standards regarding sign area and height.
- There is also no information provided regarding building materials of the sign and no landscape plan exhibit. Building materials are needed to determine the area and height of the sign.
- Please see an outline of UDO monument standards below along with the attached special use ordinance site
 plan exhibit indicating the monument signage approved. Please resubmit monument sign permit.

Single-Tenant Monument Signs.

- 1. Sign Dimensions.
 - a) Base Quality Single-Tenant Monument Signs. Single-tenant monument signs utilizing base quality sign materials shall meet the following dimensional standards.
 - 1. Sign Area. The maximum sign area shall not exceed thirty-two (32) square feet.
 - 2. **Sign Height**. The maximum sign height of single-tenant monument signs shall not exceed eight (8) feet.
 - b) **High Quality Single-Tenant Monument Signs.** Single-tenant monument signs utilizing high quality sign materials shall meet the following dimensional standards.
 - 1. Sign Area. The maximum sign area shall not exceed forty-eight (48) square feet.
 - 2. **Sign Height**. The maximum sign height of single-tenant monument signs shall not exceed twelve (12) feet.
- 2. **Number of Signs**. A maximum of one (1) single-tenant monument sign shall be permitted per every eighthundred (800) continuous, linear feet of <u>lot frontage</u>.
- 3. **Location**. Single-tenant monument signs shall be located the minimum distance established below per <u>district</u> type from property lines, rights-of-way, and utility <u>easements</u>, shall not <u>block</u> points of ingress or egress, be placed in any <u>sidewalk</u> or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in Section <u>10-5-6</u>.
 - a) (1) Residential Districts: Ten (10) feet
 - b) (2) Nonresidential Districts: Five (5) feet
- 4. **Landscape Requirement**. All single-tenant monument signs shall be required to plant and maintain a landscape area meeting the requirements of Section <u>10-6-6(B)(1)(b)</u> at the base of the sign.

Landscape.

- 1. All monument signs shall be required to plant and maintain a landscape area at the base of the sign.
- 2. The minimum area of the landscape area shall be equal to half (1/2) of the square footage of the sign area of the associated sign.
- 3. Landscape areas shall be planted with one (1) shrub or native grass, per every three (3) square feet of required landscape area.
- 4. Required shrubs and native grasses shall be approved by the **Zoning Administrator** as a landscape plan.



United City of Yorkville 651 Prairie Pointe Dr, Yorkville, Illinois, 60560

630-553-8545



630-553-7264



SIGN PERMIT **APPLICATION**

PERMIT NUMBER: 2	RMIT NUMBER: 2025 - 0095		DATE/TIME RECEIVED: 6 7 2025
THE RESERVE OF THE PROPERTY OF			EL NUMBER: 05-05-400-050
SUBDIVISION: QUIKTRIP #	‡ 7318	LOT/	UNIT:
APPLICANT INFORMATION			
APPLICANT/BUSINESS NAME: W	Varren Sign Co.	TELEPHONE: ○ HOME ⊙	BUSINESS 636-282-1300
ADDRESS: 2955 Arnold Te	enbrook Rd., Arnold, MO 63010	E-MAIL: O HOME O BUS	INESS swinter@warrensign.com
CITY, STATE, ZIP: Arnold, MC	0 63010	FAX:	
DWNER INFORMATION			
CHECK IF INFORMATION PROV	/IDED ABOVE IS THE SAME		
NAME: QuikTrip Corpora	ation c/o Ali Bukhres	TELEPHONE: O HOME O	BUSINESS 918-284-9456
ADDRESS: 50 South Main	Street, Ste. 200	E-MAIL: O HOME O BUS	iness abukhres@quiktrip.com
CITY, STATE, ZIP: Naperville,	, IL 60540	FAX:	
SIGN INFORMATION			
TYPE OF SIGN: PERMANENT	O TEMPORARY	PROJECT CONSTRUCTION VALUE: \$10,000.00	
	MH-E3PGQ Monument Sign Bridge Street Entrance Sign 5'-8.75" x 10'-9.25" (61.7 SF / 8'-2.75" Tall))	DIMENSION OF SIGN (AREA	A):
ATTACHMENTS NEEDED FO	R A SIGN PERMIT APPLICATION INCLUDE A PLAT WITH DIMENSION, AND ELECTRICAL DETAILS FO	OF SURVEY FOR ALL FRE	E STANDING SIGNS SHOWING THE LOCATION OF TH
TERMS: In consideration of the performed under said permit by the Building Official; the schedule all necessary inspect authorized agent are responsitional occupy THE BUILDING UNTIL	his application and attached forms being made a pa shall be in accordance with the plans which accomp proposed work is authorized by the owner of record tions as an agent; all work will conform to all applicab	rt hereof, and the issuance of any this permit application, ed, and that I/we have been a le codes, laws, and ordinance ons as may apply to the propo ERTIFICATE OF OCCUPANCY	of this permit, I/we agree to the following terms: All wor except for such changes as may be authorized or required authorized by the owner to make the application and/or is of the United City of Yorkville. I/we as owner of record cosed work associated with this permit. I/WE AGREETO NO HAS BEEN ISSUED. This Permit is a public document and the company of the compan
REVIEW CONCLUSIONS (all star	ff comments on back of application):		
BUILDING CODE COMPLIANCE:	O APPROVED O NOT APPROVED		DATE:
ZONING CODE COMPLIANCE:	O APPROVED NOT APPROVED		DATE: 2/25/25
RE-SUBMITTAL:	DATE: O AP	PROVED O NOT APPROVI	DATE/TIME ISSUED:

YORKVILLE Building Department 651 PRAIRIE POINTE DR YORKVILLE, IL 60560

Tel # (630) 553-8545 Fax # (630) 553-7264

Issue Date : 00/00/0000 Applied for : 02/07/2025 Expires : 00/00/0000

/00/0000 Permit # 20250095 /07/2025 Type : SIGN /00/0000 Parcel # 05-05-400-050

Address : 107 E STAGECOACH TR

YORKVILLE, IL

Owner: QUIKTRIP CORPORATION

: \$

50 SOUTH MAIN ST. STE 200 NAPERVILLE, IL 60540

Building : Value : Unit : Square Footage :

FEE SCHEDULE

SIGN WITH ELECTRIC SUBTOTAL FEES PAYMENTS BALANCE DUE \$ 100.00 \$ 100.00 \$ 0.00 \$ 100.00

10,000.00

61

NOTE: Fees must be paid in full prior to the permit being issued.

Forms of Payment Accepted are: Cash, Check and Credit Card. Checks are made payable to the City of Yorkville.





BUILDING PERMIT

<u># 2025-0095</u>

FOR

<u>Signs</u>

ADDRESS

107 E STAGECOACH TRL

DATE ISSUED

BY

SCHEDULE NEXT DAY INSPECTIONS BEFORE 2:30 PM

CALL: 630-553-8527 or -8545

UNITED CITY OF YORKVILLE 651 PRAIRIE POINTE DR

EMAIL: bzpermits@yorkville.il.us

YORKVILLE, IL 60560

BUILDING PERMIT MUST BE DISPLAYED

REScheck AND PLANS MUST BE KEPT ON SITE

David Hansen

From: David Hansen

Sent:Thursday, February 20, 2025 12:40 PMTo:B&Z Permits; Bobbie Blystone; Gina Nelson

Cc:Krysti Barksdale-Noble; Sara Mendez; Peter RatosSubject:Sign Permit 2025-0095 - 107 East Stagecoach TrailAttachments:QuikTrip (Special Use) EXHIBITS - Site Plan.pdf

I have reviewed the monument sign proposed for the property located at 107 East Stagecoach Trail (QuikTrip). The sign is **not approved**, **due to the following:**

- Sign is 61.7 sq ft and a height of 8' 2 3/". The monument sign does not match the approved special use ordinance for QuikTrip and exceeds UDO standards regarding sign area and height.
- There is also no information provided regarding building materials of the sign and no landscape plan exhibit.

 Building materials are needed to determine the area and height of the sign.
- Please see an outline of UDO monument standards below along with the attached special use ordinance site plan exhibit indicating the monument signage approved. Please resubmit monument sign permit.

Single-Tenant Monument Signs.

- 1. Sign Dimensions.
 - a) **Base Quality Single-Tenant Monument Signs.** Single-tenant monument signs utilizing base quality sign materials shall meet the following dimensional standards.
 - 1. Sign Area. The maximum sign area shall not exceed thirty-two (32) square feet.
 - 2. Sign Height. The maximum sign height of single-tenant monument signs shall not exceed eight(8) feet.
 - b) **High Quality Single-Tenant Monument Signs.** Single-tenant monument signs utilizing high quality sign materials shall meet the following dimensional standards.
 - 1. Sign Area. The maximum sign area shall not exceed forty-eight (48) square feet.
 - 2. **Sign Height**. The maximum sign height of single-tenant monument signs shall not exceed twelve (12) feet.
- 2. **Number of Signs**. A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of <u>lot frontage</u>.
- Location. Single-tenant monument signs shall be located the minimum distance established below
 per <u>district</u> type from property lines, rights-of-way, and utility <u>easements</u>, shall not <u>block</u> points of ingress or
 egress, be placed in any <u>sidewalk</u> or pedestrian circulation system, and shall not be located in a vision clearance
 area as detailed in Section <u>10-5-6</u>.
 - a) (1) Residential Districts: Ten (10) feet
 - b) (2) Nonresidential Districts: Five (5) feet
- 4. **Landscape Requirement**. All single-tenant monument signs shall be required to plant and maintain a landscape area meeting the requirements of Section 10-6-6(B)(1)(b) at the base of the sign.

Landscape.

- 1. All monument signs shall be required to plant and maintain a landscape area at the base of the sign.
- 2. The minimum area of the landscape area shall be equal to half (1/2) of the square footage of the sign area of the associated sign.
- 3. Landscape areas shall be planted with one (1) shrub or native grass, per every three (3) square feet of required landscape area.
- 4. Required shrubs and native grasses shall be approved by the **Zoning Administrator** as a landscape plan.

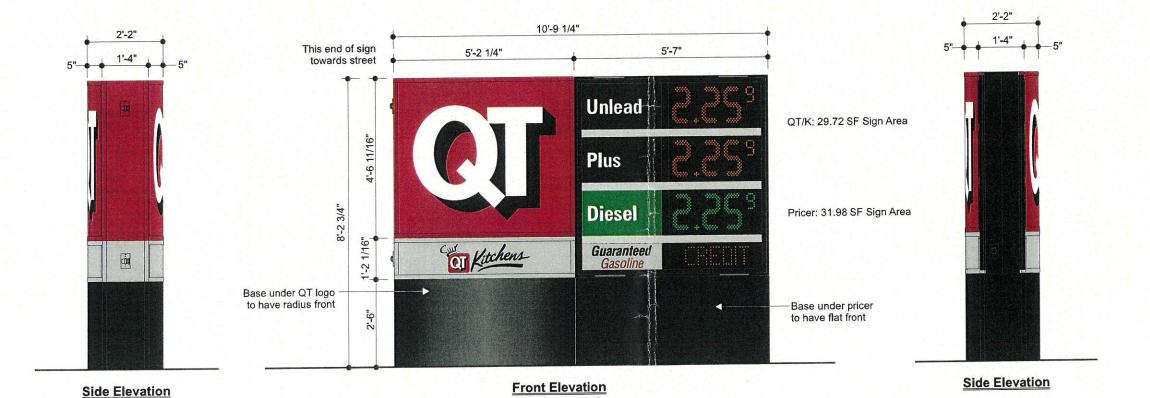
Top View

MH-E3PGQ-CC-62 **Horizontal Monument Sign**

- Three (3) Product LED Gas Price Sign
- 61.7 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Scale: 3/8" = 1'-0"

Color Specifications

All Paint Finishes to be Akzo Nobel

Opaque Silver Translucent White Black - Low Gloss

Matte White (Interior of Sign) Match 3M Cardinal Red #3632-53

Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- · Any visible fasteners are to be countersunk and have painted heads.
- · Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.









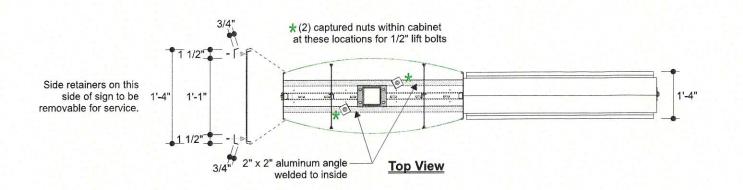
Item #QT-MH-E3PGQ-CC-62

QuikTrip	4			
Location Various				
File QT-MH-E3PGQ-CC-62				
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House		James Gentry		
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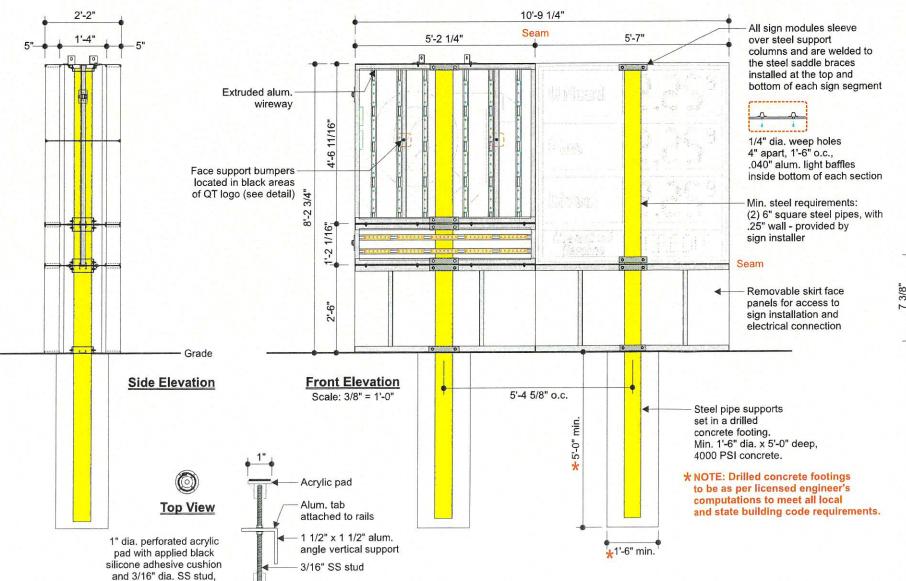
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2'-2" overall sign frame depth 1'-4" bowed face bowed face end of sign frame



Face Support Bumpers

- Black silicone

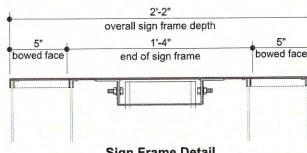
cushion

attached to vertical LED rails

Scale: NTS

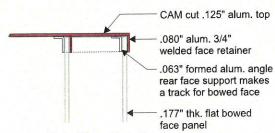
Construction Details

- Installation by others
- Steel should be primed and painted white for max. reflectivity
- · Engineering, steel size requirements and footing specifications are obtained by QT

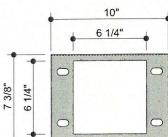


Sign Frame Detail

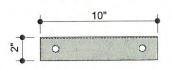
Scale: 1/8" = 1"



Side View Detail Scale: 1/4" = 1"



Top View



Steel Saddle Detail Scale: 1/8" = 1"

Side View

YELLOW INDICATES THE STEEL SUPPORT PROVIDED BY SIGN INSTALLER









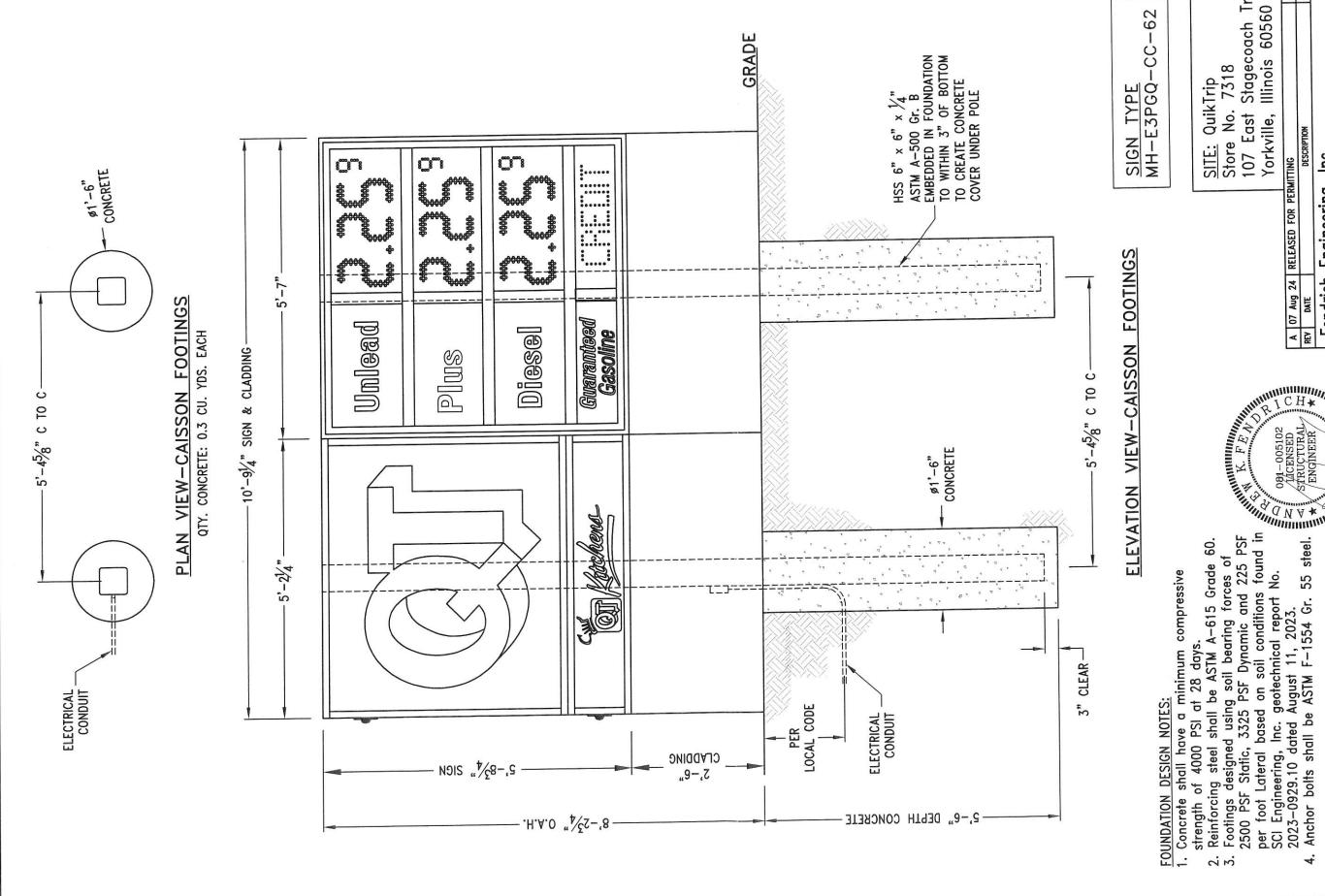
Item #QT-MH-E3PGQ-CC-62

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Whilliam C H F WALL CH IIIIIII K. F. D. AND A A WILLIAM

Trail SITE: QuikTrip Store No. 7318 107 East Stagecoach 1 Yorkville, Illinois 60560

60560

DESCRIPTION	Fendrich Engineering, Inc.	205 Fast Monroe Street, Springfield Illinois 62701
DATE	drich	Fact
_	Fen	305

CLADDED 23/4" OAH DIRECT BURY CLADDE N POLES FOR QUIKTRIP SIGN KLOTZKE MATE 07 AUG 24 SCALE DRAWING NUMBER SHEET HOGAN MATE 07 AUG 24 NONE 2408036 1 OF 3 Robert-James & Associates, Inc. phone: 708-479-8385 fax: 708-479-8395 email: rja370-c NIWL œ

-24

<u>DESIGN WIND LOAD:</u>
Based on the 2021 International Building Code (ASCE 7-16) using Risk Category II, Exposure C and 115 mph wind speed.

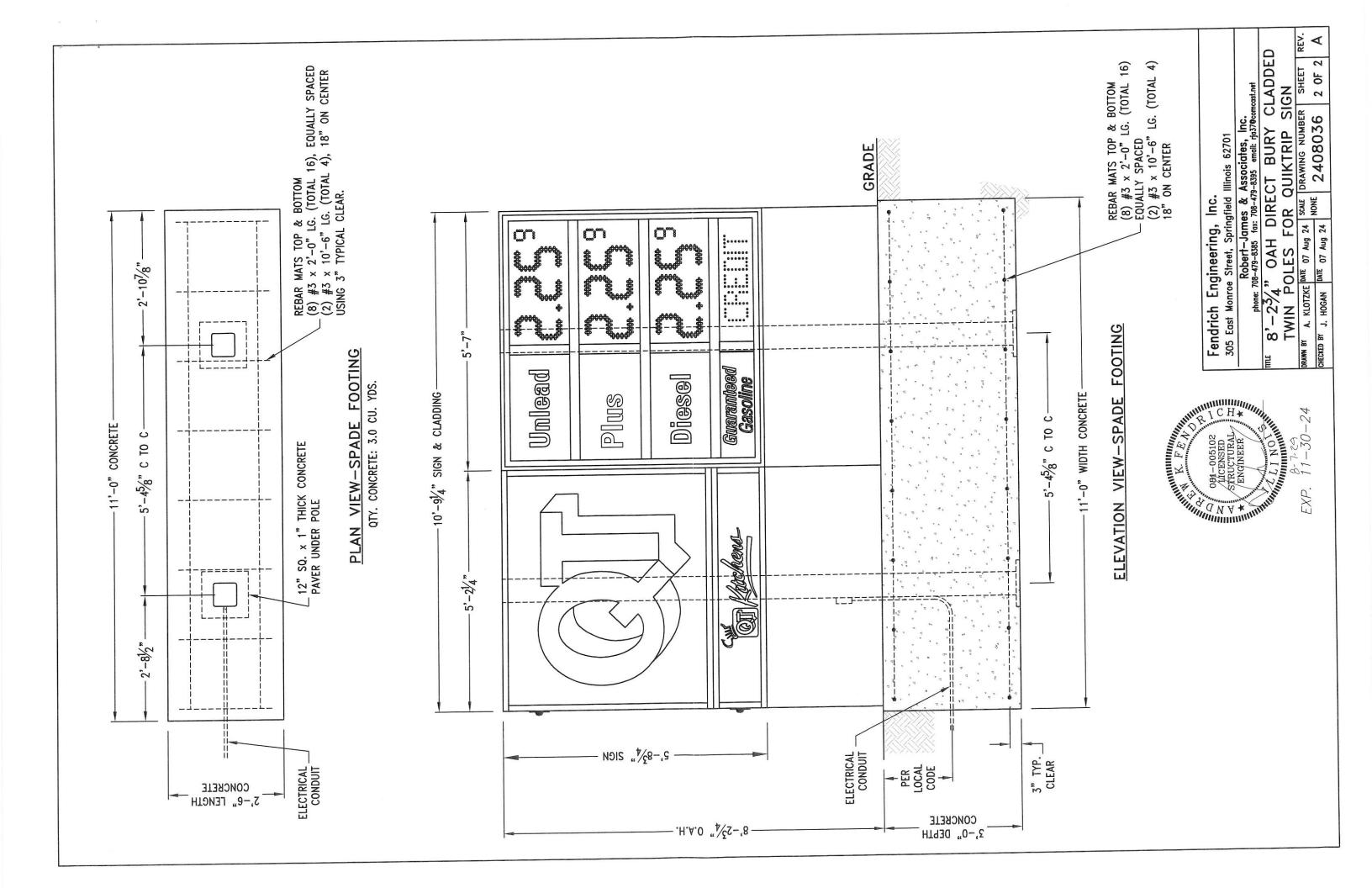
ILLINOIS DESIGN FIRM LICENSE NO. 184.001794

SEE

REV. ⋖

SHEET 2 FOR

ALTERNATE SPADE FOOTING.



081-005102

MACENSED

TRUCTURAL

ENGINEER

L I NO

ROBERT-JAMES & ASSOCIATES, Inc.

12255 West 187th Street Mokena, Illinois 60448 (708) 479-8385

File: AllenInd2250.mcd

Site: QuikTrip

Store No. 7318

107 East Stagecoach Trail Yorkville, Illinois 60560

Sign Type: MH-E3PGQ-CC-62

8'-2 3/4" overall height direct bury twin poles for 5'-8 3/4" x 10'-9 1/4" combination ID, QT Kitchen and electronic price sign with 2'-6" tall x 10'-9 1/4" lower pole cladding with both caisson and spade footing options. Footing design based on soil conditions found in SCI Engineering, Inc. geotechnical report number 2023-0929.10

dated August 11, 2023.

Drawing No. 2408036 rev. A sheets 1 and 2 of 2.

Design wind load is based on the 2018 International Building Code (ASCE 7-16) using Exposure C and 115 mph wind speed.

Design Wind Speed: (mph.) V := 115.0 Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 15', Exposure C: Kz := 0.85 Based on Table 29.3-1

Topographic Factor: Kzt := 1.00 Based on Table 26.8-1

Wind Directionality Factor: Kd = 0.95 Based on Table 26.6-1

Velocity Pressure: (PSF) $qz := 0.00256 \cdot Kz \cdot Kzt \cdot Kd \cdot V^2$ qz = 27.339 Based on 29.3-1

For Figure 29.4-1

Overall Height: (ft.) h := 8.23

Overall Width: (ft.) B := 10.77

Where 's' equals 'h' s := 8.23

 $\frac{s}{h} = 1 \qquad \frac{B}{s} = 1.309$

Force Coefficient: Cf := 1.43 Based on Figure 29.4-1

Gust Effect Factor: G = 0.85 Based on 26.9.4 for Other Structures

ASD Conversion Factor: LCF := 0.60

Design Pressure: (PSF) $F := qz \cdot Cf \cdot G \cdot LCF$ F = 19.938 Use: WL := 20.0

Reference: Manual of Steel Construction, AISC 13th Edition.

Tube: ASTM A-500 Gr. B Fy = 46.0 ksi.; Fb = 30.36 ksi.; Fv = 18.40 ksi.

Reference: American Concrete Institute, Code 318.14

Rebar: ASTM A-615 Grade 60 Fy = 60.0 ksi.

Concrete: 4,000 psi. compressive strength at 28 days.

Design Loads at Grade:

Shear: (lbs.) $ShrGrd := (8.23 \cdot 10.77 \cdot WL)$ ShrGrd = 1772.742

OK

Moment: (ft.lbs.)
$$MtGrd := ShrGrd \cdot \left(\left(\frac{8.23}{2} \right) + (0.05 \cdot 8.23) \right)$$
 $MtGrd = 8024.317$

Design of Pole Structures at Grade:

Section Modulus of Tube: (in.3) HSS 6" x 6" x
$$1/4$$
" wall - $TubeSM := 9.54$

Moment per Pole : (ft.lbs.)
$$MtPoleGrd := \frac{MtGrd}{2}$$
 $MtPoleGrd = 4012.158$

Bending Stress: (psi.)
$$f_b := \frac{MtPoleGrd \cdot 12}{TubeSM}$$
 $f_b = 5046.74$

Area of Tube : (in.2) HSS 6" x 6" x 1/4" wall -
$$TubeArea := 5.24$$

Shear per Pole: (lbs.)
$$ShrPoleGrd := \frac{ShrGrd}{2}$$
 $ShrPoleGrd = 886.371$

Shear Stress: (psi.)
$$f_v := \frac{ShrPoleGrd}{TubeArea}$$
 $f_v = 169.155$

Unity Check - Poles:
$$UCPoles := \frac{f_b}{30360} + \frac{f_v}{18400} \qquad UCPoles = 0.175 \qquad < \qquad 1.00$$

Design of Caisson Footings:

Moment per Footing: (ft.lbs.)
$$Ma := MtPoleGrd$$
 $Ma = 4012.158$

Shear per Footing: (lbs.)
$$Va := ShrPoleGrd$$
 $Va = 886.371$

Applied Lateral Force: (lbs.)
$$P = 886.371$$

Allowable Lateral Soil Pressure : (lbs./ft.2 per ft.)
$$LP := 225$$

Diameter of Caisson: (ft.)
$$b1 := 1.5$$

$$M_{\alpha}$$

Distance in Feet From Ground Surface
$$h := \frac{Ma}{Va}$$
 $h = 4.527$ to Point of Application of "P"

Depth of Footing Below Grade: (ft.)
$$d1 := 5.5$$

Allowable Lateral Soil Bearing Pressure Pursuant
$$SI := dI \cdot \frac{(LP \cdot 1.33)}{3}$$
 $SI = 548.625$

to the 2018 International Building Code Section 1807.3.2.1 and geotechnical data.

$$A := 2.34 \cdot \frac{P}{Sl \cdot hl}$$

$$A = 2.52$$

$$d2 := \left(\frac{A}{2}\right) \cdot \left(1 + \left(\sqrt{1 + 4.36 \cdot \frac{h}{A}}\right)\right)$$
 $d2 = 5.005 \le dl = 5.5$ OK

Check Tensile Stress in Footing:

Overturning Moment About Heel Point: (ft.lbs.) $Mh := Ma + (Va \cdot d1)$ Mh = 8887.199Treat as a cantilever at bottom.

Compressive Strength of Concrete: (psi)

fc := 4000

Yield Strength of Rebar: (psi)

fy := 60000

Section Modulus of Footing: (in.3)

$$Sw := \frac{\pi \cdot (b1 \cdot 12)^3}{32}$$

Sw = 572.555

Tensile Stress in Concrete: (psi.)

$$ft := \left(\frac{\left(Mh \cdot 12\right)}{Sw}\right)$$

ft = 186.264

Allowable Concrete Stress: (psi.)

$$\phi Ft := 0.65 \cdot \left(5 \cdot \sqrt{fc}\right)$$

$$\phi Ft = 205.548$$
 > $ft = 186.264$
REBAR NOT REQUIRED FOR STRESS

Design of Temperature and Shrinkage Steel in Caisson:

Moment for USD Design:

$$Mu := 1.7 \cdot Mh$$

$$Mu = 15108.238$$

$$d := ((b1 \cdot 12) \cdot .80) - (\frac{(b1 \cdot 12) - 6.0}{2})$$

$$d = 8.4$$

To Plot for " ju " :

$$coeff := \frac{Mu \cdot 12}{fc \cdot b1 \cdot 12 \cdot d^2} \quad coeff = 0.036$$

$$ju := 0.81$$

Use yield strength of direct bury tube to check.

Yield Strength of Tube: (psi.)

fy := 42000

Required Area: (in.2)

$$As := \frac{Mu \cdot 12}{ju \cdot fy \cdot d \cdot 0.90}$$

$$As = 0.705$$

Rebar Requirement:

$$As = 0.705$$
 < $TubeArea = 5.24$

None required with the direct bury tube.

Quantity of Concrete:

$$CY := \left(\frac{\pi \cdot bI^2 \cdot dI}{4 \cdot 27}\right) - \left(\frac{0.5^2 \cdot (dI - 0.25)}{27}\right)$$

$$CY = 0.311$$
 Eac

Note:

Keep bottom of tubes 3" from bottom of footings to create concrete cover for water exclusion.

Design of Spade Footing:

Loads:

Moment: (ft.lbs.)

Ma := MtGrd

Ma = 8024.317

Shear: (lbs.)

Va := ShrGrd

Va = 1772.742

Allowables:

Lateral passive pressure against foundation: (lbs./sq.ft. per foot)

PP := 225

Static soil pressure: (lbs./sq.ft.)

SSP := 2500

Dynamic soil pressure: (lbs./sq.ft.)

DSP := 3225

Foundation parameters:

Depth of footing below grade: (ft.) DF := 3.0

Width of footing: (ft.) WF := 11.0

Length of footing: (ft.) LF := 2.5

(Wind direction)

Weight of structure and foundation:

Design weight of concrete: (lbs./cu.ft.) CWT := 150

Signage and cladding weight: (lbs.) SWT := 725

Pole weight: (lbs.) PWT := 375

Footing weight: (lbs.) $FTWT := DF \cdot WF \cdot LF \cdot CWT$ FTWT = 12375

Net weight: (lbs.) NETWT := SWT + PWT + FTWT NETWT = 13475

Check Factor of Safety:

Overturning moment about heel point of foundation: (ft.lbs.)

$$Mo := Va \cdot DF + Ma \qquad Mo = 13342.543$$

Total passive pressure on footing: (lbs./sq.ft.) $Tpp := PP \cdot DF^2 \cdot \left(\frac{WF}{2}\right)$ Tpp = 11137.5

Resisting moment about the heel point: (ft.lbs.)

$$Mr := NETWT \cdot \left(\frac{LF}{2}\right) + Tpp \cdot \left(\frac{DF}{3}\right)$$
 $Mr = 27981.25$

Factor of Safety: $FS = \frac{Mr}{Mo}$ FS = 2.097 > 1.5

Check soil bearing pressures:

Static soil pressure: (lbs./sq.ft.)
$$SBP := \frac{NETWT}{LF \cdot WF} \qquad SBP = 490 \quad < \quad SSP = 2500 \quad OK$$

Dynamic soil pressure: (lbs./sq.ft.)

$$e := \left| \frac{\left(Mo - Tpp \cdot \left(\frac{DF}{3} \right) \right)}{NETWT} \right| \qquad e = 0.164$$

$$\left(\frac{LF}{6}\right) = 0.417$$
 > $e = 0.164$

$$qa := \left(\frac{NETWT}{WF \cdot LF}\right) \cdot \left(\left(1 + \left(6 \cdot \frac{e}{LF}\right)\right)\right)$$
 $qa = 682.44$ < $DSP = 3225$ OK

Check tensile stress of concrete at pole:

Compressive Strength of Concrete: (psi.)

fc := 3000

Overturning moment at pole: (ft.lbs./ft.)

 $Mp := \left(\frac{LF}{2}\right)^2 \cdot \left(\frac{qa}{2}\right)$

Mp = 533.156

Section modulus of footing - Per foot of width: (in.3)

$$Sw := 12 \cdot \frac{(DF \cdot 12)^2}{6}$$

Sw = 2592

Tensile stress in concrete: (psi.)

$$ft := \frac{(Mp \cdot 12)}{Sw}$$

ft = 2.468

Allowable stress in concrete: (psi.)

$$\phi Ft := 0.65 \cdot \left(5 \cdot \sqrt{fc}\right)$$

$$\phi Ft = 178.01$$
 > $ft = 2.468$

REBAR NOT REQUIRED FOR STRESS

Design of temperature and shrinkage steel:

Rebar size:

Number := 3

Rebar Area: (in.2)

 $Area := \frac{\pi \cdot \left(\frac{Number}{8}\right)^2}{4}$

Area = 0.11

For length of footing:

 $Asl := 0.00038 \cdot DF \cdot WF \cdot 144$

Asl = 1.806

Number required:

 $\frac{Asl}{Area}$ = 16.35 Use eight (8) #3 Rebar x 2'-0" LG. equally spaced top and bottom using 3" typical clear. (Sixteen (16) total required.)

For width of footing:

 $Asw := 0.00038 \cdot DF \cdot LF \cdot 144$

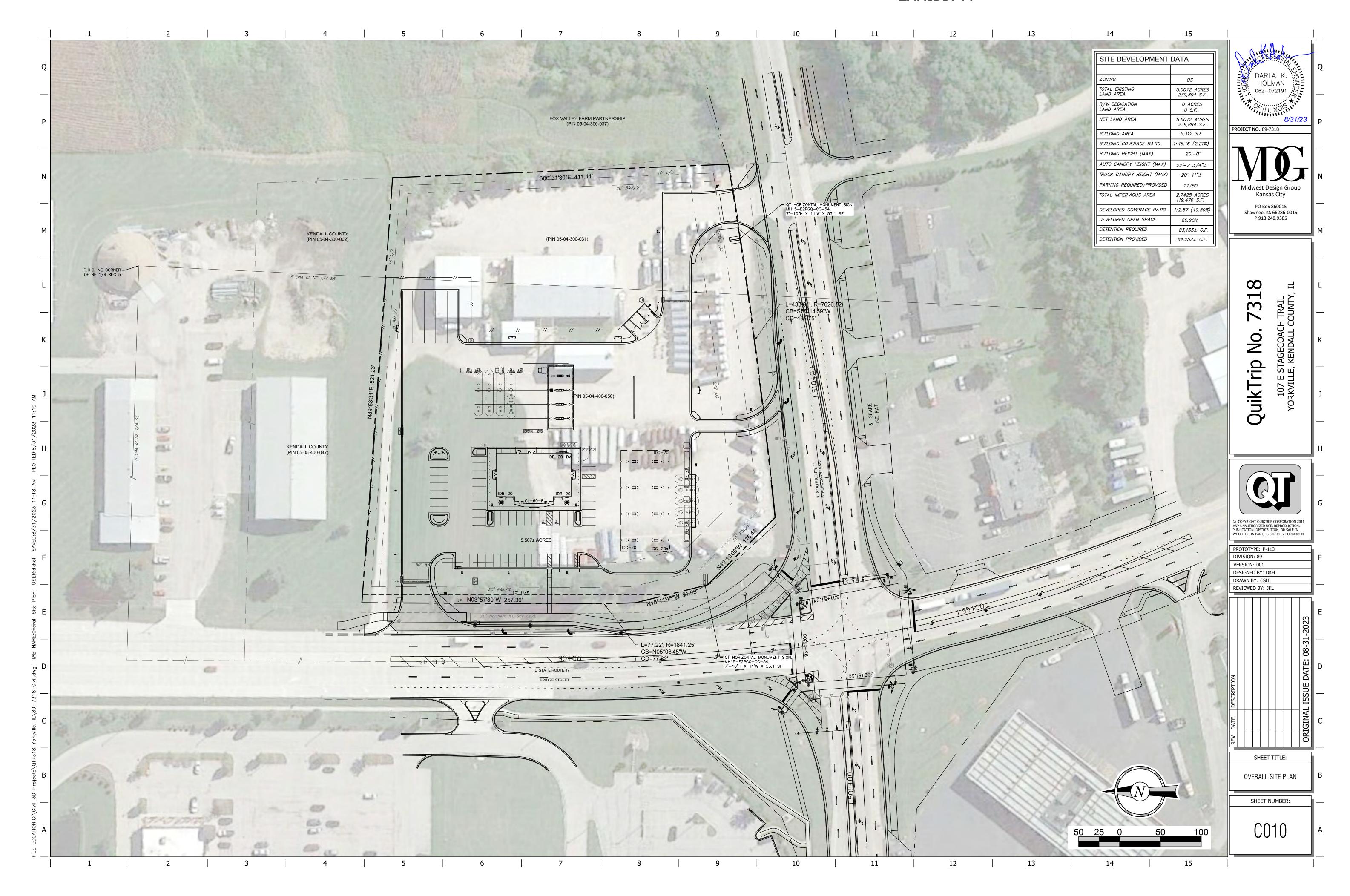
Asw = 0.41

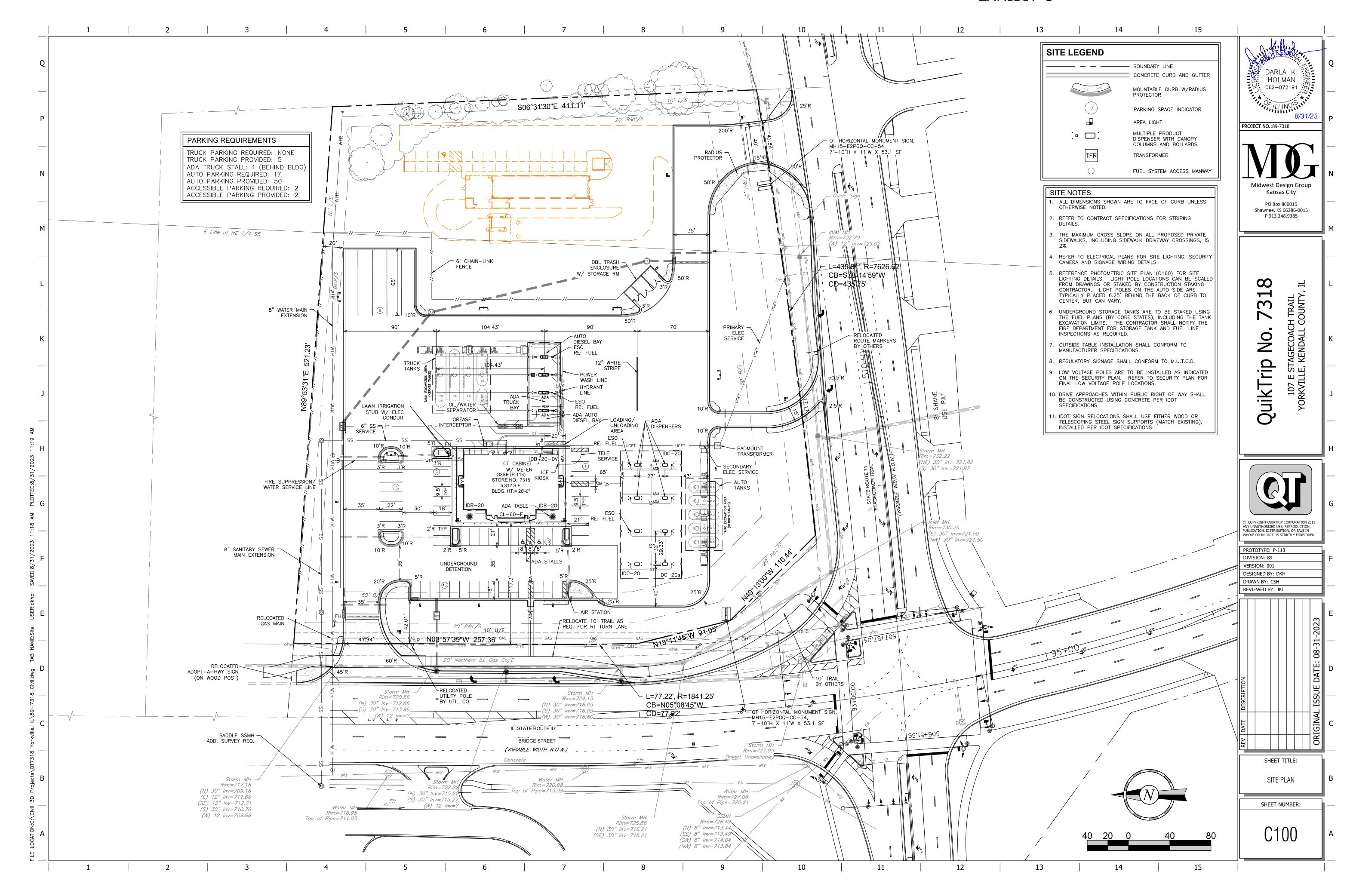
Number required:

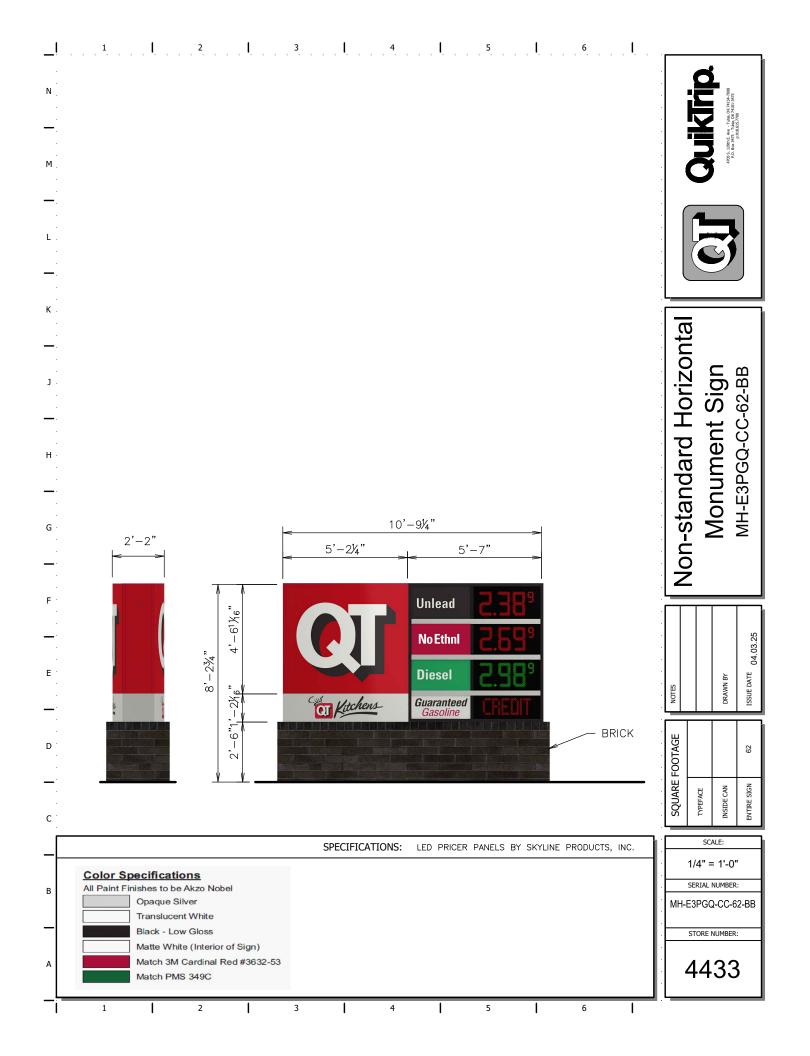
Use two (2) #3 Rebar x 10'-6" LG. spaced 18" on center top and bottom using 3" typical clear. (Four (4) total required.)

Quantity of concrete: (yds.3)
$$CY := \left(\frac{(LF \cdot WF \cdot DF)}{27}\right) - \left(\left(\frac{0.5^2 \cdot DF}{27}\right) \cdot 2\right)$$

CY = 3



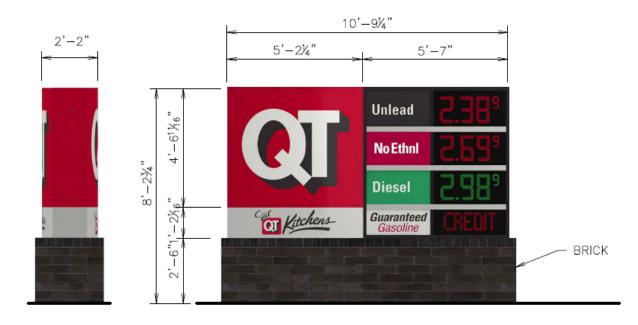




Original Proposed Sign (Vinyl Base)

10'-9 1/4" This end of sign 5'-2 1/4" 5'-7" towards street **Unlead** QT/K: 29.7 SF Sign Area 4'-6 11/16" **No Ethnl** 5'-8 3/4" 8'-2 3/4" Diesel Pricer: 32.0 SF Sign Area (I Kitchens Guaranteed Gasoline Base under pricer to have flat front

New Proposed Sign (Masonry Base)





Memorandum

To: Planning and Zoning Commission

From: Sara Mendez, Planner I

CC: Bart Olson, City Administrator

Krysti Barksdale-Noble, Community Development Director

Date: April 2, 2025

Subject: PZC 2025-06 904 S Bridge Street – Variance

Setback

SUMMARY:

The petitioner, Michael Holzer, is seeking variance approval for an approximate 0.30-acre parcel located at 904 S Bridge Street in Yorkville, Illinois. The property is located near the northeast corner of Illinois Route 47 (South Bridge Street) and Illinois Route 126 intersection. The petitioner is requesting a variance to Section 10-3-9. Bulk and Dimensional Standards in the Unified Development Ordinance. The purpose of this request is to reduce the required minimum front yard setback in the B-3 General Business District from fifty (50) feet to forty-two (42) feet for the purpose of constructing an office building for the petitioner's non- profit.



904 S BRIDGE STREET

United City of Yorkville, Illinois Date: March 11, 2025 Data: Kendall County



PROPERTY BACKGROUND:

The property is zoned B-3 General Business District and is comprised of one (1) parcel owned by the petitioner. The parcel has an irregular shape, primarily rectangular with a smaller extension on one side and is approximately 12,800 square feet. Currently, the property is vacant and is adjacent to Illinois Route 47 (South Bridge Street). The following are the current immediate surrounding zoning and land uses.

	Zoning	Land Use
North	B-3 General Business District	Yorkville Autobody Shop
South	B-3 General Business District	Napa Auto Parts
East	PI Public Institutional District OS Open Space District	Yorkville Intermediate School (Middle School)
	OS Open Space District	Open Space
West	B-3 General Business District	Single-Family Residential
	R-2 Single-Family Traditional Residence District	Transportation Land Use
	IL Route 47	

PROJECT DESCRIPTION:

The petitioner is requesting variance approval to Section 10-3-9. Bulk and Dimensional Standards in the Unified Development Ordnance to decrease the minimum front yard setback for the B-3 General Business District from the required fifty (50) feet to forty-two (42) feet for the purpose of constructing an office for his non-profit.

The petitioner's proposed land use, "**Professional Services/Offices**," is defined in Section 10-2-16 of the Unified Development Ordinance (UDO) as:

"A business which is engaged in the processing, manipulation, or application of business information or professional expertise. The use shall include but not be limited to professional offices for nonprofit organizations, accounting, insurance, investment services, computer services, architecture, engineering, legal services, real estate services."

Per Table 10-3-12(B) of the UDO, "Professional Services/Offices" is categorized as a Commercial Service use, which is permitted within the B-3 District.

The petitioner proposes constructing a 2,100-square-foot office building with an existing access point on Illinois Route 47 (South Bridge Street). While requesting relief from the minimum front yard setback requirement for the B-3 General Business District, the petitioner complies with the 20-foot minimum parking lot setback from the property line, as required when adjacent to an arterial roadway such as Illinois Route 47.

Due to the lot's unique configuration and smaller size of approximately 12,800 square feet, the petitioner has limited space to position the office building while adhering to all required setbacks, as shown in the plat below.



Although the petitioner would not be meeting the minimum front yard setback, the proposed office building still meets the minimum side and rear yard setback requirements and meets the required parking stalls, as detailed in the tables below.

Setbacks	Minimum Setbacks for the B-3 General Business District	Proposed Setbacks
Front Yard	50 feet	42 feet
Side Yard (North)	20 feet	20.7 feet
Side Yard (South)	20 feet	26.1 feet
Rear Yard	20 feet	20 feet

Required Parking Stalls	Minimum # of Parking Stalls	Proposed # of Parking Stalls
2 Parking Stalls/1,000 SF Building	5	5

Additionally, some B-3 General Business District properties surrounding the petitioner's site have similar or less established front yard setbacks compared to the petitioner's proposed 42-foot setback. The table below provides a comparison of front yard setbacks for nearby B-3 zoned parcels.

Zoning District	Parcel #/ Address	Front Yard Setback on Property
B-3 General Business District	02-32-479-013	~45 feet
	802 S Bridge Street	
	PG Automotive	
B-3 General Business District	02-32-479-014 ~20 feet	
	808 S Bridge Street	
	Yorkville Body Shop	
B-3 General Business District	02-32-479-005 ~40 feet	
	906 S Bridge Street	
	Napa Auto Parts	
B-3 General Business District	02-32-478-028 ~16 feet	
	1002 S Main Street	
	Smokey's	

As shown, the petitioner's requested variance of a reduced front yard setback is consistent with the surrounding properties front yard setbacks. Additionally, the smaller lot size creates challenges in positioning the proposed 2,100-square-foot office building while adhering to the minimum front yard setback of fifty (50) feet required by Section 10-3-9. Bulk and Dimensional Standards, which supports the petitioner's request for a variance.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates the future land use for this property as Institutional (I). This designation is generally intended for Yorkville municipal facilities, Kendall County government offices, and facilities of other entities, including the Bristol-Kendall Fire Protection District, the Yorkville-Bristol Sanitary District, Yorkville Community Unit School District 115, and other government facilities. Religious buildings and other non-private land uses are also categorized as Institutional. Additionally, the Institutional land use classification allows public or quasi-public entities to plan for the future location and expansion of such facilities.

The petitioner's 501(c)(3) non-profit organization, The Brenda Holzer Memorial Foundation, which supports children with disabilities through improved accessibility, advocacy, and assistance, is consistent with the Institutional (I) land use designation. Since Institutional zoning is intended for public and quasipublic uses, such as government facilities, schools, and religious institutions and non-profit organizations, the non-profit's mission of providing public benefit services aligns with the community-oriented purpose of this designation. Therefore, the proposed non-profit office is consistent with the 2016 Comprehensive Plan.

STAFF COMMENTS

Staff supports the request for a variance due to the uniqueness of the property. The smaller lot size creates challenges in positioning the proposed 2,100-square-foot office building while adhering to the minimum front yard setback of fifty (50) feet required by Section 10-3-9. Bulk and Dimensional Standards. The final vote is scheduled for the April 22, 2025 City Council meeting.

STANDARDS FOR GRANTING A VARIANCE:

Section 10-8-9-C states specific standards for variations which all recommendation bodies will review. <u>The petitioner has provided answers to each of the criteria in the application which are included in the packet for your review and will be entered into the public record as part of the public hearing process.</u> The standards are:

- 1. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- 2. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.

- 3. The difficulty or hardship is not created by any person presently having an interest in the property.
- 4. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- 5. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.
- 6. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on April 9, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for bulk regulation variance to Section 10-3-9. Bulk and Dimensional Standards of the Unified Development Ordinance, reducing the required minimum front yard setback in the B-3 General Business District from fifty (50) feet to forty-two (42) feet, subject to... {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- 1. Petitioner Application (with attachments)
- 2. Public Hearing Notice



VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Section 3-10-9 of UDO

42' variance to Front setback line.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

LOT is approx. 12,000 Sq Ft without variance to setback property is unbuildable.

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

Both adjacent posperty owners
have different setbacks.
23' to the North and 50' to the South

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

Lot is not large enough to construct a building without the Set back variance.



APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:			DATE/TIME RECEIVED:	
ITE ADDRESS: 904 S Bridge ST. PARCEL NUMBER: 02-32-479		ELNUMBER: 02-32-479-012		
SUBDIVISION:		LOT/U	NIT:	
APPLICANT INFORMATION				
NAME: Michael Holzer	TELEPHON	E:) 9 41	OMEX BUSINESS 630 854-86 17	
ADDRESS: 421 Norway circle CITY, STATE, ZIP: YORKV: 16, IL 60560	E-MAIL: O HOME O BUSINESS			
CITY, STATE, ZIP: YORKU: 16 , IL 60560	FAX:	Hol	Izermb@(cloud,com	
SIGN INFORMATION				
DATE OF PICK UP:	NUMBER (F SIGNS	S:	
DATE OF PUBLIC HEARING:	SIGN RETU	IRN DAT	E:	
Petitioner or Representative further agrees to pay to the United Ceach sign not returned to the United City of Yorkville within seven SIGNATURE/AUTHORIZED AGENT	the United City of Yorkville the full amount of the purchase price for within seven (7) days after the date of the public hearing. \[\frac{2}{2} - \frac{2}{2} - \frac{2}{2} \frac{5}{2} \] \[\frac{DATE}{2} \]			
DATE RETURNED:				
RECEIVED BY:			PZC#	



APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

1100000	UND ACCOUNT IUMBER:	PROPERTY ADDRESS: GOYS Bridge ST YORKVILL		
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 mad				
ACKNOWLEDGMENT OF FINANCIAL RES	PONSIBILITY			
NAME: Michael +	Holzer	COMPANY:		
MAILING ADDRESS: 431 N	orway ciride			
CITY, STATE, ZIP: PRESINE		TELEPHONE: 630 854-8617		
EMAIL: Holzer Mb@idord.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.				
michael	Holzer	Prcs.		
PRINT NAME	~	TITLE		
SIGNATURE*	olg	DATE DATE	-3035_	
*The name of the individual and the perso President, Chairman, Secretary or Treasure		me. If a corporation is listed, a corporate officer must sign the c	leclaration (President, Vice-	
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS				
ENGINEERING DEPOSITS: Up to one (1) acre Over one (1) acre, but less than ten (10) a Over ten (10) acres, but less than forty (4 Over forty (40) acres, but less than one h In excess of one hundred (100.00) acres	0) acres \$15,000	LEGAL DEPOSITS: Less than two (2) acres Over two (2) acres, but less than ten (10) acres Over ten (10) acres	\$1,000 \$2,500 \$5,000	



ATTORNEY INFORMATION		
NAME: Michael Holzer 00	MPANY: JEMSZLLC	
MAILING ADDRESS: 421 Norway Circ	le	
CITY, STATE, ZIP: POREWINE IL 60560 TE	0/7/	
EMAIL: HOIZer Word icloud. com		
ENGINEER INFORMATION		
NAME: Davie Schultz 00	IMPANY: HR Green	
MAILING ADDRESS:		
CITY, STATE, ZIP: ANDRO I IL 60505 TE	LEPHONE: 630 708 - 5002	
CITY, STATE, ZIP: WOODE, IL 60 STS TE EMAIL: OLS Chaltzahren COPA	х:	
LAND PLANNER/SURVEYOR INFORMATION		
NAME: CC	OMPANY:	
MAILING ADDRESS:		
CITY, STATE, ZIP:	ELEPHONE:	
EMAIL: FA	XX:	
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 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".		
VARIANCE STANDARDS		
PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL POLICIES OF THE CITY. YES, per discussion by discussion by the city.		



INVOICE & WORKSHEET PETITION APPLICATION				
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	\$500.00	Total: \$	
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$	
# of Acres	☐ \$250.00 + \$10 per acre for each acre x \$10 = + \$250 = 1		Total: \$	
REZONING If annexing and rezoning, charge only 1 per acre fe	\$\square \\$200.00 + \\$10 per acre for each a	over 5 acres Rezoning Fee	Total: \$	
1	Amount for Extra Acres ☐ \$250.00 + \$10 per acre for each acre x \$10 = + \$250 = Amount for Extra Acres	e over 5 acres \$	Total: \$	
ZONING VARIANCE	☑ \$85.00 + \$500.00 outside consultar		Total: \$ 585,00	
PRELIMINARY PLAN FEE	□ \$500.00	rasa ndi wakinga wakina wa magalani wiki dakumiki — kakili wakini kiki naki uku awa wa masuna	Total: \$	
PUD FEE	□ \$500.00		Total: \$	
FINAL PLAT FEE	□ \$500.00	consense to the dropology to propose a count of the dropology to the consense and the dropology to the count of the count	Total: \$	
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$	
OUTSIDE CONSULTANTS DEPOSIT 14	gal, land planner, zoning coordinator, environmental series For Annexation, Subdivision, Rezoning, Less than 2 acres Over 2 acres, less than 10 acres Over 10 acres	and Special Use: \$1,000.00 \$2,500.00 \$5,000.00	Total: \$	
TO CONTRACTOR OF THE CONTRACTO		OTAL AMOUNT DUE:	サイタへの	



Official Seal Notary Public - State of Illinois

My Commission Expires Nov 4, 2025

VARIANCE STANDARDS
PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:
The neighboring property setbacks range between D' and 23', my proposed building
between D' and 23', my proposed building
will be at 40'
PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE
NEIGHBORHOOD: My proposed building size is similiar in
Size to the existing properties and will not
Impede air Flow or Southast. This building will
have low traffic volume with no dauger to public Safety New construction will increase value
AGREEMENT OF neighboring properties
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.
mie Holpe 2-21-2025
PETITIONER SIGNATURE DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUETHE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.
my Hope 2-21-2025
OWNER SIGNATURE DATE
ERIN L LEDERMANN

THIS APPLICATION MUST BE NOTARIZE HERE: Luin & Ledumon



DATE: 2-21-2035	PZC NUMBER:	DEVELOPMENT NAME:			
PETITIONER INFORMATION					
NAME: michael	NAME: michael Holzer COMPANY: JEMSZLLC				
MAILING ADDRESS: 421	Norway CI	PCle			
CITY, STATE, ZIP: YORKU	the ILLEOSE	TELEPHONE: DEUSINESS THOME 63	50854-8617		
EMAIL: HOLZECW	ib@ icloud.ca	NA CONTRACTOR OF THE CONTRACTO			
PROPERTY INFORMATION					
NAME OF HOLDER OF LEGAL TITLE:	Michael H	olzer			
IF LEGAL TITLE IS HELD BY A LAND TRUST,	LIST THE NAMES OF ALL HOLDERS OF ANY	BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:	4 S. Brida	je Street You	ekville IL 60560		
S	Exhibit A				
	V				
CURRENT ZONING CLASSIFICATION:	<u>B3</u>				
ZONING AND LAND USE OF SURROUN	DING PROPERTIES				
NORTH: YORKVILLE Auto Body B3 Automotive					
EAST: YORKVILLe Intermediate School DIST 115					
SOUTH: Napa	_ , 4				
WEST: Resident	icel 15 houses	5			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)					
YORKUILL Auto	9 808 S Brid	est # 02-3	2-479-014		
D'IST 115	103 E School	house Rd # C	3-32-479-010		
Napa		# 02-32-47			
			·		

CERTIFIED MAILING <u>AFFIDAVIT</u>

STATE OF ILLINOIS

COUNTY OF KENDALL)
•
I/We, Michael Holzepetitioner, being first duly sworn, do hereby state
under oath that to the best of my knowledge the attached list is a true, correct and complete list
of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of
lots located within 500 feet (exclusively of any public streets and alleys) of the property legally
described on the attached application for annexation, rezoning, special use permit, planned unit
development, variation, or other zoning amendment. I further state that said list was obtained
from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed
by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing
before the United City of Yorkville Planning and Zoning Commission for the Public Hearing
held on Wednesday,, at the United City of City Council Chambers, Yorkville,
Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and
names and addresses of owners at the U.S. Post office on, 20
mil Holye
Signature of Petitioner(s)
Subscribed and sworn to before me this
day of, 20
Notary Public

Exhibit A

Legal Description

Parcel One:

That part of lot 9 lying east of the East line of the state highway known as Route 47 of the addition to block 6 of the original village of Yorkville, according to the plat thereof recorded on May 26, 1902 in book 4 of plats, page 84 in the United City of the Village of Yorkville, Kendall County, Illinois. Also that part of the South East quarter (1/4) of section 32, township 37 north, range 7 east of the third principal meridian, described as follows: beginning at the Southeast corner of lot 9 of the addition to block 6 of the original Village of Yorkville, according to the plat thereof recorded on May26, 1902 in book 4 of plats, page 84, thence south 83 degrees, 45 minutes, 11 seconds east along the southerly line of said lot 9 extended easterly 69.29 feet; thence south 6 degrees, 17 minutes, 34 seconds West 122.62 feet; thence north 71 degrees, 26 minutes west 111.92 feet to the easterly right of way line of State Route number 126, thence north 6 degrees, 10 minutes, East along said right of way line 14.08 feet; thence north 16 degrees, 15 minutes, East along the easterly right a way line of State Route 47, 85.97 feet to the South line of said lot 9; thence South 83 degrees, 45 minutes, 11 seconds East along said South line 25.23 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County Illinois, except that part conveyed to the Department of Transportation dedication of right of way recorded August 12, 2011 as document number 201100013174.

Parcel Two:

Easement for ingress and egress created by warranty deed dated September 15, 1973 and recorded September 18, 1973 as document 73-4685 reserved by Eimer Richard Shope and his wife, Janet M. Shope, in deed to Charles W Handell and his wife Betty Ann Handell, for the benefit of parcel one over that part of the South East ¼ of section 32, township 37 North range 7 East of the third principal meridian, described as follows: commencing at the Southeast corner of lot 9 of the addition to block 6 of the original Village of Yorkville according to the plat.

Therefore recorded on Mat 26, 1902 in book 4 of plats, page 84, thence South 83 degrees, 45 minutes, 11 seconds East along the southerly line of said lot 9 extended Easterly 69.29 feet; thence South 6 degrees, 17 minutes, 34 seconds West 122.62 feet for the point of beginning, thence continuing South 6 degrees, 17 minutes, 34 seconds West along said ,line 26.61 feet , thence North 71 degrees, 26 minutes, West 111.85 feet to the Easterly right of way line of Illinois State Route number 126, thence north 6 degrees, 10 minutes, East along said Easterly right of way line 26.62 feet to a line drawn North 71 degrees, 26

ExhibitA cont.

minutes, West from the point of beginning, thence South 71 degrees, 26 minutes, East along said line 111.92 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County, Illinois.

Pin: 02-32-479-012

Property Address: 904 S Bridge Street, Yorkville, IL 60560

ExhibitB

Public Notification App - Parcels w/i 500 Feet

MANTHEI REVOCABLE LIVING TRUST ANDREW C MANTHEI TRUSTEE 2656 LEYLAND LN

AURORA IL 60504

ALLEN KRODEL DEC OF TR 1005 S MAIN ST YORKVILLE IL 60560 LARRY L SEIBERT MARJORIE D SIMMONS 904 S MAIN ST YORKVILLE IL 60560

MICHAEL J SR JENDRZEJCZYK 106 RONHILL RD YORKVILLE IL 60560 JESSE LEE HENDRICK 204 W DOLPH ST YORKVILLE IL 60560 ROBERTS BRADY HANAGAN REBEKAH 804 S MAIN ST YORKVILLE IL 60560

DAVID WAYNE CASSI RENEE WHITE 906 S MAIN ST YORKVILLE IL 60560 TAMMY LEE DALEIDEN DEC TRUST TAMMY LEE FORD TTEE 907 S MAIN ST YORKVILLE IL 60560

MARTHA L GREEN TRUST P O BOX 116 WAYNE IL 60184

J J INVESTMENT PROPERTIES LLC 1310 GRANDVIEW AVE WATERLOO IA 50703 WV STEEL LLC 404 E MAIN ST YORKVILLE IL 60560 YORKVILLE COMM SCHOOL DIST 115 800 GAME FARM RD YORKVILLE IL 60560

MARAMA LEIFHEIT TRUST 802 S MAIN ST YORKVILLE IL 60560 MARTHA L GREEN TRUST P O BOX 116 WAYNE IL 60184 BURTON KATHRYN TROUTMAN TABOR 904 STATE ST YORKVILLE IL 60560

LEIFHEIT MAIN STREET LAND TRUST NO 100 CRAIG L LEIFHEIT TTEE 9993 PENMAN RD YORKVILLE IL 60560

STEPHANIE S GESFORD 801 S BRIDGE ST YORKVILLE IL 60560 NOLAN LEE 805 S BRIDGE ST YORKVILLE IL 60560

MICHAEL HOLZER 421 NORWAY CIR YORKVILLE IL 60560

CHRISTINE HASAPIS 4464 CASCARA LN LISLE IL 60532 RACHEL RIEMENSCHNEIDER 908 STATE ST YORKVILLE IL 60560

GREGORY A HUBER 105 E ORANGE ST YORKVILLE IL 60560 DANIEL WILLIAM ARNOLD 808 S MAIN ST YORKVILLE IL 60560 JUDITH C BRIAN 1001 S MAIN ST YORKVILLE IL 60560

BANK OF PONTIAC TR 2853 PO BOX 710 PONTIAC IL 61764 MARK A JACQUELINE D LUETTICH 309 E SOMONAUK ST YORKVILLE IL 60560 MARCO GROLESKE 707 S BRIDGE ST YORKVILLE IL 60560

DAHL MANAGEMENT LLC 4N558 HIDDEN OAKS RD SAINT CHARLES IL 60175 CROSS LUTHERAN CHURCH SCHOOL INC 8609 RTE 47 YORKVILLE IL 60560 YORKVILLE COMM SCHOOL DIST 115 800 GAME FARM RD YORKVILLE IL 60560 GREGORY A HUBER 105 E ORANGE ST YORKVILLE IL 60560

OSCAR H RAE HARRIS JETER UNKNOWN

NOLAN LEE 805 S BRIDGE ST YORKVILLE IL 60560

LARRY L SEIBERT MARJORIE D SIMMONS 904 S MAIN ST YORKVILLE IL 60560

DAVID CARIN YOUNG 901 S MAIN ST YORKVILLE IL 60560

YORKVIlle Auto 808 S Bridge ST YORKVILLE, IL 60560

Napa 906 S Bridge ST Yarksille, IL 60560 Public Notification App - Parcels w/i 500 Feet

ExhibitB

MANTHEI REVOCABLE LIVING TRUST ANDREW C MANTHEI TRUSTEE 2656 LEYLAND LN AURORA IL 60504 ALLEN KRODEL DEC OF TR 1005 S MAIN ST YORKVILLE IL 60560 LARRY L SEIBERT MARJORIE D SIMMONS 904 S MAIN ST YORKVILLE IL 60560

MICHAEL J SR JENDRZEJCZYK 106 RONHILL RD YORKVILLE IL 60560 JESSE LEE HENDRICK 204 W DOLPH ST YORKVILLE IL 60560 ROBERTS BRADY HANAGAN REBEKAH 804 S MAIN ST YORKVILLE IL 60560

DAVID WAYNE CASSI RENEE WHITE 906 S MAIN ST YORKVILLE IL 60560 TAMMY LEE DALEIDEN DEC TRUST TAMMY LEE FORD TTEE 907 S MAIN ST YORKVILLE IL 60560 MARTHA L GREEN TRUST P O BOX 116 WAYNE IL 60184

J J INVESTMENT PROPERTIES LLC 1310 GRANDVIEW AVE WATERLOO IA 50703 WV STEEL LLC 404 E MAIN ST YORKVILLE IL 60560 YORKVILLE COMM SCHOOL DIST 115 800 GAME FARM RD YORKVILLE IL 60560

MARAMA LEIFHEIT TRUST 802 S MAIN ST YORKVILLE IL 60560 MARTHA L GREEN TRUST P O BOX 116 WAYNE IL 60184 BURTON KATHRYN TROUTMAN TABOR 904 STATE ST YORKVILLE IL 60560

LEIFHEIT MAIN STREET LAND TRUST NO 100 CRAIG L LEIFHEIT TTEE 9993 PENMAN RD YORKVILLE IL 60560

STEPHANIE S GESFORD 801 S BRIDGE ST YORKVILLE IL 60560 NOLAN LEE 805 S BRIDGE ST YORKVILLE IL 60560

MICHAEL HOLZER 421 NORWAY CIR YORKVILLE IL 60560

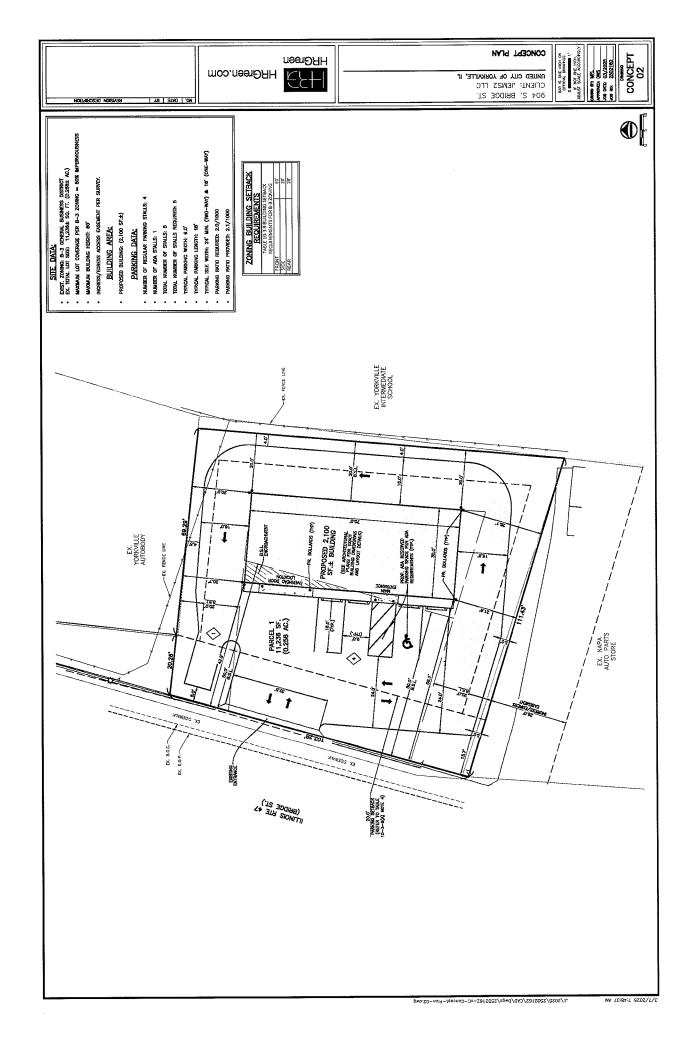
CHRISTINE HASAPIS 4464 CASCARA LN LISLE IL 60532 RACHEL RIEMENSCHNEIDER 908 STATE ST YORKVILLE IL 60560

GREGORY A HUBER 105 E ORANGE ST YORKVILLE IL 60560 DANIEL WILLIAM ARNOLD 808 S MAIN ST YORKVILLE IL 60560 JUDITH C BRIAN 1001 S MAIN ST YORKVILLE IL 60560

BANK OF PONTIAC TR 2853 PO BOX 710 PONTIAC IL 61764 MARK A JACQUELINE D LUETTICH 309 E SOMONAUK ST YORKVILLE IL 60560 MARCO GROLESKE 707 S BRIDGE ST YORKVILLE IL 60560

DAHL MANAGEMENT LLC 4N558 HIDDEN OAKS RD SAINT CHARLES IL 60175 CROSS LUTHERAN CHURCH SCHOOL INC 8609 RTE 47 YORKVILLE IL 60560

YORKVILLE COMM SCHOOL DIST 115 800 GAME FARM RD YORKVILLE IL 60560



PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISSION PZC 2025-06

NOTICE IS HEREBY GIVEN THAT Michael Holzer, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a bulk regulation variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from fifty (50) feet to forty-two (42) feet for a parcel located at 904 S Bridge Street. The real property, zoned B-3 General Business District, is located near the northeast corner of Illinois Route 47 (South Bridge Street) and Illinois Route 126 intersection.

The legal description is as follows:

PARCEL 1:

That part of lot 9 lying east of the East line of the state highway known as Route 47 of the addition to block 6 of the original village of Yorkville, according to the plat thereof recorded on May 26, 1902 in book 4 of plats, page 84 in the United City of the Village of Yorkville, Kendall County, Illinois. Also that part of the South East quarter (1/4) of section 32, township 37 north, range 7 east of the third principal meridian, described as follows: beginning at the Southeast corner of lot 9 of the addition to block 6 of the original Village of Yorkville, according to the plat thereof recorded on May26, 1902 in book 4 of plats, page 84, thence south 83 degrees, 45 minutes, 11 seconds east along the southerly line of said lot 9 extended easterly 69.29 feet; thence south 6 degrees, 17 minutes, 34 seconds West 122.62 feet; thence north 71 degrees, 26 minutes west 111.92 feet to the easterly right of way line of State Route number 126, thence north 6 degrees, 10 minutes, East along said right of way line 14.08 feet; thence north 16 degrees, 15 minutes, East along the easterly right a way line of State Route 47, 85.97 feet to the South line of said lot 9; thence South 83 degrees, 45 minutes, 11 seconds East along said South line 25.23 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County Illinois, except that part conveyed to the Department of Transportation dedication of right of way recorded August 12, 2011 as document number 201100013174.

PARCEL 2:

Easement for ingress and egress created by warranty deed dated September 15, 1973 and recorded September 18, 1973 as document 73-4685 reserved by Eimer Richard Shope and his wife, Janet M. Shope, in deed to Charles W Handell and his wife Betty Ann Handell, for the benefit of parcel one over that part of the South East½ of section 32, township 37 North range 7 East of the third principal meridian, described as follows: commencing at the Southeast corner of lot 9 of the addition to block 6 of the original Village of Yorkville according to the plat.

Therefore recorded on Mat 26, 1902 in book 4 of plats, page 84, thence South 83 degrees, 45 minutes, 11 seconds East along the southerly line of said lot 9 extended Easterly 69.29 feet; thence South 6 degrees, 17 minutes, 34 seconds West 122.62 feet for the point of beginning, thence continuing South 6 degrees, 17 minutes, 34 seconds West along said ,line 26.61 feet, thence North 71 degrees, 26 minutes, West 111.85 feet to the Easterly right of way line of Illinois State Route number 126, thence north 6 degrees, 10 minutes, East along said Easterly right of way line 26.62 feet to a line drawn North 71 degrees, 26 minutes, West from the point of beginning, thence South 71 degrees, 26 minutes, East along said line 111.92 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County, Illinois.

PINs: 02-32-479-012

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said application on **Wednesday**, **April 9**, **2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND City Clerk





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Order Number: 7784258

Purchase Order:

State of Illinois - Kendall

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This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 3/21/2025, and the last publication of the notice was made in the newspaper dated and published on 3/21/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: Mar 21, 2025.

The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

22nd Day of March, 2025, by

Chicago Tribune Media Group

Jeremy Gates

CHICAGO TRIBUNE

media group

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By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND City Clerk 3/21/2025 7784258