

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, April 9, 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

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

Absent: Danny Williams

City Staff

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Planner1

Megan Lamb, City Attorney

Lynn Dubajic Kellogg, City Consultant

Katelyn Gregory, Community Engagement & Marketing Coordinator

Other Guests

Chris Vitosh, Vitosh Reporting Service

Michael Holzer, JEMS2, LLC

Ali Bukhres, QuikTrip

Diane & Jim Bell, Fox Lawn

Linda Blake, W. Meadows

Dominic Levato, Ashley Pointe

Richard Daehnke, Fox Lawn

Alan Clever, Fox Lawn

Carol Sheeley, Fox River Gardens

Pat Norr, Elizabeth St.

Lorna Anderson, Fox Highlands

Fred Davis

Previous Meeting Minutes March 12, 2025

Motion by Mr. Crouch and second by Mr. Hyett to approve the minutes as presented. Roll call: Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Forristall-yes, Hyett-yes. Carried 6-0

Chairman Vinyard informed the audience that the Christie property hearing would not be held tonight.

Citizen's Comments None

Public Hearings

Chairman Vinyard stated there were 2 Hearings for this meeting and explained the procedure to be followed and the taking of testimony. He swore in those who would speak and 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. Green and Mr. Crouch, respectively, to open the Public Hearings. Roll call: Forristall-yes, Hyett-yes, Crouch-yes, Green-yes, Linanne-yes, Vinyard-yes. Carried 6-0.

The Public Hearings were read by Chairman Vinyard:

1. **PZC 2025-03 Ali Bukhres**, on behalf of Quik Trip 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 Unified 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.

(See Court Reporter's transcript of Public Hearings)

(Petitioner's Standards & Responses to be included in the Official Record)

At approximately 7:19 pm a motion was made by Ms. Linnane and seconded by Mr. Forristall to close the Public Hearings. Roll call: Forristall-yes, Hyett-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes. Carried 6-0.

Unfinished Business None

New Business

1. **PZC 2025-03 Ali Bukhres** (see full description in #1 above)

Ms. Noble presented the background for this request. She said the original development for this parcel was for Graham's C-Store and a monument sign 20 feet in height had been approved. It was consistent with the Shell station to the southwest. That development did not happen, but QuikTrip kept the zoning after taking over the property. They were granted approval for 2 signs at the 7 foot, 10 inch height. The state requires that gas stations have to advertise for all products offered, necessitating the sign size. When adding the brick it gave them the extra height in the sign area so they didn't need a variance for height, but still need a variance for area as well as number of signs. Staff is supportive of the request. Mr. Bukhres is only requesting 8 feet while other comparable signs in the area are much higher. Ms. Noble read the standards for the variance with Commissioners agreeing to the conditions and the petitioner responses were added to the record.

Action Item

Variance

Chairman Vinyard asked for a motion to approve PZC 2025-03 QuikTrip sign variance. So moved by Ms. Linnane and second by Mr. Forristall. The motion was read by Chairman Vinyard as follows: 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. Roll call: Hyett-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Forristall-yes. Carried 6-0.

2. PZC 2025-06 Michael Holzer (see full description in #2 above)

This petition summary was presented by Ms. Mendez. She said the petitioner is requesting a variance to reduce the front yard setback from the required 50 feet to 42 feet for the office building he is proposing to build for his non-profit. His access point would be off Rte. 47. The lot size is approximately .3 acres and he has limited space for the building. All other setbacks are being met as well as the required number of parking stalls. She noted that some of the properties surrounding his, have similar setbacks. Ms. Mendez noted that the UDO allows certain variances to be granted by the Planning and Zoning Commission, this petition being one of them. The UDO says that if the requested setback is less than 25% of the required amount, the PZC can grant the request. Mr. Holzer's is only 16% less than the required. She then read the standards for this request and the Commissioners verbally agreed with them.

Action Item

Variance

Chairman Vinyard entertained a motion to approve PZC 2025-06 Michael Holzer petition to reduce the front yard setback. So moved and seconded by Commissioners Green and Forristall, respectively. Mr. Vinyard read the motion as follows: 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 for the 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. Roll call: Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Forristall-yes, Hyett-yes. Carried 6-0.

Additional Business

1. City Council Action Updates

a. PZC 2025-01 DMYF-Loftus-Drew Daniels

Rezoning was approved at City Council April 8.

b. PZC 2024-29 1115, LLC Fox Haven

Rezoning and PUD were approved by City Council April 8.

Adjournment

There was no further business and the meeting was adjourned at 7:27pm on a motion by Mr. Hyett and second by Ms. Linnane. Unanimous voice vote approval.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, April 9, 2025
7:00 p.m.

1 PRESENT:

2 Mr. Rich Vinyard, Chairman,
3 Mr. Rusty Hyett, Commissioner,
4 Mr. Ryan Forristall, Commissioner,
5 Ms. Marge Linnane, Commissioner,
6 Mr. Michael Crouch, Commissioner,
7 Mr. Chad Green, Commissioner.

8 ALSO PRESENT:

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

1 APPEARANCES:

2 OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,
3 LTD.

4 BY: MS. MEGAN LAMB
5 1804 North Naper Boulevard, Suite 350
6 Naperville, Illinois 60563
7 (630) 682-0085

8 appeared on behalf of the United City of
9 Yorkville.

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I N D E X

WITNESS:

PAGE:

ALI BUKHRES

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MIKE HOLZER

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- - - - -

REPORTED BY: Christine M. Vitosh

Illinois C.S.R. License No. 084-002883

Vitosh Reporting Service

815.993.2832 cms.vitosh@gmail.com

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

5 CHAIRMAN VINYARD: There are two public
6 hearings scheduled for tonight's Planning and
7 Zoning Commission meeting.

8 The purpose of these hearings is to
9 invite testimony from members of the public
10 regarding the proposed requests that are being
11 considered before the commission tonight.

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

16 Once all the public hearings on
17 tonight's agenda are closed, the commission will
18 deliberate on the vote and vote on their
19 recommendation to the City Council for each of
20 the matters that was subject of tonight's
21 hearing.

22 Those persons wishing to testify are
23 asked to speak clearly, one at a time, and state
24 your name and who you represent. You are also

1 asked to sign in at the podium.

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

6 (Witnesses sworn.)

7 CHAIRMAN VINYARD: Thank you. You guys
8 may be seated. All right. So before we begin,
9 I've got a little lengthy script going here.

10 Before we begin, I'd like to review
11 some of the rules to ensure an orderly and
12 productive hearing. When speaking, please make
13 comments that are focused on the matter at hand.

14 Avoid personal attacks, unrelated
15 topics or repeating points that have already been
16 made.

17 As chairman, I may limit repetitive
18 remarks or redirect speakers to stay on topic.

19 Any member of the public who
20 repeatedly disrupts or interrupts any of
21 tonight's hearing may be asked to leave the
22 chambers.

23 We ask that audience members remain
24 silent during tonight's hearings unless they are

1 speaking at the podium.

2 The court reporter must record
3 tonight's testimony, and cooperation from the
4 audience will make her job easier and the
5 transcription of these hearings more accurate.

6 The commission members may ask
7 clarifying questions at any time and the public
8 may direct relevant questions to the petitioner
9 either through myself or via direct
10 cross-examination. Likewise, the petitioner may
11 respond to public comments and ask clarifying
12 questions of the public speakers.

13 Once all the public comments have
14 been heard, I will formally close the public
15 comment period, after which the commission will
16 deliberate and will vote. Thank you for your
17 cooperation and participation with this.

18 So the order of receiving testimony
19 tonight will be the petitioner's presentation,
20 followed by those who wish to speak in favor or
21 in opposition of the request.

22 So may I have a motion to open the
23 public hearing on petition numbers PZC 2024-03 --

24 MS. NOBLE: That should be 2025.

1 CHAIRMAN VINYARD: I'm sorry, that's my
2 bad. 2025-03, Ali Bukhres on behalf the QuikTrip
3 Corporation requesting variances for monument
4 signage, and PZC 2025-06, Michael Holzer,
5 requesting a variance to the B-3 zoning district
6 for reduced front yard setbacks.

7 COMMISSIONER GREEN: So moved.

8 COMMISSIONER CROUCH: Second.

9 CHAIRMAN VINYARD: Roll call vote on the
10 motion.

11 MS. YOUNG: Yes. Forristall.

12 COMMISSIONER FORRISTALL: Yes.

13 MS. YOUNG: Hyett.

14 COMMISSIONER HYETT: Yes.

15 MS. YOUNG: Crouch.

16 COMMISSIONER CROUCH: Yes.

17 MS. YOUNG: Green.

18 COMMISSIONER GREEN: Yes.

19 MS. YOUNG: Linnane.

20 COMMISSIONER LINNANE: Yes.

21 MS. YOUNG: And Vinyard.

22 CHAIRMAN VINYARD: Yes.

23 MS. YOUNG: Thank you.

24 CHAIRMAN VINYARD: Okay. So the first

1 public hearing is PZC 2025-03, Ali Bukhres, on
2 behalf of QuikTrip Corporation, petitioner, has
3 filed an application with the United City of
4 Yorkville, Kendall County, Illinois, requesting
5 sign variance approval to permit two monument
6 signs to be erected which exceed the maximum sign
7 area, maximum sign height and maximum number of
8 signs as stated in Section 10-6-6-B of the United
9 Development Ordinance.

10 The real property, zoned B-3 General
11 Business District, is located at the northeast
12 corner of State Route 47 and State Route 71.

13 Is the petitioner present and
14 prepared to make your presentation?

15 MR. BUKHRES: Yes.

16 CHAIRMAN VINYARD: Please.

17 ALI BUKHRES,
18 having been first duly sworn, testified before
19 the Commission from the dais as follows:

20 MR. BUKHRES: Just wanted to start out
21 the evening by thanking everyone for allowing us
22 to present to you, and I will try to make this
23 short, sweet and straight to the point. You can
24 move on to the next slide.

1 So previously we -- in October of
2 '23, whenever we were going through the project,
3 we had a couple monument signs approved. At that
4 time we weren't going to do a third product at
5 our development.

6 Moving on to 2024, we decided to
7 advertise our third product, which is E85, and we
8 realized that we needed a bigger sign to do that,
9 and with that we requested a sign variance to
10 enlarge our sign so we can show our third product
11 at that site.

12 The previously approved sign was at
13 the height -- size was seven foot ten inches with
14 54 square foot in area. At the time the current
15 sign did meet code and -- but with the
16 enlargement of this sign, is no longer within
17 code.

18 This is the proposed sign after our
19 April 1st meeting. We understood that the base
20 was more in line with what the City is wanting to
21 see around new development, and we agreed with
22 that. That's not something that we want to deter
23 from.

24 We also did not show landscaping

1 around the monument sign, which is what we are
2 doing now with this enlargement.

3 The enlargement is not really a
4 significant enlargement, so since we are doing a
5 brick base, the height variance is actually no
6 longer valid, but the sign area is, so we are --
7 technically the only size it's enlarging is the
8 sign area by 13.7 square feet.

9 This is a side-by-side of the
10 monument sign that we are showing. Again, it
11 will have a brick base. Looks pretty identical
12 as you can see; the only difference is adding
13 that third product on the newer sign that we are
14 proposing.

15 Just some local gas stations with
16 their sign heights in the area that is very
17 similar to other gas stations. We are not asking
18 for something that's out of the ordinary around
19 the City of Yorkville, just something that we see
20 that will benefit our business and keep us with
21 the competitive advantage as well.

22 CHAIRMAN VINYARD: Would you like your
23 responses added into the hearing tonight?

24 MS. NOBLE: To your standards --

1 CHAIRMAN VINYARD: Your standards.

2 MS. NOBLE: -- provided in your
3 application.

4 MR. BUKHRES: Yes.

5 CHAIRMAN VINYARD: Is there anyone
6 present who wishes to speak in favor or
7 opposition of the request?

8 (No response.)

9 CHAIRMAN VINYARD: Okay. Our next item
10 is PZC 2025-06, Michael Holzer, petitioner, has
11 filed an application with the United City of
12 Yorkville, Kendall County, Illinois, requesting a
13 bulk regulation variance to Section 10-3-9 of the
14 Unified Development Ordinance, seeking to reduce
15 the required minimum front yard setback from 50
16 feet to 42 feet for a parcel located at 904 South
17 Bridge Street.

18 The real property, zoned B-3 General
19 Business District, is located near the northeast
20 corner of Illinois Route 47 and Illinois Route
21 126.

22 Is the petitioner present --

23 MR. HOLZER: Yes.

24 CHAIRMAN VINYARD: -- and ready to make

1 your proposed request?

2 MIKE HOLZER,
3 having been first duly sworn, testified before
4 the Commission from the dais as follows:

5 MR. HOLZER: Hi. Good evening. I am
6 Mike Holzer. I really don't have much of a
7 presentation tonight, it's kind of simple. It's
8 904 South Bridge Street and it's a 50 foot
9 current setback and I want to go to 42 feet
10 setback.

11 It's kind of a challenging lot
12 because it's like a third of an acre, so it's
13 kind of challenging to get a building on there.

14 I had Dave Schultz do my site plan
15 and he seemed to think that 42-foot setback was
16 the best option for setting the building,
17 turn-around for the cars, and that's pretty much
18 what I've got.

19 CHAIRMAN VINYARD: Very good. Thank
20 you.

21 MR. HOLZER: Okay. Thank you.

22 CHAIRMAN VINYARD: Is there anyone who
23 wishes to speak in favor or opposition of this
24 request?

1 (No response.)

2 CHAIRMAN VINYARD: This will be your
3 only time to do it.

4 (No response.)

5 CHAIRMAN VINYARD: No? Would you like
6 to have your responses added into the -- the
7 standards added into your public record?

8 MR. HOLZER: Yes.

9 CHAIRMAN VINYARD: All right. That will
10 be the conclusion of the public hearing. Since
11 all testimony regarding this petition has been
12 taken, may I have a motion to close the taking of
13 testimony in this public hearing?

14 COMMISSIONER LINNANE: Moved.

15 COMMISSIONER FORRISTALL: Second.

16 CHAIRMAN VINYARD: May I have a roll
17 call vote on the motion, please?

18 MS. YOUNG: Yes. Forristall.

19 COMMISSIONER FORRISTALL: Yes.

20 MS. YOUNG: Hyett.

21 COMMISSIONER HYETT: Yes.

22 MS. YOUNG: Crouch.

23 COMMISSIONER CROUCH: Yes.

24 MS. YOUNG: Green.

1 COMMISSIONER GREEN: Yes.

2 MS. YOUNG: Linnane.

3 COMMISSIONER LINNANE: Yes.

4 MS. YOUNG: And Vinyard.

5 CHAIRMAN VINYARD: Yes. All right. The
6 public hearings of tonight's meeting is now
7 closed.

8 (Which were all the proceedings had
9 in the public hearings, concluding
10 at 7:11 p.m.)

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

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

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

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

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

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

1 responsibility for the accuracy of any reproduced
2 copies not made under my control or direction.

3 IN WITNESS WHEREOF, I do hereunto set my
4 hand at Leland, Illinois, this 16th day of April,
5 2025.

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7
8 /s/ Christine M. Vitosh

9 CHRISTINE M. VITOSH,
10 Illinois C.S.R. Certificate
11 No. 084-02883
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Vitosh Reporting Service

PZC - Public Hearings - April 9, 2025

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