

**UNITED CITY OF YORKVILLE  
SPECIAL ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, April 1, 2025, 6:00pm  
East Conference Room #337  
651 Prairie Pointe Drive, Yorkville, IL**

**In Attendance:**

**Committee Members**

Chairman Joe Plocher  
Alderman Chris Funkhouser  
Alderman Dan Transier

Absent: Alderman Seaver Tarulis

**Other City Officials**

City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble  
Planner I Sara Mendez  
Senior Planner David Hansen  
Code Official Pete Ratos  
Community Engagement & Marketing Coordinator Katelyn Gregory

**Other Guests**

Charlie Tarwater, QuickTrip  
Mike Holzer, Brenda Holzer Foundation  
Jen Rakas via Zoom

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

**Citizen Comments** None

**Minutes for Correction/Approval** March 4, 2025

The minutes were approved as presented.

**New Business**

(Items #5 and #6 were moved forward on the agenda)

***5. EDC 2025-27 Quik Trip – Sign Variance***

Charlie Tarwater, Real Estate Manager with QuikTrip was present and gave a short overview of the sign variance request. He said a sign had been approved in 2023 as a Special Use and it was 7'10" and 54 square feet. It met the sign ordinance at that time. Since that time, an additional product with pricing has been added to the QuikTrip product lineup and adds 5" to the sign for 62 square feet. He said shrubs and landscaping would be used to screen the sign base. He compared sign sizes with other gas stations in the city which are larger than this request.

Alderman Funkhouser said he does not approve of a larger sign and that requirements were recently revised through the UDO process, however, he acknowledged the competitive factor. Alderman Transier had no objections and asked for a new draft of the sign showing premium materials. The materials for the base and possible heights and sign size were discussed and it was noted that with premium materials (such as brick and stone), a larger or taller sign could be allowed. David Hansen said staff supports the request due to nearby signs being larger. With committee approval, this moves to Public Hearing at PZC on April 9 and then to City Council.

***6. EDC 2025-28 904 S. Bridge Street - Variance***

Ms. Mendez presented the background for this variance request from Mr. Mike Holzer to construct an office building for his non-profit organization. His request is to reduce the front-yard setback from 50 feet to 42 feet. The building would be situated on a lot on S. Bridge St. (Rt. 47). He has a limited space with the lot configuration and small size, but is meeting other setbacks and number of parking stalls. Nearby properties also have reduced setbacks. Alderman Funkhouser asked the purpose of the drive-through lane around the building and Mr. Holzer replied it was for weed control and ease in making an exit from the parking lot. This will also be addressed later said Mr. Ratos. He also noted that the Fire Department would require access behind the building. The committee supported this request and this petition is scheduled for a Public Hearing at PZC April 9<sup>th</sup>.

(return to regular agenda order)

***1. EDC 2025-23 Building Permit Report for February 2025***

Mr. Ratos reported one single family detached permit, 14 commercial and 31 miscellaneous for the month.

***2. EDC 2025-24 Building Inspection Report for February 2025***

There were 256 inspections in February, said Mr. Ratos.

***3. EDC 2025-25 Property Maintenance Report for February 2025***

There were no hearings in February, but a couple complaints were addressed. He noted a trash dumping issue that they are investigating.

***4. EDC 2025-26 Economic Development Report for March 2025***

Katelyn Gregory reported on new business openings and a new venue--Blank SL8. They have a space for special events and they also want to promote supporting other small businesses in the city.

**Old Business:** None

**Additional Business:**

Mr. Ratos gave a brief report on the status of Gerber Glass and the sewer issues concerning the project. He had spoken with Mr. Verne Henne and informed him there were dips and valleys in the sewer that would need to be corrected. Mr. Ratos said Gerber Glass may ask for some money to be refunded if they needed to do the repairs. He said that Gerber may have decided it is more financially prudent to work with Mr.

Henne rather than boring along Rt. 47, in order to move forward with this project. Alderman Funkhouser asked about the construction fence and screening that is in disrepair at the Gerber site. Mr. Ratos has spoken with them to rectify the situation.

In another matter, Alderman Funkhouser said he noticed work being done at Whispering Meadows and that no Final Plat has been done to allow the work. Mr. Ratos will address this with the construction company following this meeting.

There was no further business and the meeting adjourned at 6:21pm.

Minutes respectfully submitted by Marlys Young, Minute Taker