

PLANNING & ZONING COMMISSION

**City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL
Wednesday, June 11, 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

Ryan Forristall-yes, Seaver Tarulis-yes, Michael Crouch-yes, Chad Green-yes,
Richard Vinyard-yes, Danny Williams-yes

Absent: Marge Linnane

City Staff

Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner1
David Hansen, Senior Planner
Megan Lamb, City Attorney
Lynn Dubajic Kellogg, City Consultant

Other Guests

Chris Vitosh, Vitosh Reporting Service	George Ostreko
Daniel J. Gorman, Enterprise Energy	Judy (via Zoom)
Debbie (via Zoom)	Ed Schultz
Syung Paik, Graceland LLC	Heh Paik, Graceland LLC
Vijay Gupta, landowner	Sameer Gupta, landowner

Previous Meeting Minutes May 14, 2025

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

Citizen's Comments None

Amendment:

Chairman Vinyard made a motion for an amendment to move New Business item #2, PZC 2025-09 Daniel J. Gorman, following the Citizen's Comments. Commissioner Williams seconded. Roll call: Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-yes. Carried 6-0

New Business :

- 2. PZC 2025-09 Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner),** petitioners, are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow for a commercial solar energy facility on land located between 9417 and 9221 Corneils Road in unincorporated Kendall County within 1.5 miles of a municipality without an annexation agreement.

Senior Planner David Hansen reported on this request. He said it is a 1.5 mile review for a proposed solar facility without an annexation agreement on this 37-acre parcel, that is currently used as farmland. It is bordered by unincorporated residential property on 3 sides. Mr. Hansen said there would be 12,100 solar panels with a 6-foot tall fence. Mr. Hansen gave background of a previous request and the reasons it was denied at that time. In 2025, the city recommended the petitioner go through Kendall County to proceed without an annexation agreement. If the county approves of this request, the city Comp Plan will need to be amended. He said Kendall County zoning has issued a neutral position on the project.

Commissioner Williams asked what type of buffer would be used. Mr. Dan Gorman said 2 rows of trees would be used and the area to the south would be planted in grass or be farmed. The neighbors want to keep it as green space. He said all neighbors gave a favorable response and Bristol Township gave a unanimous positive approval.

Mr. Gorman asked to make some comments about the project. He said only 20 acres would be used as the solar field and there is a setback of 500 feet and only 50 feet is needed. It is well screened with trees and not suited for residential or other development because it is mostly wet. He added that community solar requires capacity with existing lines and it is only a temporary use of the land (35 years) and will return to ag when done.

Action Item

1.5-mile Review

A motion was made and seconded by Commissioners Williams and Forristall, respectively to approve this review. Mr. Williams read the motion as follows: In consideration of the proposed mile and one-half review of Kendall County Petition 25-04 by Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner), seeking a special use permit for a commercial solar energy facility and variance to allow a commercial solar energy facility on land within 1.5 miles of a municipality without an annexation agreement consisting of one (1) parcel totaling ~37.03 acres, the Planning and Zoning Commission recommends the City Council to approve the request.

Roll call: Green-yes, Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-nay, Crouch-yes.

Motion carried: 5 yes and 1 no.

Public Hearings

Chairman Vinyard said there was one Public Hearing scheduled tonight--PZC 2025-08 Pioneer Development, Cardinal. The Economic Development must review these requests first and provide feedback to this Commission. The June 3rd EDC meeting was canceled due to lack of quorum. Mr. Vinyard said because of this, the Public Hearing would be opened, continued to July 9th and then closed. No presentation was made tonight by the developer and no audience participants spoke.

Chairman Vinyard entertained a motion to open the Hearing PZC 2025-08. At approximately 7:14pm a motion was made and seconded by Mr. Williams and Mr. Tarulis, respectively, to open the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-yes, Crouch-yes, Green-yes. Carried 6-0.

Mr. Williams moved to continue the Public Hearing for PZC 2025-08 Pioneer, to July 9th and Mr. Crouch seconded. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-yes, Crouch-yes, Green-yes. Carried 6-0.

Unfinished Business None

New Business

1. **PZC 2025-08 Pioneer** was continued.

Additional Business

1. **City Council Action Updates**

- a. **PZC 2025-04 Text Amendment** on city code, was approved.
- b. **PZC 2025-05 Text Amendment** for data center developments was continued to June 24th.

Ms. Noble also presented an informational card pertaining to the Kendall County update of their Comprehensive Plan. Workshops were listed so the public could attend.

Adjournment

There was no further business and the meeting was adjourned at 7:17pm on a motion by Mr. Williams and second by Mr. Crouch. Unanimous voice vote approval.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, June 11, 2025
7:00 p.m.

1 PRESENT:

2 Mr. Rich Vinyard, Chairman,
3 Mr. Danny Williams, Commissioner,
4 Mr. Ryan Forristall, Commissioner,
5 Mr. Michael Crouch, Commissioner,
6 Mr. Chad Green, Commissioner,
7 Mr. Seaver Tarulis, Commissioner.

8
9 ALSO PRESENT:

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

1 APPEARANCES:

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

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

6 appeared on behalf of the United City of
Yorkville.

7 - - - - -

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

CHAIRMAN VINYARD: Moving on to public
hearings, there is one public hearing tonight --
scheduled for tonight's Planning and Zoning
Commission meeting.

A public hearing for the Project
Cardinal rezoning, special use PUD and
preliminary PUD plan is on tonight's agenda;
however, per City Code, the Economic Development
Committee must first review the proposal and
provide feedback to the Commission.

Due to the cancellation of the
June 3rd EDC meeting due to lack of quorum, that
step could not be completed at this time. As a
result, tonight's public hearing will be opened
and then continued to the July 9th meeting. No
presentation will be made tonight by the
developer.

If you are a member of the public at
tonight's meeting for Project Cardinal, we
encourage you to reserve your public comments

1 after the presentation at the July meeting;
2 however, if you wish to provide public comment
3 tonight, you will still be permitted to do so.

4 Are there any persons wishing to
5 speak tonight?

6 (No response.)

7 CHAIRMAN VINYARD: Okay. So may I have
8 a motion to open the public hearing on Petition
9 PZC 2025-08, Pioneer Development, LLC?

10 COMMISSIONER WILLIAMS: So moved.

11 COMMISSIONER TARULIS: Second.

12 CHAIRMAN VINYARD: Have a roll call vote
13 on the motion?

14 MS. YOUNG: Yes. Vinyard.

15 CHAIRMAN VINYARD: Yes.

16 MS. YOUNG: Williams.

17 COMMISSIONER WILLIAMS: Yes.

18 MS. YOUNG: Forristall.

19 COMMISSIONER FORRISTALL: Yes.

20 MS. YOUNG: Tarulis.

21 COMMISSIONER TARULIS: Yes.

22 MS. YOUNG: Crouch.

23 COMMISSIONER CROUCH: Yes.

24 MS. YOUNG: And Green.

1 COMMISSIONER GREEN: Yes.

2 CHAIRMAN VINYARD: Very good. May I
3 have a motion to continue the public hearing on
4 PZC 2025-08, Pioneer Development, LLC, to the
5 July 9, 2025 Planning and Zoning Commission
6 meeting at 7:00 p.m.?

7 COMMISSIONER WILLIAMS: So moved.

8 COMMISSIONER CROUCH: Second.

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

11 MS. YOUNG: Yes. Vinyard.

12 CHAIRMAN VINYARD: Yes.

13 MS. YOUNG: Williams.

14 COMMISSIONER WILLIAMS: Yes.

15 MS. YOUNG: Forristall.

16 COMMISSIONER FORRISTALL: Yes.

17 MS. YOUNG: Tarulis.

18 COMMISSIONER TARULIS: Yes.

19 MS. YOUNG: Crouch.

20 COMMISSIONER CROUCH: Yes.

21 MS. YOUNG: And Green.

22 COMMISSIONER GREEN: Yes.

23 CHAIRMAN VINYARD: Okay.

24 (Which were all the

1 proceedings had in the
2 public hearing,
3 concluding at 7:16 p.m.)

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1 STATE OF ILLINOIS)
2) SS:
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 9, 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 25th day of June,
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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