

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

**651 Prairie Pointe Drive, Yorkville, IL**

**Wednesday, October 11, 2023 7:00pm**

**Meeting Called to Order**

Plan Commission member Daniel Williams called the meeting to order at 7:00pm, roll was called and a quorum was established.

**Roll Call**

Greg Millen-yes/electronic attendance, Daniel Williams-yes, Deborah Horaz-yes, Reagan Goins-yes

Absent: Rusty Hyett, Richard Vinyard

**City Staff**

Krysti Barksdale-Noble, Community Development Director

**Other Guests**

Lynn Dubajic Kellogg, Economic Development Director

Chris Vitosh, Vitosh Reporting Service

David Schultz, HR Green

Mr. Ali Bukhres, QuikTrip

John & Janet Warnecke, Walnut Drive

Phil & Linda Corrington

Beth Nesheim

Darla Holman, MDG, Zoom

Nick Fitikas, Sam Banks Law

Connor Holman, electronic attendance

Andrew Smith, electronic attendance

Johnathon Smith, MDG, Zoom

iphone (39)

**Previous Meeting Minutes** September 13, 2023

The minutes were approved as presented on a motion and second by Commissioners Goins and Horaz, respectively.

Roll call: Williams-yes, Horaz-yes. Goins-yes, Millen-yes, Carried 4-0.

**Citizen's Comments**

Mr. John Warnecke of Walnut Drive said at Rt. 71 and 47 near the old motel, there was previously a fire hydrant on the corner. When Rt. 71 was widened, the hydrant was removed and not replaced. His wife wrote a letter to State Senator Sue Rezin who contacted the city. There has been no resolution, so Mr. Williams said this will be researched with the city and Mr. Warnecke will be contacted.

### **Public Hearings**

Mr. Williams stated the procedure for the Public Hearing and swore in those persons in the audience and on Zoom, who would provide testimony. He then stated the procedure for receiving testimony.

At approximately 7:07pm a motion was made and seconded by Ms. Horaz and Ms. Goins, respectively, to open the Public Hearing. (No roll call)

Mr. Williams then read the Public Hearing description:

1. **PZC 2023-08** Ali Bukhres, on behalf of QuikTrip Corporation, petitioner/contract purchaser, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization for a gasoline service station with accessory convenience store, pursuant to Section 10-6-0 of the Yorkville City Code. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

*(See Court Reporter's Transcript of proceedings)  
(Standards and entire staff report to be included in record)*

A motion was made and seconded by Commissioners Horaz and Goins, respectively, at approximately 7:32 pm to close the Public Hearing. Roll call: Williams-yes, Horaz-yes. Goins-yes, Millen-yes. Carried 4-0.

**Unfinished Business:** None

### **New Business**

1. **PZC 2023-08 Ali Bukhres/QuickTrip** (see full description above)

Ms. Noble summarized the staff comments and said a staff level Plan Council meeting had been held initially to discuss the project. She noted the many requirements that have already been met. In addition, the petitioner will provide sidewalks and a shared path. Four reviews from the city engineer were received and will be entered into the permanent record. There was no discussion.

#### **Action Item:**

##### **Special Use**

A motion was made by Ms. Horaz and seconded by Ms. Goins to approve PZC 2023-08 and Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on October 11, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in letters dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023.

Roll call: Horaz-yes, Goins-yes, Millen-yes, Williams-yes. Carried 4-0.

**PZC 2023-12** Alexander L. Berman, on behalf of Kendall Holdings I, LLC, petitioner, is seeking final plat of re-subdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The commercial outlots, consisting of approximately 3 acres, are generally located at the northwest corner of US Route 34 and Isabel Drive within the larger retail development.

Ms. Noble said there are lots on Rt. 34 in front of Kendall Marketplace which were platted for 2 lots. The petitioner has asked those lots to be re-subdivided into 3 lots at 1 acre each and the center parcel would need the existing utility easement to be abrogated. The city engineer reviewed the request and approved it. There was no further discussion.

**Action Item:**

Final Plat

Ms. Horaz made a motion to approve PZC 2023-12 and Ms. Goins seconded. Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Resubdivision of Kendall Marketplace Lots 4 and 5, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by HR Green dated last revised 8-24-23.

Roll call: Goins-yes, Millen-yes, Williams-yes, Horaz-yes. Carried 4-0.

**Additional Business**

**PZC 2023-30 6145 Whitetail Ridge Drive (Whitetail Ridge)**

It was noted by Ms. Noble that this item was not listed on the agenda, but is included in Additional Business and all materials are included. It is a 1.5 mile review of development outside of the city boundaries. The homeowner purchased 2 adjoining lots and consolidated them into one. They wish to build an addition to the home which would go over an existing utility easement which they wish to vacate. The County has reviewed it and the Kendall County Senior Planner noted that some sign-off approvals are still needed by utility companies even though there are no utilities in the location.

**Action Item:**

1.5 Mile Review

It was moved by Ms. Goins and seconded by Ms. Horaz to approve PZC 2023-30. Mr. Williams read the motion as follows: In consideration of the proposed mile and one-half review of Kendall County Petition 23-30 for a plat of vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision commonly known as 6145 Whitetail Ridge Drive, the Planning and Zoning Commission recommends to the City Council to not object to the request.

Roll call: Horaz-yes, Goins-yes, Millen-yes, Williams-yes. Carried 4-0.

**1. City Council Action Updates**

**a. PZC 2023-09** Amendments to City Code; Ms. Noble summarized that at the last PZC meeting, a review of the UDO was done, but final approval has not yet been given by City Council.

**b. PZC 2023-10** The text amendment for cold storage was approved.

**c. PZC 2023-14** An additional Whitetail Ridge petition was approved.

Ms. Horaz inquired about the proposed solar field at Bristol Ridge and Galena. The parcel near the railroad was approved, however, the northern parcel was not pursued.

In a final matter, this was Ms. Horaz' final meeting for PZC as she will be moving from the city limits. Mr. Williams thanked her for the many years of service and that she will be greatly missed on this Commission.

**Adjournment**

There was no further business and the meeting was adjourned at 7:45pm on a motion by Ms. Goins. Unanimous voice vote.

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, October 11, 2023  
7:00 p.m.

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PRESENT IN PERSON AND VIA ZOOM:

Mr. Danny Williams, Acting Chairman,  
Ms. Deborah Horaz,  
Mr. Greg Millen,  
Ms. Reagan Goins.

ALSO PRESENT:

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

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I N D E X

WITNESS:	PAGE
ALI BUKHRES	7
NICHOLAS J. FTIKAS	12
BETH NESHEIM	18

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1 (WHEREUPON, the following  
2 proceedings were had in public  
3 hearing:)

4 CHAIRMAN WILLIAMS: There is one public  
5 hearing scheduled. The purpose of this hearing  
6 is to invite testimony from members of the public  
7 regarding the proposed request that is being  
8 considered before this commission tonight.

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

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

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

21 (The witnesses were thereupon duly  
22 sworn.)

23 CHAIRMAN WILLIAMS: Sorry, should have  
24 done that in two parts. Thank you. You may be

1 seated.

2 MR. BUKHRES: Our engineer is on Zoom.

3 CHAIRMAN WILLIAMS: Got it. Thank you.

4 Do we need to swear them in as well?

5 MS. NOBLE: Yes. If you are on Zoom and  
6 you wish to participate in the public hearing,  
7 the chairman will swear you in now, so you would  
8 need to turn on your microphone and repeat after  
9 him.

10 CHAIRMAN WILLIAMS: For the folks in  
11 Zoom land --

12 MS. HORAZ: I don't think they can hear  
13 us.

14 MS. NOBLE: Can you hear us in Zoom?

15 MR. HOLMAN: Yes.

16 MS. NOBLE: Connor, Andrew, Jonathan,  
17 are any of you participating in the public  
18 hearing process for QuikTrip?

19 (No response.)

20 MS. NOBLE: Okay. Now their mics are  
21 on.

22 CHAIRMAN WILLIAMS: Perfect. So I will  
23 swear you guys in now, if your mics are on and  
24 you are ready to go.



1                   Did any of your engineers plan on  
2     testifying? Did any --

3                   MR. HOLMAN: I'm sorry. I was on mute  
4     here. I was having a heck of a time for some  
5     reason.

6                   CHAIRMAN WILLIAMS: No problem. We will  
7     start with you then, Connor.

8                   (The witness was thereupon duly  
9     sworn.)

10                  CHAIRMAN WILLIAMS: Thank you. All  
11     right. And then did your other engineers plan  
12     on --

13                  MR. BUKHRES: That's okay.

14                  CHAIRMAN WILLIAMS: Perfect. Just  
15     wanted to make sure. Thank you.

16                  All right. The order for receiving  
17     testimony during the public hearing will be as  
18     follows: The petitioner will present, those who  
19     wish to speak in favor of the request, and those  
20     who wish to speak in opposition of the request.

21                  May I have a motion to open the  
22     public hearing on Petition number PZC 2023-08,  
23     QuikTrip gasoline station service station special  
24     use?

1 MS. HORAZ: So moved.

2 MS. GOINS: Second.

3 CHAIRMAN WILLIAMS: Thank you. All  
4 right. Those who wish to speak in favor of the  
5 request may now speak. Oh, I'm sorry. No.

6 MS. NOBLE: That's all right.

7 CHAIRMAN WILLIAMS: The public hearing  
8 up for discussion tonight is as follows: PZC  
9 2023-08, Ali Bukhres, on behalf of QuikTrip  
10 Corporation, petitioner, contract purchaser, has  
11 filed an application with the United City of  
12 Yorkville, Kendall County, Illinois, requesting  
13 special use permit authorization for a gasoline  
14 service station with accessory convenience store  
15 pursuant to Section 10-6-0 of the Yorkville City  
16 Code.

17 The real property is approximately  
18 5.51 acres and is located at the northeast corner  
19 of State Route 47, Bridge Street, and State Route  
20 71, Stagecoach Trail intersection.

21 Is the petitioner for PZC 2023-08,  
22 QuikTrip gasoline service station special use  
23 request ready to present?

24 MR. BUKHRES: Yes.

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ALI BUKHRES,

having been first duly sworn, testified from the podium as follows:

MR. BUKHRES: Hi. My name is Ali Bukhres and I am the real estate project manager with QuikTrip. This is for a QuikTrip development located on Illinois 47 and 71. This is composed of two parcels as stated in the staff report. It's approximately five and a half acres.

There are currently two metal structures on the land right now. It serves as a farming and industrial storage and truck related services.

We are presenting to -- we will have a QuikTrip development here. We will demolish those buildings and build our development. This might sound familiar to some of the staff; it was approved for Graham's truck stop a few months -- a few -- a while back and we ended up going into the deal with Graham and we are doing a QuikTrip development now.

I just want to give you a little brief history about QuikTrip. QuikTrip started

1 in 1958 in Tulsa, Oklahoma. The founding members  
2 of QuikTrip are still the majority owners of  
3 QuikTrip, and the only other owners are QuikTrip  
4 employees. It is a private held company.

5 We've been growing quite a bit over  
6 the years. We have over a thousand stores up and  
7 operating right now, and most recently we came  
8 into the Chicago market area. We have been in  
9 Illinois, but on the southern part, and we have  
10 three stores open right now in the Chicago market  
11 area. We have one in Lansing, one in Bellwood,  
12 one in Peru, and next month we are opening up  
13 Addison.

14 QuikTrip is a socially responsible  
15 company; we like to partner with different  
16 charitable organizations. Our big ones that we  
17 partner with right now are United Way, Folds of  
18 Honor and Safe Place. Every QuikTrip across the  
19 country is a safe place. The Safe Place, if you  
20 are not familiar with it, is for endangered  
21 groups, so anybody under the age of 18 that needs  
22 assistance, they can come to a QuikTrip. Every  
23 employee is trained to assist those children that  
24 are in need, we call it a Safe Place employee,

1 and then the child is put in a safe place with a  
2 certain individual.

3 I've worked in the stores and I've  
4 dealt with situations like that and so it's a  
5 very good program that we are part of. We work  
6 with multiple other organizations as well, but  
7 those are just the main three that we work with.

8 QuikTrip is also dedicated to its  
9 employees. I've been here for almost ten years  
10 now, started out as a college student just  
11 looking for a job to help pay tuition and  
12 QuikTrip did that for me, they helped pay for  
13 tuition.

14 Most people at QuikTrip, you hear --  
15 10, 15, 20 years is not unheard of, so long-term  
16 careers. We definitely give the employees an  
17 opportunity to grow and succeed. Like I said, I  
18 started out in the stores as a part-time clerk in  
19 Tulsa, Oklahoma, and moved my way up, and now I'm  
20 here in Illinois. I just moved here about a year  
21 ago joining the real estate team.

22 This is the current site, aerial of  
23 the site, that we are looking to develop, and  
24 then on the next screen it will show you our site

1 plan where we plan on developing in this area.

2 As you can see, we do show a full  
3 access drive on 71 on the east side and then a  
4 right in only, and then on 47 we also have a full  
5 access drive on there.

6 This will approximately have 52  
7 parking spaces for cars and then five parking  
8 spaces for trucks. This will have six -- eight  
9 gas pumps, 16 fueling positions and three diesel  
10 pumps. This is just more of an in detail of our  
11 site plan.

12 This is our building elevation.  
13 This is how -- this is pretty standard. This is  
14 how all QuikTrips look. For the most part, this  
15 is how -- this is our elevation. This is our  
16 canopy elevation and then the next will show the  
17 diesel.

18 This is the current view from 47 and  
19 71, and on the next view it will show us our  
20 proposed use. This also has the IDOT road  
21 improvements that they plan on doing. We have  
22 been working with IDOT knowing that they do plan  
23 on making improvements in that road, so this is  
24 how it would look like.

1                   This is the current view from  
2 Illinois 47 on the northern part, and then this  
3 will be our proposed view, and this is the  
4 current aerial of our site, and then the next one  
5 will be a proposed view.

6                   As you can see, I didn't get the  
7 aerial photo updated, but the first drive on  
8 Illinois 47 will be a right in only, and  
9 QuikTrip --

10                  MS. J. WARNECKE: Can you go back one  
11 for a second? I am interested because we live on  
12 that little street that's right across the  
13 street. I wanted to see the access and how it's  
14 going to affect --

15                  MS. NOBLE: This one?

16                  MS. J. WARNECKE: -- little tiny Walnut  
17 Drive.

18                  MS. NOBLE: This one or the one before?

19                  MS. J. WARNECKE: No, the aerial view  
20 that he's got right there.

21                  MS. NOBLE: Okay.

22                  MS. J. WARNECKE: So that's 71 that way  
23 and that's 47; is that correct?

24                  MR. BUKHRES: Correct. Yeah, 71 will be

1 straight ahead. You are looking at the picture,  
2 it will be --

3 MS. J. WARNECKE: So the parking lot  
4 that I am looking at there is currently Silver  
5 Dollars?

6 MR. BUKHRES: Correct.

7 MS. J. WARNECKE: And then the hotel,  
8 and then the street -- that's our street and so  
9 the truck entrance or exit is going to be  
10 directly across from that, correct?

11 MR. BUKHRES: Correct.

12 MS. J. WARNECKE: Okay. I'm just  
13 curious how that's going to affect us, you know,  
14 getting out to make a left turn. You know, the  
15 right turn is not such a big deal, but getting  
16 out to make a left turn. Is there going to be a  
17 left -- there is going to be a left turn access  
18 into it?

19 NICHOLAS J. FTIKAS,  
20 having been first duly sworn, testified from the  
21 podium as follows:

22 MR. FTIKAS: So my name is Nick Ftikas  
23 and I am one of the attorneys working with  
24 QuikTrip on the proposal, specifically the



1 special use application.

2 What I think is important to note  
3 here is the proposed aerial that you are seeing,  
4 it has been changed based on input from IDOT to  
5 be able to control the access points along the  
6 street -- correct, I believe that's 71, so now  
7 instead of having that triangle in the -- call it  
8 the kind of center --

9 MS. J. WARNECKE: Right.

10 MR. FTIKAS: -- it's only going to be a  
11 right turn lane into the QuikTrip site, so  
12 turning left, the idea there -- again, I don't  
13 want to put words in IDOT's mouth -- but the idea  
14 there was to handle the traffic so that there  
15 isn't a backup for a left out from your street or  
16 from any of the surrounding businesses along 71,  
17 so again the intent was to not only give full  
18 access at the corner of the property, but then  
19 also provide a right in only point of access  
20 specifically to help alleviate any type of backup  
21 or congestion on 71.

22 MS. J. WARNECKE: So assuming I am  
23 coming --

24 MR. BUKHRES: West.

1 MS. J. WARNECKE: -- west on 71 and I  
2 want to make my turn into my street, which would  
3 be a left turn, how is that -- I mean, we're  
4 going to be facing one another.

5 MS. NOBLE: So she would be coming this  
6 way to enter here.

7 MS. J. WARNECKE: So if you have left  
8 turn access from people going east and I am  
9 coming from the west and wanting to turn left  
10 onto my street, I see you have a left only from  
11 the east, from --

12 MR. FTIKAS: I don't see a left only.  
13 There is --

14 MS. J. WARNECKE: So right there. So  
15 now say I am -- I want to turn into my street,  
16 but I am there --

17 MS. NOBLE: This side.

18 MS. J. WARNECKE: -- and I want to make  
19 a left in, how is -- how is that going to be  
20 affected?

21 MR. FTIKAS: We actually think that --  
22 Based on IDOT's input, we actually think that  
23 that's going to function quite well because you  
24 are coming in at the very edge of our property.

1 MS. J. WARNECKE: Right.

2 MR. FTIKAS: It would be more of a  
3 concern -- and, again, I don't want to speak for  
4 IDOT, I think I've said that twice or three times  
5 now -- further down, if we were to position our  
6 points of ingress and egress further away, it  
7 could potentially create conflict, where there  
8 the only traffic that you would potentially be  
9 competing with would be going left in a different  
10 direction at the edge of the property, so we are  
11 not anticipating any issues.

12 And, again, our plan has been  
13 reviewed by IDOT and adjustments have been made  
14 specifically to address concerns just like that.

15 MS. J. WARNECKE: Okay. Thank you.

16 MR. FTIKAS: I'm sorry, I kind of jumped  
17 in on all these issues. Again, I wanted to make  
18 sure that the Commission was clear, there is  
19 obviously a special use pending.

20 It's our understanding that there  
21 was a previous special use issued to Graham's;  
22 Graham's decided not to go forward, they are now  
23 selling it to QuikTrip. Again, there is some  
24 changes conceptually to what we are proposing to

1 what was previously proposed, but I just wanted  
2 to make sure that that was clear, and then I  
3 believe the standards were addressed in the staff  
4 report. If there are any questions, we'd be  
5 happy to answer those.

6 MS. NOBLE: Would you like those  
7 standards entered into the record?

8 MR. FTIKAS: Yes, we would appreciate  
9 the entire staff report entered into the record,  
10 yes.

11 MS. NOBLE: Can you check to see if that  
12 microphone is on?

13 MR. FTIKAS: You know what, it's not,  
14 and I've been talking.

15 MS. NOBLE: There is just a -- push it  
16 up.

17 MR. FTIKAS: Hello? Did it go? Hello?

18 MS. NOBLE: Hello? Hello?

19 CHAIRMAN WILLIAMS: I thought it was  
20 because I could hear you quite well.

21 MS. NOBLE: Interesting.

22 MR. FTIKAS: I'll do my best to keep my  
23 voice raised. So, again, I just wanted to make  
24 sure that the point regarding standards and the

1 actual relief that's being requested was made  
2 clear for the Commission and also that the record  
3 reflected it as well, and, again, we'd be happy  
4 to answer any questions.

5 We do have our engineers on the call  
6 via Zoom to answer questions if there are any  
7 regarding site access, design and so forth, and  
8 we will leave our presentation there.

9 CHAIRMAN WILLIAMS: Thank you very much.  
10 All right. Is there anyone present who wishes to  
11 speak in favor of the request tonight?

12 (No response.)

13 CHAIRMAN WILLIAMS: Anyone who wishes to  
14 speak in opposition to the request?

15 (No response.)

16 CHAIRMAN WILLIAMS: Are there any  
17 questions from Commissioners for --

18 MS. J. WARNECKE: We still can't --

19 CHAIRMAN WILLIAMS: Oh, you still -- Can  
20 you hear me now?

21 MS. J. WARNECKE: No.

22 MS. NOBLE: I don't know, our mics are  
23 off.

24 CHAIRMAN WILLIAMS: Yeah. Okay. How

1 about I speak louder? Can you hear me if I speak  
2 like this?

3 MS. J. WARNECKE: Yes.

4 CHAIRMAN WILLIAMS: Okay. Cool. I  
5 apologize. Sorry for all the technical issues,  
6 folks.

7 What I was saying is is there anyone  
8 present who wishes to speak in favor of this  
9 request?

10 (No response.)

11 CHAIRMAN WILLIAMS: No. Is there anyone  
12 who wishes to speak in opposition to this  
13 request? You would, okay.

14 So I don't believe you were sworn  
15 in, so if you wouldn't mind just standing up,  
16 raising your right hand.

17 (The witness was thereupon duly  
18 sworn.)

19 BETH NESHEIM,  
20 having been first duly sworn, testified from the  
21 podium as follows:

22 CHAIRMAN WILLIAMS: Thank you, ma'am.  
23 If you would go up to the podium.

24 MS. NESHEIM: Hello. Can you hear me?

1 CHAIRMAN WILLIAMS: I can hear you, yes.

2 MS. NESHEIM: I just wanted to know what  
3 this -- what the point of this, putting this gas  
4 station convenience store on that corner is when  
5 there is a Walgreens and gas station on the  
6 opposite corner, and you're going to take down  
7 that farming housing to build a gas station and a  
8 convenience store. What's the purpose of that?  
9 I know what you said before, but --

10 MR. BUKHRES: Yeah, absolutely. So this  
11 was previously approved as a truck stop gas  
12 station use for this particular corridor. We do  
13 a lot of analysis before we go somewhere, so we  
14 want to make sure where we go it makes sense for  
15 us to go. This particular corridor makes sense  
16 for us to be there.

17 MS. NESHEIM: On a quiet road, the  
18 quieter road it makes sense to generate more  
19 stuff over there, that's --

20 MR. BUKHRES: Usually we -- we don't --  
21 we go to a place where traffic is there. We  
22 don't generate traffic. We are not a traffic  
23 generator because our model of our business is to  
24 go where traffic is already there, so with that,

1 it would just make sense for -- with our real  
2 estate team --

3 MS. NESHEIM: But there is already a gas  
4 station and a Walgreens right there, so what's  
5 the point to do it on the other corner, take  
6 business from that -- why are you taking business  
7 from them?

8 MR. FTIKAS: I don't know if the  
9 exchange is appropriate, so I am going to voice  
10 my responses to the board. Ali hit it on the  
11 head, that there is a lot of due diligence that  
12 goes in in terms of market analysis and whether  
13 there is, call it an absorption rate, whether  
14 there is already sufficient gas stations.

15 The convenient store is accessory to  
16 the gas station, but really the look is can the  
17 gas station survive, and with all -- QuikTrip  
18 would not be investing millions of dollars to  
19 purchase a property and develop it if it thought  
20 that the market was already saturated.

21 It's important to note that while  
22 there is absolutely a mix of uses in the  
23 immediate area, including residential, the  
24 property is being -- or the proposal is located



1 at a property at the intersection of two Illinois  
2 highways, so the idea is to capture traffic  
3 that's already on those highways, that's  
4 already -- the trucks and the cars are already on  
5 that highway, both highways.

6 QuikTrip's model as we talked about  
7 I believe in the prior hearing, this -- although  
8 there is diesel offered, this is not a  
9 traditional truck stop with overnight stays or  
10 with showers or with laundry or with any of the  
11 other amenities other than the grab and go  
12 convenience store, so it's really -- it's a  
13 business risk or a business investment to locate  
14 at this property which is at two highways and  
15 serve the vehicle and truck traffic that's  
16 already existing in the area.

17 MS. NESHEIM: But there is something  
18 already there that is taking -- that takes all  
19 that traffic.

20 MR. FTIKAS: And, again, I don't want to  
21 get into a debate on that. QuikTrip believes  
22 that there is enough demand in the area to  
23 support its business investment, but also we  
24 believe that we run a higher quality operation

1 that will -- we're not worried about our  
2 competitor across the street, and I would also  
3 point out, many like uses tend to congregate  
4 around each other, so there are numerous examples  
5 of gas stations being on opposite sides of the  
6 street or opposite corners not only throughout  
7 Yorkville, probably throughout the county,  
8 throughout certainly as you get out of the  
9 central business district in Chicago.

10 It's really based on, again, the  
11 opportunity to serve vehicles that are in the  
12 area already on the road on two major highways.

13 CHAIRMAN WILLIAMS: Thank you, ma'am.

14 MS. NESHEIM: Thank you.

15 MS. NOBLE: Were you sworn in?

16 MS. DUBAJIC: I was not.

17 (The witness was thereupon duly  
18 sworn.)

19 LYNN DUBAJIC KELLOGG,  
20 having been first duly sworn, testified from the  
21 podium as follows:

22 MS. DUBAJIC KELLOGG: So I'd like to  
23 introduce myself. I am Lynn Dubajic Kellogg and  
24 I am the Economic Development Director for the

1 City of Yorkville. So over a year ago, well  
2 over a year ago, I worked with folks from  
3 Graham's who put that property under contract to  
4 put a gas station there and they have decided to  
5 sell the property now to QuikTrip, so we rezoned  
6 the property at that time and they got a special  
7 use for the gas station at the site. Similar,  
8 very similar -- little different, not the exact  
9 same setup, but similar, with the convenience  
10 center.

11 Sometimes people will wonder, you  
12 know, how banks end up on a corner or how a gas  
13 station end up on a corner, and you referred to  
14 Walgreens. The corner of 34 and 47 has two gas  
15 stations and a Walgreens.

16 Certain corners that are corners of  
17 main state routes have a tendency to draw certain  
18 uses, so I just wanted to point that out to you,  
19 that this is not the same users because there is  
20 a Shell and a BP at the corner of 34 and 47 and a  
21 Walgreens, but there are two fuel centers with  
22 convenience stores at that corner, and it's  
23 the -- it's capitalism. It's the great American  
24 way. What there is a need for is what ends up

1 coming.

2 And again, QuikTrip, as Graham's  
3 before them, did a lot of research and are  
4 investing millions of dollars to do this project,  
5 and know that this is the right fit and it's  
6 something that from what we have talked about in  
7 preparation for that corner, again, being the  
8 intersection of two main state routes, which are  
9 going to get busier and busier as more and more  
10 people move into Yorkville, that it was pretty  
11 obvious that it would be very probable that  
12 another fuel center would end up at the corner of  
13 47 and 71, so I wanted to speak to that because  
14 it was something that we were anticipating and  
15 feel that it's a large site, which is even better  
16 for movement of traffic, and it's -- and if you  
17 go to the corner of Orchard and 34 or to  
18 different corners of state routes or main routes  
19 anywhere in Chicagoland, you will find many times  
20 that a corner like this will have two fuel  
21 centers, so I just wanted to touch on that  
22 point.

23 MS. NESHEIM: It doesn't have to be --

24 MS. DUBAJIC KELLOGG: Well, again,

1 anyone that owns a piece of property has the  
2 right if they -- to sell it, and then if there is  
3 an interested person to buy it, it's just how it  
4 works, so -- Oh. I hear my voice. Because it's  
5 supply and demand, like anything else, so if  
6 someone has a property and they want to sell it  
7 and they put a sign up, then another interested  
8 party can buy it, so we can't prohibit someone  
9 from putting their property that they own up on  
10 the market, so it's just the process. I hope  
11 that helps.

12 CHAIRMAN WILLIAMS: Thank you, Lynn.  
13 Are there any questions from Commissioners for  
14 the petitioner?

15 MS. HORAZ: I don't have any.

16 MS. GOINS: My only concern as someone  
17 who lives in that area, I live in Raintree  
18 Village, can you confirm for me that people will  
19 not be able to turn left to go east on 71 out of  
20 the property?

21 MR. BUKHRES: On the easternmost side of  
22 the property?

23 MS. GOINS: Yes.

24 MR. BUKHRES: So that will be a full

1 access drive.

2 MS. GOINS: Okay.

3 MS. NOBLE: Are we talking here or here?

4 MR. BUKHRES: Yeah, the easternmost.

5 Yeah, that will be a full access drive.

6 MS. GOINS: Okay. And then the other  
7 exit on 47 will be a right in and a right out  
8 only?

9 MR. BUKHRES: So that exit, that will be  
10 completely gone. We have been in talks with IDOT  
11 as we mentioned before, so that will -- the  
12 first -- the most western drive on 71 will be a  
13 right in only, the westernmost drive on 71.

14 MS. NOBLE: This one, this area here or  
15 this area here?

16 MR. FTIKAS: Top right.

17 MR. BUKHRES: Yeah, that one. So that  
18 will be a right in only and then a right in,  
19 right out on 47 will not be there.

20 MS. GOINS: But further east you can  
21 turn left on 71?

22 MR. FTIKAS: Yes, that's a full access.

23 MR. BUKHRES: Correct. And just to  
24 reiterate, we have been talking with IDOT. IDOT

1 is in the loop with everything. We go according  
2 to IDOT. IDOT ultimately has the final say into  
3 if they agree with where our access is and if  
4 it's safe enough for everybody.

5 You know, we're in the business  
6 where we want people to -- we want to keep people  
7 safe. Everybody realizes when they go to places  
8 where it's not easy to go in and out, makes it  
9 unsafe for them, people don't want to shop there.  
10 We want to be -- we want to be known as the safe  
11 place to come shop, come in, ease of access in  
12 and out of our site.

13 MS. HORAZ: I do have one question. Are  
14 you going to expand to do car washing at this  
15 facility?

16 MR. BUKHRES: We do not have a car -- we  
17 want to do a car wash, we are thinking about  
18 doing a car wash on the eastern side. That is  
19 just a -- it's not set in stone, that is  
20 something that we are looking into, but we're  
21 not totally 100 percent on board of doing a car  
22 wash.

23 MS. HORAZ: Okay.

24 CHAIRMAN WILLIAMS: Would they need a

1 special use to do that?

2 MS. NOBLE: No, they would not.

3 CHAIRMAN WILLIAMS: Just curious. Okay.

4 Anything else, Deb?

5 MS. HORAZ: No, I don't think so.

6 CHAIRMAN WILLIAMS: Since all public  
7 testimony regarding the petition has been taken,  
8 may I have a motion to close the taking of  
9 testimony and this public hearing?

10 MS. HORAZ: So moved.

11 MS. GOINS: Second.

12 CHAIRMAN WILLIAMS: Roll call vote on  
13 the motion, please.

14 MS. YOUNG: Yes. Williams.

15 CHAIRMAN WILLIAMS: Yes.

16 MS. YOUNG: Horaz.

17 MS. HORAZ: Yes.

18 MS. YOUNG: Goins.

19 MS. GOINS: Yes.

20 MS. YOUNG: Millen.

21 MR. MILLEN: Yes.

22 MS. YOUNG: Thank you.

23 CHAIRMAN WILLIAMS: This public  
24 hearing -- the public hearing portion of



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tonight's meeting is closed.

(Which were all the proceedings had  
in the public hearing portion of  
the meeting.)

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

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

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

11 That the foregoing public hearing  
12 transcript, Pages 1 through 31, was reported  
13 stenographically by me by means of machine  
14 shorthand, was simultaneously reduced to  
15 typewriting via computer-aided transcription  
16 under my personal direction, and constitutes a  
17 true record of the testimony given and the  
18 proceedings had;

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

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

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

IN WITNESS WHEREOF, I do hereunto set my hand at Leland, Illinois, this 15th day of October, 2023.

*/s/ Christine Vitosh*

CHRISTINE M. VITOSH,  
C.S.R. Certificate No. 084-02883.

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