

APPROVED 4/20/16

**UNITED CITY OF YORKVILLE
PLAN COMMISSION
City Council Chambers
Wednesday, February 10, 2016 7:00pm**

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm.

Roll Call

Roll call was taken and a quorum was established.

Deb Horaz-yes, Chuck Galmarini-yes, Reagan Goins-yes, Charles Kraupner-yes, Richard Vinyard-yes, Randy Harker-yes

Absent: Michael Crouch

City Staff

Krysti Barksdale-Noble, Community Development Director

Mr. Chris Heinen, City Planner

Lynn Dubajic, Economic Development Consultant

Other Guests

Chris Vitosh, Court Reporter

Anna Jaruszewski

Jeff Jaruszewski

Thomas Nelson, Unified Faith in Christ Church

Rich Hazlett, Bridge St. Plaza

Stacy Hazlett, Bridge Street Plaza

Boyd Ingemunson, The Law Office Corp.

Pastor Will Shore, Unified Faith in Christ Church

Previous Meeting Minutes January 13, 2016

Ms. Goins moved and Mr. Kraupner seconded a motion for approval as presented.

Roll call: Horaz-yes, Galmarini-yes, Goins-yes, Kraupner-yes, Vinyard-yes, Harker-yes

Passed 6-0.

Citizen's Comments None

Public Hearings

At approximately 7:01pm, Ms. Horaz moved to enter into the Public Hearings and Ms. Goins seconded. Chairman Harker explained the proceedings for the Hearings and swore in those who would give testimony. Mr. Kraupner moved and Ms. Goins seconded the motion to open PC 2016-02 and PC 2016-03.

Roll call for motions: Goins-yes, Kraupner-yes, Vinyard-yes, Horaz-yes, Galmarini-yes, Harker-yes. Passed 6-0.

1. **PC 2016-02** The Law Office Corporation, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a proposed tavern - nightclub or lounge in an existing building zoned within the B-2 Retail Commerce Business District pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located at 226 South Bridge Street in Yorkville, Illinois.
2. **PC 2016-03** Unified Faith in Christ Church, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1 Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.

(See Court Reporter's Transcript for a record of the proceedings)

Also to be included in the official record are the Findings of Fact written response from the applicant for PC 2016-02.

At approximately 7:27pm a motion to close the Hearings was made by Ms. Horaz and seconded by Mr. Galmarini.

Roll call: Galmarini-yes, Goins-yes, Kraupner-yes, Vinyard-yes, Horaz-yes, Harker-yes. Passed 6-0.

Old Business None

New Business

1. **PC 2016-02** The Law Office Corporation (see #1 above)

The Findings of Fact were reviewed and the petitioner's written responses will be entered into the official record. There was no further discussion.

Action Item

Special Use

A motion was then made by Commissioner Vinyard for approval of the petition as follows: In consideration of testimony presented during a Public Hearing on February 10, 2016 and discussion of the Findings of Fact, the Plan Commission recommends approval to the City Council a request for Special Use authorization for the operation of a proposed bar/tavern with live music within an existing building zoned in the B-2 General Business District located at 226 South Bridge Street. Commissioner Kraupner seconded the motion.

Roll call: Kraupner-yes, Vinyard-yes, Horaz-yes, Galmarini-yes, Goins-yes, Harker-yes Passed 6-0

2. **PC 2016-03** Unified Faith in Christ church (See #2 above)

It was noted the parking had been addressed. Chairman Harker referred to a comment made in the Public Hearing regarding the church being involved in the community. He

said the Food Pantry is nearby and is a great opportunity for the church. The Commission then considered the Findings of Fact.

Action Item

Special use

A motion to approve the petition was made by Ms. Goins as follows: In consideration of testimony presented during a Public Hearing on February 10, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for Special Use approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance located at 210 Beaver Street, Unit A, subject to staff recommendations and conditions in a memo dated February 3, 2016. The motion was seconded by Mr. Kraupner.

Roll call: Vinyard-yes, Horaz-present, Galmarini-yes, Goins-yes, Kraupner-yes, Harker-yes. Passed 5 yes and 1 present.

Additional Business

1. City Council Action Updates

a. PC 2015-16

Mr. Heinen reported the GC Housing/senior development request for rezoning proceeded to City Council and was tabled until February 23.

b. PC 2015-17

There was no further City Council comment on the petition requesting a Special Use for a landscape company in Kendall County.

2. Year in Review 2015

Ms. Noble said about 14 applications were filed in 2015 with only about 5 coming to the Plan Commission.

She also had 2 items for discussion. At the February 9th City Council meeting, there was a Plan Commission revision. She said 2 members have resigned and the ordinance was amended to require only 7 members. She also announced that Mr. Galmarini will be resigning after this meeting. There was also discussion about combining the ZBA and Plan Commission. The State only requires one of these bodies (which serve different functions) to make recommendations. It was noted that Oswego is also combining their boards.

Ms. Noble said the difference between ZBA and Plan Commission is that some actions at ZBA are final. Plan Commission has the ability to review land use plans and other plans requiring special uses, text amendments, etc.

If the boards are combined, it is likely the Plan Commission would only be advisory. Ms. Horaz asked how the 2 Boards would be combined. An ordinance would be needed to abolish the ZBA and the Plan Commission responsibilities would have to be revised and an amendment to the municipal code would be needed. Combining the two would also be a cost savings to the City. Ms. Noble asked Commissioners to email comments if they desire.

In other 2015 items for review, Ms. Noble said there were four text amendments to the zoning ordinance.

The Comp Plan should be done by summer and the Plan Commission will review the final draft and make formal recommendations. There will be changes to the Zoning Ordinance included in the plan.

Commissioner Horaz asked about projects the Plan Commission has approved. One of these was Heartland Meadows which has not yet had the final plat recorded. It is thought it's due to the pending completion of another project to free up capital. Another project approved by this Commission was the Dunkin Donuts on the south side. The nearby Car Care service business had to sign off on the development agreement, however, the business has been since sold and the new owners are not communicating with the developer/Dunkin Donuts. The City will be assisting in this matter since construction must be started by March 1st to receive sales tax rebates according to the agreement.

Adjournment

There was no further business and the meeting was adjourned at 7:49pm on a motion by Mr. Kraupner and second by Ms. Horaz. Voice vote approval.

Transcribed by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLAN COMMISSION MEETING
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, February 10, 2016
7:00 p.m.

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PRESENT:

Mr. Randy Harker, Chairman,
Mr. Charles Kraupner,
Ms. Deborah Horaz,
Ms. Reagan Flavin Goins,
Mr. Richard Vinyard,
Mr. Chuck Galmarini.

ALSO PRESENT:

Ms. Krysti Noble, Community Development
Director,
Mr. Chris Heinen, City Planner,
Ms. Marlys Young, Minute Taker.

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1 (The following
2 proceedings were had in
3 public hearing:)

4 CHAIRMAN HARKER: Now going into the
5 public hearing section, can I get a motion to
6 open the public hearing portion of the meeting?

7 MS. HORAZ: Motion.

8 MS. GOINS: Second.

9 CHAIRMAN HARKER: Awesome. All right.
10 Tonight's public hearings, there are two items to
11 be heard.

12 The purpose of this hearing is to
13 invite testimony from members of the public
14 regarding the proposed requests that are being
15 considered before the Commission tonight.

16 Public testimony from persons
17 present who wish to speak may be in favor or
18 against the request or have questions for the
19 petitioners regarding the requests being heard.

20 All those people who would like to
21 testify tonight, please speak clearly, one at a
22 time, state your name, who you represent, if
23 anyone, and you are asked to sign in at the
24 podium if you haven't already.

1 Those who wish to speak at tonight's
2 hearing, please stand, raise your right hand and
3 repeat after me.

4 (The witnesses were
5 thereupon duly sworn.)

6 CHAIRMAN HARKER: So the way we're going
7 to hear the -- go through the public hearings --
8 start with the first one here.

9 The order that we're going to take
10 the testimony here is we're going to hear from
11 the petitioner first and then everybody that's in
12 favor of that request, those who are opposing the
13 request, and then any questions from the Plan
14 Commission.

15 May I have a motion to open the
16 public hearing on petition number PC -- Actually
17 we're going to do -- I'm going to do both, I'm
18 just going to open both of them at the same time
19 here, so can I get a -- may I get a motion to
20 open the public hearing on petition numbers
21 PC 2016-02, which is the Law Office Corporation,
22 petitioner, has filed application with the United
23 City of Yorkville, Kendall County, Illinois,
24 requesting special use permit approval for a

1 proposed tavern, nightclub or lounge in an
2 existing building zoned within B-2 Retail
3 Commerce Business District pursuant to
4 Chapter 6, Table 10.06.03, of the Yorkville
5 Zoning Ordinance.

6 The real property is located at
7 226 South Bridge Street in Yorkville, Illinois.

8 The second is PC 2016-03, Unified
9 Faith in Christ Church, petitioner, has filed an
10 application with the United City of Yorkville,
11 Kendall County, Illinois, requesting special use
12 permit approval for a Small Religious Institution
13 that is defined in Section 10-2-3 of the
14 Yorkville Zoning Ordinance as having less than
15 400 seats and 8,000 square feet of floor area in
16 an existing building zoned within the M-1 Limited
17 Manufacturing District pursuant to Chapter 6,
18 Table 10.06.02 of the Yorkville Zoning Ordinance.

19 The real property is located at
20 210 Beaver Street, Unit A, in Yorkville,
21 Illinois.

22 Okay.

23 MS. NOBLE: Motion?

24 CHAIRMAN HARKER: Yeah, can we get a

1 motion to --

2 MR. KRAUPNER: So moved.

3 MR. VINYARD: Second.

4 CHAIRMAN HARKER: Awesome. Can I get a
5 roll call on the motion, please?

6 MS. YOUNG: Goins.

7 MS. GOINS: Yes.

8 MS. YOUNG: Kraupner.

9 MR. KRAUPNER: Yes.

10 MS. YOUNG: Mr. Vinyard.

11 MR. VINYARD: Yes.

12 MS. YOUNG: Horaz.

13 MS. HORAZ: Yes.

14 MS. YOUNG: Mr. Galmarini.

15 MR. GALMARINI: Yes.

16 MS. YOUNG: Harker.

17 CHAIRMAN HARKER: Yes.

18 So let's start with PC 2016-02, the
19 Law Office Corporation.

20 BOYD INGEMUNSON,

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

23 MR. INGEMUNSON: Thanks for hearing me
24 tonight. Thanks for your attendance here on

1 behalf of citizen comments on my petition. I
2 won't be long.

3 The reason we are here is we are
4 required to apply for a special use because the
5 business we are opening is not going to be
6 actually preparing food in our location.

7 We decided with the space
8 constraints that we had, we felt it better to
9 utilize some of the existing businesses in
10 downtown to be able to provide food for our
11 establishment, so we're working with Rowdy's and
12 we'll probably have some sort of arrangement with
13 Rosati's that they can deliver pizzas into the
14 establishment, but since we're not preparing food
15 on site, technically it's special use under the
16 existing zoning ordinance, so, hence, the process
17 of the special use and the public hearing.

18 A little bit of background. The
19 building that we are in the process of developing
20 was -- has been in our family for about 35 years.
21 It was our law practice up until fall of 2013
22 when the 47 expansion kind of destroyed all the
23 sidewalks in front of all the businesses down
24 there, so we actually had interest in a building

1 next to the courthouse and our long-term plan was
2 eventually move our practice to that location,
3 which is a lot more conducive for our practice
4 anyway, so we did that. The building was vacant.

5 As you might know, I'm involved with
6 the Summer Solstice Festival, which we've done a
7 lot of music with -- a lot of work with
8 independent music and craft beer in the local
9 area.

10 I saw this as an opportunity to
11 utilize that space to have a year-round facility
12 to showcase both craft beer and also to work with
13 a lot of independent music to build an attraction
14 that's going to attract musicians from all across
15 the country that would like to come to Yorkville
16 and play, hopefully build up a following where
17 we'll attract a lot of people from outside the
18 community to come into Yorkville, and hopefully
19 stand as a -- with the existing businesses to
20 really start building up the downtown.

21 We feel that the project has a lot
22 of merit. We'd ask that you approve the special
23 use.

24 I can answer any questions that

1 anyone has regarding the project or any questions
2 that -- Staff did a really good job in their
3 report addressing any of the legal issues that
4 are involved with the special use.

5 CHAIRMAN HARKER: Okay. Thank you very
6 much.

7 MR. INGEMUNSON: Thank you.

8 CHAIRMAN HARKER: Okay. Just real
9 quick, sir --

10 MR. INGEMUNSON: Sure.

11 CHAIRMAN HARKER: -- just state your
12 name for the record.

13 MR. INGEMUNSON: Oh, I've got to write
14 in.

15 CHAIRMAN HARKER: State your name real
16 quick.

17 MR. INGEMUNSON: Boyd Ingemunson. I've
18 got to sign in here real quick, too. Thank you.

19 CHAIRMAN HARKER: Okay. Anybody present
20 that would like to speak in favor of this
21 request?

22 (No response.)

23 CHAIRMAN HARKER: Seeing none, anybody
24 here that would like to speak opposed to this

1 request?

2 Come on up here.

3 STACIE HAZLETT,

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

6 MS. HAZLETT: Stacie Hazlett on behalf
7 of Bridge Street Plaza at 101 South Bridge
8 Street.

9 Our concerns are when we asked about
10 the intended use, it was supposed to be an
11 upscale, I don't know, microbrewery type of an
12 establishment, but then there was the disclaimer
13 that of course that relies on the type of
14 clientele that comes.

15 Now, from our perspective as
16 business owners, if we want a high class
17 establishment, we're not going to say well, that
18 depends on who wants to come into our
19 establishment. We're going to set rules and
20 regulations such that we maintain the level of
21 clientele as we want to have.

22 Beyond that, I've come to previous
23 meetings, where the public happens to be absent
24 from this time, and I'd like to call into the

1 record those meetings where they didn't want the
2 noise that would be coming from additional public
3 venues, where we have additional parking issues,
4 where we have additional noise issues, that the
5 water -- if we have music venues, that that's
6 going to be bouncing off of the river, and what
7 time is the music going to stop playing because
8 the residents want to sleep.

9 As you recall, these were all issues
10 at previous Council meetings and I think that
11 they need to be seriously considered.

12 Beyond the fact that this is just a
13 liquor establishment, how many Yorkville liquor
14 licenses do we want to establish for just the
15 primary purpose of serving alcohol?

16 Most of the establishments existing
17 in Yorkville already have a multi-purpose; they
18 serve gasoline or they provide food pantry or --
19 not pantry, food service or -- whether it's
20 grocery store or you're eating in there.

21 It seems dangerous to have a liquor
22 license for an establishment that only offers
23 alcohol and perhaps might make a relationship
24 with Rowdy's or might make a relationship with

1 Rosati's, which isn't established at this point.

2 Not to mention that people probably
3 shouldn't be drinking without some like -- how
4 long should they be drinking in an establishment
5 without taking a break and having something else
6 to offer besides alcohol.

7 It just doesn't seem prudent based
8 on the other objections of -- that have been
9 raised at past meetings. Thank you.

10 CHAIRMAN HARKER: Thank you.

11 MS. NOBLE: Staff report has a lot of
12 information in regards to the standards such as
13 parking and traffic, noise, and adequate
14 utilities and other establishments that have
15 liquor licenses.

16 This is not the Liquor Commission,
17 so tonight we're only considering special use;
18 there will be another process for the liquor
19 licensing portion of it.

20 This is the only property that is
21 seeking a special use just to serve alcohol at
22 the moment and that's why it is a special use in
23 our zoning ordinance, so that we can have this
24 public forum to address it.

1 As far as parking, the required
2 parking for the former law office use was three
3 parking spaces for the entire establishment,
4 which they met with their on-street parking prior
5 to the widening of 47.

6 With the current use, they would be
7 required to have four parking spaces. That is
8 accommodated with the common city parking lot
9 behind the development. There's also another
10 city lot down the street, and our zoning
11 ordinance allows that parking can be within
12 1,000 feet of a use to consider it as available
13 parking, so it meets that standard.

14 Let's see. So there is 20 parking
15 stalls on the parking -- the established parking
16 on the southeast corner of South Main Street and
17 Van Emmon, and then their on-street parking on
18 Van Emmon as well as parking in the rear, so they
19 adequately meet the parking requirement.

20 As far as noise, the noise
21 ordinance, which is in Section 4 of the Municipal
22 Code which deals with the police section, uses of
23 commercial in nature have a maximum decibel level
24 of 70 during the day, and daytime hours are

1 7:00 a.m. to 10:00 p.m., and then no more than 55
2 decibels at any receiving residential land during
3 the nighttime, between 10:01 and 6:59.

4 So the nearest residentially zoned
5 and occupied property to this building is located
6 about 350 feet away to the east at the southwest
7 corner of East Van Emmon and Heustis Street.

8 The city is, however, in the process
9 of reviewing and possibly revising our noise
10 ordinance to take into consideration not only
11 sound, but migration.

12 We've had other issues at other
13 establishments in regard to that, and if those
14 regulations are revised at any time, the proposed
15 business owner -- the proposed business would be
16 required to meet those requirements, and they
17 stated to us that they were more than willing and
18 capable of meeting those requirements.

19 The proposed use is consistent with
20 our Comprehensive Plan, which is a commercial
21 land use in nature, and as far as other
22 establishments, I've listed all the
23 establishments that have liquor licenses and
24 serve liquor in some capacity within the city.

1 Right now we have one, two, three,
2 four, five, six, seven, eight, nine, nine that
3 have a Class A or Class A-1, R-1, C, B, G, and K,
4 which have all different designations depending
5 on what type of alcohol they're selling, packaged
6 or whatever.

7 All of them meet the zoning
8 requirement in either a restaurant, another type
9 of land use, so not strictly a tavern, which this
10 establishment is requesting, so they did not go
11 through this process.

12 As far as the clientele of the
13 establishment, zoning does not regulate that. We
14 regulate, and my department particularly, is the
15 form of the building, make sure that it's safe to
16 inhabit, that it meets all the code criteria, and
17 that it's an appropriate land use, so in regards
18 to clientele, that's not the role of this
19 committee.

20 CHAIRMAN HARKER: Excellent. Thank you.

21 Anybody else -- Anybody up here on
22 the Commission have any questions for the
23 petitioner?

24 MR. GALMARINI: I do. So three -- three

1 main questions, right? The first one talks in
2 particular about, of course, the clientele.

3 First of all I want you to
4 understand I am all in favor of new businesses
5 coming in, and say but I understand your concern,
6 so I'd like to understand your marketing plan.

7 What's your target audience and how
8 are you going to do that, right? That's what I
9 would like to understand, which segment of your
10 demographic are you going for.

11 MR. INGEMUNSON: Well, I'm really
12 targeting probably 30 to 70-year olds, the same
13 type of kind of market that we're targeting with
14 the music that we present at our festival.

15 That tends to be the demographic
16 that lives in this area, and that's the one that
17 I am targeting first and foremost, is the local
18 community.

19 I think that there is -- especially
20 in the suburbs there is really not any sort of
21 offering for the type of music we're going to
22 provide.

23 I'm not interested in having metal
24 bands or hip hop or anything like that. I mean,

1 it's Americana music, it's usually -- mainly easy
2 listening.

3 I want to go to a place with friends
4 that I am friends with, and people that I target
5 as consumers are the people that kind of would I
6 guess fall along the lines of my I guess likes
7 and dislikes, so that's who I would be marketing
8 towards.

9 MR. GALMARINI: Sure. So I think
10 probably we need to make sure we have a good
11 understanding of what your marketing plan is,
12 right?

13 I understand what your assimilation
14 group is and what you're trying to do there, but
15 let me understand. I heard the word
16 microbrewery.

17 Are you trying to make a
18 microbrewery --

19 MR. INGEMUNSON: Well, I think that --

20 MR. GALMARINI: -- or are you going to
21 just serve wine --

22 MR. INGEMUNSON: That's a misconception
23 that --

24 MR. GALMARINI: -- or serve hard

1 alcohol?

2 MR. INGEMUNSON: That's a misconception
3 that starts when newspapers report the wrong
4 thing.

5 I never represented to anyone that
6 we were going to do a brewery in that
7 establishment. Ever.

8 The Beacon News as we know sometimes
9 doesn't necessarily get the facts correct, and
10 they reported that incorrectly, so I -- that's
11 been never represented that I was going to do
12 that type of use there, there is not enough room
13 in there to house a brewery, so, I mean, we've --
14 we've taken -- we deconstructed the existing law
15 office, I am utilizing a lot of the same decor
16 from the existing law office into the new
17 development and the build out.

18 It's going to be -- I mean, if it's
19 a place that I'm going to put my reputation on,
20 it's going to be geared towards middle income to
21 upper middle income people.

22 MR. GALMARINI: Okay.

23 MR. INGEMUNSON: I can guarantee you
24 that.

1 MR. GALMARINI: Okay. The second part
2 of my question has to do with your proposed
3 arrangement with the downtown restaurants, right,
4 which A, are local businesses. I like that. I
5 like seeing cooperation with other local
6 businesses.

7 But my question is are you going to
8 inventory some of that food on-site or is it all
9 going to be ordered and brought in as the
10 customers order it?

11 MR. INGEMUNSON: Typically what we're
12 probably going to do is similar to -- if you've
13 been up to World of Beers up in Naperville, they
14 have menus there that people can order food in
15 and they just order literally to the
16 establishment and say deliver the food here.
17 That's one option.

18 Rowdy's being in close proximity,
19 we've already discussed with them having an
20 actual menu on-site, with a limited -- not their
21 full menu, but a limited amount of offerings,
22 that would be easy to eat, finger food, nothing
23 that would take utensils or anything else, where
24 they could package it in some sort of package and

1 just run it up the street.

2 How we convey those orders from the
3 customer through Rowdy's, we have not actually
4 figured out all the logistics of that yet, but I
5 mean, that's what we're talking about now.

6 MR. GALMARINI: But there is a pending
7 agreement in place with Rowdy's?

8 MR. INGEMUNSON: Oh, yeah. I mean,
9 they're definitely more than happy to provide
10 that for us and we are more than happy to have
11 them provide it for us. I mean, they -- they
12 definitely want to do it and we want them to do
13 it.

14 MR. GALMARINI: Okay. I mean, I'm just
15 concerned because I really want to make sure that
16 there is food available to people.

17 MR. INGEMUNSON: And I plan on -- I'm a
18 big fan of having -- kind of a throwback of
19 having peanuts around, where people can throw
20 peanuts on the floor. That's something you can
21 do easily.

22 And I agree, I want -- as a business
23 owner, I think having food be available, whether
24 they order it or it could be bought off the

1 street, definitely is an attraction for people.

2 People don't go out typically just
3 to go out and drink. People tend to go out, they
4 have some food.

5 Now, our shows that we're going to
6 be offering, people will go and they will have
7 dinner across the street or they'll have dinner
8 down at Rowdy's and they may come to our place
9 after they have dinner, too, and so I don't
10 necessarily see it as a place people are just
11 going to come and skip dinner, and that's -- I
12 don't typically see that people that we are
13 targeting are going to be that irresponsible.

14 MR. GALMARINI: Okay. And then my final
15 question is around your entertainment, right? Is
16 your entertainment venue going to be -- you've
17 already said the type of music.

18 Is it going to be inside or are you
19 planning to use any of the outside?

20 MR. INGEMUNSON: No, no, it's all
21 indoors. I mean, the only thing that we would
22 consider possibly doing on a very limited basis,
23 but it's very, very early stages, but in
24 conjunction with our Summer Solstice Festival, we

1 obviously are working with all the business
2 owners to provide outdoor entertainment as well
3 as indoor entertainment in all the establishments
4 downtown.

5 I thought in the long run
6 potentially of having some outdoor entertainment
7 around our business, but that's very, very early
8 stages.

9 I mean, we're not planning on doing
10 that this year at all, it would be something that
11 would be down the road, and that would be
12 something that clearly would be a different issue
13 that would have to be worked out with the city
14 independently.

15 MR. GALMARINI: Okay. Sorry, one
16 follow-up. It's like four. I lied.

17 I'm looking at the picture; the main
18 entrance to the venue will be off of Bridge
19 Street or off of Van Emmon?

20 MR. INGEMUNSON: Van Emmon.

21 MR. GALMARINI: Okay.

22 MR. INGEMUNSON: It's kind of
23 interesting because --

24 MR. GALMARINI: Yeah, that's a little

1 risky there.

2 MR. INGEMUNSON: Well, yeah. I mean,
3 the state widens the road and literally four and
4 a half feet from my stoop is a speeding semi with
5 no guardrail. It's rather dangerous to even
6 utilize that, yeah.

7 MR. GALMARINI: I know I looked at --
8 that's what I was looking at, the pictures of --

9 MR. INGEMUNSON: No, I do not -- That is
10 going to be an emergency exit only. I mean, it's
11 very dangerous there. I keep everyone off of --
12 and I think that's the trend for most of the
13 businesses on the east side and the west side, is
14 to utilize the east side of the buildings.

15 MR. GALMARINI: Thank you. I don't have
16 any more questions.

17 MR. INGEMUNSON: Thank you.

18 CHAIRMAN HARKER: Anybody else?

19 MR. KRAUPNER: Yeah. Just out of
20 curiosity, you've got your layout here of what
21 you're looking at putting in.

22 Where is the music? Where is the --
23 Is there a stage?

24 MR. INGEMUNSON: The stage is on the

1 Route 47 -- on the far wall.

2 MR. KRAUPNER: It's along the back
3 wall --

4 MR. INGEMUNSON: Yeah.

5 MR. KRAUPNER: -- where your emergency
6 door will be?

7 MR. INGEMUNSON: Yep.

8 MR. KRAUPNER: Okay. All right. It
9 wasn't clear in the picture. Thanks.

10 CHAIRMAN HARKER: Any further questions?

11 (No response.)

12 CHAIRMAN HARKER: Thank you.

13 MR. INGEMUNSON: Thank you.

14 CHAIRMAN HARKER: All right. Moving on
15 to the next public hearing here, which is PC
16 2016-03, Unified Faith in Christ Church.

17 PASTOR WILL SHORE,
18 having been first duly sworn, testified from the
19 podium as follows:

20 PASTOR SHORE: Good evening. I am
21 Pastor Will Shore of Unified Faith in Christ
22 Church. What we are proposing is to -- is the
23 location of 210 Beaver Street to be zoned for
24 special use.

1 I know probably the question is why
2 there and why Yorkville, those type of questions,
3 and the reason we -- we came upon this location
4 is our church currently is in Downers Grove and
5 we share that with another church building, and
6 after numerous years of doing that, we finally
7 made a decision that we needed to have a place
8 of our own, an opportunity to really serve in
9 the community, to be able to establish
10 ministries within the church such as Sunday
11 school classes and so forth, and our congregation
12 is a little bit strange, it's scattered all over
13 the place.

14 We have people as far as DeKalb
15 traveling to Downers Grove and from other -- some
16 of the other surrounding communities, and this
17 seemed to be a little bit more centralized for
18 our congregation to gather.

19 The facility, when we came upon --
20 when we came upon it, at first look from the
21 outside we thought it's simply a warehouse, but
22 once we entered the unit, you would probably see
23 from the floor plan that the unit is set up more
24 with offices.

1 There is one room, a larger room,
2 not quite the size of this, that would be a
3 gathering place for worship, but because of the
4 classrooms, it was ideal for us to be able to
5 hold our Sunday school classes, to have a little
6 kid's zone for children to be able to play, we
7 could set up a nursery and so forth.

8 It is actually an ideal setup for us
9 as a church, and it would allow us to get settled
10 into a community where we can really participate,
11 and one of the things I want to tell you about
12 our church is one, we are a benevolent church,
13 and we are a church that does like to get
14 involved in the community.

15 Come Christmas you'll find us at the
16 local Aldi's buying groceries for unsuspecting
17 shoppers. We like to do things, picnics and so
18 forth. Now, it obviously isn't a place for
19 picnics, but you have parks where we can gather
20 and do things of that nature.

21 So this place was just simply ideal
22 as far as location, setup and even the cost with
23 it. We are a small congregation, so cost
24 obviously was a consideration, too, so if you

1 have any questions whatsoever, I'd be more than
2 happy to answer those, any concerns.

3 CHAIRMAN HARKER: All right. Thank
4 you.

5 Is anybody present tonight that
6 would like to speak in favor of this request?

7 (No response.)

8 CHAIRMAN HARKER: Seeing none, anybody
9 here that would like to speak in opposition to
10 this request?

11 (No response.)

12 CHAIRMAN HARKER: Seeing none, any
13 questions from the Plan Commissioners?

14 (No response.)

15 CHAIRMAN HARKER: Seeing none, all
16 right. Thank you.

17 Can I have a motion to close out of
18 the public hearing portion of this -- tonight's
19 meeting?

20 MS. HORAZ: Motion.

21 MR. KRAUPNER: I'll second.

22 CHAIRMAN HARKER: Can I get a roll call,
23 please?

24 MS. YOUNG: Galmarini.

1 MR. GALMARINI: Yes.
2 MS. YOUNG: Goins.
3 MS. GOINS: Yes.
4 MS. YOUNG: Kraupner.
5 MR. KRAUPNER: Yes.
6 MS. YOUNG: Mr. Vinyard.
7 MR. VINYARD: Yes.
8 MS. YOUNG: Horaz.
9 MS. HORAZ: Yes.
10 MS. YOUNG: Harker.
11 CHAIRMAN HARKER: Yes.

12 (Which were all the
13 proceedings had in the
14 public hearing portion
15 of the meeting.)

16 ---o0o---

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

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and that
7 the foregoing, Pages 1 through 29, inclusive, is
8 a true, correct and complete computer-generated
9 transcript of the proceedings had at the time and
10 place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 1st day of March, A.D., 2016.

19 _____
20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
23
24

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Application For Special Use

Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

Use is a widely accepted use serving alcohol. Food will be served on premises just not prepared on premises. The use is consistent with other uses in the immediate area.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

Use is consistent with other uses in the immediate vicinity.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

Use will not impede any development of surrounding properties because it is consistent with the uses of current businesses in area.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

All utilities are on-site and wouldn't be altered in anyway from the past use of the building

Application For Special Use

Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

The current roads and traffic control devices are more than adequate to prevent any traffic congestion.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

Other than food preparation on-site the use will be consistent with regularly permitted uses within the zoning district.

Agreement

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.

Applicant Signature

Date

[Handwritten Signature]

12/21/15

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE IN THE SPACE BELOW:

