

SPECIAL PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, January 18, 2017 7:00pm

Planning & Zoning Commission Members in Attendance:

Reagan Goins

Jeff Olson

Deb Horaz

Bill Gockman

Richard Vinyard

Randy Harker

Absent: Don Marcum

Other City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Court Reporter

Meeting Called to Order

Planning and Zoning Commission Chairman Randy Harker called the meeting to order at 7:00pm.

Roll Call

Roll call was taken and a quorum was established.

Previous Meeting Minutes November 9, 2016

The minutes of the meeting were approved on a motion and second by Commissioners Vinyard and Goins, respectively.

Roll call: Harker-yes, Goins-yes, Horaz-yes, Vinyard-yes, Olson-yes, Gockman-yes.

Passed 6-0.

Citizen's Comments None

Public Hearings

The following two Public Hearings were opened at 7:03pm on a motion by Ms. Horaz and second by Mr. Vinyard. Roll call: Horaz-yes, Vinyard-yes, Olson-yes, Gockman-yes, Harker-yes, Goins-yes. Passed 6-0.

- 1. PZC 2016-04 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 13: Manufacturing Districts, to revise the performance standards section to reference the building regulations as the new noise ordinance standards.**

2. **PZC 2016-05 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to several Chapters of the United City of Yorkville Zoning Ordinance including Chapter 2: Definitions; Chapter 6: Permitted and Special Uses; and Chapter 15: Nonconforming Buildings, Structures, and Uses. The amendments to Chapter 2 define a semi-truck, semi-truck repair, and clarify the commercial school/trade school definition. The Chapter 6 amendment will provide that semi-truck repair is only allowed as a permitted use in the M-1 Manufacturing District and M-2 Manufacturing District. The Chapter 15 amendment will provide clarification for nonconforming land uses within the City.**

(See Court Reporter's Transcripts)

The Hearings concluded at 7:22pm on a motion by Commissioners Vinyard and Goins. Roll call: Vinyard-yes, Olson-yes, Gockman-yes, Harker-yes, Goins-yes, Horaz-yes. Passed 6-0.

Old Business None

New Business

1. **PZC 2016-04** Text Amendment (see description above)

Action Item

Text Amendment

A motion was made by Mr. Vinyard as follows: “In consideration of testimony presented during a Public Hearing on January 18, 2017, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the performance standards regarding noise contained in Section 10-13C-2 of the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated January 11, 2017.”

Motion seconded by Ms. Horaz.

Roll call: Olson-yes, Gockman-yes, Harker-yes, Goins-yes, Horaz-yes, Vinyard-yes. Motion approved 6-0.

2. **PZC 2016-05** Text Amendment (see description above)

Action Item

Text Amendment

A motion was made by Mr. Vinyard as follows: “In consideration of testimony presented during a Public Hearing on January 18, 2017, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated January 11, 2017.” Motion seconded by Mr. Gockman.

Roll call: Gockman-yes, Harker-yes, Goins-yes, Horaz-yes, Vinyard-yes, Olson-yes. Motion passed 6-0.

Additional Business

1. Year in Review
 - a. Comprehensive Plan Updates

In a memo and verbal update to the Planning and Zoning Commission, Ms. Noble presented a summary of departmental actions in 2016 and information about the

Comprehensive Plan and implementation strategies. She also noted that Mr. Engberg and a part-time building inspector had been hired during the year. Ms. Noble will present an annual report at the start of each new year.

Adjournment

There was no further business and the meeting was adjourned at 7:43pm on a motion by Mr. Olson.

Respectfully submitted by
Marlys Young, Minute Taker

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5 UNITED CITY OF YORKVILLE
6 YORKVILLE, ILLINOIS
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9 SPECIAL PLANNING AND ZONING COMMISSION MEETING
10 PUBLIC HEARING
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15 800 Game Farm Road
16 Yorkville, Illinois
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18
19 Wednesday, January 18, 2017

20 7:00 p.m.
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1 PRESENT:

2 Mr. Randy Harker, Chairman,

3 Mr. Bill Gockman,

4 Ms. Reagan Flavin Goins,

5 Ms. Deborah Horaz,

6 Mr. Jeff Olson,

7 Mr. Richard Vinyard.

8
9 ALSO PRESENT:

10 Ms. Krysti Noble, Community Development

11 Director,

12 Mr. Jason Engberg, Senior Planner,

13 Ms. Marlys Young, Minute Taker.

14 - - - - -

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

4 CHAIRMAN HARKER: Moving down to the
5 public hearing portion, tonight there are two
6 public hearings scheduled for tonight's Planning
7 and Zoning Commission meeting.

8 The purpose of the hearings are to
9 invite testimony from members of the public
10 regarding proposed requests that are being
11 considered before the Planning and Zoning
12 Commission tonight.

13 The public testimony from persons
14 present who wish to speak may be in favor or
15 against the request, or have questions for the
16 petitioners regarding the requests being heard.

17 Those people wishing to testify are
18 asked to speak clearly, one at a time, state your
19 name, who you represent, if anyone. You are also
20 asked to sign in at the podium, and if you are
21 planning to speak tonight as a petitioner or
22 member of the public, please stand and raise your
23 right hand and repeat after me.

24 Nobody is here. Nobody is present.

1 Okay.

2 So moving on now, we're going to
3 hear the petitioner, staff, and move on, so can I
4 get a motion to open the public hearing on
5 petition number PZC 2016-04 and PZC 2016-05?

6 MS. HORAZ: So moved.

7 MR. VINYARD: Second.

8 CHAIRMAN HARKER: Awesome. Roll call
9 vote on the motion.

10 MS. YOUNG: Horaz.

11 MS. HORAZ: Yes.

12 MS. YOUNG: Vinyard.

13 MR. VINYARD: Yes.

14 MS. YOUNG: Olson.

15 MR. OLSON: Yes.

16 MS. YOUNG: Gockman.

17 MR. GOCKMAN: Yes.

18 MS. YOUNG: Harker.

19 CHAIRMAN HARKER: Yes.

20 MS. YOUNG: And Goins.

21 MS. GOINS: Yes.

22 CHAIRMAN HARKER: Okay. PZC 2016-04,
23 the United City of Yorkville, Kendall County,
24 Illinois, petitioner, is requesting a text

1 amendment to Chapter 13, Manufacturing Districts,
2 to revise the performance standards section to
3 reference the building regulations as the new
4 noise ordinance standards.

5 MR. ENGBERG: All right. I'll give a
6 little quick summary of what's been going on. So
7 the City's noise ordinance is getting updated.
8 This is not -- The actual noise ordinance is not
9 in the Zoning Ordinance, it's in the Public
10 Health and Safety Code, but -- So overall in 2014
11 the City took it upon ourself to update some of
12 the standards. It was rewritten based on just
13 staff and surrounding municipalities due to there
14 was a proposed downtown amphitheater, so it was
15 in preparation to make sure there wasn't too much
16 noise there.

17 In 2015 there had been some
18 complaints by nearby residents from Pinheadz bar
19 about excessive noise and vibration. Staff tried
20 to work with Pinheadz and the neighbors with site
21 visits, trying to see what the problem was, and
22 the readings outside of the area were within the
23 City's noise ordinance, so -- but there was still
24 clearly lots of vibration and noise, so it didn't

1 really seem right that everybody was kind of
2 getting affected by this, so the City then
3 searched to retain a city consultant, Soundscape
4 Engineering, which is -- they provide noise
5 ordinance, things like that. They are
6 consultants basically that look into noise.

7 So Soundscape Engineering was
8 retained to do a full study on that certain issue
9 at Pinheadz bar and to help us rewrite the noise
10 ordinance.

11 Attached to the memo is their
12 complete report, if you want to read it. They
13 proposed several different changes to the noise
14 ordinance.

15 I won't go in detail on all of them,
16 but it kind of changes decibel level for uses,
17 added a table and additions and subtractions to
18 certain types of noise, so that pounding,
19 pulsating noise, it has to be lower than
20 sometimes just other noise, and your next door
21 resident, there is modifiers. So basically this
22 is kind of the story of that ordinance.

23 What we're requesting here is in our
24 performance standards in the Manufacturing

1 District there are regulations regarding noise,
2 so we have amended them to reference the new
3 incoming noise ordinance, so that's what we're
4 requesting as a change, is to -- everything in
5 that performance standard regarding noise and
6 vibration, a lot of it was changed just to
7 reference the new noise ordinance so that we
8 would be consistent between zoning and public
9 health and safety.

10 MR. OLSON: Is the change in this affect
11 anything that Pinheadz has to do currently, do
12 they have to come into compliance?

13 MS. NOBLE: Well, this amendment is the
14 precursor to one we are going to adopt for those
15 changes, so once those changes are adopted,
16 because it's in the public -- Public Health and
17 Safety Code, which is administered through the
18 police department, the Public Safety Committee
19 has to review it at committee level and then it
20 will go to City Council, so once it's approved by
21 City Council, then they --

22 MR. OLSON: Then Pinheadz has to do
23 something.

24 MS. NOBLE: Yes. But in the interim

1 what the City has done, we did engage Soundscape
2 Engineering to put a proposal together to do a
3 specific sound study on that site, not just to
4 change our complete ordinance.

5 We engaged Pinheadz to see if they
6 wanted to cost share in that, so we're working
7 through that. They have made some interior
8 modifications to address some of the noise from
9 the machinery, which is in a metal portion of the
10 building, which is like maybe 10 or 15 feet from
11 the adjoining residential property lines.

12 CHAIRMAN HARKER: That's very close.

13 MS. NOBLE: It's very close. It's very
14 close. We explored maybe heightening the fence,
15 but there are some other building -- probably
16 more sound walls can -- you know, possibilities,
17 heightened parapet wall that can be done, but we
18 won't know until the sound study comes back
19 because we're not quite sure if it's the DJ
20 component of the facility, because they do have
21 DJ and live bands there, or if it's the actual
22 machinery, so we're kind of at a loss.

23 I was at the site and they had the
24 DJ going and, I mean, he was playing some very

1 loud thumping bass and I could not hear it on the
2 outside, but the adjacent homes could feel the
3 vibration, so that's where the issue is.

4 Our noise meters go out there and
5 they're not hitting the mark, but yet the homes
6 next to it are feeling the vibration.

7 There was also -- Jeff Olson brought
8 up a good point prior to the meeting about the
9 vibration and sound. There are exemptions that
10 we are proposing, not in this section that you
11 guys are looking at, but just as an FYI, when we
12 adopt the new sound ordinance, there are
13 exemptions, and one of them is for construction
14 activity because you're going to hit that
15 vibration, and if you see on your guides, Jeff
16 can explain a little bit more what this is about.

17 MR. OLSON: So I'm in demolition and we
18 get hollered at all the time for causing
19 vibrations on neighboring structures, so this
20 form that's printed out on all your tables is the
21 seismic email I get every day every time one of
22 my guys trips a sensor on a site, and looking at
23 the data from the old ordinance, the limits that
24 they were setting, if you look at, for instance,

1 right in the center of the page is a peak vector
2 sum, 0.343 inches per second on there.

3 I'm no scientist, I can't tell you
4 what that means, but what I do know is that is
5 just me running a machine, Caterpillar excavator,
6 across the back of my site, just driving and I
7 tripped this vibration monitor 25, 30 feet away,
8 so what I was trying to explain to Krysti was if
9 we adopt these standards in Table 15, which are
10 .10, .12, .20, .24, just by driving equipment
11 adjacent to these areas, we're already exceeding.
12 Doesn't make sense.

13 So if in the future someone were
14 want to wreck a building in downtown Yorkville
15 where you do have buildings sitting right up
16 against adjacent buildings, you're going to trip
17 that monitor by even coming on the site, and so
18 it would make it cost prohibitive to actually
19 wreck anything in downtown Yorkville.

20 Conventionally you'd have to pay --
21 instead of a \$200,000 job, it would be a million
22 dollar job. That doesn't help anybody who is
23 building in downtown.

24 MS. NOBLE: So how we plan to address

1 this is in the exemption, we will make sure that
2 we note not just noise, but vibration.

3 CHAIRMAN HARKER: Let's go to public
4 hearing number two, which is PZC 2016-05, the
5 United City of Yorkville, Kendall County,
6 Illinois, petitioner, is proposing a text
7 amendment to several chapters of the United City
8 of Yorkville Zoning Ordinance, including
9 Chapter 2, Definitions; Chapter 6, Permitted and
10 Special Uses; and Chapter 15, Non-Conforming
11 Buildings, Structures and Uses.

12 The amendments to Chapter 2 define a
13 semi truck, semi truck repair, and clarify the
14 commercial school/trade school definition.

15 The Chapter 6 amendment will provide
16 that semi truck repair is only allowed as a
17 permitted use in the M-1 Manufacturing District
18 and M-2 Manufacturing District.

19 The Chapter 15 amendment will
20 provide clarification for non-conforming land
21 uses within the City.

22 MR. ENGBERG: All right. And me and
23 Krysti are going to give you an update and just
24 kind of quickly go over what we're doing here.

1 So over the course of, you know, the
2 time of the year, several little things will come
3 up that could use clarification, a little more
4 clarity, in the Zoning Ordinance, so things that
5 are ambiguous, you know, we try and make a little
6 more clear.

7 The first, semi truck and semi truck
8 repair, we're proposing to add a definition for
9 semi truck and semi truck repair. Currently we
10 do not have a definition for an automobile, we
11 have a definition for motor vehicle, which
12 includes basically anything that's pulled by a
13 motor, and then there is automobile repair,
14 talking about engine main things being repaired,
15 cars, things like that, but it doesn't
16 specifically call out semi truck.

17 So automobile repair is allowed in
18 the Business Districts, you know, your Tuffy's,
19 your oil change places, things like that. It's
20 automobile repair.

21 What we were having is a possibility
22 of a semi truck repair being done in a business
23 district, and it doesn't really -- it's not
24 really very consistent with what that district's

1 for, for large semis to be in business districts,
2 so what we were proposing is to define what a
3 semi truck is, define semi truck repair, and then
4 allow it in the M-1 and M-2 districts where semi
5 trucks typically go. So that is our first
6 proposal for that.

7 MS. NOBLE: Historically, semi truck
8 repair has occurred in Manufacturing Districts
9 and we haven't had an incident where semi truck
10 repair was occurring in a Business District until
11 we came upon a business that had not come to the
12 City to get an occupancy permit. We got a
13 complaint and we went out and we investigated.

14 What was unclear looking at that
15 current definition of automobile repair, adding
16 the -- having determined there were trailers,
17 there was some discussion that that could be
18 misinterpreted by an individual to say well, it's
19 a semi trailer repair business, so that's why
20 we're looking to clarify this and make sure that
21 these larger sized repairs happen in the
22 appropriate Manufacturing District.

23 MR. OLSON: The company is currently in
24 Yorkville that repair semis and semi trailers,

1 Illinois Truck Maintenance, on 71 and 47. I know
2 there is another guy down --

3 MS. NOBLE: On 126.

4 MR. OLSON: Yes. None of them are
5 affected by this because they're outside, right?

6 MS. NOBLE: They're in the M-1. They
7 are actually in the M-1.

8 CHAIRMAN HARKER: What about the one
9 that's...

10 MS. NOBLE: No, no, that's different.

11 CHAIRMAN HARKER: That's a different
12 business that shouldn't be in there, right?

13 MS. NOBLE: That one was out in the
14 county, so that was our county review.

15 CHAIRMAN HARKER: Oh, okay.

16 MS. NOBLE: But that is something that's
17 in our mile-and-a-half planning area, so if we
18 ever were to annex that property or our
19 boundaries expand, we want to make sure those
20 types of uses don't occur in areas.

21 And that was an ag use, but what
22 prompted this was actually a user that had an
23 accessory building on the lot, and it was very
24 close again to residential, and with these semi

1 truck repairs, it brought about a lot of
2 complaints, so we went out there and that's when
3 we discovered, (A), you don't have an occupancy
4 permit, and (B), you wouldn't be allowed here
5 anyway.

6 MS. HORAZ: So are we changing this for
7 that situation?

8 MS. NOBLE: We're just clarifying it,
9 making it more clear, that if anyone in the
10 future -- say I'm gone or Jason is gone, that
11 they know our Zoning Ordinance, the reference to
12 trailers is not to semi truck repair in the
13 Business District, it's only allowed in
14 Manufacturing.

15 CHAIRMAN HARKER: Excellent.

16 MR. ENGBERG: Do you want to cover trade
17 schools?

18 MS. NOBLE: Sure. So if you recall,
19 last year we approved a special use for an
20 alternative holistic school to go in the
21 Manufacturing District, so it was very clear at
22 that time that the user was using the space for
23 classroom instructional type of use and not
24 including the traditional type of amenities that

1 you would find in a school, a typically zoned
2 school, like a gymnasium or a cafeteria, so they
3 were just renting space to do the structured
4 classroom activities.

5 What we've come across is the way
6 that that definition was written originally is
7 that the inclusion of the word "academic" opens
8 the door for traditional schools now to reside in
9 a Manufacturing District or a Commercial
10 District, so we wanted to clarify that and then
11 make a distinction by the type of activities or
12 amenities that you would find.

13 So say if there is a small
14 homeschool-based group of parents that want to
15 rent out space in a Manufacturing District or in
16 a Business District, an office or two, to do
17 classroom instruction, they can do that under
18 this definition, but if a traditional school
19 finds a business building and then wants to
20 occupy it as a school, then they can't do that.

21 The impetus behind this is that
22 commercial areas should be maintained for
23 commercial uses, tax-paying uses --
24 tax-generating uses rather, than to be used by a

1 school that could then be exempt from that and
2 take valuable land off the tax rolls. So that
3 was the clarification.

4 MR. OLSON: The only question I had was
5 in the Zoning Ordinance, the use of the word
6 "auditorium". I wondered about that.

7 If you had a commercial trade
8 school, what's the difference between a large
9 group instruction room, where you're actually
10 teaching them, and an auditorium, trying to
11 exempt certain things? Make sure it's not -- I
12 can clearly see gymnasium used for recreational
13 activities, but I wondered about the word
14 "auditorium".

15 MS. NOBLE: Sure. So auditorium was
16 called out for two reasons. Outside of the
17 Zoning Ordinance, in the Building Code, you have
18 uses. If you are in construction, you understand
19 that.

20 You have A-use groups, which are
21 your assembly-type uses, and then you have your
22 B-type uses, which are businesses. Auditoriums
23 typically fall under that A class.

24 Where you have a high capacity of

1 individuals in an area like this, it would add a
2 certain threshold, require sprinkling, egress and
3 ingress changes, whereas if it was a classroom
4 setting --

5 MR. OLSON: It's a different one.

6 MS. NOBLE: Yeah. The capacity isn't as
7 large, and then you have different regulations
8 for that. But I will look up if we define it in
9 our Zoning Ordinance.

10 MR. OLSON: The way you described it
11 makes sense.

12 MS. NOBLE: And we do not have a
13 definition, so when we don't have a definition,
14 our Zoning Ordinance tells us to then fall back
15 on the most current version of the Webster's
16 dictionary for that word.

17 CHAIRMAN HARKER: Awesome. Anything
18 else?

19 MR. ENGBERG: For non-conforming land
20 uses, this will be our final recommendation.
21 Currently the situation is there are a lot of
22 agricultural lands which may be subject to
23 elimination upon the expiration of an annexation
24 agreement, so we have several annexation -- many

1 annexation agreements within the City that were
2 agricultural land, it was a plan that was
3 approved, but then nothing happened, so that
4 agricultural land is a legal non-conforming use.

5 Now, in some of these annexation
6 agreements there is language saying well, if it's
7 still agricultural, that's fine, you know, it's
8 okay, but there are some that aren't, so upon the
9 expiration of an annexation agreement, which is
10 typically 20 years, it's possible that that
11 agricultural land then would have to conform to
12 whatever the zoning was, so we just wanted to add
13 this exemption to say okay, 20 years comes down
14 the road and you've been a farm for 50 years, you
15 don't have to all of a sudden stop work. That's
16 pretty much the purpose behind that
17 recommendation.

18 MS. NOBLE: And what will happen, say we
19 didn't have this clause on a property that didn't
20 have in their annexation agreement that language,
21 we would then say all right, you're zoned
22 residential, you have to stop farming and utilize
23 this land for residential use only or you can be
24 fined, or then you can come back and request an

1 extension, but you only get two years, so every
2 two years you have to keep coming back, so it
3 becomes an administrative issue, and it's not
4 clear to any future buyer that they would have to
5 do that.

6 CHAIRMAN HARKER: Since all the public
7 testimony regarding these requests have been
8 taken, may I have a motion to close the taking of
9 testimony in this public hearing?

10 MR. VINYARD: So moved.

11 MS. GOINS: Second.

12 MR. OLSON: Second.

13 CHAIRMAN HARKER: Awesome. Roll call
14 vote on the motion to close, please.

15 MS. YOUNG: Vinyard.

16 MR. VINYARD: Yes.

17 MS. YOUNG: Olson.

18 MR. OLSON: Yes.

19 MS. YOUNG: Gockman.

20 MR. GOCKMAN: Yes.

21 MS. YOUNG: Harker.

22 CHAIRMAN HARKER: Yes.

23 MS. YOUNG: Goins.

24 MS. GOINS: Yes.

1 MS. YOUNG: And Horaz.

2 MS. HORAZ: Yes.

3 MS. YOUNG: Thank you.

4 CHAIRMAN HARKER: Awesome.

5 (Which were all the
6 proceedings had in the
7 public hearing portion
8 of the meeting.)

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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 22, 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 31st day of January, A.D., 2017.

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

\$	7:00 [1] - 1:20	16:12 amphitheater [1] - 5:14 AND [1] - 1:9 annex [1] - 14:18 annexation [6] - 18:23, 18:24, 19:1, 19:5, 19:9, 19:20 annexed [1] - 22:10 anyway [1] - 15:5 applies [1] - 22:11 appropriate [1] - 13:22 approved [3] - 7:20, 15:19, 19:3 area [3] - 5:22, 14:17, 18:1 areas [3] - 10:11, 14:20, 16:22 assembly [1] - 17:21 assembly-type [1] - 17:21 assume [1] - 22:13 attached [1] - 6:11 auditorium [2] - 17:10, 17:15 auditorium [2] - 17:6, 17:14 auditoriums [1] - 17:22 automobile [5] - 12:10, 12:13, 12:17, 12:20, 13:15 awesome [4] - 4:8, 18:17, 20:13, 21:4	13:1, 13:11, 13:19, 14:12, 16:19 Business [4] - 12:18, 13:10, 15:13, 16:16 businesses [1] - 17:22 buyer [1] - 20:4	classroom [4] - 15:23, 16:4, 16:17, 18:3 clause [1] - 19:19 clear [4] - 12:6, 15:9, 15:21, 20:4 clearly [3] - 3:18, 5:24, 17:12 close [6] - 8:12, 8:13, 8:14, 14:24, 20:8, 20:14 Code [3] - 5:10, 7:17, 17:17 coming [2] - 10:17, 20:2 commercial [4] - 11:14, 16:22, 16:23, 17:7 Commercial [1] - 16:9 Commission [2] - 3:7, 3:12 COMMISSION [1] - 1:9 Committee [1] - 7:18 committee [1] - 7:19 Community [1] - 2:10 company [1] - 13:23 complaint [1] - 13:13 complaints [2] - 5:18, 15:2 complete [3] - 6:12, 8:4, 22:7 compliance [1] - 7:12 component [1] - 8:20 computer [1] - 22:7 computer-generated [1] - 22:7 conform [1] - 19:11 Conforming [1] - 11:10 conforming [3] - 11:20, 18:19, 19:4 considered [1] - 3:11 consistent [2] - 7:8, 12:24 construction [2] - 9:13, 17:18 consultant [1] - 6:3 consultants [1] - 6:6 control [1] - 22:15 conventionally [1] - 10:20 copies [2] - 22:12, 22:14 correct [1] - 22:7 cost [2] - 8:6, 10:18 Council [2] - 7:20, 7:21 county [2] - 14:14 COUNTY [1] - 22:2 County [2] - 4:23, 11:5
\$200,000 [1] - 10:21	8			
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