

APPROVED 5/9/18

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, April 11, 2018 7:00pm

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Bill Gockman-present, Reagan Goins-present, Deborah Horaz-present,
Jeff Olson-present, Richard Vinyard-present, Randy Harker-present

Absent: Don Marcum

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Lynn Dubajic, City Consultant

Brad Sanderson, City Engineer/EEI

Other Guests

Christine Vitosh, Depo Court

Gavin Smith, CBRE

John Philipchuck, Attorney, YCHS

Michelle Stewart, YCHS

Dave Schultz, HR Green

Marc Altenbernt, YCHS

Brandon Weis, Aurora Sign Co.

Eunice Riemer, YCHS

Bonnie Breen, YCHS

Molly Breen, YCHS

Sean Michels, McCue Builders/Kendall Marketplace

Previous Meeting Minutes March 14, 2018

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

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

Citizen's Comments None

Public Hearings

Chairman Harker swore in those who would present testimony and explained the procedure for the Hearings. A motion was made and seconded by Mr. Vinyard and Ms. Horaz, respectively, at approximately 7:03pm, to open all three Hearings.

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

1. **PZC 2018-02** Kendall Holdings I, LLC, petitioner has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development to permit an increase in overall sign height by five (5) feet for two (2) existing freestanding business monument signs for the purpose of added tenant panels in the Kendall Marketplace commercial development. The real property is located at 731-795 Erica Lane in Yorkville, Illinois.
2. **PZC 2018-03** United City of Yorkville, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting text amendment approval for revisions to Section 11-8-2 of the Subdivision Control Ordinance related to escrow deposits for engineering review fees.
3. **PZC 2018-05** McCue Builders, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting amendment to the Kendall Marketplace Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The real property is generally located north of US 34, west of Cannonball Trail, immediately north of Blackberry Shore Lane in Yorkville, Illinois.

(See Court Reporter transcripts)

The Hearings were closed at approximately 7:45pm on a motion by Mr. Vinyard and second by Ms. Horaz. Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Horaz-yes, Harker-yes. Motion carried 6-0.

Unfinished Business None

New Business

4. **PZC 2018-02** Kendall Holdings (see above)

Mr. Vinyard said an extra 5 feet is a huge difference and he wondered if the ordinances need to be standardized. Ms. Noble said the staff is currently looking at them. He added that there are not enough spaces on the sign to accommodate all future businesses. Chairman Harker commented that there are 15-19 unoccupied spaces and perhaps a taller sign could bring more businesses and subsequent jobs. He said when Rt. 34 is improved and traffic is moving fast, an extra 5 feet won't be noticeable. Ms. Dubajic said this request is the last piece of the negotiations for the proposed "junior box" store.

Action Item

PUD Amendment

Mr. Olson made the following motion which was seconded by Ms. Goins: In consideration of testimony presented during a Public Hearing on April 11, 2018 and the standards for PUD approval and amendment, regarding a proposed increase in overall height by five (5) feet for two (2) existing freestanding business monument signs located at the Kendall Marketplace retail development, the Planning and Zoning Commission

recommends approval of the amended Planned Unit Development (PUD) Agreement to the City Council as presented by the Petitioner in a plan prepared by Aurora Sign Company, dated February 22, 2018.

Roll call vote: Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Horaz-abstain, Harker-yes. Motion carried: 5 yes and 1 abstain

5. PZC 2018-03 Text Amendment (see above)

The Commissioners agreed the rates are too low and staff has to continually go back to the developer. Smaller projects will require lesser amounts. Ms. Goins compared this to a lawyer's retainer and asked if staff does audits. The Finance Department conducts audits and presents them to Ms. Noble for review every month. A detailed invoice is also sent to the applicant.

Action Item

Text Amendment

A motion and second were made by Commissioners Vinyard and Olson, respectively, to approve the Findings of Fact and petition: In consideration of testimony presented during a Public Hearing on April 11, 2018 and discussions conducted at that meeting for a proposed text amendment to Title 11: Subdivision Control Chapter 8: Fee Schedule, the Planning and Zoning Commission recommends approval to the City Council of revised engineering review fee escrow deposits for all new construction projects and any development requiring land use approvals, as presented by staff in a memorandum dated March 1, 2018.

Roll call vote: Vinyard-yes, Gockman-yes, Goins-yes, Horaz-yes, Olson-yes, Harker-yes
Motion carried: 6-0

6. PZC 2018-05 McCue Builders, Inc. Design Standards (see above)

There was discussion of some of the new features Mr. McCue wishes to incorporate in his homes. He is allowed to not follow the covenants in 7 of 28 lots.

Action Item

PUD Amendment

Ms. Goins made a motion, seconded by Mr. Vinyard, to approve the Findings of Fact as follows: In consideration of testimony presented during a Public Hearing on April 11, 2018 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval of an amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to the design standards for new construction residential lots within the Kendall Marketplace development, as presented by staff in a memorandum dated April 4, 2018.

Roll call vote: Gockman-yes, Goins-yes, Horaz-yes, Olson-yes, Vinyard-yes, Harker-yes
Motion Carried: 6-0

7. PZC 2018-04 John and Michelle Stewart

Attorney John Philipchuck said the petitioners are trying to reduce the former lot for the school site in phases and are seeking approval for the reduced plat size. Mr. Schultz said the site was 43 acres and will be reduced to 12 acres.

Action Item

Final Plat Amendment

It was moved and seconded by Commissioners Horaz and Vinyard to approve the Findings of Fact in a motion as follows: In consideration of the proposed Final Plat of Subdivision for the Yorkville Christian School, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised February 21, 2018, subject to engineering staff recommendations in a letter dated March 14, 2018.

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

Additional Business

1. Year in Review – Community Development Presentation of Calendar Year 2017

Ms. Noble said staff will compile a Year in Review packet each year. Ms. Horaz said she agreed with Mr. Vinyard about doing a sign ordinance review. There was a brief discussion about sign height. The Commissioners commended Ms. Noble and Community Development for the comprehensive work on the Year in Review.

Ms. Dubajic reported on the progress of a new pizza place set to open in summer

2. & 3. PZC -2018-01 and PZC 2018-06 There was no discussion of the City Council Action Updates on the agenda.

Adjournment

There was no further business and the meeting was adjourned at 8:16pm on a motion by Commissioners Vinyard and Goins, respectively. Approved on voice vote.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE

YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION MEETING

PUBLIC HEARINGS

800 Game Farm Road

Yorkville, Illinois

Wednesday, April 11, 2018

7:00 p.m.

1 PRESENT:

2 Mr. Randy Harker, Chairman,

3 Ms. Reagan Flavin Goins,

4 Mr. Jeff Olson,

5 Ms. Deborah Horaz,

6 Mr. Bill Gockman,

7 Mr. Richard Vinyard.

8
9
10 ALSO PRESENT:

11 Ms. Krysti Barksdale-Noble, Community
12 Development Director,

13 Mr. Brad Sanderson, City Engineer,

14 Ms. Marlys Young, Minute Taker.

15 - - - - -

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

4 CHAIRMAN HARKER: There are three public
5 hearings on tonight's agenda for the Planning and
6 Zoning Commission meeting.

7 The purpose of these hearings are to
8 invite testimony from members of the public
9 regarding the proposed requests that are being
10 considered before the Board tonight.

11 Public testimony from persons
12 present who wish to speak may be for or against
13 the requests or have questions for the petitioner
14 regarding the request being heard.

15 Those persons wishing to testify are
16 asked to speak clearly, one at a time, state your
17 name and who you represent, if anyone. You are
18 also asked to sign in at the podium if you
19 haven't already done so.

20 If you are going to speak at
21 tonight's public hearing as a petitioner, as a
22 member of the public, please stand, raise your
23 right hand and repeat after me.

24 (Witnesses sworn.)

1 CHAIRMAN HARKER: So what we're going to
2 do is the order of testimony that we're going to
3 be receiving tonight will be from -- first from
4 the petitioner, they will give their
5 presentation, and then those who are in favor of
6 the request, those that are opposed, and then any
7 questions that the Commission might have for the
8 petitioner.

9 So can I get a motion to open the
10 public hearing on Petition Numbers PZC 2018-02,
11 PZC 2018-03 and PZC 2018-05?

12 MR. VINYARD: So moved.

13 MS. HORAZ: Second.

14 CHAIRMAN HARKER: Can I get a roll call
15 vote, please?

16 MS. YOUNG: Yes.

17 Horaz.

18 MS. HORAZ: Yes.

19 MS. YOUNG: Olson.

20 MR. OLSON: Yes.

21 MS. YOUNG: Vinyard.

22 MR. VINYARD: Yes.

23 MS. YOUNG: Gockman.

24 MR. GOCKMAN: Yes.

1 MS. YOUNG: Goins.

2 MS. GOINS: Yes.

3 MS. YOUNG: Harker.

4 CHAIRMAN HARKER: Yes.

5 Okay. So moving into the public
6 hearing, the first one that we are going to hear
7 is PZC 2018-02, Kendall Holdings, I, LLC,
8 petitioner, has filed an application with the
9 United City of Yorkville, Kendall County,
10 Illinois, requesting amendment to the Kendall
11 Marketplace Planned Unit Development to permit an
12 increase in the overall sign height by five feet
13 for two existing freestanding business monument
14 signs for the purpose of adding tenant panels in
15 the Kendall Marketplace commercial development.

16 The real property is located at
17 731 through 795 Erica Lane in Yorkville,
18 Illinois.

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

22 MS. DUBAJIC: Good evening, everyone. I
23 am Lynn Dubajic from DLK, LLC, and I'm here to
24 just give you a little background of what's going

1 on over at Kendall Marketplace.

2 First of all, Alex Berman, who is
3 the owner of the shopping center, is out of town
4 today; that's the reason why he couldn't be
5 here.

6 Gavin Smith is here to represent
7 him, he is the manager of the property, and also
8 Brandon Weis is here from Aurora Signs to talk
9 specifically about the signs.

10 So for quite a while we've been
11 working on getting a mid-size junior box at the
12 center, and the owner of the shopping center has
13 been working diligently to meet all their needs
14 and to work with them to get them to come to
15 Kendall Marketplace.

16 As we know, we have some space there
17 in line where you would find where Kohl's and
18 along that side that is -- that needs to be
19 filled up, and this one particular retailer,
20 which remains nameless at this point, is
21 requesting this signage, so that is the purpose
22 that we are asking -- requesting that the sign be
23 increased by five feet to accommodate a very
24 specific retailer, so that -- just wanted to give

1 that back story, and that this is kind of a final
2 piece that -- everything else has been agreed
3 upon between the shopping center owner and the
4 retailer, so we're just very hopeful that this
5 will have a favorable recommendation.

6 BRANDON WEIS,
7 having been first duly sworn, testified from the
8 podium as follows:

9 MR. WEIS: Good evening, Brandon Weis,
10 Aurora Sign Company. This pen doesn't work.

11 Okay. So the intention of
12 Mr. Berman's request is to take this existing
13 sign, we have two of them along Route 34. The
14 existing sign is approximately 30 feet tall and
15 the intention is to add five feet.

16 He wants to add five feet so that
17 Home Depot, Super Target and the Kohl's is still
18 sort of the flagship impact of the sign, so
19 rather than just adding to the top of the sign,
20 what we're going to wind up doing is removing the
21 whole sign from its -- from its base, installing
22 a lower cabinet -- well, that's going to be tough
23 to balance that -- installing a lower cabinet
24 here for those three tenant panels, and then

1 putting everything else back on top.

2 In doing so, back when we initially
3 installed this sign for -- I want to say it was
4 the Pat Daley Group, we over-engineered the
5 footings with the understanding that this
6 actually may occur someday, so there was thought
7 given to this, there was a precedent set for it
8 early on in the process, and how many years
9 later, ten years later, here we are.

10 So what we've got inside the pylon
11 covers is two ten-inch pipes that start much
12 bigger down here at the base, then we've got two
13 ten-inch pipes here, then the sleeve leads to
14 six-inch pipes inside and then a height up to
15 approximately 35 feet.

16 If you'll notice, we're going to get
17 rid of the little cornice top at the top of the
18 existing sign and replace that with a flat top
19 here, still identifying Home Depot, Super Target
20 and Kohl's as our flagship tenants.

21 While we're doing that, while we're
22 inside the sign, this is kind of an older
23 technology sign in that it's all internally
24 illuminated with the old high output fluorescent

1 bulbs, and I talked about that with the property
2 owner and he would like to upgrade the internal
3 components to the LED system, thus using much
4 less power and having cleaner brilliancy in the
5 sign.

6 So that's kind of that in a
7 nutshell. I will make a feeble attempt at
8 answering any of your questions.

9 MR. OLSON: Did someone sign off that
10 the foundation is sufficient to actually hold an
11 increase in the sign?

12 MR. WEIS: I believe so. I can't answer
13 that with a confident yes or no, but I believe so
14 back when we initially did this that Carsten
15 Engineering did stamp those footings.

16 CHAIRMAN HARKER: Do you know how high
17 the base would support?

18 MR. WEIS: 40 feet.

19 CHAIRMAN HARKER: And they're not going
20 to -- They're not looking to get a 40-foot sign
21 approved now and then just put a 30-foot one up?

22 MR. WEIS: To my knowledge, yeah. I
23 don't know that there's been conversation to that
24 effect.

1 MS. DUBAJIC: There has not been any --
2 This will do it. This -- Alex knows that this is
3 the request and there will not -- not anticipated
4 any further requests.

5 MR. OLSON: Are you going to be using
6 the uppermost materials, so you're actually
7 taking off the ten-inch sleeves --

8 MR. WEIS: Mm-hum.

9 MR. OLSON: -- putting an additional
10 section and then putting that back on?

11 MR. WEIS: Yes. This section -- this
12 section right here is concrete and available --

13 MR. OLSON: Is it masonry or what --

14 MR. WEIS: It's all an angle iron frame,
15 galvanized angle iron frame, and then it's clad
16 in a 125-gauge aluminum, so structural integrity
17 isn't a concern. It's not -- We don't have any
18 oil canning to the aluminum or anything like
19 that. The sign is what, 10, 12 years old and
20 it's still beautiful.

21 That Dry-Vit tends to fade, the
22 finish on it tends to go away, so they actually
23 originally wanted to do that and I talked them
24 out of it.

1 MR. OLSON: Hard to match, too.

2 MR. WEIS: Correct. Yes.

3 MR. VINYARD: I have a question here.

4 MR. WEIS: Sure.

5 MR. VINYARD: You have on your diagram
6 two-foot base, four-foot of masonry and two-foot,
7 eight inches before you start any of the body
8 intent of the sign.

9 MR. WEIS: Mm-hum.

10 MR. VINYARD: My question would be,
11 there is almost three feet at this bottom without
12 touching that masonry.

13 Could we maybe incorporate another
14 sign panel down there and say maybe only
15 increase the height of the overall sign by two
16 feet?

17 MR. WEIS: I think aesthetically -- or
18 from an engineering standpoint or structural
19 integrity standpoint, the answer is a solid yes.
20 Absolutely.

21 MR. VINYARD: Okay.

22 MR. WEIS: But the question would then
23 go back to aesthetics. What this drawing doesn't
24 show -- and it was because it was a late add --

1 is there is an arch under here --

2 MR. VINYARD: Yes.

3 MR. WEIS: -- that says Kendall
4 Marketplace.

5 MR. VINYARD: Correct.

6 MR. WEIS: You can see it on the photos
7 and the drawings. That says Kendall Marketplace
8 here. That can be taken out, the ornamental
9 decoration above that, but it's just a question
10 of aesthetics.

11 MR. VINYARD: Okay.

12 MR. WEIS: From a legibility standpoint,
13 from a viewing standpoint, it's not a question
14 how of how high can we get this thing, we want --
15 we want to see it in Sandwich, it's just -- it
16 comes from a place of we want to put additional
17 tenants on it.

18 MR. VINYARD: I agree completely and
19 want to do everything we can to help accommodate
20 you here, but the overall height is concerning
21 to me, and I would love to see it go down some
22 more.

23 I understand the masonry and the
24 whole nine yards, but that was just my question,

1 is if that could drop the two feet, eight inches
2 to fit another sign in there --

3 MR. WEIS: Sure.

4 MR. VINYARD: -- and then keep the
5 overall height down. 35 feet is high, and if
6 that -- I mean, you're asking for five feet,
7 seven inches, five feet, eight inches of
8 additional height, so that was just one of my
9 questions, if it was feasible --

10 MR. WEIS: Sure.

11 MR. VINYARD: -- to incorporate that
12 two-foot, eight-inch part.

13 MR. WEIS: It is, and understand that
14 the bottom section is strictly aesthetic, it
15 provides no structural integrity to the sign at
16 all, so that can happen.

17 MR. VINYARD: Okay.

18 MR. WEIS: But again, it just goes back
19 to property aesthetics.

20 MR. VINYARD: Okay. Thank you.

21 MR. OLSON: How tall is the sign over at
22 47 and what's that road there right by the
23 townhouses, the movie theater?

24 MS. NOBLE: The movie crossing. That

1 sign is 31 feet, two inches. And this sign also
2 has base landscaping, so we were cognizant of
3 that when they asked for the height increase, not
4 to obscure any of the lower tenant signs.

5 MR. HORAZ: Could you lower the pillars
6 any, bring it down?

7 MR. OLSON: You're saying bring the
8 bottom down?

9 MR. HORAZ: Yeah, the bottom, the base.

10 MR. GOCKMAN: I guess for me, is it
11 easier just to lift the sign and put the insert
12 in or is it easier to kind of take out and go
13 down?

14 MR. WEIS: Much easier to take the top
15 off and slide another on. We're literally --
16 it's like Legos. We're literally taking this
17 piece off, sliding another piece on, putting this
18 one back on and welding it all back together.

19 So to remove this masonry, it's just
20 that, it's removing masonry, it's removing
21 precast. It's more involved than the crane
22 picking up, crane setting it down.

23 CHAIRMAN HARKER: But you do have a lot
24 of space there. You know, I mean, looking at the

1 sign it's aesthetically very pleasing, it looks
2 very nice, but, you know, with a lot of the
3 feedback and stuff that you're getting, I mean,
4 you really kind of have almost seven feet down
5 there, you know what I mean?

6 You know, I look at it and I look at
7 the surrounding -- you know, the Rush-Copley
8 across the street. To me if it was 35 feet
9 versus 29 feet, I think it still fits in with
10 that area, you know, it's not -- I was just
11 thinking like if you really --

12 MR. OLSON: (Inaudible).

13 CHAIRMAN HARKER: You know, looking at
14 the area around it, looking across the street,
15 you've got the Rush-Copley Center, you know, Rush
16 Center, it's got the tower on it and that, and I
17 mean, I think at 35 feet it's -- it fits in fine.
18 It's not like you're putting a --

19 MR. OLSON: It's not like we're putting
20 a 60-foot monstrosity out there.

21 CHAIRMAN HARKER: Right. Right.

22 MR. OLSON: Can anybody tell from the
23 ground the difference between 29 foot and 30
24 foot?

1 CHAIRMAN HARKER: I would say it would
2 be hard to tell.

3 MR. OLSON: I don't think you would be
4 able to.

5 CHAIRMAN HARKER: What about --

6 MR. WEIS: Lynn's asked me to talk a
7 little bit about the impact of adding this
8 five -- approximately five feet.

9 Once it's done -- in fact, this is
10 kind of why I did this here. Once it's done,
11 from the ground, there is very little difference
12 in how this will appear because we're looking up
13 at it.

14 You've got zero obstructions
15 anywhere around it, and I'm glad you made
16 reference to the Rush-Copley sign across the
17 street.

18 The Rush-Copley sign, the reason
19 that building was built with that tower in mind
20 was for it to be seen from eastbound and
21 westbound traffic on 34, so, you know, to use a
22 word like precedence or legibility, you know,
23 this fits in all of those lanes.

24 MR. OLSON: It's not going to obstruct

1 our view of the mountains in Plano.

2 CHAIRMAN HARKER: Right. Right.

3 MS. HORAZ: Why are you taking off
4 the -- the trim off the top and making it flat?

5 MR. WEIS: Because if we did do that,
6 what we wanted to do was maintain the integrity
7 of the -- or the consistency of the tenant panels
8 down here. We've got two-foot tenant panels down
9 here.

10 As sort of a compromise to the
11 increase in height, we reduced this one foot,
12 six-inch cornice at the top to just a four-inch
13 topper, so it allowed us to keep three, two-foot
14 panels on this side. Rather than saying -- you
15 know, going 36-foot, eight inches, or 36-foot,
16 six inches, we're going 35 feet.

17 CHAIRMAN HARKER: So if you kept the
18 other one, it would be what, 36?

19 MR. WEIS: 36, six.

20 CHAIRMAN HARKER: Okay.

21 MS. HORAZ: I actually think that one
22 looks better.

23 CHAIRMAN HARKER: I think it looks a lot
24 better, yeah.

1 MR. OLSON: The old one or the new one?

2 MS. HORAZ: The old one.

3 MR. WEIS: The tops.

4 CHAIRMAN HARKER: Put the old top on the
5 new sign. Right.

6 MR. OLSON: Is there any architectural
7 standards they have to meet?

8 MS. NOBLE: Aside from some of the
9 material, this was a PUD, so they were already
10 grandfathered in the type of sign that they have.

11 MS. HORAZ: I think that one looks
12 better.

13 MR. WEIS: The top of the old one?

14 CHAIRMAN HARKER: Yeah.

15 MR. WEIS: I can't disagree. It's a
16 nice curved feature.

17 MS. DUBAJIC: But that will make it
18 taller.

19 MR. WEIS: But it makes it 36 feet --
20 over 36 feet tall.

21 CHAIRMAN HARKER: There's not going to
22 be an airport over there.

23 MR. WEIS: Correct. And nobody is
24 arguing at 36 feet tall because the footings are

1 engineered for it. It can take the wind load
2 factors and it can take the steel that's inside
3 the sign; it was merely done in an effort to try
4 to raise this sign the least amount of height as
5 possible.

6 MS. HORAZ: It doesn't look as nice.

7 MR. WEIS: So that said, we'll go ahead
8 and add it back in.

9 CHAIRMAN HARKER: I would say yes. I
10 mean, if we're going to vote on raising it up,
11 let's raise it up, or not. If we're going to do
12 it, I would say, you know, can we put that in as
13 a condition?

14 MS. NOBLE: No, you have to republish
15 because the publication was for a maximum of, you
16 know, 35 feet, approximately 35 feet, so to
17 increase it --

18 CHAIRMAN HARKER: They would --

19 MS. NOBLE: They would have to come
20 back.

21 MR. WEIS: And that couldn't be
22 construed as a condition of approval?

23 MS. NOBLE: That it would be higher?

24 MR. WEIS: Right.

1 MS. NOBLE: That it would be higher?

2 No, I don't think so, not because of the way it
3 was published.

4 What we could do is we could impose
5 conditions that would require you to do more to
6 limit the impact, but we couldn't do conditions
7 so that you could extend the height. We can
8 forward it with the recommendation.

9 MR. WEIS: Could it be worded in such a
10 manner that the sign, portion of the sign, cannot
11 exceed 35 feet?

12 MS. NOBLE: Yes.

13 CHAIRMAN HARKER: There we go.

14 MS. NOBLE: Then that would -- that
15 would fit the criteria of what we published for,
16 the design, the options. It would have to be
17 consistent.

18 MR. VINYARD: So the overall height of
19 the sign would be over 35 feet?

20 MS. NOBLE: No, it would not -- would
21 not exceed 35 feet as we published.

22 MR. WEIS: Well, that's what I was
23 suggesting. Could we state it in such a way that
24 only the signs, Home Depot, Target, whatever --

1 whatever this tenant is, could not exceed
2 35 feet, any ornamental fabrication could be
3 outside of that?

4 MR. OLSON: Just don't put gargoyles up
5 there.

6 MR. WEIS: Right, no gargoyles.

7 MS. DUBAJIC: So we're saying the
8 cornice as it is to be reused, so now it's going
9 to be even taller?

10 MS. NOBLE: No. Just to prevent an
11 increase in overall sign height.

12 MR. OLSON: Can we just vote on what it
13 is and get that reworded and then if they want to
14 go come back, we'll --

15 MS. NOBLE: You can --

16 CHAIRMAN HARKER: If we vote on it, it's
17 going to be what you see as a new proposed
18 version.

19 MS. NOBLE: Unless you decide you have
20 to have a cornice, but the overall height is not
21 to exceed 35 feet.

22 CHAIRMAN HARKER: So 35 feet with a
23 cornice, so then they're just going to have to be
24 a little bit more creative on their --

1 MS. NOBLE: The signs.

2 CHAIRMAN HARKER: -- signs.

3 MS. NOBLE: Or they have to come back.

4 CHAIRMAN HARKER: Yeah.

5 MS. HORAZ: I just don't like that top.

6 The cornice makes it look so much --

7 CHAIRMAN HARKER: I have a question for
8 you. What was -- The sign of the Target and Home
9 Depot, do you know currently what the height it
10 is on their sign?

11 Because it's going to go to six,
12 ten, but what was the initial -- what's out there
13 now, do you know?

14 MR. VINYARD: Seven foot by 49.

15 MS. NOBLE: Yeah, overall height --

16 MR. WEIS: The size of their panel or
17 the height of --

18 CHAIRMAN HARKER: The panel.

19 MR. WEIS: Yeah, right now they're seven
20 feet tall.

21 CHAIRMAN HARKER: Oh, that's right.
22 That's not changed, that's just moving. I'm
23 sorry.

24 MR. WEIS: Right.

1 CHAIRMAN HARKER: Okay.

2 MR. WEIS: We're not going to mess with
3 that portion of the sign.

4 And at this point then, all due
5 respect to Deborah, and I am big time an
6 aesthetic guy, I think that things need to be
7 beautiful and they have to be high standards of
8 quality.

9 But with a sign going up five feet
10 in height, if we look at this real world photo
11 here, whereas the cornice does provide detail,
12 the intent of the sign is to draw the eye to the
13 tenants of the development, so I may suggest that
14 if a vote can be put forward, it would be put
15 forward at -- to approve the 35-foot height with
16 the understanding that we may come back as the
17 property owner and ask for the cornice, that I
18 will then save and not destroy and maybe come
19 back and ask for the ability to add it on, but
20 not to -- in the interim, not to deter the new
21 tenant from coming into the space.

22 MS. DUBAJIC: Yes. Yes.

23 MR. VINYARD: I have a question. The
24 bottom, the added panels you're putting in, are

1 those going to be there for three tenants or for
2 six tenants?

3 MR. WEIS: Right now --

4 CHAIRMAN HARKER: Or one.

5 MR. WEIS: I'm sorry?

6 CHAIRMAN HARKER: Or one.

7 MR. WEIS: Right. That could be one
8 tenant.

9 MS. DUBAJIC: Yes.

10 MR. VINYARD: Okay.

11 MR. WEIS: That could be six tenants and
12 that could be even more tenants.

13 The way we've got it set up now is
14 that for sort of user friendliness, so, you know,
15 if Dick's Sporting Goods come in and they break
16 their lease in half, now they're only occupying X
17 amount of space, they only get half a panel, but,
18 you know, if they expand their space, you know,
19 they can get, you know --

20 CHAIRMAN HARKER: The spot if they want.

21 MR. WEIS: It's kind of like Home Depot
22 and Target. I don't see there being a Home Depot
23 and Target sized panel.

24 MR. VINYARD: Has this mystery retailer

1 who could possibly be building, have they
2 requested a certain size?

3 MR. WEIS: Yes.

4 MS. DUBAJIC: Yes. Yes.

5 MR. VINYARD: They have? Okay.

6 MS. DUBAJIC: And they requested to be
7 on both signs as well, just like Target.

8 MR. VINYARD: Do you know out of those
9 monuments how many signs are vacant right now?

10 MS. DUBAJIC: Not too many.

11 MR. WEIS: Yeah.

12 MS. HORAZ: Just the little ones.

13 MS. NOBLE: There is a current picture.

14 CHAIRMAN HARKER: Three on one and two
15 on another.

16 MS. DUBAJIC: The lower ones.

17 MR. VINYARD: Yeah, right.

18 MR. WEIS: And that's not because there
19 is -- of the vacant space. There are tenants
20 that can occupy these. I think that Mr. Berman
21 was just kind of waiting to see how this was
22 going to play out before he mobilized myself or
23 some sign company to reface the signs and give
24 everybody their tenant's -- the specific spaces

1 on the sign.

2 CHAIRMAN HARKER: That's why I was
3 asking earlier if the base would hold a 40-foot
4 sign or 50-foot sign or whatever, you know,
5 because currently I don't -- you couldn't put all
6 your tenants on that sign right now.

7 MR. OLSON: That's a good point, Randy.

8 MR. WEIS: And I don't think the
9 intention -- Mr. Berman's intention is to do
10 that.

11 CHAIRMAN HARKER: Okay.

12 MS. DUBAJIC: Right.

13 MR. WEIS: Because when that happens,
14 you get like crayon boxes.

15 MR. OLSON: The alternate would be --

16 CHAIRMAN HARKER: Right.

17 MR. OLSON: -- we don't allow them to
18 have it and they have to build a new monument
19 sign with tenants.

20 MS. HORAZ: Well, I think they are
21 looking at a shorter monument sign.

22 MS. NOBLE: You mean the outlots. The
23 outlots would be allowed to have a ground sign.

24 MR. WEIS: That's allowed for a PUD.

1 MS. DUBAJIC: This tenant is an inline
2 tenant and this tenant has a very specific sign
3 and has requested to be on both signs like the
4 same caliber, you know, or -- you know, what you
5 see with Home Depot, Kohl's and Target, so that
6 is what they've requested. That is what prompted
7 all of this.

8 MS. HORAZ: Is there any brick?

9 MR. WEIS: The two columns are precast.

10 MS. HORAZ: So you can't take out a few
11 bricks and still put the cap on the top?

12 MR. WEIS: Well, I mean, we could, it's
13 just --

14 MR. VINYARD: I would rather them take
15 the bricks out and use for signage and reduce the
16 overall height.

17 CHAIRMAN HARKER: Well, the one thing --
18 I was thinking about that, too, when I was
19 looking at the packet, was by dropping it down,
20 and based upon -- like let's say all these
21 outlots are filled with buildings and now they
22 each have their own sign.

23 I mean, it's going to get -- I think
24 it's going to get crazy like cramped going down

1 the street looking at it.

2 MR. OLSON: If you take out the masonry
3 at the bottom, you are also taking out the
4 Kendall Marketplace ornate signage there, and we
5 just spent the last six months talking about
6 branding, how we want to have these signs
7 everywhere to kind of tell you what this area is,
8 and that's branding in the Kendall Marketplace,
9 so I don't want to take that out.

10 I would much rather put five foot on
11 top than take out the feature at the bottom.

12 MS. DUBAJIC: Just in my opinion, the
13 bottom portion of the sign is aesthetically more
14 appealing than the top cornice, so to me -- this
15 is just my personal opinion. If I was going to
16 look at this and change something, I would leave
17 the bottom. The bottom has got the brick, it's
18 got where the --

19 MR. VINYARD: It is nice.

20 MS. DUBAJIC: You know, I wouldn't mess
21 with that. If you had to let something go --
22 that was the -- When we sat down to kind of
23 brainstorm on this, that was the original
24 thought, was, well, you have to take something

1 away, you'd rather take away the top, where does
2 anybody really look up there?

3 You know, you're driving by, you
4 want to see oh, yeah, there's Target over there,
5 so -- and, again, remember, too, that the signs
6 are at the corner of Beecher and 34 and then at
7 the main entrance of the center, not at
8 Cannonball and 34, so -- and I think that the
9 other features with the Kendall Marketplace and
10 the brick is far more aesthetically -- and
11 probably has more value, cost value.

12 MR. WEIS: What she said.

13 CHAIRMAN HARKER: Does anybody else have
14 any other questions right now?

15 (No response.)

16 CHAIRMAN HARKER: Okay. Thank you.

17 Is there anybody present that would
18 like to speak in favor of the request?

19 (No response.)

20 CHAIRMAN HARKER: Anybody present that
21 would like to oppose the request?

22 (No response.)

23 CHAIRMAN HARKER: Okay. Then we've
24 already asked our questions. We went out of

1 order, so that's okay.

2 MS. NOBLE: Yes.

3 MR. OLSON: Sorry.

4 CHAIRMAN HARKER: So let's move on to
5 the next item on our agenda, which is PZC
6 2018-03, United City of Yorkville, petitioner,
7 has filed an application with the United City of
8 Yorkville, Kendall County, Illinois, requesting a
9 text amendment approval for revisions to
10 Section 11-8-2 of the Subdivision -- I'm sorry,
11 Subdivision Control Ordinance related to escrow
12 deposits for engineering review fees.

13 MS. NOBLE: Okay. So since this is --
14 hired on our engineering consultant in about
15 2012, a project that did not prepay their
16 engineering review and construction services for
17 an administration fee at the time of final plat
18 were then billed on an hourly basis for
19 engineering services that they received.

20 MR. OLSON: When they were in-house?

21 MS. NOBLE: Correct. When they were
22 in-house it was part of a flat fee you would pay
23 and take care of everything. Now --

24 MR. OLSON: Now it's outsourced.

1 MS. NOBLE: Correct. Now that we
2 outsource that fee, that's a direct cost to the
3 City, so any time spent on planning between Jason
4 and I or the Building Department we are not
5 charging, but anything that we are charging on an
6 hourly basis for any engineering reviews or from
7 our consultant we charge out to the applicant,
8 whether that's part of the building permit
9 process or development approval process, and over
10 the years we've had sporadic complaints about the
11 fees, so recently we received a written letter
12 from a developer to myself, the city
13 administrator and the mayor, asking that we
14 review how that process is conducted, how we
15 collect those fees, and see if there is anything
16 that we can do to make the fee structure more
17 transparent on how we charge these fees.

18 So currently we have ordinances in
19 place that address the engineering review
20 portion, so that's when an applicant submits
21 plans and our engineer has to do his review, he
22 charges on an hourly basis.

23 Then we have what's called the
24 administrative and inspection fee portion where

1 after the review has been approved and completed,
2 then on-site construction happens and we have the
3 engineer go out there as well as the building
4 department to construct -- to inspect the
5 construction that's happening within the public
6 way or to any of our public infrastructures.

7 So how we define those fees, because
8 we don't know what time is going to be involved
9 with our engineer to review the fees or what we
10 would come across during a site inspection, we
11 ask for a deposit.

12 Right now our deposits are
13 artificially low. In the packet you will see how
14 we compare to other communities and
15 municipalities on Page 5.

16 MR. OLSON: What page is it.

17 MS. NOBLE: Page 5, Page 5. We looked
18 at several communities, and our fees are one of
19 the lowest, if not the lowest.

20 The issue is our initial deposit is
21 at \$1,000. What happens if we're billing at \$167
22 an hour --

23 MR. OLSON: You use it up pretty darn
24 fast.

1 MS. NOBLE: -- it eats it up really
2 fast, so then what I've been doing, because every
3 month I do an account reconciliation, I say I
4 need more money to continue the project, and that
5 is the crux of why everybody is complaining,
6 because it seems like I'm coming to them every
7 month asking them. They can't gauge how much
8 money they need to spend on this soft cost of
9 doing development.

10 So what we're suggesting is that we
11 do a couple of things: One, we increase that
12 initial deposit so that it's more in line with
13 other communities, so it based off space, so if
14 you're doing less than an acre of development,
15 we're asking for \$5,000 of deposit.

16 If you're doing more than an acre
17 but less than ten acres, we're asking for
18 \$10,000. That's up from our original of a
19 thousand for less than an acre and 2500 for
20 anything between an acre and ten acres, and then
21 it goes up to \$25,000 as opposed to \$20,000,
22 where we are now, so that will alleviate that
23 first -- that should cover rather the first round
24 of review, plan review, and comments.

1 Then after that we are going to
2 provide an estimate for the developers, and
3 typically that estimate, when we looked at
4 projects that were complete or in various stages
5 of completion on Pages 2 through 3, which shows
6 that the range for those -- and percentage based
7 off of what the approved engineering estimated
8 costs for completion of the project ranges
9 between three and a half and five and a half
10 percent.

11 Right now we've been asking for the
12 deposit and we've been telling -- kind of gauging
13 it off three and a half percent and we're coming
14 in low, and so then we have to ask for more.

15 So we're going to give an estimate
16 of about five percent so that they can gauge
17 better on how those soft costs will affect their
18 overall cost of development.

19 They can choose to pay the five
20 percent upfront, understanding it's a deposit, so
21 depending on how well their plans are that they
22 provide to us or how well construction goes
23 on-site, that they should be within that range,
24 but be cautious that it could go up.

1 MR. OLSON: And anything they don't
2 spend is refunded?

3 MS. NOBLE: Correct. Anything that is
4 not spent is then refunded back to the
5 developer. So that's the basis of this
6 discussion tonight.

7 The reason why it requires a public
8 hearing is because any changes that we do in the
9 Subdivision Control Ordinance and any fees that
10 we are implementing, we want them codified,
11 because right now we're dealing with one set
12 that's codified and one that's a resolution, and
13 people are like where are you getting these fees,
14 well, it's a resolution, it's not within our
15 code, so we want everything as transparent as
16 possible in the code, so if you have any
17 questions for me on specific projects, I did -- I
18 wanted to let you know that in addition to the
19 public notice that we put in the paper, I
20 personally invited all the developers who had
21 development projects between -- over the last
22 year and a half to come to the public hearing, so
23 they are aware of this as well.

24 Our city engineer can provide you

1 with more details on why some projects, you know,
2 came in under estimate and why some were way
3 over.

4 MR. OLSON: I guess I don't care if a
5 project comes in over an estimate or under
6 estimate; the only thing I care is the City is
7 fully able to charge for all the billable hours.

8 They have the nice spreadsheet here
9 that shows that EDI has the lowest average
10 billable rate, which is nice, but I am in
11 construction and I understand that just because
12 you're the lowest billable rate doesn't
13 necessarily mean that you also have the lowest
14 total, right? Sometimes a low billable rate plus
15 five hours is a higher billable rate than if it
16 was two hours.

17 As long as EDI's review hours are
18 consistent with other, you know, engineering
19 companies in the area, there is no reason not to
20 continue.

21 As long as the costs are covered,
22 your down payment makes total sense, that five
23 percent estimate. That's a good way for
24 developers and contractors to gauge how much

1 they're going to spend, and that's fine, and
2 we're not on the hook for anything in
3 addition --

4 MS. NOBLE: Correct.

5 MR. OLSON: -- which is my greatest
6 fear, as long as costs are covered 100 percent.
7 Is the reason why your guy's isn't included in
8 that is because of the taxes or --

9 MS. NOBLE: Correct. There are some
10 communities that do charge for our services. At
11 one point there was a request to the City
12 Council, they didn't want to do that, and I don't
13 think it's necessary.

14 MR. OLSON: I see emails every once in
15 awhile, the crazy fees across the Chicagoland
16 area. I think Yorkville's are low across the
17 board.

18 I don't think any developer is going
19 to come in here and say oh, I'm not going to
20 build this because of a half a percent difference
21 or a deposit. That's just ridiculous.

22 Just like I wouldn't go to a town
23 and say I'm not going to do this job because
24 you're at five percent. It's just the cost of

1 doing business. So as long as Yorkville is
2 covered and is responsible, I have no problem
3 with it at all.

4 CHAIRMAN HARKER: Any other questions we
5 have right now? What I would like to do is move
6 on to the in favor and let's finish this other
7 part up and deliberate.

8 So do we have anybody that's in
9 favor -- that's present that's in favor or like
10 to speak on this request being heard?

11 (No response.)

12 CHAIRMAN HARKER: How about anybody
13 that's opposed to this request being heard?

14 (No response.)

15 CHAIRMAN HARKER: No? Fantastic.
16 Moving on then to the third item on our public
17 hearing agenda, PZC 2018-05, McCue Builders,
18 Inc., petitioner, has filed an application with
19 the United City of Yorkville, Kendall County,
20 Illinois, requesting amendments to the Kendall
21 Marketplace Planned Unit Development Agreement to
22 permit a revision to Article III of said
23 agreement regarding the design standards for new
24 construction residential lots within the Kendall

1 Marketplace development.

2 The real property is located -- or
3 is generally located north of U.S. 34 and west of
4 Cannonball Trail, immediately north of Blackberry
5 Shore Lane in Yorkville, Illinois.

6 Petitioner, are you ready?

7 MR. McCUE: I take it all of you have
8 the --

9 CHAIRMAN HARKER: State your name,
10 please.

11 WILLIAM McCUE,
12 having been first duly sworn, testified from the
13 podium as follows:

14 MR. McCUE: William McCue, owner of
15 McCue Builders.

16 So I take it you all have the copy
17 of the -- what I'm proposing as the new
18 standards?

19 CHAIRMAN HARKER: Yes. Yes.

20 MR. McCUE: Looking at these standards,
21 these standards are much more stringent than any
22 other subdivision that, I even know that's in the
23 City of Yorkville.

24 Heartland Circle, Heartland, Country

1 Hills, Greenbriar, Prairie Meadows, River's Edge,
2 none of them have restrictions as tough I guess
3 as what I am even proposing.

4 What is proposed for the subdivision
5 now is basically covenants that I've never seen
6 in any subdivision anywhere, and basically it's
7 calling for cedar siding, which we haven't used
8 cedar siding in 15 years, so basically, you know,
9 I put a list together of things that I think, you
10 know, that will still make our houses a lot nicer
11 than most of the homes being built in the area.

12 So, you know, we have architectural
13 shingles, you know, porches on every house. I
14 heard the comments from the first meeting we were
15 at, you know, that there's houses being built in
16 Yorkville now and they can't tell what side is
17 the front because there's just, you know, no
18 detail to the homes.

19 It's not like we're trying to come
20 in here and build cheap homes, we still plan on
21 building quality homes and we just want to have
22 nice architectural fronts.

23 Some of the stuff might not even
24 make sense to some of you, but the pitches of the

1 roofs are just something that adds a lot of
2 integrity to the front of the home, and having
3 steeper pitches, it costs us a little bit more,
4 but it helps us sell homes, so I don't know if
5 anybody has any questions on this list.

6 MR. OLSON: Do you have any other
7 examples?

8 CHAIRMAN HARKER: Yes. Let's take that
9 until -- we're going to go right to it pretty
10 quick, but just hold on to that.

11 I think that's good. I mean,
12 looking at it, it looks very good, but if you
13 don't have anything else, then let's see if we
14 have in favor or opposed real quick, okay?

15 MR. McCUE: Okay.

16 CHAIRMAN HARKER: Okay. Is anybody
17 present that would like to speak in favor of this
18 request that's being heard?

19 (No response.)

20 CHAIRMAN HARKER: Opposed?

21 (No response.)

22 CHAIRMAN HARKER: No? Okay. Awesome.
23 Questions for you, Bill. Go ahead, Jeff.

24 MR. OLSON: You said the cedar siding.

1 What other things are they asking for that are
2 out of bounds?

3 MR. McCUE: So right now it basically
4 calls for 75 percent of the front to be brick or
5 stone, and then for premium siding it has
6 basically stone, brick or cedar for the siding.

7 MR. OLSON: That's the only option?

8 MR. McCUE: That's the only options.
9 You know, we're building homes, you know, in
10 pretty much all your subdivisions in Yorkville
11 you are not allowed to use vinyl siding. You
12 know, in Oswego, we're in quite a few
13 subdivisions there, you can use vinyl siding.
14 You know, what's changed in the last five years,
15 you know, beginning of Heartland when we started
16 working in there, probably 2000, 2003, you know,
17 most of your homes were all brick fronts, but
18 that's kind of outdated right now.

19 Any time you see a new home go up
20 and it's all brick, to me it looks old. This
21 Craftsman style is very popular and it really
22 costs more to do these craftsman-style fronts
23 with these full porches, these pillars, you know,
24 the -- I don't know if you can tell from the '

1 pictures, but we do these pillars that are three
2 feet high, two by two with stone, just a lot of
3 detail to them, but with doing that and the shake
4 siding and batten board siding on the front of
5 the homes, it's just the new look.

6 CHAIRMAN HARKER: Yeah. Driving through
7 a subdivision in which you are proposing looks
8 nicer than 95 or 100 percent of what is currently
9 there, so...

10 MR. OLSON: So these proposed new design
11 standards are only for the houses that go up on
12 this --

13 MS. NOBLE: Correct. This is part of
14 the PUD for Kendall Marketplace. It only affects
15 the single family lots. There are some townhome
16 lots that are for sale, but it would not affect
17 that.

18 CHAIRMAN HARKER: Are the like
19 elevations that you're showing here, are these
20 the only ones that are going to be available or
21 will you do little -- put the garage on the side
22 kind of stuff?

23 MR. McCUE: Yeah.

24 CHAIRMAN HARKER: We're not going to get

1 a different product than --

2 MR. McCUE: We will build -- I mean, we
3 have probably 20 different floor plans, but we'll
4 modify any of them. I could have brought ten
5 elevations that is the exact same house and line
6 them up, you wouldn't recognize them, but, you
7 know, our intention is to -- you know, in the
8 covenants there is nothing about -- what do I
9 want to say, the houses so they don't look alike,
10 but --

11 MS. NOBLE: Monotony.

12 MR. McCUE: Yeah, monotony. But my goal
13 is when I sell a house, I mean, I don't want to
14 build the exact same house with the same front
15 right next to it. You know, if we build the same
16 house, we'd change the main roof, you know,
17 porch, windows, again, so you wouldn't recognize
18 it.

19 In this subdivision here there's 20
20 lots that are in a row, there's nothing across
21 the street, so it's not like you're building a
22 house across the street that's going to look
23 similar.

24 MS. GOINS: How about colors?

1 MR. McCUE: Pardon?

2 MS. GOINS: Colors.

3 MR. McCUE: Colors for the homes? So I
4 mean, right now with your vinyl siding there is
5 probably at least 30 different colors, you know,
6 that can be built.

7 You know, right now your bright
8 colors, I mean, you know -- well, dark blues are
9 real popular, grays, you know. Right now there's
10 probably five different colors of gray, but, you
11 know, ten years ago every house was probably
12 taupe, you know, now they're dark blue.

13 We've got four houses going that are
14 white, you know, white is real popular now, this
15 batten board siding, it's just stuff that runs
16 vertical, it's just a different look, but that's
17 real popular right now, so again, what we'll be
18 building there will be something different than
19 really what's in Yorkville now.

20 In Blackberry Woods we've got a
21 couple we've built in the last two years that's
22 Craftsman style, you know, with porches and
23 shutters.

24 And, you know, when I say shutter,

1 it's not a vinyl shutter, you know, it's a
2 shutter that we make out of wood. They are
3 Craftsman style, you know. They're neat
4 looking.

5 CHAIRMAN HARKER: Okay.

6 MS. HORAZ: So are there any other types
7 of siding that you would be using?

8 MR. McCUE: So vinyl would probably be
9 our standard. If somebody wanted to upgrade to
10 something, we would go to a Hardie board product,
11 so it's a maintenance free, so some subdivisions
12 that did require cedar, you know, allow people to
13 use the Hardie board, but that would be the next
14 grade up from there, so there will be some brick,
15 stone, you know, vinyl, then the shake siding
16 again can be made of the vinyl or the Hardie
17 board product.

18 We have a home sold right now
19 that -- it's -- it will probably end up closing
20 at like 375. It's a 2700-square foot home, but
21 the people are adding a lot of detail, a lot of
22 custom stuff to it. It's not, you know, a cookie
23 cutter.

24 MR. GOCKMAN: These requests are just

1 for the single family homes?

2 MS. NOBLE: Correct.

3 MR. GOCKMAN: So these stricter
4 guidelines will still be applied to the townhomes
5 whenever they are built?

6 MS. NOBLE: Whatever the existing is for
7 it to apply.

8 MR. GOCKMAN: Just for this.

9 CHAIRMAN HARKER: Just for that strip,
10 yep. Okay. Any other questions?

11 (No response.)

12 CHAIRMAN HARKER: Okay. Seeing there is
13 none, can I get a -- can I get a motion to
14 close -- stop taking the testimony of the public
15 hearing portion of tonight's meeting?

16 MR. VINYARD: So moved.

17 MS. HORAZ: Second.

18 CHAIRMAN HARKER: Roll call vote on the
19 motion, please?

20 MS. YOUNG: Olson.

21 MR. OLSON: Yes.

22 MS. YOUNG: Vinyard.

23 MR. VINYARD: Yes.

24 MS. YOUNG: Gockman.

1 MR. GOCKMAN: Yes.

2 MS. YOUNG: Goins.

3 MS. GOINS: Yes.

4 MS. YOUNG: Horaz.

5 MS. HORAZ: Yes.

6 MS. YOUNG: Harker.

7 CHAIRMAN HARKER: Yes.

8 The motion is approved, so the
9 public hearing portion is closed.

10 (Which were all the
11 proceedings had in the
12 public hearing portion
13 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
7 that the foregoing, Pages 1 through 49,
8 inclusive, is a true, correct and complete
9 computer-generated transcript of the proceedings
10 had at the time and 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 29th day of April, A.D., 2018.

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

PZC - April 11, 2018 - Public Hearings

\$	21:22 35-foot [1] - 23:15 36 [5] - 17:18, 17:19, 18:19, 18:20, 18:24 36-foot [2] - 17:15 375 [1] - 46:20	adding [4] - 5:14, 7:19, 16:7, 46:21 addition [2] - 35:18, 37:3 additional [3] - 10:9, 12:16, 13:8 address [1] - 31:19 adds [1] - 41:1 administration [1] - 30:17 administrative [1] - 31:24 administrator [1] - 31:13 aesthetic [2] - 13:14, 23:6 aesthetically [4] - 11:17, 15:1, 28:13, 29:10 aesthetics [3] - 11:23, 12:10, 13:19 affect [2] - 34:17, 43:16 affects [1] - 43:14 aforesaid [1] - 49:9 agenda [3] - 3:5, 30:5, 38:17 ago [1] - 45:11 agree [1] - 12:18 agreed [1] - 7:2 Agreement [1] - 38:21 agreement [1] - 38:23 ahead [2] - 19:7, 41:23 airport [1] - 18:22 Alex [2] - 6:2, 10:2 alike [1] - 44:9 alleviate [1] - 33:22 allow [2] - 26:17, 46:12 allowed [4] - 17:13, 26:23, 26:24, 42:11 almost [2] - 11:11, 15:4 ALSO [1] - 2:10 alternate [1] - 26:15 aluminum [2] - 10:16, 10:18 amendment [2] - 5:10, 30:9 amendments [1] - 38:20 amount [2] - 19:4, 24:17 AND [1] - 1:9 angle [2] - 10:14, 10:15 annexed [1] - 49:10 answer [2] - 9:12, 11:19 answering [1] - 9:8	anticipated [1] - 10:3 appealing [1] - 28:14 appear [1] - 16:12 applicant [2] - 31:7, 31:20 application [3] - 5:8, 30:7, 38:18 applied [1] - 47:4 applies [1] - 49:11 apply [1] - 47:7 approval [3] - 19:22, 30:9, 31:9 approve [1] - 23:15 approved [4] - 9:21, 32:1, 34:7, 48:8 April [2] - 1:19, 49:17 arch [1] - 12:1 architectural [3] - 18:6, 40:12, 40:22 area [6] - 15:10, 15:14, 28:7, 36:19, 37:16, 40:11 arguing [1] - 18:24 Article [1] - 38:22 artificially [1] - 32:13 aside [1] - 18:8 assume [1] - 49:13 attempt [1] - 9:7 Aurora [2] - 6:8, 7:10 available [2] - 10:12, 43:20 average [1] - 36:9 aware [1] - 35:23 awesome [1] - 41:22 awhile [1] - 37:15	26:9 better [4] - 17:22, 17:24, 18:12, 34:17 between [6] - 7:3, 15:23, 31:3, 33:20, 34:9, 35:21 big [1] - 23:5 bigger [1] - 8:12 Bill [2] - 2:6, 41:23 billable [5] - 36:7, 36:10, 36:12, 36:14, 36:15 billed [1] - 30:18 billing [1] - 32:21 bit [3] - 16:7, 21:24, 41:3 Blackberry [2] - 39:4, 45:20 blue [1] - 45:12 blues [1] - 45:8 Board [1] - 3:10 board [6] - 37:17, 43:4, 45:15, 46:10, 46:13, 46:17 body [1] - 11:7 bottom [10] - 11:11, 13:14, 14:8, 14:9, 23:24, 28:3, 28:11, 28:13, 28:17 bounds [1] - 42:2 box [1] - 6:11 boxes [1] - 26:14 Brad [1] - 2:13 brainstorm [1] - 28:23 branding [2] - 28:6, 28:8 BRANDON [1] - 7:6 Brandon [2] - 6:8, 7:9 break [1] - 24:15 brick [8] - 27:8, 28:17, 29:10, 42:4, 42:6, 42:17, 42:20, 46:14 bricks [2] - 27:11, 27:15 bright [1] - 45:7 brilliance [1] - 9:4 bring [2] - 14:6, 14:7 brought [1] - 44:4 build [6] - 26:18, 37:20, 40:20, 44:2, 44:14, 44:15 Builders [2] - 38:17, 39:15 Building [1] - 31:4 building [8] - 16:19, 25:1, 31:8, 32:3, 40:21, 42:9, 44:21, 45:18 buildings [1] - 27:21 built [6] - 16:19,
0	40 [1] - 9:18 40-foot [2] - 9:20, 26:3 47 [1] - 13:22 49 [2] - 22:14, 49:6			
084-002883 [1] - 49:20				
1	5			
1 [1] - 49:6 10 [1] - 10:19 100 [2] - 37:6, 43:8 11 [1] - 1:19 11-8-2 [1] - 30:10 12 [1] - 10:19 125-gauge [1] - 10:16 15 [1] - 40:8	5 [3] - 32:15, 32:17 50-foot [1] - 26:4 6 60-foot [1] - 15:20 7 731 [1] - 5:17 75 [1] - 42:4 795 [1] - 5:17 7:00 [1] - 1:20			
2	8			
2 [1] - 34:5 20 [2] - 44:3, 44:19 2000 [1] - 42:16 2003 [1] - 42:16 2012 [1] - 30:15 2018 [2] - 1:19, 49:17 2018-02 [2] - 4:10, 5:7 2018-03 [2] - 4:11, 30:6 2018-05 [2] - 4:11, 38:17 2500 [1] - 33:19 2700-square [1] - 46:20 29 [2] - 15:9, 15:23 29th [1] - 49:17	800 [1] - 1:15 9 95 [1] - 43:8 A A.D [1] - 49:17 ability [1] - 23:19 able [2] - 16:4, 36:7 absolutely [1] - 11:20 accommodate [2] - 6:23, 12:19 account [1] - 33:3 accuracy [1] - 49:14 acre [4] - 33:14, 33:16, 33:19, 33:20 acres [2] - 33:17, 33:20 add [5] - 7:15, 7:16, 11:24, 19:8, 23:19 added [1] - 23:24			
3			B	
3 [1] - 34:5 30 [3] - 7:14, 15:23, 45:5 30-foot [1] - 9:21 31 [1] - 14:1 34 [5] - 7:13, 16:21, 29:6, 29:8, 39:3 35 [13] - 8:15, 13:5, 15:8, 15:17, 17:16, 19:16, 20:11, 20:19, 20:21, 21:2, 21:21,			background [1] - 5:24 balance [1] - 7:23 Barksdale [1] - 2:11 Barksdale-Noble [1] - 2:11 base [7] - 7:21, 8:12, 9:17, 11:6, 14:2, 14:9, 26:3 based [3] - 27:20, 33:13, 34:6 basis [4] - 30:18, 31:6, 31:22, 35:5 batten [2] - 43:4, 45:15 beautiful [2] - 10:20, 23:7 Beecher [1] - 29:6 beginning [1] - 42:15 Berman [2] - 6:2, 25:20 Berman's [2] - 7:12,	

PZC - April 11, 2018 - Public Hearings

40:11, 40:15, 45:6, 45:21, 47:5 bulbs [1] - 9:1 business [2] - 5:13, 38:1	changes [1] - 35:8 charge [4] - 31:7, 31:17, 36:7, 37:10 charges [1] - 31:22 charging [2] - 31:5 cheap [1] - 40:20 Chicagoland [1] - 37:15 choose [1] - 34:19 Christine [2] - 49:3, 49:20 Circle [1] - 39:24 city [2] - 31:12, 35:24 CITY [1] - 1:5 City [9] - 2:13, 5:9, 30:6, 30:7, 31:3, 36:6, 37:11, 38:19, 39:23 clad [1] - 10:15 cleaner [1] - 9:4 clearly [1] - 3:16 close [1] - 47:14 closed [1] - 48:9 closing [1] - 46:19 code [2] - 35:15, 35:16 codified [2] - 35:10, 35:12 cognizant [1] - 14:2 collect [1] - 31:15 colors [5] - 44:24, 45:3, 45:5, 45:8, 45:10 Colors [1] - 45:2 columns [1] - 27:9 coming [3] - 23:21, 33:6, 34:13 comments [2] - 33:24, 40:14 commercial [1] - 5:15 COMMISSION [1] - 1:9 Commission [2] - 3:6, 4:7 communities [4] - 32:14, 32:18, 33:13, 37:10 Community [1] - 2:11 companies [1] - 36:19 Company [1] - 7:10 company [1] - 25:23 compare [1] - 32:14 complaining [1] - 33:5 complaints [1] - 31:10 complete [2] - 34:4, 49:7 completed [1] - 32:1 completely [1] - 12:18 completion [2] - 34:5, 34:8	components [1] - 9:3 compromise [1] - 17:10 computer [1] - 49:8 computer-generated [1] - 49:8 concern [1] - 10:17 concerning [1] - 12:20 concrete [1] - 10:12 condition [2] - 19:13, 19:22 conditions [2] - 20:5, 20:6 conducted [1] - 31:14 confident [1] - 9:13 considered [1] - 3:10 consistency [1] - 17:7 consistent [2] - 20:17, 36:18 construct [1] - 32:4 construction [6] - 30:16, 32:2, 32:5, 34:22, 36:11, 38:24 construed [1] - 19:22 consultant [2] - 30:14, 31:7 continue [2] - 33:4, 36:20 contractors [1] - 36:24 control [1] - 49:15 Control [2] - 30:11, 35:9 conversation [1] - 9:23 cookie [1] - 46:22 copies [2] - 49:12, 49:14 Copley [4] - 15:7, 15:15, 16:16, 16:18 copy [1] - 39:16 corner [1] - 29:6 cornice [9] - 8:17, 17:12, 21:8, 21:20, 21:23, 22:6, 23:11, 23:17, 28:14 correct [1] - 11:2, 12:5, 18:23, 30:21, 31:1, 35:3, 37:4, 37:9, 43:13, 47:2, 49:7 cost [5] - 29:11, 31:2, 33:8, 34:18, 37:24 costs [6] - 34:8, 34:17, 36:21, 37:6, 41:3, 42:22 Council [1] - 37:12 Country [1] - 39:24 County [3] - 5:9, 30:8, 38:19	COUNTY [1] - 49:2 couple [2] - 33:11, 45:21 covenants [2] - 40:5, 44:8 cover [1] - 33:23 covered [3] - 36:21, 37:6, 38:2 covers [1] - 8:11 Craftsman [3] - 42:21, 45:22, 46:3 craftsman [1] - 42:22 craftsman-style [1] - 42:22 cramped [1] - 27:24 crane [2] - 14:21, 14:22 crayon [1] - 26:14 crazy [2] - 27:24, 37:15 creative [1] - 21:24 criteria [1] - 20:15 crossing [1] - 13:24 crux [1] - 33:5 CSR [2] - 49:20, 49:20 current [1] - 25:13 curved [1] - 18:16 custom [1] - 46:22 cutter [1] - 46:23	developer [3] - 31:12, 35:5, 37:18 developers [3] - 34:2, 35:20, 36:24 development [8] - 5:15, 23:13, 31:9, 33:9, 33:14, 34:18, 35:21, 39:1 Development [3] - 2:12, 5:11, 38:21 diagram [1] - 11:5 Dick's [1] - 24:15 difference [3] - 15:23, 16:11, 37:20 different [6] - 44:1, 44:3, 45:5, 45:10, 45:16, 45:18 diligently [1] - 6:13 direct [1] - 31:2 direction [1] - 49:15 Director [1] - 2:12 disagree [1] - 18:15 discussion [1] - 35:6 DLK [1] - 5:23 done [4] - 3:19, 16:9, 16:10, 19:3 down [15] - 8:12, 11:14, 12:21, 13:5, 14:6, 14:8, 14:13, 14:22, 15:4, 17:8, 27:19, 27:24, 28:22, 36:22 draw [1] - 23:12 drawing [1] - 11:23 drawings [1] - 12:7 driving [2] - 29:3, 43:6 drop [1] - 13:1 dropping [1] - 27:19 Dry [1] - 10:21 Dry-Vit [1] - 10:21 DUBAJIC [15] - 5:19, 5:22, 10:1, 18:17, 21:7, 23:22, 24:9, 25:4, 25:6, 25:10, 25:16, 26:12, 27:1, 28:12, 28:20 Dubajic [1] - 5:23 due [1] - 23:4 duly [3] - 5:20, 7:7, 39:12 during [1] - 32:10
C		D	E	
cabinet [2] - 7:22, 7:23 caliber [1] - 27:4 canning [1] - 10:18 Cannonball [2] - 29:8, 39:4 cannot [1] - 20:10 cap [1] - 27:11 care [3] - 30:23, 36:4, 36:6 Carsten [1] - 9:14 cautious [1] - 34:24 cedar [5] - 40:7, 40:8, 41:24, 42:6, 46:12 center [5] - 6:3, 6:12, 7:3, 29:7 Center [2] - 15:15, 15:16 certain [1] - 25:2 certificate [1] - 49:10 certification [1] - 49:16 Certified [1] - 49:3 certified [1] - 49:12 certify [2] - 49:4, 49:10 Chairman [1] - 2:2 CHAIRMAN [59] - 3:4, 4:1, 4:14, 5:4, 9:16, 9:19, 14:23, 15:13, 15:21, 16:1, 16:5, 17:2, 17:17, 17:20, 17:23, 18:4, 18:14, 18:21, 19:9, 19:18, 20:13, 21:16, 21:22, 22:2, 22:4, 22:7, 22:18, 22:21, 23:1, 24:4, 24:6, 24:20, 25:14, 26:2, 26:11, 26:16, 27:17, 29:13, 29:16, 29:20, 29:23, 30:4, 38:4, 38:12, 38:15, 39:9, 39:19, 41:8, 41:16, 41:20, 41:22, 43:6, 43:18, 43:24, 46:5, 47:9, 47:12, 47:18, 48:7 change [2] - 28:16, 44:16 changed [2] - 22:22, 42:14		Daley [1] - 8:4 dark [2] - 45:8, 45:12 darn [1] - 32:23 dealing [1] - 35:11 Deborah [2] - 2:5, 23:5 decide [1] - 21:19 decoration [1] - 12:9 define [1] - 32:7 deliberate [1] - 38:7 Department [1] - 31:4 department [1] - 32:4 deposit [7] - 32:11, 32:20, 33:12, 33:15, 34:12, 34:20, 37:21 deposits [2] - 30:12, 32:12 Depot [7] - 7:17, 8:19, 20:24, 22:9, 24:21, 24:22, 27:5 design [3] - 20:16, 38:23, 43:10 destroy [1] - 23:18 detail [4] - 23:11, 40:18, 43:3, 46:21 details [1] - 36:1 deter [1] - 23:20	early [1] - 8:8 easier [3] - 14:11, 14:12, 14:14 eastbound [1] - 16:20 eats [1] - 33:1	

PZC - April 11, 2018 - Public Hearings

Edge [1] - 40:1 EDI [1] - 36:9 EDI's [1] - 36:17 effect [1] - 9:24 effort [1] - 19:3 eight [5] - 11:7, 13:1, 13:7, 13:12, 17:15 eight-inch [1] - 13:12 elevations [2] - 43:19, 44:5 emails [1] - 37:14 end [1] - 46:19 engineer [4] - 31:21, 32:3, 32:9, 35:24 Engineer [1] - 2:13 engineered [2] - 8:4, 19:1 engineering [9] - 11:18, 30:12, 30:14, 30:16, 30:19, 31:6, 31:19, 34:7, 36:18 Engineering [1] - 9:15 entrance [1] - 29:7 Erica [1] - 5:17 escrow [1] - 30:11 estimate [7] - 34:2, 34:3, 34:15, 36:2, 36:5, 36:6, 36:23 estimated [1] - 34:7 evening [2] - 5:22, 7:9 everywhere [1] - 28:7 exact [2] - 44:5, 44:14 examples [1] - 41:7 exceed [4] - 20:11, 20:21, 21:1, 21:21 existing [5] - 5:13, 7:12, 7:14, 8:18, 47:6 expand [1] - 24:18 extend [1] - 20:7 eye [1] - 23:12	feature [2] - 18:16, 28:11 features [1] - 29:9 fee [5] - 30:17, 30:22, 31:2, 31:16, 31:24 feeble [1] - 9:7 feedback [1] - 15:3 fees [10] - 30:12, 31:11, 31:15, 31:17, 32:7, 32:9, 32:18, 35:9, 35:13, 37:15 feet [34] - 5:12, 6:23, 7:14, 7:15, 7:16, 8:15, 9:18, 11:11, 11:16, 13:1, 13:5, 13:6, 13:7, 14:1, 15:4, 15:8, 15:9, 15:17, 16:8, 17:16, 18:19, 18:20, 18:24, 19:16, 20:11, 20:19, 20:21, 21:2, 21:21, 21:22, 22:20, 23:9, 43:2 few [2] - 27:10, 42:12 filed [3] - 5:8, 30:7, 38:18 filled [2] - 6:19, 27:21 final [2] - 7:1, 30:17 fine [2] - 15:17, 37:1 finish [2] - 10:22, 38:6 first [9] - 4:3, 5:6, 5:20, 6:2, 7:7, 33:23, 39:12, 40:14 fit [2] - 13:2, 20:15 fits [3] - 15:9, 15:17, 16:23 five [18] - 5:12, 6:23, 7:15, 7:16, 13:6, 13:7, 16:8, 23:9, 28:10, 34:9, 34:16, 34:19, 36:15, 36:22, 37:24, 42:14, 45:10 flagship [2] - 7:18, 8:20 flat [3] - 8:18, 17:4, 30:22 Flavin [1] - 2:3 floor [1] - 44:3 fluorescent [1] - 8:24 following [1] - 3:1 follows [3] - 5:21, 7:8, 39:13 foot [12] - 11:6, 13:12, 15:23, 15:24, 17:8, 17:11, 17:13, 22:14, 28:10, 46:20 footings [3] - 8:5, 9:15, 18:24 foregoing [1] - 49:6 forward [3] - 20:8, 23:14, 23:15 foundation [1] - 9:10 four [3] - 11:6, 17:12, 45:13 four-foot [1] - 11:6 four-inch [1] - 17:12 frame [2] - 10:14, 10:15 free [1] - 46:11 freestanding [1] - 5:13 friendliness [1] - 24:14 front [5] - 40:17, 41:2, 42:4, 43:4, 44:14 fronts [3] - 40:22, 42:17, 42:22 full [1] - 42:23 fully [1] - 36:7	guy [1] - 23:6 H half [7] - 24:16, 24:17, 34:9, 34:13, 35:22, 37:20 hand [3] - 3:23, 49:13, 49:17 hard [2] - 11:1, 16:2 Hardie [3] - 46:10, 46:13, 46:16 Harker [3] - 2:2, 5:3, 48:6 HARKER [59] - 3:4, 4:1, 4:14, 5:4, 9:16, 9:19, 14:23, 15:13, 15:21, 16:1, 16:5, 17:2, 17:17, 17:20, 17:23, 18:4, 18:14, 18:21, 19:9, 19:18, 20:13, 21:16, 21:22, 22:2, 22:4, 22:7, 22:18, 22:21, 23:1, 24:4, 24:6, 24:20, 25:14, 26:2, 26:11, 26:16, 27:17, 29:13, 29:16, 29:20, 29:23, 30:4, 38:4, 38:12, 38:15, 39:9, 39:19, 41:8, 41:16, 41:20, 41:22, 43:6, 43:18, 43:24, 46:5, 47:9, 47:12, 47:18, 48:7 hear [1] - 5:6 heard [5] - 3:14, 38:10, 38:13, 40:14, 41:18 hearing [11] - 3:3, 3:21, 4:10, 5:6, 35:8, 35:22, 38:17, 47:15, 48:9, 48:12, 49:5 HEARINGS [1] - 1:10 hearings [2] - 3:5, 3:7 heartland [1] - 39:24 Heartland [2] - 39:24, 42:15 height [19] - 5:12, 8:14, 11:15, 12:20, 13:5, 13:8, 14:3, 17:11, 19:4, 20:7, 20:18, 21:11, 21:20, 22:9, 22:15, 22:17, 23:10, 23:15, 27:16 help [1] - 12:19 helps [1] - 41:4 hereby [1] - 49:4 hereto [1] - 49:11 hereunto [1] - 49:16	high [6] - 8:24, 9:16, 12:14, 13:5, 23:7, 43:2 higher [3] - 19:23, 20:1, 36:15 Hills [1] - 40:1 hired [1] - 30:14 hold [3] - 9:10, 26:3, 41:10 Holdings [1] - 5:7 home [4] - 41:2, 42:19, 46:18, 46:20 Home [7] - 7:17, 8:19, 20:24, 22:8, 24:21, 24:22, 27:5 homes [10] - 40:11, 40:18, 40:20, 40:21, 41:4, 42:9, 42:17, 43:5, 45:3, 47:1 hook [1] - 37:2 hopeful [1] - 7:4 horaz [1] - 48:4 Horaz [2] - 2:5, 4:17 HORAZ [17] - 4:13, 4:18, 14:5, 14:9, 17:3, 17:21, 18:2, 18:11, 19:6, 22:5, 25:12, 26:20, 27:8, 27:10, 46:6, 47:17, 48:5 hour [1] - 32:22 hourly [3] - 30:18, 31:6, 31:22 hours [4] - 36:7, 36:15, 36:16, 36:17 house [9] - 30:20, 30:22, 40:13, 44:5, 44:13, 44:14, 44:16, 44:22, 45:11 houses [5] - 40:10, 40:15, 43:11, 44:9, 45:13 hum [2] - 10:8, 11:9 I identifying [1] - 8:19 Ill [1] - 38:22 ILLINOIS [2] - 1:6, 49:1 Illinois [7] - 1:16, 5:10, 5:18, 30:8, 38:20, 39:5, 49:20 illuminated [1] - 8:24 immediately [1] - 39:4 impact [3] - 7:18, 16:7, 20:6 implementing [1] - 35:10
F fabrication [1] - 21:2 fact [1] - 16:9 factors [1] - 19:2 fade [1] - 10:21 family [2] - 43:15, 47:1 fantastic [1] - 38:15 far [1] - 29:10 Farm [1] - 1:15 fast [2] - 32:24, 33:2 favor [7] - 4:5, 29:18, 38:6, 38:9, 41:14, 41:17 favorable [1] - 7:5 fear [1] - 37:6 feasible [1] - 13:9	galvanized [1] - 10:15 Game [1] - 1:15 garage [1] - 43:21 gargoyles [2] - 21:4, 21:6 gauge [3] - 33:7, 34:16, 36:24 gauging [1] - 34:12 gavin [1] - 6:6 generally [1] - 39:3 generated [1] - 49:8 given [1] - 8:7 glad [1] - 16:15 goal [1] - 44:12 GOCKMAN [6] - 4:24, 14:10, 46:24, 47:3, 47:8, 48:1 Gockman [3] - 2:6, 4:23, 47:24 GOINS [4] - 5:2, 44:24, 45:2, 48:3 Goins [3] - 2:3, 5:1, 48:2 Goods [1] - 24:15 grade [1] - 46:14 grandfathered [1] - 18:10 gray [1] - 45:10 grays [1] - 45:9 greatest [1] - 37:5 Greenbriar [1] - 40:1 ground [3] - 15:23, 16:11, 26:23 Group [1] - 8:4 guess [3] - 14:10, 36:4, 40:2 guidelines [1] - 47:4	guy [1] - 23:6 H half [7] - 24:16, 24:17, 34:9, 34:13, 35:22, 37:20 hand [3] - 3:23, 49:13, 49:17 hard [2] - 11:1, 16:2 Hardie [3] - 46:10, 46:13, 46:16 Harker [3] - 2:2, 5:3, 48:6 HARKER [59] - 3:4, 4:1, 4:14, 5:4, 9:16, 9:19, 14:23, 15:13, 15:21, 16:1, 16:5, 17:2, 17:17, 17:20, 17:23, 18:4, 18:14, 18:21, 19:9, 19:18, 20:13, 21:16, 21:22, 22:2, 22:4, 22:7, 22:18, 22:21, 23:1, 24:4, 24:6, 24:20, 25:14, 26:2, 26:11, 26:16, 27:17, 29:13, 29:16, 29:20, 29:23, 30:4, 38:4, 38:12, 38:15, 39:9, 39:19, 41:8, 41:16, 41:20, 41:22, 43:6, 43:18, 43:24, 46:5, 47:9, 47:12, 47:18, 48:7 hear [1] - 5:6 heard [5] - 3:14, 38:10, 38:13, 40:14, 41:18 hearing [11] - 3:3, 3:21, 4:10, 5:6, 35:8, 35:22, 38:17, 47:15, 48:9, 48:12, 49:5 HEARINGS [1] - 1:10 hearings [2] - 3:5, 3:7 heartland [1] - 39:24 Heartland [2] - 39:24, 42:15 height [19] - 5:12, 8:14, 11:15, 12:20, 13:5, 13:8, 14:3, 17:11, 19:4, 20:7, 20:18, 21:11, 21:20, 22:9, 22:15, 22:17, 23:10, 23:15, 27:16 help [1] - 12:19 helps [1] - 41:4 hereby [1] - 49:4 hereto [1] - 49:11 hereunto [1] - 49:16	high [6] - 8:24, 9:16, 12:14, 13:5, 23:7, 43:2 higher [3] - 19:23, 20:1, 36:15 Hills [1] - 40:1 hired [1] - 30:14 hold [3] - 9:10, 26:3, 41:10 Holdings [1] - 5:7 home [4] - 41:2, 42:19, 46:18, 46:20 Home [7] - 7:17, 8:19, 20:24, 22:8, 24:21, 24:22, 27:5 homes [10] - 40:11, 40:18, 40:20, 40:21, 41:4, 42:9, 42:17, 43:5, 45:3, 47:1 hook [1] - 37:2 hopeful [1] - 7:4 horaz [1] - 48:4 Horaz [2] - 2:5, 4:17 HORAZ [17] - 4:13, 4:18, 14:5, 14:9, 17:3, 17:21, 18:2, 18:11, 19:6, 22:5, 25:12, 26:20, 27:8, 27:10, 46:6, 47:17, 48:5 hour [1] - 32:22 hourly [3] - 30:18, 31:6, 31:22 hours [4] - 36:7, 36:15, 36:16, 36:17 house [9] - 30:20, 30:22, 40:13, 44:5, 44:13, 44:14, 44:16, 44:22, 45:11 houses [5] - 40:10, 40:15, 43:11, 44:9, 45:13 hum [2] - 10:8, 11:9 I identifying [1] - 8:19 Ill [1] - 38:22 ILLINOIS [2] - 1:6, 49:1 Illinois [7] - 1:16, 5:10, 5:18, 30:8, 38:20, 39:5, 49:20 illuminated [1] - 8:24 immediately [1] - 39:4 impact [3] - 7:18, 16:7, 20:6 implementing [1] - 35:10

PZC - April 11, 2018 - Public Hearings

<p>impose [1] - 20:4 in-house [2] - 30:20, 30:22 inaudible [1] - 15:12 inc [1] - 38:18 inch [7] - 8:11, 8:13, 8:14, 10:7, 13:12, 17:12 inches [7] - 11:7, 13:1, 13:7, 14:1, 17:15, 17:16 included [1] - 37:7 inclusive [1] - 49:7 incorporate [2] - 11:13, 13:11 increase [8] - 5:12, 9:11, 11:15, 14:3, 17:11, 19:17, 21:11, 33:11 increased [1] - 6:23 infrastructures [1] - 32:6 initial [3] - 22:12, 32:20, 33:12 inline [1] - 27:1 insert [1] - 14:11 inside [4] - 8:10, 8:14, 8:22, 19:2 inspect [1] - 32:4 inspection [2] - 31:24, 32:10 installed [1] - 8:3 installing [2] - 7:21, 7:23 integrity [5] - 10:16, 11:19, 13:15, 17:6, 41:2 intent [2] - 11:8, 23:12 intention [5] - 7:11, 7:15, 26:9, 44:7 interim [1] - 23:20 internal [1] - 9:2 internally [1] - 8:23 invite [1] - 3:8 invited [1] - 35:20 involved [2] - 14:21, 32:8 iron [2] - 10:14, 10:15 issue [1] - 32:20 item [2] - 30:5, 38:16</p>	<p>K</p> <p>keep [2] - 13:4, 17:13 Kendall [16] - 5:7, 5:9, 5:10, 5:15, 6:1, 6:15, 12:3, 12:7, 28:4, 28:8, 29:9, 30:8, 38:19, 38:20, 38:24, 43:14 kept [1] - 17:17 kind [13] - 7:1, 8:22, 9:6, 14:12, 15:4, 16:10, 24:21, 25:21, 28:7, 28:22, 34:12, 42:18, 43:22 knowledge [1] - 9:22 knows [1] - 10:2 Kohl's [4] - 6:17, 7:17, 8:20, 27:5 Krysti [1] - 2:11</p>	<p>looking [11] - 9:20, 14:24, 15:13, 15:14, 16:12, 26:21, 27:19, 28:1, 39:20, 41:12, 46:4 looks [7] - 15:1, 17:22, 17:23, 18:11, 41:12, 42:20, 43:7 love [1] - 12:21 low [4] - 32:13, 34:14, 36:14, 37:16 lower [5] - 7:22, 7:23, 14:4, 14:5, 25:16 lowest [5] - 32:19, 36:9, 36:12, 36:13 LYNN [1] - 5:19 Lynn [1] - 5:23 Lynn's [1] - 16:6</p>	<p>members [1] - 3:8 merely [1] - 19:3 mess [2] - 23:2, 28:20 mid [1] - 6:11 mid-size [1] - 6:11 might [2] - 4:7, 40:23 mind [1] - 16:19 Minute [1] - 2:14 mm-hum [2] - 10:8, 11:9 mobilized [1] - 25:22 modify [1] - 44:4 money [2] - 33:4, 33:8 monotony [2] - 44:11, 44:12 monstrosity [1] - 15:20 month [2] - 33:3, 33:7 months [1] - 28:5 monument [3] - 5:13, 26:18, 26:21 monuments [1] - 25:9 most [2] - 40:11, 42:17 motion [4] - 4:9, 47:13, 47:19, 48:8 mountains [1] - 17:1 move [2] - 30:4, 38:5 moved [2] - 4:12, 47:16 movie [2] - 13:23, 13:24 moving [3] - 5:5, 22:22, 38:16 MR [132] - 4:12, 4:20, 4:22, 4:24, 7:9, 9:9, 9:12, 9:18, 9:22, 10:5, 10:8, 10:9, 10:11, 10:13, 10:14, 11:1, 11:2, 11:3, 11:4, 11:5, 11:9, 11:10, 11:17, 11:21, 11:22, 12:2, 12:3, 12:5, 12:6, 12:11, 12:12, 12:18, 13:3, 13:4, 13:10, 13:11, 13:13, 13:17, 13:18, 13:20, 13:21, 14:5, 14:7, 14:9, 14:10, 14:14, 15:12, 15:19, 15:22, 16:3, 16:6, 16:24, 17:5, 17:19, 18:1, 18:3, 18:6, 18:13, 18:15, 18:19, 18:23, 19:7, 19:21, 19:24, 20:9, 20:18, 20:22, 21:4, 21:6, 21:12, 22:14, 22:16, 22:19, 23:2, 23:23, 24:3, 24:5, 24:7,</p>	<p>24:10, 24:11, 24:21, 24:24, 25:3, 25:5, 25:8, 25:11, 25:17, 25:18, 26:7, 26:8, 26:13, 26:15, 26:17, 26:24, 27:9, 27:12, 27:14, 28:2, 28:19, 29:12, 30:3, 30:20, 30:24, 32:16, 32:23, 35:1, 36:4, 37:5, 37:14, 39:7, 39:14, 39:20, 41:6, 41:15, 41:24, 42:3, 42:7, 42:8, 43:10, 43:23, 44:2, 44:12, 45:1, 45:3, 46:8, 46:24, 47:3, 47:8, 47:16, 47:21, 47:23, 48:1 MS [74] - 4:13, 4:16, 4:18, 4:19, 4:21, 4:23, 5:1, 5:2, 5:3, 5:22, 10:1, 13:24, 17:3, 17:21, 18:2, 18:8, 18:11, 18:17, 19:6, 19:14, 19:19, 19:23, 20:1, 20:12, 20:14, 20:20, 21:7, 21:10, 21:15, 21:19, 22:1, 22:3, 22:5, 23:22, 24:9, 25:4, 25:6, 25:10, 25:12, 25:13, 25:16, 26:12, 26:20, 26:22, 27:1, 27:8, 27:10, 28:12, 28:20, 30:2, 30:13, 30:21, 31:1, 32:17, 33:1, 35:3, 37:4, 37:9, 43:13, 44:11, 44:24, 45:2, 46:6, 47:2, 47:6, 47:17, 47:20, 47:22, 47:24, 48:2, 48:3, 48:4, 48:5, 48:6 municipalities [1] - 32:15 mystery [1] - 24:24</p>
<p>J</p> <p>Jason [1] - 31:3 Jeff [2] - 2:4, 41:23 job [1] - 37:23 junior [1] - 6:11</p>	<p>L</p> <p>landscaping [1] - 14:2 Lane [2] - 5:17, 39:5 lanes [1] - 16:23 LASALLE [1] - 49:2 last [4] - 28:5, 35:21, 42:14, 45:21 late [1] - 11:24 leads [1] - 8:13 lease [1] - 24:16 least [2] - 19:4, 45:5 leave [1] - 28:16 LED [1] - 9:3 legibility [2] - 12:12, 16:22 Legos [1] - 14:16 less [4] - 9:4, 33:14, 33:17, 33:19 letter [1] - 31:11 lift [1] - 14:11 limit [1] - 20:6 line [3] - 6:17, 33:12, 44:5 list [2] - 40:9, 41:5 literally [2] - 14:15, 14:16 LLC [2] - 5:7, 5:23 load [1] - 19:1 located [3] - 5:16, 39:2, 39:3 look [11] - 15:6, 19:6, 22:6, 23:10, 28:16, 29:2, 43:5, 44:9, 44:22, 45:16 looked [2] - 32:17, 34:3</p>	<p>M</p> <p>main [2] - 29:7, 44:16 maintain [1] - 17:6 maintenance [1] - 46:11 manager [1] - 6:7 manner [1] - 20:10 Marketplace [12] - 5:11, 5:15, 6:1, 6:15, 12:4, 12:7, 28:4, 28:8, 29:9, 38:21, 39:1, 43:14 Mariys [1] - 2:14 masonry [7] - 10:13, 11:6, 11:12, 12:23, 14:19, 14:20, 28:2 match [1] - 11:1 material [1] - 18:9 materials [1] - 10:6 maximum [1] - 19:15 mayor [1] - 31:13 McCue [16] - 38:17, 39:7, 39:11, 39:14, 39:15, 39:20, 41:15, 42:3, 42:8, 43:23, 44:2, 44:12, 45:1, 45:3, 46:8 Meadows [1] - 40:1 mean [15] - 13:6, 14:24, 15:3, 15:5, 15:17, 19:10, 26:22, 27:12, 27:23, 36:13, 41:11, 44:2, 44:13, 45:4, 45:8 meet [2] - 6:13, 18:7 meeting [4] - 3:6, 40:14, 47:15, 48:13 MEETING [1] - 1:9 member [1] - 3:22</p>	<p>N</p> <p>name [2] - 3:17, 39:9 nameless [1] - 6:20 neat [1] - 46:3 necessarily [1] - 36:13 necessary [1] - 37:13 need [3] - 23:6, 33:4, 33:8 needs [2] - 6:13, 6:18 never [1] - 40:5 new [10] - 18:1, 18:5, 21:17, 23:20, 26:18,</p>	

PZC - April 11, 2018 - Public Hearings

38:23, 39:17, 42:19, 43:5, 43:10 next [3] - 30:5, 44:15, 46:13 nice [7] - 15:2, 18:16, 19:6, 28:19, 36:8, 36:10, 40:22 nicer [2] - 40:10, 43:8 nine [1] - 12:24 Noble [1] - 2:11 NOBLE [30] - 13:24, 18:8, 19:14, 19:19, 19:23, 20:1, 20:12, 20:14, 20:20, 21:10, 21:15, 21:19, 22:1, 22:3, 22:15, 25:13, 26:22, 30:2, 30:13, 30:21, 31:1, 32:17, 33:1, 35:3, 37:4, 37:9, 43:13, 44:11, 47:2, 47:6 nobody [1] - 18:23 none [2] - 40:2, 47:13 north [2] - 39:3, 39:4 nothing [2] - 44:8, 44:20 notice [2] - 8:16, 35:19 Numbers [1] - 4:10 nutshell [1] - 9:7	Olson [3] - 2:4, 4:19, 47:20 on-site [2] - 32:2, 34:23 once [3] - 16:9, 16:10, 37:14 one [24] - 3:16, 5:6, 6:19, 9:21, 13:8, 14:18, 17:11, 17:18, 17:21, 18:1, 18:2, 18:11, 18:13, 24:4, 24:6, 24:7, 25:14, 27:17, 32:18, 33:11, 35:11, 35:12, 37:11 ones [3] - 25:12, 25:16, 43:20 open [1] - 4:9 opinion [2] - 28:12, 28:15 oppose [1] - 29:21 opposed [5] - 4:6, 33:21, 38:13, 41:14, 41:20 option [1] - 42:7 options [2] - 20:16, 42:8 order [2] - 4:2, 30:1 Ordinance [2] - 30:11, 35:9 ordinances [1] - 31:18 original [3] - 28:23, 33:18, 49:11 originally [1] - 10:23 ornamental [2] - 12:8, 21:2 ornate [1] - 28:4 Oswego [1] - 42:12 outdated [1] - 42:18 outlots [3] - 26:22, 26:23, 27:21 output [1] - 8:24 outside [1] - 21:3 outsourced [1] - 31:2 outsourced [1] - 30:24 over-engineered [1] - 8:4 overall [10] - 5:12, 11:15, 12:20, 13:5, 20:18, 21:11, 21:20, 22:15, 27:16, 34:18 own [1] - 27:22 owner [6] - 6:3, 6:12, 7:3, 9:2, 23:17, 39:14	packet [2] - 27:19, 32:13 Page [3] - 32:15, 32:17 page [1] - 32:16 Pages [2] - 34:5, 49:6 panel [5] - 11:14, 22:16, 22:18, 24:17, 24:23 panels [6] - 5:14, 7:24, 17:7, 17:8, 17:14, 23:24 paper [1] - 35:19 Pardon [1] - 45:1 part [5] - 13:12, 30:22, 31:8, 38:7, 43:13 particular [1] - 6:19 Pat [1] - 8:4 pay [2] - 30:22, 34:19 payment [1] - 36:22 pen [1] - 7:10 people [3] - 35:13, 46:12, 46:21 percent [10] - 34:10, 34:13, 34:16, 34:20, 36:23, 37:6, 37:20, 37:24, 42:4, 43:8 percentage [1] - 34:6 permit [3] - 5:11, 31:8, 38:22 personal [1] - 28:15 personally [1] - 35:20 persons [2] - 3:11, 3:15 Petition [1] - 4:10 petitioner [8] - 3:13, 3:21, 4:4, 4:8, 5:8, 30:6, 38:18, 39:6 photo [1] - 23:10 photos [1] - 12:6 picking [1] - 14:22 picture [1] - 25:13 pictures [1] - 43:1 piece [3] - 7:2, 14:17 pillars [3] - 14:5, 42:23, 43:1 pipes [3] - 8:11, 8:13, 8:14 itches [2] - 40:24, 41:3 place [3] - 12:16, 31:19, 49:9 plan [2] - 33:24, 40:20 Planned [2] - 5:11, 38:21 PLANNING [1] - 1:9 planning [1] - 31:3 Planning [1] - 3:5 Plano [1] - 17:1 plans [3] - 31:21, 34:21, 44:3	34:21, 44:3 plat [1] - 30:17 play [1] - 25:22 pleasing [1] - 15:1 plus [1] - 36:14 podium [4] - 3:18, 5:21, 7:8, 39:13 point [4] - 6:20, 23:4, 26:7, 37:11 popular [4] - 42:21, 45:9, 45:14, 45:17 porch [1] - 44:17 porches [3] - 40:13, 42:23, 45:22 portion [8] - 20:10, 23:3, 28:13, 31:20, 31:24, 47:15, 48:9, 48:12 possible [2] - 19:5, 35:16 possibly [1] - 25:1 power [1] - 9:4 Prairie [1] - 40:1 precast [2] - 14:21, 27:9 precedence [1] - 16:22 precedent [1] - 8:7 premium [1] - 42:5 prepay [1] - 30:15 PRESENT [2] - 2:1, 2:10 present [5] - 3:12, 29:17, 29:20, 38:9, 41:17 presentation [1] - 4:5 pretty [3] - 32:23, 41:9, 42:10 prevent [1] - 21:10 problem [1] - 38:2 proceedings [4] - 3:2, 48:11, 49:5, 49:8 process [4] - 8:8, 31:9, 31:14 product [3] - 44:1, 46:10, 46:17 project [4] - 30:15, 33:4, 34:8, 36:5 projects [4] - 34:4, 35:17, 35:21, 36:1 prompted [1] - 27:6 property [6] - 5:16, 6:7, 9:1, 13:19, 23:17, 39:2 proposed [4] - 3:9, 21:17, 40:4, 43:10 proposing [3] - 39:17, 40:3, 43:7 provide [4] - 23:11, 34:2, 34:22, 35:24	provides [1] - 13:15 PUBLIC [1] - 1:10 public [18] - 3:3, 3:4, 3:8, 3:11, 3:21, 3:22, 4:10, 5:5, 32:5, 32:6, 35:7, 35:19, 35:22, 38:16, 47:14, 48:9, 48:12, 49:5 publication [1] - 19:15 published [3] - 20:3, 20:15, 20:21 PUD [3] - 18:9, 26:24, 43:14 purpose [3] - 3:7, 5:14, 6:21 put [13] - 9:21, 12:16, 14:11, 19:12, 21:4, 23:14, 26:5, 27:11, 28:10, 35:19, 40:9, 43:21 Put [1] - 18:4 putting [7] - 8:1, 10:9, 10:10, 14:17, 15:18, 15:19, 23:24 pylon [1] - 8:10 PZC [6] - 4:10, 4:11, 5:7, 30:5, 38:17
O				
obscure [1] - 14:4 obstruct [1] - 16:24 obstructions [1] - 16:14 occupy [1] - 25:20 occupying [1] - 24:16 occur [1] - 8:6 OF [3] - 1:5, 49:1, 49:2 oil [1] - 10:18 old [7] - 8:24, 10:19, 18:1, 18:2, 18:4, 18:13, 42:20 older [1] - 8:22 OLSON [35] - 4:20, 9:9, 10:5, 10:9, 10:13, 11:1, 13:21, 14:7, 15:12, 15:19, 15:22, 16:3, 16:24, 18:1, 18:6, 21:4, 21:12, 26:7, 26:15, 26:17, 28:2, 30:3, 30:20, 30:24, 32:16, 32:23, 35:1, 36:4, 37:5, 37:14, 41:6, 41:24, 42:7, 43:10, 47:21	overall [10] - 5:12, 11:15, 12:20, 13:5, 20:18, 21:11, 21:20, 22:15, 27:16, 34:18 own [1] - 27:22 owner [6] - 6:3, 6:12, 7:3, 9:2, 23:17, 39:14	packet [2] - 27:19, 32:13 Page [3] - 32:15, 32:17 page [1] - 32:16 Pages [2] - 34:5, 49:6 panel [5] - 11:14, 22:16, 22:18, 24:17, 24:23 panels [6] - 5:14, 7:24, 17:7, 17:8, 17:14, 23:24 paper [1] - 35:19 Pardon [1] - 45:1 part [5] - 13:12, 30:22, 31:8, 38:7, 43:13 particular [1] - 6:19 Pat [1] - 8:4 pay [2] - 30:22, 34:19 payment [1] - 36:22 pen [1] - 7:10 people [3] - 35:13, 46:12, 46:21 percent [10] - 34:10, 34:13, 34:16, 34:20, 36:23, 37:6, 37:20, 37:24, 42:4, 43:8 percentage [1] - 34:6 permit [3] - 5:11, 31:8, 38:22 personal [1] - 28:15 personally [1] - 35:20 persons [2] - 3:11, 3:15 Petition [1] - 4:10 petitioner [8] - 3:13, 3:21, 4:4, 4:8, 5:8, 30:6, 38:18, 39:6 photo [1] - 23:10 photos [1] - 12:6 picking [1] - 14:22 picture [1] - 25:13 pictures [1] - 43:1 piece [3] - 7:2, 14:17 pillars [3] - 14:5, 42:23, 43:1 pipes [3] - 8:11, 8:13, 8:14 itches [2] - 40:24, 41:3 place [3] - 12:16, 31:19, 49:9 plan [2] - 33:24, 40:20 Planned [2] - 5:11, 38:21 PLANNING [1] - 1:9 planning [1] - 31:3 Planning [1] - 3:5 Plano [1] - 17:1 plans [3] - 31:21, 34:21, 44:3	34:21, 44:3 plat [1] - 30:17 play [1] - 25:22 pleasing [1] - 15:1 plus [1] - 36:14 podium [4] - 3:18, 5:21, 7:8, 39:13 point [4] - 6:20, 23:4, 26:7, 37:11 popular [4] - 42:21, 45:9, 45:14, 45:17 porch [1] - 44:17 porches [3] - 40:13, 42:23, 45:22 portion [8] - 20:10, 23:3, 28:13, 31:20, 31:24, 47:15, 48:9, 48:12 possible [2] - 19:5, 35:16 possibly [1] - 25:1 power [1] - 9:4 Prairie [1] - 40:1 precast [2] - 14:21, 27:9 precedence [1] - 16:22 precedent [1] - 8:7 premium [1] - 42:5 prepay [1] - 30:15 PRESENT [2] - 2:1, 2:10 present [5] - 3:12, 29:17, 29:20, 38:9, 41:17 presentation [1] - 4:5 pretty [3] - 32:23, 41:9, 42:10 prevent [1] - 21:10 problem [1] - 38:2 proceedings [4] - 3:2, 48:11, 49:5, 49:8 process [4] - 8:8, 31:9, 31:14 product [3] - 44:1, 46:10, 46:17 project [4] - 30:15, 33:4, 34:8, 36:5 projects [4] - 34:4, 35:17, 35:21, 36:1 prompted [1] - 27:6 property [6] - 5:16, 6:7, 9:1, 13:19, 23:17, 39:2 proposed [4] - 3:9, 21:17, 40:4, 43:10 proposing [3] - 39:17, 40:3, 43:7 provide [4] - 23:11, 34:2, 34:22, 35:24	provides [1] - 13:15 PUBLIC [1] - 1:10 public [18] - 3:3, 3:4, 3:8, 3:11, 3:21, 3:22, 4:10, 5:5, 32:5, 32:6, 35:7, 35:19, 35:22, 38:16, 47:14, 48:9, 48:12, 49:5 publication [1] - 19:15 published [3] - 20:3, 20:15, 20:21 PUD [3] - 18:9, 26:24, 43:14 purpose [3] - 3:7, 5:14, 6:21 put [13] - 9:21, 12:16, 14:11, 19:12, 21:4, 23:14, 26:5, 27:11, 28:10, 35:19, 40:9, 43:21 Put [1] - 18:4 putting [7] - 8:1, 10:9, 10:10, 14:17, 15:18, 15:19, 23:24 pylon [1] - 8:10 PZC [6] - 4:10, 4:11, 5:7, 30:5, 38:17
P				
p.m [1] - 1:20				
Q				
quality [2] - 23:8, 40:21 questions [11] - 3:13, 4:7, 9:8, 13:9, 29:14, 29:24, 35:17, 38:4, 41:5, 41:23, 47:10 quick [2] - 41:10, 41:14 quite [2] - 6:10, 42:12				
R				
raise [3] - 3:22, 19:4, 19:11 raising [1] - 19:10 Randy [2] - 2:2, 26:7 range [2] - 34:6, 34:23 ranges [1] - 34:8 rate [4] - 36:10, 36:12, 36:14, 36:15 rather [6] - 7:19, 17:14, 27:14, 28:10, 29:1, 33:23 ready [1] - 39:6 Reagan [1] - 2:3 real [7] - 5:16, 23:10, 39:2, 41:14, 45:9, 45:14, 45:17 really [6] - 15:4, 15:11,				

PZC - April 11, 2018 - Public Hearings

29:2, 33:1, 42:21, 45:19 reason [5] - 6:4, 16:18, 35:7, 36:19, 37:7 received [2] - 30:19, 31:11 receiving [1] - 4:3 recently [1] - 31:11 recognize [2] - 44:6, 44:17 recommendation [2] - 7:5, 20:8 reconciliation [1] - 33:3 reduce [1] - 27:15 reduced [1] - 17:11 reface [1] - 25:23 reference [1] - 16:16 refunded [2] - 35:2, 35:4 regarding [3] - 3:9, 3:14, 38:23 related [1] - 30:11 remains [1] - 6:20 remember [1] - 29:5 remove [1] - 14:19 removing [3] - 7:20, 14:20 repeat [1] - 3:23 replace [1] - 8:18 Reporter [1] - 49:4 represent [2] - 3:17, 6:6 reproduced [1] - 49:14 republish [1] - 19:14 request [10] - 3:14, 4:6, 7:12, 10:3, 29:18, 29:21, 37:11, 38:10, 38:13, 41:18 requested [4] - 25:2, 25:6, 27:3, 27:6 requesting [5] - 5:10, 6:21, 6:22, 30:8, 38:20 requests [4] - 3:9, 3:13, 10:4, 46:24 require [2] - 20:5, 46:12 requires [1] - 35:7 residential [1] - 38:24 resolution [2] - 35:12, 35:14 respect [1] - 23:5 response [8] - 29:15, 29:19, 29:22, 38:11, 38:14, 41:19, 41:21, 47:11 responsibility [1] -	49:13 responsible [1] - 38:2 restrictions [1] - 40:2 retailer [4] - 6:19, 6:24, 7:4, 24:24 reused [1] - 21:8 review [10] - 30:12, 30:16, 31:14, 31:19, 31:21, 32:1, 32:9, 33:24, 36:17 reviews [1] - 31:6 revision [1] - 38:22 revisions [1] - 30:9 reworded [1] - 21:13 Richard [1] - 2:7 rid [1] - 8:17 ridiculous [1] - 37:21 River's [1] - 40:1 Road [1] - 1:15 road [1] - 13:22 roll [2] - 4:14, 47:18 roof [1] - 44:16 roofs [1] - 41:1 round [1] - 33:23 Route [1] - 7:13 row [1] - 44:20 runs [1] - 45:15 Rush [5] - 15:7, 15:15, 16:16, 16:18 Rush-Copley [4] - 15:7, 15:15, 16:16, 16:18	seven [4] - 13:7, 15:4, 22:14, 22:19 several [1] - 32:18 shake [2] - 43:3, 46:15 shingles [1] - 40:13 shopping [3] - 6:3, 6:12, 7:3 Shore [1] - 39:5 shorter [1] - 26:21 Shorthand [1] - 49:3 show [1] - 11:24 showing [1] - 43:19 shows [2] - 34:5, 36:9 shutter [3] - 45:24, 46:1, 46:2 shutters [1] - 45:23 side [4] - 6:18, 17:14, 40:16, 43:21 siding [13] - 40:7, 40:8, 41:24, 42:5, 42:6, 42:11, 42:13, 43:4, 45:4, 45:15, 46:7, 46:15 sign [53] - 3:18, 5:12, 6:22, 7:13, 7:14, 7:18, 7:19, 7:21, 8:3, 8:18, 8:22, 8:23, 9:5, 9:9, 9:11, 9:20, 10:19, 11:8, 11:14, 11:15, 13:2, 13:15, 13:21, 14:1, 14:11, 15:1, 16:16, 16:18, 18:5, 18:10, 19:3, 19:4, 20:10, 20:19, 21:11, 22:8, 22:10, 23:3, 23:9, 23:12, 25:23, 26:1, 26:4, 26:6, 26:19, 26:21, 26:23, 27:2, 27:22, 28:13 Sign [1] - 7:10 signage [3] - 6:21, 27:15, 28:4 signed [1] - 49:12 Signs [1] - 6:8 signs [12] - 5:14, 6:9, 14:4, 20:24, 22:1, 22:2, 25:7, 25:9, 25:23, 27:3, 28:6, 29:5 similar [1] - 44:23 single [2] - 43:15, 47:1 site [3] - 32:2, 32:10, 34:23 six [8] - 8:14, 17:12, 17:16, 17:19, 22:11, 24:2, 24:11, 28:5 six-inch [2] - 8:14, 17:12 size [3] - 6:11, 22:16,	25:2 sized [1] - 24:23 sleeve [1] - 8:13 sleeves [1] - 10:7 slide [1] - 14:15 sliding [1] - 14:17 Smith [1] - 6:6 so.. [1] - 43:9 soft [2] - 33:8, 34:17 sold [1] - 46:18 solid [1] - 11:19 someday [1] - 8:6 someone [1] - 9:9 Sometimes [1] - 36:14 sorry [4] - 22:23, 24:5, 30:3, 30:10 sort [3] - 7:18, 17:10, 24:14 space [7] - 6:16, 14:24, 23:21, 24:17, 24:18, 25:19, 33:13 spaces [1] - 25:24 specific [4] - 6:24, 25:24, 27:2, 35:17 specifically [1] - 6:9 spend [3] - 33:8, 35:2, 37:1 spent [3] - 28:5, 31:3, 35:4 sporadic [1] - 31:10 Sporting [1] - 24:15 spot [1] - 24:20 spreadsheet [1] - 36:8 SS [1] - 49:1 stages [1] - 34:4 stamp [1] - 9:15 stand [1] - 3:22 standard [1] - 46:9 standards [7] - 18:7, 23:7, 38:23, 39:18, 39:20, 39:21, 43:11 standpoint [4] - 11:18, 11:19, 12:12, 12:13 start [2] - 8:11, 11:7 started [1] - 42:15 state [3] - 3:16, 20:23, 39:9 STATE [1] - 49:1 steel [1] - 19:2 steeper [1] - 41:3 still [8] - 7:17, 8:19, 10:20, 15:9, 27:11, 40:10, 40:20, 47:4 stone [4] - 42:5, 42:6, 43:2, 46:15 stop [1] - 47:14 story [1] - 7:1 street [6] - 15:8, 15:14, 16:17, 28:1,	44:21, 44:22 stricter [1] - 47:3 strictly [1] - 13:14 stringent [1] - 39:21 strip [1] - 47:9 structural [3] - 10:16, 11:18, 13:15 structure [1] - 31:16 stuff [5] - 15:3, 40:23, 43:22, 45:15, 46:22 style [4] - 42:21, 42:22, 45:22, 46:3 subdivision [5] - 39:22, 40:4, 40:6, 43:7, 44:19 Subdivision [3] - 30:10, 30:11, 35:9 subdivisions [3] - 42:10, 42:13, 46:11 submits [1] - 31:20 sufficient [1] - 9:10 suggest [1] - 23:13 suggesting [2] - 20:23, 33:10 Super [2] - 7:17, 8:19 support [1] - 9:17 surrounding [1] - 15:7 sworn [4] - 3:24, 5:20, 7:7, 39:12 system [1] - 9:3
T				
Taker [1] - 2:14 tall [5] - 7:14, 13:21, 18:20, 18:24, 22:20 taller [2] - 18:18, 21:9 Target [9] - 7:17, 8:19, 20:24, 22:8, 24:22, 24:23, 25:7, 27:5, 29:4 taupe [1] - 45:12 taxes [1] - 37:8 technology [1] - 8:23 ten [9] - 8:9, 8:11, 8:13, 10:7, 22:12, 33:17, 33:20, 44:4, 45:11 ten-inch [3] - 8:11, 8:13, 10:7 tenant [11] - 5:14, 7:24, 14:4, 17:7, 17:8, 21:1, 23:21, 24:8, 27:1, 27:2 tenant's [1] - 25:24 tenants [10] - 8:20, 12:17, 23:13, 24:1, 24:2, 24:11, 24:12, 25:19, 26:6, 26:19				

PZC - April 11, 2018 - Public Hearings

<p>tends [2] - 10:21, 10:22</p> <p>testified [3] - 5:20, 7:7, 39:12</p> <p>testify [1] - 3:15</p> <p>testimony [4] - 3:8, 3:11, 4:2, 47:14</p> <p>text [1] - 30:9</p> <p>theater [1] - 13:23</p> <p>thereof [2] - 49:12, 49:16</p> <p>they've [1] - 27:6</p> <p>thinking [2] - 15:11, 27:18</p> <p>third [1] - 38:16</p> <p>thousand [1] - 33:19</p> <p>three [9] - 3:4, 7:24, 11:11, 17:13, 24:1, 25:14, 34:9, 34:13, 43:1</p> <p>today [1] - 6:4</p> <p>together [2] - 14:18, 40:9</p> <p>tonight [3] - 3:10, 4:3, 35:6</p> <p>tonight's [3] - 3:5, 3:21, 47:15</p> <p>top [15] - 7:19, 8:1, 8:17, 8:18, 14:14, 17:4, 17:12, 18:4, 18:13, 22:5, 27:11, 28:11, 28:14, 29:1</p> <p>topper [1] - 17:13</p> <p>tops [1] - 18:3</p> <p>total [2] - 36:14, 36:22</p> <p>touching [1] - 11:12</p> <p>tough [2] - 7:22, 40:2</p> <p>tower [2] - 15:16, 16:19</p> <p>town [2] - 6:3, 37:22</p> <p>townhome [1] - 43:15</p> <p>townhomes [1] - 47:4</p> <p>townhouses [1] - 13:23</p> <p>traffic [1] - 16:21</p> <p>Trail [1] - 39:4</p> <p>transcribed [1] - 49:4</p> <p>transcript [2] - 49:8, 49:11</p> <p>transparent [2] - 31:17, 35:15</p> <p>trim [1] - 17:4</p> <p>true [1] - 49:7</p> <p>try [1] - 19:3</p> <p>trying [1] - 40:19</p> <p>two [18] - 5:13, 7:13, 8:11, 8:12, 11:6, 11:15, 13:1, 13:12, 14:1, 17:8, 17:13, 25:14, 27:9, 36:16,</p>	<p>43:2, 45:21</p> <p>two-foot [5] - 11:6, 13:12, 17:8, 17:13</p> <p>type [1] - 18:10</p> <p>types [1] - 46:6</p> <p>typically [1] - 34:3</p> <p style="text-align: center;">U</p> <p>U.S [1] - 39:3</p> <p>under [5] - 12:1, 36:2, 36:5, 49:12, 49:14</p> <p>Unit [2] - 5:11, 38:21</p> <p>UNITED [1] - 1:5</p> <p>United [4] - 5:9, 30:6, 30:7, 38:19</p> <p>unless [1] - 21:19</p> <p>up [23] - 6:19, 7:20, 8:14, 9:21, 14:22, 16:12, 19:10, 19:11, 21:4, 23:9, 24:13, 29:2, 32:23, 33:1, 33:18, 33:21, 34:24, 38:7, 42:19, 43:11, 44:6, 46:14, 46:19</p> <p>upfront [1] - 34:20</p> <p>upgrade [2] - 9:2, 46:9</p> <p>uppermost [1] - 10:6</p> <p>user [1] - 24:14</p> <p style="text-align: center;">V</p> <p>vacant [2] - 25:9, 25:19</p> <p>value [2] - 29:11</p> <p>various [1] - 34:4</p> <p>version [1] - 21:18</p> <p>versus [1] - 15:9</p> <p>vertical [1] - 45:16</p> <p>view [1] - 17:1</p> <p>viewing [1] - 12:13</p> <p>Vinyard [3] - 2:7, 4:21, 47:22</p> <p>VINYARD [26] - 4:12, 4:22, 11:3, 11:5, 11:10, 11:21, 12:2, 12:5, 12:11, 12:18, 13:4, 13:11, 13:17, 13:20, 20:18, 22:14, 23:23, 24:10, 24:24, 25:5, 25:8, 25:17, 27:14, 28:19, 47:16, 47:23</p> <p>vinyl [7] - 42:11, 42:13, 45:4, 46:1, 46:8, 46:15, 46:16</p> <p>Vit [1] - 10:21</p> <p>Vitosh [2] - 49:3, 49:20</p>	<p>vote [6] - 4:15, 19:10, 21:12, 21:16, 23:14, 47:18</p> <p style="text-align: center;">W</p> <p>waiting [1] - 25:21</p> <p>wants [1] - 7:16</p> <p>Wednesday [1] - 1:19</p> <p>Weis [2] - 6:8, 7:9</p> <p>WEIS [53] - 7:6, 7:9, 9:12, 9:18, 9:22, 10:8, 10:11, 10:14, 11:2, 11:4, 11:9, 11:17, 11:22, 12:3, 12:6, 12:12, 13:3, 13:10, 13:13, 13:18, 14:14, 16:6, 17:5, 17:19, 18:3, 18:13, 18:15, 18:19, 18:23, 19:7, 19:21, 19:24, 20:9, 20:22, 21:6, 22:16, 22:19, 22:24, 23:2, 24:3, 24:5, 24:7, 24:11, 24:21, 25:3, 25:11, 25:18, 26:8, 26:13, 26:24, 27:9, 27:12, 29:12</p> <p>welding [1] - 14:18</p> <p>west [1] - 39:3</p> <p>westbound [1] - 16:21</p> <p>whereas [1] - 23:11</p> <p>WHEREUPON [1] - 3:1</p> <p>white [2] - 45:14</p> <p>whole [2] - 7:21, 12:24</p> <p>WILLIAM [1] - 39:11</p> <p>William [1] - 39:14</p> <p>wind [2] - 7:20, 19:1</p> <p>windows [1] - 44:17</p> <p>wish [1] - 3:12</p> <p>wishing [1] - 3:15</p> <p>witnesses [1] - 3:24</p> <p>wood [1] - 46:2</p> <p>Woods [1] - 45:20</p> <p>word [1] - 16:22</p> <p>worded [1] - 20:9</p> <p>world [1] - 23:10</p> <p>written [1] - 31:11</p> <p style="text-align: center;">Y</p> <p>yards [1] - 12:24</p> <p>year [1] - 35:22</p> <p>years [8] - 8:8, 8:9, 10:19, 31:10, 40:8, 42:14, 45:11, 45:21</p> <p>YORKVILLE [2] - 1:5,</p>	<p>1:6</p> <p>Yorkville [12] - 1:16, 5:9, 5:17, 30:6, 30:8, 38:1, 38:19, 39:5, 39:23, 40:16, 42:10, 45:19</p> <p>Yorkville's [1] - 37:16</p> <p>YOUNG [12] - 4:16, 4:19, 4:21, 4:23, 5:1, 5:3, 47:20, 47:22, 47:24, 48:2, 48:4, 48:6</p> <p>Young [1] - 2:14</p> <p style="text-align: center;">Z</p> <p>zero [1] - 16:14</p> <p>ZONING [1] - 1:9</p> <p>Zoning [1] - 3:6</p>
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