

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

**800 Game Farm Road, Yorkville, IL**

**Wednesday, March 13, 2019 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:**

Richard Vinyard-present, Danny Williams-present, Deborah Horaz-present, Don Marcum-present, Jeff Olson-present, Randy Harker-present

**City Staff**

Krysti Barksdale-Noble, Community Development Director  
Jason Engberg, Senior Planner

**Other Guests**

Lynn Dubajic, City Consultant	Matt Hively, Hively
Dan Kramer, Attorney	Mr. Chris Mazzoni, Hively
Theresa Dollinger, Castle Law	Charles MacKinnon, MacKinnon Farm

**Previous Meeting Minutes** February 13, 2019

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

Roll call: Williams-yes, Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Harker-yes.  
Carried 6-0.

**Citizen's Comments**

Chairman Harker officially welcomed new Commissioner Danny Williams who replaces Bill Gockman. Mr. Harker also said that Commissioner Ms. Reagan Goins will be stepping down from PZC after three years and he thanked her for her service.

**Public Hearings**

Chairman Harker explained the procedure for the Hearings and swore in those who would speak. At approximately 7:04pm a motion was made and seconded by Ms. Horaz and Mr. Vinyard, respectively, to open the Hearing.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes, Harker-yes.  
Carried 6-0.

1. **PZC 2019-03** Matthew C. Hively, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels. The real property is located south of Illinois Route 71, and north of Illinois Route 126 and part of the previously approved

Windmill Farms Annexation Agreement, which allowed for certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business Zoning districts. The petitioner is seeking to rezone two (2) parcels to the B-3 General Business District and one (1) parcel to the A-1 Agricultural District. The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel.  
(See Court Reporter Transcript)

The Hearings were closed at approximately 7:20 pm on a motion by Mr. Vinyard and second by Mr. Marcum.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes, Harker-yes. Carried 6-0.

### **Unfinished Business**

1. **PZC 2018-18** Marker, Inc., petitioner has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting an amendment to the Heartland Subdivision Planned Unit Development to reduce the interior side yard setback from twenty (20) feet to ten (10) feet on Lot 187 of the subdivision. Additionally, the petitioner is requesting to increase the maximum allowable height of a permitted fence in a business district from six (6) feet to eight (8) feet. The real property is located at the southwest corner of the McHugh Road and Route 34 intersection in Yorkville.

Mr. Dan Kramer summarized the request for the side yard setback reduction and said they are withdrawing the fence height increase. He said he and city staff have been unable to contact Casey's after repeated attempts regarding a shared driveway. He is therefore asking for approval of the setback request. Mr. Engberg added that the driveway would be off McHugh since Casey's cannot be reached. Mr. Kramer said the Markers are moving their real estate office to the proposed building. He said if a 10-foot setback is approved, a 2-story building would be built and if not approved, a 3-story building would be built. Mr. Marcum questioned the access and if it is an acceptable distance from the intersection. Ms. Noble answered that the engineer will need to make a determination. One consideration had been a drive-over median, but that was rejected. Mr. Marcum and Mr. Harker said, for the record, they thought that would be a better solution.

Ms. Noble read the six Standards and Mr. Olson questioned the ingress/egress with the setback change. Some Commissioners said there is not enough land for the building height desired even though the standards are met. Parking was discussed and 12 spots are needed for the proposed 2-story building and four more if a 3-story building is built. Commissioner Horaz asked if a retail use could be built there, however, there is not enough parking available. It was noted this piece of land is part of the Heartland subdivision.

### **Action Item**

#### **PUD Amendment**

Commissioners Marcum and Vinyard moved and seconded, respectively, the following motion: Based on information provided by staff in memorandums dated December 6, 2018, February 6, 2019 and March 6, 2019 and testimony presented during a Public Hearing on January 9, 2019 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval of an amendment to the Heartland Annexation and Planned Unit Development Agreement to reduce the side yard setback from twenty (20) feet to ten (10) feet and further subject to construction not to exceed 2 stories and a fence not to exceed 6 feet.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-no, Harker-yes. 5-yes, 1-nay. Motion carried.

### **New Business**

#### **1. PZC 2019-03 Hively (see above description)**

There was no discussion and a motion was made by Commissioner Williams and seconded by Commissioner Vinyard as follows: In consideration of testimony presented during a Public Hearing on March 13, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the properties stated in the staff memorandum dated January 30, 2019 to B-3 General Business District and A-1 Agricultural District.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes, Harker-yes. Carried 6-0.

### **Additional Business**

#### **1. City Council Action Updates**

The recent actions by City Council were noted as listed on the agenda.

Mr. Olson reported there was an unprotected large hole that a child could fall into, near a commercial construction site in Kendall Crossing. He e-mailed several officials and the BKFD Fire Marshall. Ms. Noble said there currently is no ordinance that requires construction fencing. As a result, Mr. Olson proposed a requirement for fencing and Ms. Noble asked him to provide language for an upcoming update to the Building Code. The update will be brought to EDC and PZC. A stop work order or citation can be issued, but OSHA will be called tomorrow.

#### **2. Planning and Zoning Commissioner Training Series - Presentation**

##### **a. Construction Plan Basics for Planning and Zoning Commissioners**

Mr. Olson presented information on construction drawings to educate/refresh Commissioners on construction procedures and plans. He presented various documents and pointed out important items to look for on the plans.

### **Adjournment**

There was no further business and the meeting was adjourned at 8:33pm on a motion by Ms. Horaz and 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  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, March 13, 2019  
7:00 p.m.

1       PRESENT:

2               Mr. Randy Harker, Chairman,

3               Mr. Jeff Olson, Vice-Chairman,

4               Mr. Richard Vinyard,

5               Ms. Deborah Horaz,

6               Mr. Donald Marcum,

7               Mr. Danny Williams.

8  
9       ALSO PRESENT:

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

12              Mr. Jason Engberg, Senior Planner,

13              Ms. Marlys Young, Minute Taker.

14                       - - - - -

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

4 CHAIRMAN HARKER: There is one public  
5 hearing, which is PZC 2019-03, scheduled for  
6 tonight's Planning and Zoning Commission  
7 meeting.

8 The purpose of this hearing is to  
9 invite testimony from members of the public  
10 regarding the proposed request being heard before  
11 the board tonight.

12 Public testimony from persons may  
13 wish to speak may be in for -- or for the request  
14 being heard or against the request or just have  
15 questions for the petitioner.

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

21 If you plan to speak during  
22 tonight's meeting as a petitioner or a member of  
23 the public, please stand, raise your right hand  
24 and repeat after me. Somebody has to talk.

1 Okay.

2 (Witnesses sworn.)

3 CHAIRMAN HARKER: Thank you. All right.

4 And the order that we're going to take the  
5 testimony will be the petitioner will go, and  
6 then those who are in favor of the request and  
7 then those that are in opposition of the request  
8 and then questions from the board to the  
9 petitioner. Okay?

10 May I have a motion to open public  
11 hearing on Petition Number PZC 2019-03?

12 MS. HORAZ: So moved.

13 MR. VINYARD: Second.

14 CHAIRMAN HARKER: Okay. Roll call vote,  
15 please, on the motion.

16 MS. YOUNG: Yes.

17 Horaz.

18 MS. HORAZ: Yes.

19 MS. YOUNG: Markham.

20 MR. MARKHAM: Yes.

21 MS. YOUNG: Olson.

22 VICE-CHAIRMAN OLSON: Yes.

23 MS. YOUNG: Vinyard.

24 MR. VINYARD: Yes.

1 MS. YOUNG: Williams.

2 MR. WILLIAMS: Yes.

3 MS. YOUNG: Harker.

4 CHAIRMAN HARKER: Yes. Okay.

5 PZC 2019-03, Matthew C. Hively,  
6 petitioner, has filed an application with the  
7 United City of Yorkville, Kendall County,  
8 Illinois, requesting rezoning classification of  
9 three parcels.

10 The real property is located south  
11 of Illinois Route 71, north of Illinois Route  
12 126, and part of the previously approved Windmill  
13 Farms annexation agreement, which allowed for  
14 certain land uses consistent with those found in  
15 R-4 General Multi-Family Residence District and  
16 B-3 General Business Districts -- I'm sorry, B-3  
17 General Business Zoning Districts.

18 The petitioner is seeking to rezone  
19 two parcels to the B-3 General Business District,  
20 and one parcel to an A-1 Agricultural District.

21 The purpose of rezoning is to  
22 establish and operate a nursery and garden center  
23 with a retail store on the proposed B-3 zoned  
24 parcels and an accessory building for the storage



1 of the equipment, landscaping materials, in the  
2 proposed A-1 zoned parcel. Okay?

3 Petitioner, are you ready?

4 MS. DOLLINGER: Teresa Dollinger. I  
5 represent Matt Hively, who is the petitioner. We  
6 have two applications for rezoning to present  
7 this evening.

8 The first -- They are both parcels  
9 that were previously in the Windmill Farms  
10 annexation. For one parcel we are seeking A-1  
11 zoning, and for the other application we are  
12 looking for B-3 zoning.

13 As was explained, the purpose for  
14 the B-3 zoning is to operate a nursery and garden  
15 center. We presented a concept plan that shows a  
16 4,000 square foot building served for that  
17 purpose, that would be the retail portion of  
18 that -- of that business.

19 This parcel does extend just  
20 across -- across the street as well, a small  
21 piece of that parcel. We were also seeking B-3  
22 here. Presently we are contemplating no building  
23 at this time; we are planning to landscape it so  
24 it's in keeping with the appearance of the

1       nursery and garden center, and it will serve as  
2       part of some support for the business and the  
3       garden center.

4               With respect to the application  
5       seeking A-1 zoning, that is -- it's a little bit  
6       down the road from those parcels. It's currently  
7       being farmed and we are looking to grow plants  
8       and things that support the nursery and garden  
9       center as well.

10              So I'd be happy to answer any  
11       questions that you have about our applications  
12       that are in the packet tonight or the concept  
13       plan we presented.

14              CHAIRMAN HARKER: Okay.

15              MS. NOBLE: Would you like your response  
16       to the findings entered into the record?

17              MS. DOLLINGER: Yes, please.

18              CHAIRMAN HARKER: Excellent. Any  
19       questions? Sorry.

20              MR. VINYARD: Yeah. The parcel number  
21       three, you said that you guys are just going to  
22       landscape it.

23              Was there any plans like -- You  
24       weren't thinking like signage, or just kind of

1     like tie the landscaping into the actual business  
2     itself?

3             MS. DOLLINGER:   For the parcel that's  
4     part of the larger --

5             MR. VINYARD:    Yeah.   For your lot.

6             MS. DOLLINGER:   -- parcel?   Yeah, at  
7     this time we have to -- we do have to work with  
8     the traffic situation of this very small piece,  
9     so we don't have any plans to build presently on  
10    that.   We would like --

11            MR. VINYARD:    Something small.

12            MS. DOLLINGER:   Yes, it is quite small,  
13    but we do view that as part of the business and  
14    view it as an opportunity to kind of showcase  
15    some of the landscaping and services that would  
16    be provided by the nursery and garden center.

17            MR. VINYARD:    Completely clarified it.  
18    So yeah, there is like a little shoulder where  
19    you can put some plants in there, give an idea of  
20    what you do and what you have.

21            MS. DOLLINGER:   Right.

22            MR. VINYARD:    Okay.   Cool.   Thank you.

23            CHAIRMAN HARKER:   Will the main parcel  
24    number two there, will that have like a fence

1 around it or is there a call out for any of that?

2 MS. DOLLINGER: Around the garden  
3 center?

4 CHAIRMAN HARKER: Yeah.

5 MS. DOLLINGER: There is no fencing  
6 there. There would be some more landscaping with  
7 trees, which is going to act as a natural fence,  
8 but --

9 CHAIRMAN HARKER: Okay.

10 MS. DOLLINGER: And they will be  
11 complying with the appearance code that's  
12 required with respect to signs, and obviously the  
13 nature of the business is such that we want to  
14 make sure it's visibly attractive to the area.

15 CHAIRMAN HARKER: Okay. One other  
16 thing, on the -- Would you say that like your --  
17 the company is going to be more like a -- like a  
18 Schaefer's or a -- you know, like a greenhouse  
19 like that, or is it going to be more like a  
20 Winding Creek? Is it Winding Creek down in --

21 MS. HORAZ: Yeah.

22 CHAIRMAN HARKER: -- Millbrook? I mean,  
23 I'm just trying to -- What's that? They're  
24 both -- You guys are going to be retail, right?

1 It's going to be retail?

2 MS. DOLLINGER: Yes.

3 CHAIRMAN HARKER: Okay.

4 MS. DOLLINGER: Mm-hum. So for people  
5 looking to update their gardens, do landscaping,  
6 they will come in, view the products, get advice,  
7 and --

8 CHAIRMAN HARKER: Okay.

9 MS. DOLLINGER: Does that help to  
10 answer?

11 CHAIRMAN HARKER: Yeah, I'm sure -- I  
12 think it's going to be kind of like Winding  
13 Creek.

14 VICE-CHAIRMAN OLSON: Yeah, absolutely.  
15 But in Yorkville.

16 CHAIRMAN HARKER: But in Yorkville,  
17 exactly. Okay.

18 MS. HORAZ: I have a concern about the  
19 traffic, speed limit around there and the  
20 entrance --

21 CHAIRMAN HARKER: Okay.

22 MS. HORAZ: -- as far as IDOT and --

23 MS. NOBLE: Right. So both streets or  
24 roadways that they are adjacent to, 71 and 126,

1 are regulated by IDOT, so we do not control the  
2 speed limit on those streets, on those roadways.

3 However, they would need to get a  
4 permit from IDOT, and IDOT would take all of that  
5 into consideration on the location of the  
6 entrance, decelerate.

7 MS. HORAZ: Right, because they don't  
8 have -- it's pretty dangerous there.

9 MS. NOBLE: Right, have to decelerate.  
10 So the petitioner has submitted a petition to  
11 IDOT and they have not gotten a response back  
12 from IDOT. As you do know, IDOT does have plans  
13 for 71.

14 MS. HORAZ: Right.

15 CHAIRMAN HARKER: Yeah.

16 MS. NOBLE: Widening for that. They do  
17 have plans for 126, that's just not funded yet,  
18 so it's down the road, but they would be  
19 considering all of that when they issue the  
20 permit to the petitioner.

21 MS. DOLLINGER: And we have been working  
22 with IDOT in developing a concept plan and we did  
23 initially make some applications based on some of  
24 their comments, and so the access points on our

1 most current concept plan have been preliminarily  
2 approved by IDOT, but we will have to get the  
3 permits and go through their process, so they  
4 will be reviewing our plans as well.

5 CHAIRMAN HARKER: I think, you know, a  
6 concern of mine is parcel one, as far as the  
7 traffic on 71, is coming out of there, you know,  
8 because they're going to be -- you're going to be  
9 hauling stuff with like tractors and hay racks,  
10 or how are you going to get it there?

11 MR. HIVELEY: It would be trucks --

12 CHAIRMAN HARKER: Semis?

13 MR. HIVELEY: -- and trailers.

14 CHAIRMAN HARKER: Okay.

15 MR. HIVELEY: Yeah, it won't be hay  
16 wagons down 71.

17 CHAIRMAN HARKER: Okay. Yeah, that's  
18 what I was thinking. I'm like man, that's going  
19 to be dangerous pulling out and then having --  
20 okay. Okay.

21 MR. MARCUM: Is this business already in  
22 operation someplace or is this a start-up  
23 operation?

24 MS. DOLLINGER: This is going to be --

1 this is a new retail business.

2 MR. HIVELY: Yeah, I have a landscaping  
3 company now, I am planning to open this as a  
4 separate business from that.

5 CHAIRMAN HARKER: Would you identify  
6 yourself, please?

7 MR. HIVELY: Matt Hively.

8 MS. NOBLE: And do you mind speaking  
9 into the microphone? Our court reporter isn't  
10 here, so she'll be taking the information from  
11 the recording.

12 MR. HIVELY: Okay.

13 CHAIRMAN HARKER: Go ahead and say your  
14 name again, please.

15 MR. HIVELY: Matt Hively.

16 CHAIRMAN HARKER: Okay.

17 MS. NOBLE: And then do you want to  
18 respond?

19 MR. HIVELY: It's going to be a new  
20 business. I have a landscaping company already  
21 and it's just another business venture, you know.

22 MR. VINYARD: Is the landscaping company  
23 the one down the street?

24 MR. HIVELY: No.



1 MR. VINYARD: Okay.

2 MR. HIVELY: We used to run out of  
3 there, but we are in Oswego now.

4 CHAIRMAN HARKER: Okay.

5 MS. DOLLINGER: So it's an expansion of  
6 an existing landscape business.

7 CHAIRMAN HARKER: Excellent. And do you  
8 do like pergolas and hardscape stuff also?

9 MR. HIVELY: Yeah, doing kind of some  
10 lawn furniture, plants, sawmill to make some  
11 pergolas, you know, benches, you know, just kind  
12 of a different garden center.

13 CHAIRMAN HARKER: Okay.

14 MR. HIVELY: It's not going to be just  
15 plants. I have some stuff like that, too.

16 CHAIRMAN HARKER: All right.

17 VICE-CHAIRMAN OLSON: Personally I'm a  
18 little nervous how much money I'm going to spend  
19 there.

20 CHAIRMAN HARKER: All right.

21 MS. HORAZ: Matt, do you own the  
22 property?

23 MR. HIVELY: We are in the process. We  
24 have it under contract, so --

1 MS. HORAZ: And how is it designated in  
2 the Comprehensive Plan?

3 MS. NOBLE: So the Comprehensive Plan  
4 does designate this area as estate residential,  
5 and I will explain a little bit the history of  
6 how we came about that.

7 When we did the Comprehensive Plan  
8 starting in 2016, at that time we were just  
9 coming out of the recession with the turnover of  
10 the economy and where we were going, we were  
11 trying to look for a vision, so the direction of  
12 the Comprehensive Plan was to focus on the built  
13 area of the community, and everything on the  
14 outside, that didn't have an active agreement  
15 where buildings were happening, we put it into a  
16 place holding category, which is our estate  
17 residential.

18 This area -- The horizon of that  
19 Comp Plan is ten years, so we are about a third  
20 of the way into it.

21 The parcel was deemed one of those  
22 locations that we didn't think anything was going  
23 to happen because it's encumbered by an existing  
24 annexation agreement which had retail as well as

1 residential, so we put that in a holding  
2 pattern.

3 When these petitioners came forward  
4 saying that they were looking to move forward  
5 with this parcel, we decided that we would look  
6 at trying to get owners together to do one grand  
7 amendment to that annexation agreement releasing  
8 the obligation so that they could move forward;  
9 however, we weren't able to get all of the  
10 petitioners, or the owners to be petitioners in  
11 that agreement, so the process that we're taking  
12 is being piecemeal, it's a parcel-by-parcel  
13 addressing of the issue, so what we are doing  
14 separately from the PZC meeting tonight, is we  
15 are having a public hearing at City Council on  
16 the 26th and at that time we will amend the  
17 annexation agreement to release the obligations  
18 of that very large -- and in your packet you have  
19 that very large, possibly unrealistic plan, and  
20 then allow each parcel owner, correct, each  
21 parcel owner to come in, rezone the property to a  
22 more appropriate land use, and then move forward  
23 with that.

24 MR. VINYARD: I can see this as being an

1 issue with other places within the city. Is  
2 there something that we can do to maybe address  
3 this and make it an easier transition, or are we  
4 going to have to do this every time somebody else  
5 comes?

6 MS. NOBLE: So this is a unique case.  
7 Are you referring to just this parcel or the  
8 amendment to the Comprehensive Plan?

9 MR. VINYARD: No, I'm clarifying it in  
10 general because I am certain there is other  
11 places within our Comprehensive Plan that we  
12 could possibly see something like this --

13 MS. NOBLE: Sure. Sure.

14 MR. VINYARD: -- and there was kind of  
15 that middle ground area, we don't know exactly  
16 what to do with it, so went with this.

17 MS. NOBLE: Yes.

18 VICE-CHAIRMAN OLSON: The Comprehensive  
19 Plan is a guide, it's not --

20 MR. VINYARD: Exactly.

21 VICE-CHAIRMAN OLSON: Right? So as long  
22 as we stay true to what the intent is, not  
23 necessarily what it's designated as -- we're not  
24 going to put an industrial building across the

1 street from --

2 MR. VINYARD: Is there something -- I'm  
3 fine with this. Is there something that we can  
4 do to streamline this so that we don't --

5 MS. NOBLE: Sure.

6 MR. VINYARD: -- have to keep going  
7 through --

8 MS. NOBLE: Sure. So what the process  
9 is -- So two things. You do value the  
10 Comprehensive Plan as a guide, as Jeff mentioned.

11 It does have some legal standing  
12 because it has to be adopted by the community,  
13 but you have the ability to amend it, and that's  
14 the process.

15 So at the end of the year, staff  
16 brings a lot of the projects that have come  
17 through that were approved that had deviations  
18 from that plan and we present it to you and amend  
19 the document.

20 So it's a living document, it  
21 changes, and just as rezoning changes, you know,  
22 the land use, we would do that, too.

23 To kind of predict where that's  
24 going to happen, possibly we could do that, but

1 we let the market kind of dictate, you know.

2 MR. VINYARD: I just didn't know if this  
3 was going to be the same stuff for the next time  
4 this came through and if we could save --

5 MS. NOBLE: Sure.

6 MR. VINYARD: -- a little bit of time  
7 and energy on everyone's side to streamline it,  
8 but -- Okay.

9 MS. NOBLE: It will be unfortunately for  
10 this particular parcel, because it has I think 12  
11 individual owners.

12 VICE-CHAIRMAN OLSON: Somebody brings  
13 something to us every once in a while, we get to  
14 have input on it.

15 MR. VINYARD: Yeah, no, I agree.

16 VICE-CHAIRMAN OLSON: I don't want it to  
17 be too streamlined and then it's taken out of our  
18 hands and our opinions and -- so.

19 MS. NOBLE: Right.

20 MR. VINYARD: Point taken.

21 CHAIRMAN HARKER: Thank you.

22 MS. DOLLINGER: You are welcome.

23 MS. HORAZ: You know, I always thought  
24 this area would be more like retail stores,

1 grocery, as the foundation lots. The hospital  
2 was supposed to go there.

3 CHAIRMAN HARKER: Across the street.

4 MR. VINYARD: That's a lot of houses  
5 through the area there.

6 MS. NOBLE: Yes.

7 MR. VINYARD: Landscaping and pergolas  
8 and chairs and stuff.

9 VICE-CHAIRMAN OLSON: I plan on retiring  
10 in the future subdivision across the street  
11 there on 71 that's not built yet, it's meant to  
12 be, so --

13 MS. HORAZ: So you're going to need a  
14 nursery.

15 VICE-CHAIRMAN OLSON: So I'm going to  
16 need a nursery across the street.

17 MR. WILLIAMS: I don't want to drive to  
18 Winding Creek every time, so I mean, if it's  
19 got just a place. There is plenty of  
20 subdivisions around.

21 VICE-CHAIRMAN OLSON: And if you look on  
22 the -- you know, what our requirements are to  
23 meet in order to do it, one of them is I think  
24 there is a need for it.

1 MS. NOBLE: Correct. Public need.

2 CHAIRMAN HARKER: Yeah.

3 MS. HORAZ: Yeah, it's on this page.

4 MS. DOLLINGER: And, you know, Matt is  
5 going to be creating a lot of jobs here, talking  
6 about 30, 35 jobs.

7 CHAIRMAN HARKER: Mm-hum. Yeah.

8 MS. DOLLINGER: And also it's a big  
9 sales tax generator for the city.

10 CHAIRMAN HARKER: Absolutely.

11 MS. DOLLINGER: People spend a lot of  
12 money. I know if you see what I spend every  
13 year at my landscape --

14 CHAIRMAN HARKER: Me, too.

15 MS. DOLLINGER: As a matter of fact, I  
16 gave them my initial spot that I gave, I gave  
17 them my --

18 CHAIRMAN HARKER: That's right. Yeah.  
19 Okay. Excellent.

20 MS. DOLLINGER: Winding Creek, love  
21 them, too, but I'm just saying, this in  
22 Yorkville, now they will be able to get a lot of  
23 things. These type of centers, they carry things  
24 you can't buy in other places.



1 CHAIRMAN HARKER: Correct, yeah. And,  
2 actually, you know, thinking about it more,  
3 once -- if it gets approved and everything they  
4 have it built and all that good stuff, you know,  
5 it actually might close a slow down a little bit  
6 on 71, you know what I mean?

7 Especially if you're coming  
8 around that -- if you're coming like into town  
9 from -- and you're heading west on 71, as you  
10 come down the hill. That would be nice.

11 MR. HIVELEY: Yeah, I'm going to  
12 landscape it real nice, and I mean, the building  
13 is going to look nice, I've got a bunch of  
14 handmade beams from a barn we took down, I'm  
15 going to make the front porch out of. I'm going  
16 to build everything right.

17 CHAIRMAN HARKER: Cool. Very nice.  
18 Does anybody else have any questions for them  
19 right now?

20 (No response.)

21 CHAIRMAN HARKER: Okay. All right.  
22 Thank you.

23 MS. DOLLINGER: Thank you.

24 MR. HIVELEY: Thank you.

1 CHAIRMAN HARKER: Okay. Anybody here  
2 that would like to speak that's in favor of the  
3 request that's being heard?

4 (No response.)

5 CHAIRMAN HARKER: Anybody that would  
6 like to speak that's opposed to the request being  
7 heard?

8 (No response.)

9 CHAIRMAN HARKER: Okay. Questions? Any  
10 more questions?

11 (No response.)

12 CHAIRMAN HARKER: Okay, none. All  
13 right.

14 Seeing that all the testimony has  
15 been taken, may I get a motion to close out of  
16 the public hearing and close the Petition Number  
17 PZC 2019-03?

18 MR. VINYARD: So moved.

19 MR. MARCUM: Second.

20 CHAIRMAN HARKER: Okay. Public hearing  
21 is now closed.

22 MS. NOBLE: Roll call.

23 CHAIRMAN HARKER: What's that?

24 MS. NOBLE: Roll call.

1 CHAIRMAN HARKER: Roll call on the  
2 motion. Thank you.

3 MS. YOUNG: Horaz.

4 MS. HORAZ: Yes.

5 MS. YOUNG: Markham.

6 MR. MARKHAM: Yes.

7 MS. YOUNG: Olson.

8 VICE-CHAIRMAN OLSON: Yes.

9 MS. YOUNG: Vinyard.

10 MR. VINYARD: Yes.

11 MS. YOUNG: Williams.

12 MR. WILLIAMS: Yes.

13 MS. YOUNG: Harker.

14 CHAIRMAN HARKER: Yes.

15 All right.

16 (Which were all the  
17 proceedings had in the  
18 public hearing portion  
19 of the meeting.)

20 ---oOo---

21

22

23

24

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 from the audio recording taken at  
7 the meeting and that the foregoing, Pages 1  
8 through 25, inclusive, is a true, correct and  
9 complete computer-generated transcript of the  
10 proceedings 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 March, A.D., 2019.

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

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