

**APPROVED 11/13/19**

**PLANNING & ZONING COMMISSION**

**City Council Chambers  
800 Game Farm Road, Yorkville, IL  
Wednesday, October 9, 2019 7:00pm**

**Meeting Called to Order**

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

**Roll Call:**

Don Marcum-yes, Jeff Olson-yes, Richard Vinyard-yes, Deborah Horaz-yes, Danny Williams-yes

Absent: Rusty Hyett, Greg Millen

**City Staff**

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

**Other Guests**

Christine Vitosh, Vitosh Reporting Service  
Lynn Dubajic, City Consultant  
Theresa Dollinger, Castle Law-SEAL  
Larissa Toutant, 118 Colonial Parkway  
Dean Edmeier, Avanti

John Lovetere, Tiem Engineering  
Lyne Lovetere, Tiem Engineering  
Karen Larson, Director SEAL  
Harve Knell, H.E. Assoc.

**Previous Meeting Minutes** September 11, 2019

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

Roll call: Olson-yes, Vinyard-yes, Horaz-present, Marcum-yes, Williams-yes. Carried 4-0 and 1 present.

**Citizen's Comments** None

**Public Hearings**

Vice-Chairman Olson explained the procedure for the Public Hearings and swore in those who would present testimony. A motion was made and seconded at approximately 7:03pm by Mr. Vinyard and Mr. Williams, respectively, to open the Public Hearings.

Roll call: Vinyard-yes, Horaz-yes, Marcum-yes, Olson-yes, Williams-yes. Carried 5-0.

Mr. Olson read the petitions for the Hearings.

1. **PZC 2019-24** Karen Larsen on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County,

Illinois, requesting special use permit approval as a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

2. **PZC 2019-25** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to “Chapter 6: Permitted Uses.” The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use in the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

*(See Court Reporter's transcript of Public Hearing proceedings)*

*(Re: PZC 2019-24 SEAL: The answers to the questions for the special criteria will be also entered into the record).*

The Hearings were closed at approximately 7:45pm on a motion by Ms. Horaz and second by Mr. Williams.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0.

**Unfinished Business** None

### **New Business**

1. **PZC 2019-24 SEAL:** Mr. Engberg reviewed the parking arrangements and said 18 parking spots were adequate to start and additional parking will be provided as the school grows. He also said there is already a school in this area and a change to the code had been made to accommodate that school. Commissioner Horaz said a fence should be built bordering the neighboring properties. There will be no outside activities, however, there will be a gym in the middle of the building. The school should be completed by the end of November 2019. Chairman Olson commented that the existing easement will provide safety for both SEAL and Mr. Knell's business that involves trucks.

### **Action Item**

#### Special Use Approval

Chairman Olson read the Special Use criteria and a motion was made by Mr. Vinyard and seconded by Mr. Williams to approve the Findings of Fact and Special Use. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on October 9, 2019 and discussion of the Findings of Fact, the Planning and Zoning Commission recommends approval to the City Council for a request for Special Use authorization for the operation of a proposed new Commercial/Trade School in an existing building zoned M-1 Limited Manufacturing District at 109 Beaver Street in Fox Industrial Park.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Passed 5-0.

## **2. PZC 2019-25 Text Amendment:**

### **Action Item**

#### **Text Amendment**

There was no discussion and a motion was made and seconded by Commissioners Marcum and Vinyard, respectively, read by Mr. Vinyard as follows. In consideration of testimony presented during a Public Hearing on October 9, 2019, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated September 17, 2019.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes. Passed 5-0.

- 3. PZC 2019-22** The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago ASLV VI, LLLP, owner/developer, has filed an application with the United City of Yorkville seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots within two (2) new units, Units 26 and 27, of the Grande Reserve subdivision located in the northeast quadrant of Galena Road and Mill Road in Yorkville.

Mr. Dean Edmeier of Avanti Properties said this development will be an age-targeted community and he is seeking final plat approval for Units 26 and 27. He said they may request an early start for grading due to the past weather conditions. Ms. Noble added that they will be looping the water main. Mr. Williams asked if all revisions are completed and Ms. Noble replied most have been and will be added as a condition.

### **Action Item**

#### **Final Plat Approval**

Mr. Vinyard made a motion for approval and Mr. Williams seconded and also read the motion as follows: In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 26 and 27, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 9-3-19, subject to review comments provided by the City Engineer, EEI, Inc. dated August 13, 2019 and September 27, 2019.

Roll call: Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes, Olson-yes. Passed 5-0.

## **Additional Business**

### **1. 2020 Planning and Zoning Commission Meeting Schedule:**

Mr. Engberg noted the meeting date in November will be November 18<sup>th</sup> due to Veteran's Day. The schedule was approved on a unanimous voice vote.

### **2. City Council Action Updates:**

Ms. Noble noted the 3 recent approvals:

- a. PZC 2019-16: Amending the Building Codes of the Municipal Code
- b. PZC 2019-20: Charles & Gayle Ashley reconstruction of a porch
- c. PZC 2019-21: Menards final plat approval to subdivide

### **Adjournment**

There was no further business and the meeting was adjourned at 8:06pm on a motion by Mr. Vinyard and seconded by Mr. Williams. Voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, October 9, 2019  
7:00 p.m.

1       PRESENT:

2               Mr. Jeff Olson, Chairman,

3               Mr. Donald Marcum,

4               Mr. Richard Vinyard,

5               Mr. Danny Williams,

6               Ms. Deborah Horaz.

7  
8       ALSO PRESENT:

9               Ms. Krysti Barksdale-Noble, Community  
10              Development Director;

11             Mr. Jason Engberg, Senior Planner;

12             Ms. Marlys Young, Minute Taker.

13                     - - - - -  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

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

4 CHAIRMAN OLSON: There are two public  
5 hearings scheduled for tonight's Planning and  
6 Zoning Commission meeting.

7 The purpose of this hearing is to  
8 invite testimony from members of the public  
9 regarding the proposed request that is being  
10 considered by the Commission tonight.

11 Public testimony from persons  
12 present who wish to speak may be for or against  
13 the request, or to ask questions of the  
14 petitioner 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. You are also asked  
18 to sign in at the podium if you haven't already  
19 signed in.

20 If you plan to speak during  
21 tonight's public hearing or as a member of the  
22 public, please stand right now, raise your right  
23 hand, and repeat after me.

24 (Witnesses sworn.)

1 CHAIRMAN OLSON: The order for receiving  
2 testimony during the public hearing tonight will  
3 be as follows: First, the petitioner will make  
4 their presentation; second, those who wish to  
5 speak in favor of the request may speak; and  
6 then, thirdly, those who wish to speak in  
7 opposition of the request may speak.

8 And with that out of the way, may I  
9 have a motion, please, to open the public hearing  
10 on petition number PZC 2019-24, SEAL South,  
11 Incorporated, special use permit, and PZC  
12 2019-25, text amendment to Chapter 6: Permitted  
13 Uses?

14 MR. VINYARD: So moved.

15 MR. WILLIAMS: Second.

16 CHAIRMAN OLSON: Roll call vote on the  
17 motion, please.

18 MS. YOUNG: Yes.

19 Vinyard.

20 MR. VINYARD: Yes.

21 MS. YOUNG: Horaz.

22 MS. HORAZ: Yes.

23 MS. YOUNG: Marcum.

24 MR. MARCUM: Yes.

1 MS. YOUNG: Olson.

2 CHAIRMAN OLSON: Yes.

3 MS. YOUNG: Williams.

4 MR. WILLIAMS: Yes.

5 CHAIRMAN OLSON: All right. The public  
6 hearings up for discussion tonight are the  
7 following: PZC 2019-24, Karen Larson, on behalf  
8 of SEAL South, Incorporated, petitioner --

9 Is it SEAL or S-E-A-L?

10 MS. DOLLINGER: It's SEAL, or S-E-A-L.

11 MS. LARSON: Or it's an acronym.

12 MS. DOLLINGER: It's an acronym.

13 CHAIRMAN OLSON: Wanted to make sure I  
14 wasn't messing up for you.

15 Has filed a petition with the United  
16 City of Yorkville, Kendall County, Illinois,  
17 requesting special use permit approval as a  
18 commercial trade school providing special  
19 education and therapeutic services in a day  
20 school setting for Grades K-12, within the M-1,  
21 Limited Manufacturing District, pursuant to  
22 Chapter 6, Table 10-06-2 of the Yorkville Zoning  
23 Ordinance.

24 The real property is located at



1 109 Beaver Street within the Fox Industrial Park  
2 in Yorkville, Illinois.

3 Also up for discussion tonight is  
4 PZC 2019-25, United City of Yorkville, Kendall  
5 County, Illinois, petitioner, is proposing a text  
6 amendment to Chapter 6: Permitted Uses.

7 The amendment to Chapter 6 will  
8 revise 10-6-1, residential uses, to identify a  
9 multi-family dwelling as a special use in the B-1  
10 Local Business District.

11 The special use in the B-1 Local  
12 Business District will allow apartment units on  
13 all floors of an existing building within the  
14 downtown historic commercial core, provided that  
15 at least 25 percent of the overall gross square  
16 feet of the building area is utilized for  
17 commercial purposes.

18 The downtown historic commercial  
19 core as defined by the Comprehensive Plan is  
20 bounded by the Fox River on the north, Fox Street  
21 on the south, Mill Street on the east, and Main  
22 Street on the west.

23 Public hearing. Is the petitioner  
24 for PZC 2019-24, SEAL South, Incorporated,

1 present and prepared to make their presentation  
2 of their proposed request?

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

6 MS. DOLLINGER: Hello. My name is  
7 Theresa Dollinger, and I am here on behalf of  
8 SEAL South, or it stands for School for  
9 Expressive Arts and Learning, and I apologize, I  
10 am starting to lose my voice, so I sound that way  
11 for a reason.

12 We're here seeking a special use to  
13 operate a commercial school. SEAL is a  
14 therapeutic school that offers services to  
15 students with special needs.

16 This location will be the fourth  
17 location of its kind. SEAL has been operating  
18 for over 15 years and has three other very  
19 successful locations in Lombard, Romeoville and  
20 Woodstock, so they're looking to expand due to  
21 the increased need and the demand for different  
22 school districts.

23 The school is licensed by the state  
24 Board of Education and does offer a full

1 curriculum for students K through 12. They do --  
2 they accept students from area school districts  
3 that have specialized needs that those school  
4 districts might not be equipped to handle  
5 in-house, and currently they have students being  
6 bussed from distances that are creating a  
7 situation where they are spending a lot of time  
8 traveling around.

9 In support of our application, we  
10 have included a letter from the school district  
11 outlining that situation and supporting the  
12 additional location here in Yorkville where there  
13 is a need. Yorkville students are currently  
14 being bussed to Romeoville to receive these sorts  
15 of services.

16 As I said, it's a full curriculum.  
17 They offer individualized plans, they work with  
18 the school districts to develop plans for these  
19 students, including -- in addition, they offer  
20 therapy and transition programs, helping students  
21 prepare for the workplace and kind of integrate  
22 into the community, so it's really important,  
23 there is certainly a need for a program of this  
24 type, and they do have staff to provide these

1 individualized services.

2 They have approximately one staff  
3 per two students that are there, and currently --  
4 at the beginning, starting out, they will have  
5 approximately 20 students.

6 In the materials that we have  
7 submitted, we have -- in the second to last page  
8 there is a proposed layout, which includes three  
9 classrooms, and the last page is what we hope to  
10 grow to with the maximum of 90 students being --  
11 receiving services at this location.

12 CHAIRMAN OLSON: How many again?

13 MS. HORAZ: Yeah.

14 MS. DOLLINGER: Maximum of 90, but  
15 currently around 20 or so. We do -- We won't be  
16 making any changes to the outside of the  
17 building, there is only some plans for -- to  
18 outfit the building to meet the needs.

19 As far as the bussing goes, you can  
20 see in the materials the traffic flow that we  
21 have provided to show where the students will get  
22 picked up and dropped off.

23 When I say bussing, we -- each  
24 school arranges for their own transportation of

1 the students to the facilities. Depending on how  
2 many students they have, they might bring a  
3 Suburban or a smaller bus, so we're not  
4 discussing a long row of big, full, yellow buses  
5 here, and they come from approximately 10 to 15  
6 schools, so there might be 10 to 15 vehicles per  
7 day dropping off and picking up in the  
8 afternoon.

9 So based on the current layout, we  
10 have more than enough space to accommodate that  
11 without causing any traffic issues there, and  
12 along those lines, we also -- under the current  
13 layout we do have sufficient parking to  
14 accommodate this.

15 There will be no students driving  
16 themselves to school at any -- at any point in  
17 time, so we have enough space to accommodate the  
18 faculty and staff, and some of the proposed  
19 concept plans also contemplate areas where we  
20 might be able to include additional parking if  
21 needed in the future.

22 So I'd be happy to answer any other  
23 questions you may have. I know we have -- or  
24 anything that might be raised, in addition to

1 what we have provided, and also the report that  
2 you have before you.

3 CHAIRMAN OLSON: I think --

4 MR. MARCUM: I've got a couple  
5 questions.

6 MS. DOLLINGER: Sure.

7 MR. MARCUM: This is providing for kids  
8 with special needs, correct? Because the name  
9 arts and whatever it was, I don't know, that  
10 didn't say special needs to me, and it's not one  
11 of these disciplinary places where you send all  
12 the bad kids to keep them out of the population,  
13 right?

14 MS. DOLLINGER: No, it's not a  
15 disciplinary school, it is for students that do  
16 require some more attention, advanced needs,  
17 than the school districts might be able to  
18 provide, and, again, there is a focus on the  
19 transition programs to the workplace and  
20 community as well.

21 MR. MARCUM: This is an all-day  
22 operation then?

23 MS. DOLLINGER: Yes.

24 MR. MARCUM: They don't have a few hours

1 here and then they go back to their regular  
2 school or anything like that?

3 MS. DOLLINGER: No, it's a regular  
4 full-day program, and Karen can come up and  
5 address those.

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

9 MS. LARSON: I do want to speak on the  
10 first question you had asked. The School of  
11 Expressive Arts and Learning, the reason the name  
12 is held the way it is, is because we utilize  
13 expressive therapy as our therapeutic modality,  
14 which is arts, music and recreation.

15 Many therapeutic day schools have  
16 different methods of therapy or therapeutic  
17 approaches.

18 The second question, would you  
19 mind --

20 MS. DOLLINGER: Is it a full-day  
21 program.

22 CHAIRMAN OLSON: All day.

23 MR. MARCUM: Right.

24 MS. LARSON: Yes, I apologize. Yes, it

1 is a full-day program. There are, however,  
2 students that will leave the building via  
3 transportation provided by the districts to  
4 attend their home schools, that would be our  
5 mainstreaming transition process, which is one of  
6 the reasons, and one of the most important  
7 reasons, we would like to move the location to  
8 Yorkville for those students, so that they can  
9 access their home school, the activities  
10 extracurricularly as well as the community.

11 MR. MARCUM: Not that it matters, but  
12 when they get these rides, do they go to the  
13 regular school first and are picked up there  
14 or they go right out --

15 MS. LARSON: They are actually picked up  
16 at their residence.

17 MR. MARCUM: Okay. It doesn't much  
18 matter, I just wanted to know how it worked.  
19 I've seen this building many times. Are there  
20 windows in it?

21 MS. LARSON: Right. What we've done in  
22 the two other locations that required build-out  
23 of internal structure and space, we have placed  
24 windows on the exterior of the building, and that



1 is our intention.

2 MR. MARCUM: Okay. Because I didn't  
3 recall --

4 MS. LARSON: Yes.

5 MR. MARCUM: -- there being a lot of  
6 windows because it was more of a factory.

7 MS. LARSON: Yes, absolutely. So our  
8 intention is to provide as many windows as  
9 possible.

10 MR. MARCUM: Now, you're going to have  
11 them from K through 12?

12 MS. LARSON: Correct.

13 MR. MARCUM: There is 18 of them, and  
14 there is three -- 18 from Yorkville,  
15 approximately 20, but there is three classrooms,  
16 so --

17 MS. LARSON: The initial -- the initial  
18 phase will focus on mainstreaming junior  
19 high and high school students through  
20 transition. Elementary will not be accessing  
21 the building until our final build-out is  
22 complete.

23 MR. MARCUM: Meaning the other  
24 classrooms?

1 MS. DOLLINGER: The other classrooms.

2 MS. LARSON: Correct. Correct.

3 Correct.

4 MR. MARCUM: I wondered if it was going  
5 to be like a one-room schoolhouse kind of thing  
6 like I remember my dad talking about.

7 MS. LARSON: No, initially we will be  
8 dividing the students based on what's  
9 appropriate for them socially and academically  
10 in that space.

11 MR. WILLIAMS: Do you think this space  
12 will be able to accommodate growth over time as  
13 well?

14 MS. LARSON: Absolutely.

15 MR. MARCUM: You mean growth after the  
16 nine classrooms?

17 MR. WILLIAMS: Well, they said they go  
18 up to 90 students, they have 20 now, and we have  
19 a number of houses being built, so --

20 MS. LARSON: Absolutely. That's our  
21 goal, yes.

22 MS. HORAZ: With the washroom situation,  
23 will that accommodate 90 kids?

24 MS. LARSON: The current washroom

1 situation is being looked at just for the first  
2 phase. We will be adding additional bathrooms to  
3 the facility, absolutely, based on end code and  
4 permits.

5 MR. MARCUM: That would be part of the  
6 permitting process?

7 MS. LARSON: Of course. Of course, yes.

8 MR. MARCUM: That's my list of  
9 questions.

10 CHAIRMAN OLSON: All great questions.  
11 Anything else?

12 (No response.)

13 CHAIRMAN OLSON: Is there anyone  
14 present -- Oh, hold on, sir.

15 MR. KNELL: I have the building  
16 adjacent, so can I ask a couple questions?

17 CHAIRMAN OLSON: If you are going to  
18 speak in favor of it, yes, you can.

19 MR. KNELL: I don't know, I'm just --

20 CHAIRMAN OLSON: If you'd like to ask  
21 some questions first.

22 MR. KNELL: -- trying to understand,  
23 just information.

24 CHAIRMAN OLSON: Sure.

1 MR. KNELL: Not for or against. Can I  
2 ask --

3 CHAIRMAN OLSON: Go ahead. Yes, sir, Go  
4 ahead.

5 HARVE KNELL,  
6 having been first duly sworn, testified from the  
7 podium as follows:

8 MR. KNELL: Okay. Number one, what is  
9 the profile of the typical student?

10 MS. LARSON: The profile is  
11 multi-diagnosis as far as eligibility. We are an  
12 education facility, we are not a clinical or  
13 inpatient or treatment facility, so they would  
14 have an emotional disorder, OHI, perhaps ADHD,  
15 autism, brain injury.

16 We serve a number of different  
17 disabilities, and typically they are dually --  
18 they might have primary and secondary.

19 MR. KNELL: Now, do you have security  
20 because of that situation? What's your  
21 security?

22 MS. LARSON: So what we have is the  
23 supervision for our students is constant  
24 throughout the day.

1 MR. KNELL: What does that consist of,  
2 personnel?

3 MS. LARSON: Yes. So what we have is we  
4 have the 40 personnel and we're all trained in  
5 supervision, particularly for the students that  
6 we're working with.

7 Some students in elementary, there  
8 might be a different ratio as opposed to high  
9 school. We use a two-way radio system to make  
10 sure that there is communication throughout the  
11 building, arrival, dismissal, and all of those  
12 procedures.

13 MR. KNELL: Second thing, you have a  
14 layout of the parking -- you know, a plan view of  
15 the parking? If you have 90 students, how many  
16 vehicles --

17 MS. LARSON: So the initial -- the  
18 initial space is adequate for what we're  
19 proposing. We will, however, be submitting plans  
20 to provide additional parking on the hard  
21 surfaces that already exist.

22 MR. KNELL: Have you seen the  
23 arrangement that we have now? We -- we share a  
24 turnaround.

1 MS. LARSON: Yes. Yes. And easement,  
2 correct?

3 MR. KNELL: Yes.

4 MS. LARSON: Yes, yes.

5 MR. KNELL: So it's kind of arranged for  
6 taking semis in and out.

7 MS. LARSON: Right, right.

8 MR. KNELL: And, of course, semis in and  
9 out from the other way, so we don't have a  
10 pass-through from your building to ours and vice  
11 versa.

12 You understand all that?

13 MS. LARSON: Yes. So what you're  
14 stating is as your traffic comes in through the  
15 easement there, through your entrance --

16 MR. KNELL: A semi will --

17 MS. LARSON: -- and then they will come  
18 and they will turn and return.

19 MR. KNELL: It's like a locomotive --

20 MS. LARSON: Yes, yes.

21 MR. KNELL: -- and go back out.

22 MS. LARSON: Yes.

23 MR. KNELL: So you understand that?

24 MS. LARSON: Yes.

1 MR. KNELL: Now, is there legal  
2 documentation for that, do you know?

3 MS. DOLLINGER: There is an access  
4 easement in place.

5 MS. LARSON: Yes, we have an easement  
6 agreement, yes, and it is clear.

7 MR. KNELL: So my portion will not  
8 change?

9 MS. LARSON: Correct. Correct.

10 MR. KNELL: Okay. But will you have a  
11 plan when you have 90, will you show that  
12 before you --

13 MS. LARSON: Absolutely. We would be  
14 submitting those for permitting, yes.

15 MR. KNELL: So all these students come  
16 from a high school, they don't come from  
17 individual --

18 MS. LARSON: They do. They won't be  
19 parking on the facility. They will be able to  
20 stage and not affect any of the traffic on the --  
21 on Beaver Street. They will all be aligned  
22 adjacent to our building on the west side.

23 MS. DOLLINGER: West side.

24 MS. LARSON: And they will leave on the

1 east side.

2 MS. DOLLINGER: So the drop off is on  
3 the west side of the building and they will  
4 travel -- leave through the easement.

5 MR. KNELL: I don't understand that.  
6 There is only -- the way I described there is  
7 only one exit and entrance unless you come  
8 through our property.

9 MS. LARSON: Yes, and the easement  
10 agreement is allowing us to have our vehicles  
11 exit via the easement.

12 MR. KNELL: Not on our side.

13 MS. LARSON: We can --

14 MR. KNELL: That's not the  
15 understanding. You come in on your side and you  
16 go out on your side.

17 CHAIRMAN OLSON: Correct. They have  
18 them entering on the west, they have them  
19 entering on the west coming north on the westerly  
20 border of the property.

21 MR. KNELL: You're coming -- no, this  
22 shows that you are passing through and coming out  
23 on our side.

24 CHAIRMAN OLSON: Correct.



1 MR. KNELL: That's not the agreement.

2 MS. DOLLINGER: Well, there is an  
3 easement agreement.

4 MR. KNELL: You do not have access to  
5 what you show here.

6 MS. LARSON: We do have an easement  
7 agreement.

8 MS. DOLLINGER: We do have an easement  
9 agreement.

10 MR. KNELL: Pardon me?

11 MS. DOLLINGER: We do have an easement  
12 agreement.

13 MR. KNELL: I don't think so.

14 MS. LARSON: For them to leave that --

15 MR. KNELL: Not past -- not through our  
16 property.

17 MR. MARCUM: Can I have some  
18 clarification? What is your property?

19 MS. DOLLINGER: Yes.

20 MR. MARCUM: Where are you?

21 MS. NOBLE: He is the existing adjacent  
22 building. He's that small adjacent existing  
23 building.

24 MR. WILLIAMS: The exit, they have to

1 exit through his --

2 MR. KNELL: See, this is our building.  
3 That building, and this is the semi turnaround,  
4 and the agreement is --

5 MS. HORAZ: Do we have a copy of the  
6 easement?

7 MS. DOLLINGER: Yes.

8 MR. KNELL: We come back in and go out  
9 that way. In fact, we have a gate across here.

10 MR. WILLIAMS: So where are trucks  
11 currently coming in? Are they coming in over  
12 here or over here?

13 MR. KNELL: Our trucks come in here,  
14 they back into the dock there. When they leave,  
15 they leave from the dock, turn around and go back  
16 out, same way.

17 MR. WILLIAMS: I see. So they aren't  
18 using any of this here?

19 MR. KNELL: They come in here, they back  
20 in here, they turn around here and go back out.

21 MR. WILLIAMS: I completely understand  
22 what you're saying now, yes. So essentially what  
23 you would prefer to see is instead of them going  
24 out here --

1 MR. KNELL: Not prefer. Not prefer.  
2 MR. WILLIAMS: Well --  
3 MR. KNELL: We have a legal document.  
4 MR. WILLIAMS: What I'm saying is if  
5 they have an easement, they would have access  
6 to --  
7 MR. KNELL: They don't have an easement  
8 past our place.  
9 MR. WILLIAMS: Okay.  
10 MR. KNELL: Absolutely not. We have  
11 ownership.  
12 CHAIRMAN OLSON: Sir, what was your  
13 name? I'm sorry.  
14 MR. KNELL: First name is Harve,  
15 H-A-R-V-E. Last name is K-N-E-L-L. K is silent.  
16 MR. ENGBERG: What is the address of  
17 your property?  
18 MR. KNELL: Pardon me?  
19 MR. ENGBERG: What's the address of your  
20 property?  
21 MR. KNELL: 201 Beaver.  
22 MR. ENGBERG: 201 Beaver. And the --  
23 CHAIRMAN OLSON: Yeah, no, it's here.  
24 MR. KNELL: See, what we have, I donated

1 the land, the dairy put the concrete in, so this  
2 is a turnaround, like a locomotive turnaround.

3 CHAIRMAN OLSON: Yep.

4 MR. KNEEL: Our trucks go in that way,  
5 they back in our dock this way, they leave the  
6 dock, they turn around here and go back out. We  
7 have a chain across right here.

8 CHAIRMAN OLSON: I think what -- I think  
9 what SEAL South is saying is that there is an  
10 easement in place.

11 MR. KNEEL: No, there is not an  
12 easement.

13 CHAIRMAN OLSON: We will need to take a  
14 look at that because what they're saying is --

15 MR. KNEEL: There is not.

16 CHAIRMAN OLSON: -- there is an easement  
17 in place coming through here.

18 MS. DOLLINGER: We have submitted --

19 MS. NOBLE: There is a copy of the  
20 shared easement agreement in the packet and I  
21 will just read briefly from it.

22 So it was recorded in 2008 in  
23 Kendall County, and the two parties to the  
24 agreement, the first party is 109 Beaver Street,

1       which is their property, and the second party  
2       to the agreement is 201 Beaver Street. Is  
3       that --

4               CHAIRMAN OLSON: Which is your property,  
5       correct?

6               MR. KNELL: Right.

7               MS. NOBLE: Okay.

8               CHAIRMAN OLSON: The name on it is  
9       Margaret Knell.

10              MR. KNELL: Knell.

11              MS. NOBLE: Knell, yes. So as it  
12       explains on Page 4 of 6 of the agreement, on  
13       paragraph two, it says a grant of easement.

14                   The first party, 109, hereby grants  
15       unto the second party -- which is your  
16       property -- to its successors and assigns, full  
17       and free right and liberty for the second party,  
18       its successors and assigns, and/or its tenants,  
19       guests and licensees, all for -- at all times  
20       hereafter, for all lawful purposes connected with  
21       the use and enjoyment of said land to pass and  
22       repass along the Meadowvale shared access parcel  
23       described above, with or without vehicles, for  
24       the purpose of ingress and egress for all

1 vehicular traffic, specifically including  
2 semi-tractor trailer combinations within the  
3 Knell shared access parcel, now owned by the  
4 second party, provided that the use of said first  
5 party shall not unreasonably interfere with the  
6 reasonable use by the second party or its  
7 successors or assigns.

8 MR. KNELL: I suspect that that  
9 agreement might be obsolete because that was the  
10 first arrangement. The second arrangement is how  
11 I described.

12 So I talked to the owners, the  
13 previous owners of Meadowvale --

14 CHAIRMAN OLSON: The first arrangement,  
15 you mean as first easement, and there is a  
16 second --

17 MR. KNELL: We did have that agreement,  
18 but that changed because we decided to share the  
19 ownership rather than easement.

20 MS. NOBLE: So there was an initial  
21 agreement done May 30 of 2001, and then this one  
22 succeeds that, so this was done in 2008.

23 CHAIRMAN OLSON: '08?

24 MS. NOBLE: Yes.

1 MR. KNELL: It's certainly not my  
2 understanding.

3 MS. NOBLE: So it says in paragraph one,  
4 it says this shared access easement agreement is  
5 intended to and does hereby replace the agreement  
6 from 2001.

7 MR. KNELL: So I guess I have to get an  
8 attorney, and I also talked to Meadowvale,  
9 because I just talked to the executive VP two  
10 days ago and he said the function was not  
11 changed.

12 CHAIRMAN OLSON: The function of the  
13 easement would not change.

14 MR. KNELL: Just as I described.

15 CHAIRMAN OLSON: Sure. How many trucks  
16 are you bringing in and out a day?

17 MR. KNELL: Depending on how much  
18 commerce we're getting.

19 CHAIRMAN OLSON: Sure.

20 MR. KNELL: The reason we didn't do this  
21 is because Meadowvale had many more trucks and  
22 they were actually entering --

23 CHAIRMAN OLSON: Sure.

24 MR. KNELL: -- the driveway past our

1 place.

2 CHAIRMAN OLSON: I would think, though,  
3 that an education facility would have far fewer  
4 trucks than Meadowvale.

5 MR. KNELL: I don't want any.

6 CHAIRMAN OLSON: Right. Well --

7 MR. KNELL: I mean, that's not the  
8 agreement.

9 CHAIRMAN OLSON: Well, that is the  
10 agreement, though, right? Because if there is an  
11 easement in place, that is the agreement.

12 MR. MARCUM: Are you saying that the  
13 second easement agreement that superceded this --

14 MR. KNELL: Well, I'll tell you what.  
15 Evidently you have documentation that I don't  
16 have. I didn't come prepared because I didn't --  
17 I had an understanding from Meadowvale that the  
18 operating function did not change, so I was  
19 relaxed. I wasn't even going to come tonight.

20 MS. DOLLINGER: I can provide a copy of  
21 the recorded easement that we have to you.

22 MR. KNELL: I'm sorry?

23 MS. DOLLINGER: I can provide a copy of  
24 the recorded easement to you and also --



1 MR. KNELL: I'll work with -- I will go  
2 to Meadowvale and --

3 MS. DOLLINGER: Sure. And as part of --  
4 petitioner is the contract purchaser and the real  
5 estate attorney has been working closely with  
6 Meadowvale with respect to this easement  
7 agreement and they are even negotiating.

8 MR. KNELL: I've got to get my ducks in  
9 a row. I mean, I talked to Meadowvale and they  
10 said hey, nothing has changed, because I was  
11 concerned, because you have a manufacturing  
12 facility and you are changing that, so I don't  
13 want my function to change.

14 CHAIRMAN OLSON: Sure.

15 MR. KNELL: We have a chain across  
16 there, you know, for years.

17 MR. VINYARD: Sir, at some time they  
18 came to an agreement about changing it, that's  
19 what's been recorded, so at this point, there is  
20 an easement.

21 MR. WILLIAMS: If there was a new  
22 agreement after that one in 2008, there is legal  
23 documentation of that.

24 MR. KNELL: I am going to have to find

1 out. To my understanding, Meadowvale is  
2 evidently not what the agreement is.

3 MR. VINYARD: Unfortunately you have to  
4 file that, so unless there is something after  
5 2008, that's the agreement that's on file.

6 MR. WILLIAMS: Otherwise it's just two  
7 people's word against each other.

8 MR. KNELL: They are asking for a change  
9 in the use of the building, so even on that  
10 basis of what's practical, I mean, I would think  
11 you would have to consider the change in  
12 operation.

13 CHAIRMAN OLSON: You are exactly right.

14 MR. KNELL: Common sense thing.

15 CHAIRMAN OLSON: There are seven  
16 considerations that we have to take into effect  
17 before we could grant them.

18 MR. KNELL: I'm just saying --

19 CHAIRMAN OLSON: And you are absolutely  
20 right. That's something we will talk about.

21 MR. KNELL: -- if there is change, how  
22 it's affecting the situation.

23 CHAIRMAN OLSON: Yes, sir.

24 MR. KNELL: I haven't been approached.

1 I've been blindsided. I went to the executives  
2 of Meadowvale and they said nothing has changed.  
3 They promised me that.

4 Now, if they've got a legal place --  
5 and are they going to jam us or not, I mean, I  
6 hope not, you know. I would hope the group would  
7 consider what's been doing for --

8 MS. HORAZ: Does the second paragraph  
9 cover that?

10 CHAIRMAN OLSON: Excuse me?

11 MS. HORAZ: His concern, second  
12 paragraph on Page 4 of 6.

13 MS. NOBLE: Yes.

14 MS. HORAZ: Successors, licensees.

15 CHAIRMAN OLSON: Yes.

16 MR. KNELL: Pardon me?

17 MS. HORAZ: Tenants, guests, licensees.

18 MS. NOBLE: So it runs through the land,  
19 the easement runs through the land.

20 MS. HORAZ: But who maintains it?

21 MS. NOBLE: So there is a -- On Page 5  
22 of 6 they talk about maintenance and then it says  
23 the parties agree that except for the initial  
24 installation expense, all reasonable and

1 necessary costs for the maintenance, repair,  
2 upkeep, and replacement of the driveway and  
3 turnaround which shall include but not be limited  
4 to the expenses necessary to purchase and install  
5 gravel, and then they have agreed upon that.

6 MS. HORAZ: It says gravel, asphalt,  
7 concrete.

8 MS. NOBLE: Yes.

9 MS. HORAZ: Is that agreed?

10 MS. NOBLE: So it's agreed upon from  
11 time to time, so whoever the successor owners  
12 are, they would agree for maintenance between the  
13 two of them.

14 MS. HORAZ: So if the school causes  
15 issues for him on maintenance, then they have to  
16 pay?

17 MS. NOBLE: No, they have to come to an  
18 agreement between the two owners.

19 CHAIRMAN OLSON: Yeah. And there is no  
20 way even at 90 students the amount of vehicular  
21 traffic --

22 MS. HORAZ: Depends on how -- what it  
23 looks like now.

24 CHAIRMAN OLSON: True. But there is no

1 way --

2 MS. HORAZ: Look at my street.

3 CHAIRMAN OLSON: They are going to have  
4 less than White Oaks.

5 MS. HORAZ: Constantly tearing it up.

6 CHAIRMAN OLSON: They'll have less than  
7 White Oaks.

8 All right. So with that --

9 MR. MARCUM: I have a --

10 CHAIRMAN OLSON: Yes, sir.

11 MR. MARCUM: -- few things to say. You  
12 reference the other easement agreement. Now,  
13 this one from 2009 or whatever it is --

14 MS. NOBLE: Eight.

15 CHAIRMAN OLSON: Eight.

16 MS. DOLLINGER: 2008.

17 MR. MARCUM: 2008, it specifically says  
18 that it voids the one from 2001.

19 CHAIRMAN OLSON: Right.

20 MR. MARCUM: Is 2001 the first agreement  
21 and this is the second agreement, is that --  
22 everybody --

23 MR. KNEEL: Without -- I am not  
24 prepared, but originally, the first one, it was

1 used like was shown --

2 CHAIRMAN OLSON: That's what Krysti had  
3 said, Don.

4 MR. KNELL: -- but the second one has  
5 not been functioning.

6 MS. HORAZ: Does this --

7 MR. KNELL: Your trucks do not come  
8 through us.

9 MS. DOLLINGER: We do not have any  
10 trucks. The level of traffic will be -- we have  
11 approximately ten vehicles in the morning with  
12 students and in the afternoon, but we do not have  
13 trucks coming through.

14 MR. KNELL: I am not concerned about  
15 trucks, I'm concerned about vehicles going  
16 whoosh, whoosh, whoosh, and even interfering with  
17 the semis.

18 What you're doing, you're bringing  
19 passenger traffic through an industrial setting.

20 MS. LARSON: Yeah, and can I -- Let me  
21 talk about that for a minute. We have two  
22 other -- we have -- the Lombard facility began in  
23 the same nature and we currently are operating  
24 our south location in exactly the same

1       circumstances, so we would absolutely be working  
2       hand-in-hand with you to make sure that it's not  
3       interfering with any of your business activities  
4       and our traffic is able to leave and enter the  
5       facility and exit.

6               MR. KNELL: Well, can't you honor our  
7       present system of working?

8               MS. LARSON: Our impression is the  
9       present system is to enter on the west and to  
10      leave on the east, so that's -- that's the  
11      current agreement that we have been made aware  
12      of.

13              MR. KNELL: So I want to go back to  
14      Meadowvale. They said there is documents  
15      attached -- I'm just blindsided. I'm -- I don't  
16      think --

17              MS. DOLLINGER: We have been working --

18              MR. KNELL: I don't think if you have 90  
19      students and they come privately, and we have  
20      semis coming in, it's -- you've got an industrial  
21      setting and you're going to a completely  
22      different setting.

23              CHAIRMAN OLSON: All right. So -- I  
24      understand. So we can keep moving on, this kind

1 of got a little out of hand here, we want to go  
2 back to the agenda, which is currently is there  
3 anyone who wishes to speak in favor -- I know we  
4 started thinking we were doing in favor.

5 Is there anyone wishing to speak in  
6 favor of the proposed request?

7 Yes, ma'am.

8 MS. DUBAJIC: Lynn Dubajic.

9 LYNN DUBAJIC,  
10 having been first duly sworn, testified from the  
11 podium as follows:

12 MS. DUBAJIC: Good evening. I am Lynn  
13 Dubajic. I am the economic development  
14 consultant for the City of Yorkville. I just  
15 wanted to speak to this project from an economic  
16 development perspective.

17 One of the things that we do is talk  
18 to our existing businesses and our existing  
19 entities that are in the community and see where  
20 there are needs, so you may be a company and you  
21 buy a certain thing from a certain person and say  
22 oh, well, there is a need for such a thing.

23 In this case our school district has  
24 a big need for this type of a facility, a school,



1 so as you see, you've got the letter in your  
2 packet, so I wanted to bring that to your  
3 attention as something that is very integral, and  
4 trying to come up with other businesses that we'd  
5 like to locate in our community.

6 Also I wanted to speak to the 40  
7 jobs. This is going to be creating 40 jobs.  
8 That building has been vacant for about a year,  
9 so it's a nice job creator.

10 Also, this is a for-profit school,  
11 so sometimes when you heard the word school and  
12 you think about well, our kids from our district  
13 are going there, they are going to be paying  
14 their full boat of real estate taxes to our  
15 community, so it will be giving back to all of  
16 us, all of the nine taxing bodies that that  
17 property lays in, so I just wanted to mention  
18 that, and, again, our school district is very  
19 supportive of this school, and it also -- in  
20 our -- in that Fox Industrial Park there is  
21 another school as well, so it is allowed as a  
22 special use, so I just wanted to bring that to  
23 your attention.

24 Thank you very much.

1 CHAIRMAN OLSON: Thank you. Is there  
2 anyone else who wishes to speak in favor of the  
3 request?

4 MS. TOUTANT: I'm --

5 CHAIRMAN OLSON: Can you stand at the  
6 podium?

7 MS. TOUTANT: Yeah, no problem.

8 CHAIRMAN OLSON: We'll keep an eye on  
9 him.

10 LARISSA TOUTANT,  
11 having been first duly sworn, testified from the  
12 podium as follows:

13 MS. TOUTANT: I am neither in favor or  
14 opposed, I just had a question. We are in -- I  
15 live in 118 Colonial Parkway, so our --

16 CHAIRMAN OLSON: Right behind it.

17 MS. TOUTANT: Yeah, our yards back up to  
18 each other.

19 Our only concern is with -- like if  
20 there is outdoor time for the students, is there  
21 plans to put up some type of a fence?

22 We're just concerned about students  
23 coming across and, you know, from an insurance  
24 standpoint getting hurt in our yard or something

1 along those lines, just safety concerns.

2 MS. LARSON: And once we get to the  
3 point of determining what perhaps outside  
4 activities, we may, you know, utilize the  
5 property on a regular basis and what not, we will  
6 provide --

7 MS. TOUTANT: Okay.

8 MS. LARSON: -- for us and for you, you  
9 know, so that would be absolutely what we would  
10 do, so whatever that code comes to be or what  
11 plans we need to approve that, we would come up  
12 with that.

13 MS. TOUTANT: Okay.

14 CHAIRMAN OLSON: I didn't catch your  
15 name, ma'am. I'm sorry.

16 MS. TOUTANT: Larissa Toutant. Sorry.

17 CHAIRMAN OLSON: I didn't ask, my fault.  
18 Thank you.

19 MS. TOUTANT: Okay. Thank you.

20 CHAIRMAN OLSON: Thank you, ma'am.  
21 Anyone else?

22 MR. LOVETERE: Time for questions back  
23 and forth? I know this is in favor --

24 CHAIRMAN OLSON: We might as well, yes,

1 sir. What is your name?

2 JOHN LOVETERE,

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

5 MR. LOVETERE: My name is John Lovetere.

6 I am with Tiem Engineering. We are in the  
7 industrial park on 202 Beaver Street there.

8 CHAIRMAN OLSON: Yes, sir.

9 MR. LOVETERE: And actually it's only a  
10 couple concerns. We talked about the other  
11 school being there, and in the industrial park we  
12 have kids walking around on the streets, we've  
13 got semi trucks traveling along the streets,  
14 we've -- Thursday we've got food cart trucks  
15 parked on the streets with, you know, semi trucks  
16 trying to get through all that, so it's really an  
17 accident waiting to happen in the industrial park  
18 with, you know -- and I know you said there's  
19 going to be outside kids walking around  
20 eventually.

21 I don't know how far into the  
22 industrial park they will be going, but again,  
23 with semi trucks and things like that happening,  
24 we need to do something about that.

1                   And the reason I came is to prevent  
2                   the accident from happening there, and what I am  
3                   proposing is that you guys put sidewalks in  
4                   there. Not because I need them, the industrial  
5                   park doesn't need them, and I don't want to pay a  
6                   TIF, I really don't, okay, but the best solution  
7                   for this idea with kids and people from the food  
8                   truck -- the food pantry walking around is you've  
9                   got to get something there where they can walk  
10                  off the street because they are walking on the  
11                  street with semis going back and forth, so mine  
12                  is a real safety concern, I see them right  
13                  outside my window, I see them along there, and --

14                 MR. VINYARD: I understand your concern,  
15                 sir, but the use of this, these children aren't  
16                 going to be out wandering the streets.

17                 MR. LOVETERE: The other school does.  
18                 The other school does.

19                 MR. VINYARD: I understand, but it's a  
20                 completely different -- completely different kind  
21                 of school.

22                   Just personally, I work at a  
23                   community that has this exact setup, it's not  
24                   through SEAL or whatever, and there has not been

1 an issue. I would know because I'm on the public  
2 safety for that area.

3 I get your issues and I think you  
4 have some very good points brought up, but I just  
5 don't see this occupancy --

6 MR. LOVETERE: You just put two cars on  
7 the side of the street, and it's a small street,  
8 it's not an industrial size street --

9 CHAIRMAN OLSON: No, I get you.

10 MR. LOVETERE: -- where they're at, I'm  
11 sure they've got a wider street. We have a small  
12 street with two cars and semi trucks.

13 CHAIRMAN OLSON: So let me interrupt you  
14 for a second. I want to speak for you and you to  
15 tell me if anything is wrong.

16 So when you start with the students,  
17 they're all going to be self-contained on the  
18 property.

19 MS. LARSON: Correct.

20 CHAIRMAN OLSON: They're not going to be  
21 walking through the commercial neighborhood.

22 MS. LARSON: Correct.

23 CHAIRMAN OLSON: And also none of your  
24 truck and/or bus and/or car traffic, which is

1 both bringing students and bringing in students,  
2 is going to be staged on the street, it's all  
3 going to be located on the property itself,  
4 correct?

5 MS. LARSON: Correct.

6 CHAIRMAN OLSON: Okay. So in that  
7 instance --

8 MR. LOVETERE: Yeah, in that instance,  
9 really, seriously, I didn't know what their  
10 procedures was and where it was going with the  
11 kids.

12 CHAIRMAN OLSON: You are encouraged to  
13 ask these exact questions you're asking, you're  
14 doing the right thing, helping us ask the right  
15 questions, too, but from everything they're  
16 telling me, is everything is going to be  
17 contained on-site, so I don't think it's going to  
18 be an issue.

19 MR. LOVETERE: That's why I'm here now.  
20 I am in favor of these guys, I think what you're  
21 going to do is a great thing, but I just wanted  
22 to prevent those accidents from happening because  
23 it's going to happen eventually.

24 CHAIRMAN OLSON: You are talking to the

1 right people because that's something we can  
2 bring up.

3 MR. LOVETERE: The only thing I don't  
4 want is a TIF in there.

5 CHAIRMAN OLSON: Okay. Thank you.

6 MR. LOVETERE: All right.

7 CHAIRMAN OLSON: All right. So I'm not  
8 going to mark you as favor or against, I'm going  
9 to say --

10 MR. LOVETERE: Yeah.

11 CHAIRMAN OLSON: I'm going to say  
12 helpful.

13 All right. Anyone else who wishes  
14 to speak in favor, against or in helpful?

15 (No response.)

16 CHAIRMAN OLSON: Seeing as there are  
17 none, any questions from commissioners? Yes,  
18 sir.

19 MR. ENGBERG: I wanted to ask one thing  
20 to the petitioner. You answered questions in  
21 your application for the special use criteria.  
22 Would you like those included in the record?

23 MS. LARSON: Yes.

24 MS. DOLLINGER: Yes.



1 CHAIRMAN OLSON: Jason, you're taking my  
2 stuff. Okay.

3 We will move on then, Krysti or  
4 Jason, would you please present for PZC 2019-25,  
5 Chapter 6: Permitted Uses text amendment?

6 MS. NOBLE: Sure. So the City is  
7 requesting a text amendment to the B-1 Local  
8 Business District, that would be the only  
9 district that this text amendment affects, and,  
10 more specifically, it would only affect those  
11 properties that are located within the historic  
12 core of the downtown, which we mentioned in the  
13 opening, bounded by the north by the Fox River,  
14 south by Fox Street, then you have Mill Street  
15 and -- I don't recall the street to the west --  
16 It's Main Street, I'm sorry. Main Street is  
17 shown on the map.

18 So if we look on the map that's  
19 provided on Page 1, B-1 is a light color pink  
20 area, and there is only one block that is zoned  
21 B-1, and the proposal is to allow through the  
22 special use process any existing building within  
23 the B-1 District --

24 CHAIRMAN OLSON: Just B-1?

1 MS. NOBLE: Just B-1, just B-1, just  
2 within that historic commercial core, and it  
3 would be for any existing building, so that  
4 limits the request, and the request is that you  
5 would allow multi-family or apartments on the  
6 ground floor.

7 So right now in B-1 District you can  
8 have up to two apartments above the first floor,  
9 and so this request, its impetus is in the memo  
10 stated, was from the successful, you know,  
11 transfer of the old jail property to a developer,  
12 KCJ Restoration, and part of their proposal is to  
13 have a combination of commercial and residential  
14 land uses.

15 Unfortunately the way that the  
16 existing building -- because they are staying  
17 within the confines of the existing use of the  
18 jail -- is separated by the original building and  
19 then an annex, which is an addition to the  
20 building, so their proposal is to have commercial  
21 on the first floor of the original jail building  
22 and then apartments above, or some other  
23 commercial apartment kind of land use or office  
24 use above, and then the adjacent --

1 CHAIRMAN OLSON: Annex?

2 MS. NOBLE: -- building annex, which is  
3 connected, would be all residential. So that's  
4 the garage and garage space above.

5 So this type of proposal is similar  
6 to what we have encouraged in the downtown with  
7 the recently adopted Yorkville Overlay District,  
8 and actually if the York -- Once this hybrid of  
9 zoning and form based code was approved, and it  
10 was approved last night, it would allow this use  
11 outright in this particular building.

12 But we moved forward with this  
13 because we didn't know the status of that overlay  
14 district being adopted and we wanted the  
15 petitioner to be able to move forward, but it  
16 keeps in the same vein with that there was a  
17 combination of commercial and residential, so the  
18 residential provides that needed, you know,  
19 rooftop to the commercial land use to make it a  
20 viable property, it just does it in a different  
21 way. Instead of vertically having a commercial  
22 on the first floor and residential on the top  
23 floor, it's doing it horizontally.

24 So also the request is to provide a

1 threshold for commercial so that we are not  
2 losing those sales tax dollars by allowing  
3 multi-family, and the threshold is that at least  
4 25 percent of the overall square footage of the  
5 building will be dedicated to commercial land  
6 use.

7 So with that, I have a proposal in  
8 here. I don't know if we need to go any further  
9 after this, if the City Council is going to take  
10 any action on this, because again, the form based  
11 code would allow it, but we had a scheduled  
12 public hearing, so we're holding it.

13 MR. VINYARD: Are there any prohibited  
14 businesses for this arrangement?

15 MS. NOBLE: Do you mean --

16 MR. VINYARD: Whereas --

17 MS. NOBLE: -- in this request?

18 MR. VINYARD: Certain -- Yeah.

19 MS. NOBLE: We are not prohibiting any  
20 commercial business. Anything that's already  
21 allowed in B-1, which is your small scale kind of  
22 pharmacy, kind of commercial or coffee shop or  
23 something like that, would be allowed. So we're  
24 not prohibiting any type of businesses. Also --

1 MR. VINYARD: I'm just saying with  
2 having normal taxpayer with residential above,  
3 there are certain things that you don't mix.

4 MS. NOBLE: Correct, you don't want to  
5 mix.

6 MR. VINYARD: I didn't know if the  
7 side-by-side there was going to be something in  
8 those --

9 MS. NOBLE: Correct. So the B-1 is --  
10 besides the office, is one of the most  
11 restrictive business land uses.

12 MR. VINYARD: Okay.

13 CHAIRMAN OLSON: And there is really  
14 like no buildings there. There is the only jail,  
15 there is --

16 MS. NOBLE: The county.

17 CHAIRMAN OLSON: -- the old man's office  
18 who should have been torn down ten years ago --

19 MS. NOBLE: That's right.

20 CHAIRMAN OLSON: -- and hopefully will  
21 be torn down soon, and the house right below  
22 it --

23 MS. NOBLE: Correct, correct.

24 CHAIRMAN OLSON: -- which probably will

1 go with that, too. So really we are only talking  
2 about the jail.

3 MS. NOBLE: We are only talking about  
4 the jail. That's how staff structured it, so  
5 that you wouldn't have any of the B-1's or  
6 other --

7 CHAIRMAN OLSON: I read this twice and  
8 had all these zingers for Krysti and Jason and  
9 she totally disarmed me in about 30 seconds as  
10 normal, so...

11 All right. Anything else you would  
12 like to add?

13 MS. NOBLE: That's it.

14 CHAIRMAN OLSON: Any questions from  
15 anyone?

16 MS. HORAZ: I do have a question about  
17 parking for residential.

18 MS. NOBLE: So residential, right now as  
19 it stands, it would have one space per unit, and  
20 then for a one -- for an efficiency unit and then  
21 it would be two for every one bedroom, and that  
22 would be for all of the one-plus bedrooms.

23 MS. HORAZ: How many?

24 MS. NOBLE: So right now, because it's

1 in the older part of town, it has direct access  
2 behind it to our public parking to 22 spaces.

3 MS. HORAZ: Yes.

4 MS. NOBLE: It has street parking of  
5 about four spaces right in front, and then with  
6 the agreement that the City did with KCJ  
7 Restoration, we're going to be adding additional  
8 parking along the street as well.

9 MS. HORAZ: Will the residents be  
10 allowed to park overnight in the city lot?

11 MS. NOBLE: Yes. Right now.

12 MS. HORAZ: Is that normal?

13 MS. NOBLE: It's public parking; we  
14 can't tell --

15 MS. HORAZ: So there is no restrictions.

16 MS. NOBLE: We don't have any time  
17 limits on our public parking spaces.

18 MS. HORAZ: I know they have issues with  
19 that down by the pool.

20 MS. NOBLE: In this area we don't intend  
21 to have that many issues because it's sloped down  
22 that hill in front, you have 11 to 13 parking  
23 spaces on Van Emmon Street available to the  
24 public.

1 MS. HORAZ: Great.

2 CHAIRMAN OLSON: Is there anyone -- Any  
3 other questions?

4 (No response.)

5 CHAIRMAN OLSON: Is there anyone present  
6 who wishes to speak in favor of the request?

7 (No response.)

8 CHAIRMAN OLSON: Is there anyone who  
9 wishes to speak in opposition to the request?

10 (No response.)

11 CHAIRMAN OLSON: Seeing as there is  
12 none, since all public testimony regarding these  
13 petitions has been taken, may I have a motion to  
14 close the taking of testimony in the public  
15 hearing?

16 MS. HORAZ: So moved.

17 MR. VINYARD: Second.

18 CHAIRMAN OLSON: Roll call vote on the  
19 motion, please.

20 MS. YOUNG: Yes.

21 Horaz.

22 MS. HORAZ: Yes.

23 MS. YOUNG: Marcum.

24 MR. MARCUM: Yes.



1 MS. YOUNG: Olson.  
2 CHAIRMAN OLSON: Yes.  
3 MS. YOUNG: Vinyard.  
4 MR. VINYARD: Yes.  
5 MS. YOUNG: Williams.  
6 MR. WILLIAMS: Yes.  
7 CHAIRMAN OLSON: The public hearing  
8 portion of tonight's meeting is closed.  
9 (Which were all the  
10 proceedings had in the  
11 public hearing portion  
12 of the hearing.)  
13 ---o0o---  
14  
15  
16  
17  
18  
19  
20  
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 55, 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 1st day of November, A.D., 2019.

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

	<b>5</b>	<b>add</b> [1] - 51:12 <b>adding</b> [2] - 16:2, 52:7 <b>addition</b> [3] - 8:19, 10:24, 47:19 <b>additional</b> [5] - 8:12, 10:20, 16:2, 18:20, 52:7 <b>address</b> [3] - 12:5, 24:16, 24:19 <b>adequate</b> [1] - 18:18 <b>ADHD</b> [1] - 17:14 <b>adjacent</b> [5] - 16:16, 20:22, 22:21, 22:22, 47:24 <b>adopted</b> [2] - 48:7, 48:14 <b>advanced</b> [1] - 11:16 <b>affect</b> [2] - 20:20, 46:10 <b>affecting</b> [1] - 31:22 <b>affects</b> [1] - 46:9 <b>aforesaid</b> [1] - 55:9 <b>afternoon</b> [2] - 10:8, 35:12 <b>agenda</b> [1] - 37:2 <b>ago</b> [2] - 28:10, 50:18 <b>agree</b> [2] - 32:23, 33:12 <b>agreed</b> [3] - 33:5, 33:9, 33:10 <b>agreement</b> [32] - 20:6, 21:10, 22:1, 22:3, 22:7, 22:9, 22:12, 23:4, 25:20, 25:24, 26:2, 26:12, 27:9, 27:17, 27:21, 28:4, 28:5, 29:8, 29:10, 29:11, 29:13, 30:7, 30:18, 30:22, 31:2, 31:5, 33:18, 34:12, 34:20, 34:21, 36:11, 52:6 <b>ahead</b> [2] - 17:3, 17:4 <b>aligned</b> [1] - 20:21 <b>all-day</b> [1] - 11:21 <b>allow</b> [5] - 6:12, 46:21, 47:5, 48:10, 49:11 <b>allowed</b> [4] - 38:21, 49:21, 49:23, 52:10 <b>allowing</b> [2] - 21:10, 49:2 <b>ALSO</b> [1] - 2:8 <b>amendment</b> [6] - 4:12, 6:6, 6:7, 46:5, 46:7, 46:9 <b>amount</b> [1] - 33:20 <b>AND</b> [1] - 1:10 <b>annex</b> [2] - 47:19, 48:2 <b>Annex</b> [1] - 48:1 <b>annexed</b> [1] - 55:10	<b>answer</b> [1] - 10:22 <b>answered</b> [1] - 45:20 <b>apartment</b> [2] - 6:12, 47:23 <b>apartments</b> [3] - 47:5, 47:8, 47:22 <b>apologize</b> [2] - 7:9, 12:24 <b>application</b> [2] - 8:9, 45:21 <b>applies</b> [1] - 55:11 <b>approached</b> [1] - 31:24 <b>approaches</b> [1] - 12:17 <b>appropriate</b> [1] - 15:9 <b>approval</b> [1] - 5:17 <b>approve</b> [1] - 40:11 <b>approved</b> [2] - 48:9, 48:10 <b>area</b> [5] - 6:16, 8:2, 43:2, 46:20, 52:20 <b>areas</b> [1] - 10:19 <b>arranged</b> [1] - 19:5 <b>arrangement</b> [5] - 18:23, 27:10, 27:14, 49:14 <b>arranges</b> [1] - 9:24 <b>arrival</b> [1] - 18:11 <b>Arts</b> [2] - 7:9, 12:11 <b>arts</b> [2] - 11:9, 12:14 <b>asphalt</b> [1] - 33:6 <b>assigns</b> [3] - 26:16, 26:18, 27:7 <b>assume</b> [1] - 55:13 <b>attached</b> [1] - 36:15 <b>attend</b> [1] - 13:4 <b>attention</b> [3] - 11:16, 38:3, 38:23 <b>attorney</b> [2] - 28:8, 30:5 <b>audio</b> [1] - 55:5 <b>autism</b> [1] - 17:15 <b>available</b> [1] - 52:23 <b>aware</b> [1] - 36:11	<b>basis</b> [2] - 31:10, 40:5 <b>bathrooms</b> [1] - 16:2 <b>Beaver</b> [7] - 6:1, 20:21, 24:21, 24:22, 25:24, 26:2, 41:7 <b>bedroom</b> [1] - 51:21 <b>bedrooms</b> [1] - 51:22 <b>began</b> [1] - 35:22 <b>beginning</b> [1] - 9:4 <b>behalf</b> [2] - 5:7, 7:7 <b>behind</b> [2] - 39:16, 52:2 <b>below</b> [1] - 50:21 <b>best</b> [1] - 42:6 <b>between</b> [2] - 33:12, 33:18 <b>big</b> [2] - 10:4, 37:24 <b>blindsided</b> [2] - 32:1, 36:15 <b>block</b> [1] - 46:20 <b>Board</b> [1] - 7:24 <b>boat</b> [1] - 38:14 <b>bodies</b> [1] - 38:16 <b>border</b> [1] - 21:20 <b>bounded</b> [2] - 6:20, 46:13 <b>brain</b> [1] - 17:15 <b>briefly</b> [1] - 25:21 <b>bring</b> [4] - 10:2, 38:2, 38:22, 45:2 <b>bringing</b> [4] - 28:16, 35:18, 44:1 <b>brought</b> [1] - 43:4 <b>build</b> [2] - 13:22, 14:21 <b>build-out</b> [2] - 13:22, 14:21 <b>building</b> [28] - 6:13, 6:16, 9:17, 9:18, 13:2, 13:19, 13:24, 14:21, 16:15, 18:11, 19:10, 20:22, 21:3, 22:22, 22:23, 23:2, 23:3, 31:9, 38:8, 46:22, 47:3, 47:16, 47:18, 47:20, 47:21, 48:2, 48:11, 49:5 <b>buildings</b> [1] - 50:14 <b>built</b> [1] - 15:19 <b>bus</b> [2] - 10:3, 43:24 <b>buses</b> [1] - 10:4 <b>business</b> [3] - 36:3, 49:20, 50:11 <b>Business</b> [3] - 6:10, 6:12, 46:8 <b>businesses</b> [4] - 37:18, 38:4, 49:14, 49:24 <b>bussed</b> [2] - 8:6, 8:14 <b>bussing</b> [2] - 9:19
<b>'08</b> [1] - 27:23	<b>5</b> [1] - 32:21 <b>55</b> [1] - 55:7			
<b>0</b>	<b>6</b>			
<b>084-002883</b> [1] - 55:20	<b>6</b> [8] - 4:12, 5:22, 6:6, 6:7, 26:12, 32:12, 32:22, 46:5			
<b>1</b>	<b>7</b>			
<b>1</b> [2] - 46:19, 55:6 <b>10</b> [2] - 10:5, 10:6 <b>10-06-2</b> [1] - 5:22 <b>10-6-1</b> [1] - 6:8 <b>109</b> [3] - 6:1, 25:24, 26:14 <b>11</b> [1] - 52:22 <b>118</b> [1] - 39:15 <b>12</b> [2] - 8:1, 14:11 <b>13</b> [1] - 52:22 <b>15</b> [3] - 7:18, 10:5, 10:6 <b>18</b> [2] - 14:13, 14:14 <b>1st</b> [1] - 55:17	<b>7:00</b> [1] - 1:23			
	<b>8</b>			
	<b>800</b> [1] - 1:17			
	<b>9</b>			
	<b>9</b> [1] - 1:22 <b>90</b> [8] - 9:10, 9:14, 15:18, 15:23, 18:15, 20:11, 33:20, 36:18			
<b>2</b>	<b>A</b>			
<b>20</b> [4] - 9:5, 9:15, 14:15, 15:18 <b>2001</b> [4] - 27:21, 28:6, 34:18, 34:20 <b>2008</b> [6] - 25:22, 27:22, 30:22, 31:5, 34:16, 34:17 <b>2009</b> [1] - 34:13 <b>201</b> [3] - 24:21, 24:22, 26:2 <b>2019</b> [2] - 1:22, 55:17 <b>2019-24</b> [3] - 4:10, 5:7, 6:24 <b>2019-25</b> [3] - 4:12, 6:4, 46:4 <b>202</b> [1] - 41:7 <b>22</b> [1] - 52:2 <b>25</b> [2] - 6:15, 49:4	<b>A.D</b> [1] - 55:17 <b>able</b> [6] - 10:20, 11:17, 15:12, 20:19, 36:4, 48:15 <b>absolutely</b> [9] - 14:7, 15:14, 15:20, 16:3, 20:13, 24:10, 31:19, 36:1, 40:9 <b>academically</b> [1] - 15:9 <b>accept</b> [1] - 8:2 <b>access</b> [8] - 13:9, 20:3, 22:4, 24:5, 26:22, 27:3, 28:4, 52:1 <b>accessing</b> [1] - 14:20 <b>accident</b> [2] - 41:17, 42:2 <b>accidents</b> [1] - 44:22 <b>accommodate</b> [5] - 10:10, 10:14, 10:17, 15:12, 15:23 <b>accuracy</b> [1] - 55:14 <b>acronym</b> [2] - 5:11, 5:12 <b>action</b> [1] - 49:10 <b>activities</b> [3] - 13:9, 36:3, 40:4			
<b>3</b>				
<b>30</b> [2] - 27:21, 51:9				
<b>4</b>				
<b>4</b> [2] - 26:12, 32:12 <b>40</b> [3] - 18:4, 38:6, 38:7		<b>B</b>		
		<b>B-1</b> [12] - 6:9, 6:11, 46:7, 46:19, 46:21, 46:23, 46:24, 47:1, 47:7, 49:21, 50:9 <b>B-1's</b> [1] - 51:5 <b>bad</b> [1] - 11:12 <b>Barksdale</b> [1] - 2:9 <b>Barksdale-Noble</b> [1] - 2:9 <b>based</b> [5] - 10:9, 15:8, 16:3, 48:9, 49:10		

9:23 <b>buy</b> [1] - 37:21	<b>changes</b> [1] - 9:16 <b>changing</b> [2] - 30:12, 30:18 <b>Chapter</b> [5] - 4:12, 5:22, 6:6, 6:7, 46:5 <b>children</b> [1] - 42:15 <b>Christine</b> [2] - 55:3, 55:20 <b>circumstances</b> [1] - 36:1 <b>City</b> [6] - 5:16, 6:4, 37:14, 46:6, 49:9, 52:6 <b>city</b> [1] - 52:10 <b>CITY</b> [1] - 1:6 <b>clarification</b> [1] - 22:18 <b>classrooms</b> [5] - 9:9, 14:15, 14:24, 15:1, 15:16 <b>clear</b> [1] - 20:6 <b>clearly</b> [1] - 3:16 <b>clinical</b> [1] - 17:12 <b>close</b> [1] - 53:14 <b>closed</b> [1] - 54:8 <b>closely</b> [1] - 30:5 <b>code</b> [4] - 16:3, 40:10, 48:9, 49:11 <b>coffee</b> [1] - 49:22 <b>Colonial</b> [1] - 39:15 <b>color</b> [1] - 46:19 <b>combination</b> [2] - 47:13, 48:17 <b>combinations</b> [1] - 27:2 <b>coming</b> [9] - 21:19, 21:21, 21:22, 23:11, 25:17, 35:13, 36:20, 39:23 <b>commerce</b> [1] - 28:18 <b>commercial</b> [17] - 5:18, 6:14, 6:17, 6:18, 7:13, 43:21, 47:2, 47:13, 47:20, 47:23, 48:17, 48:19, 48:21, 49:1, 49:5, 49:20, 49:22 <b>Commission</b> [2] - 3:6, 3:10 <b>COMMISSION</b> [1] - 1:10 <b>commissioners</b> [1] - 45:17 <b>common</b> [1] - 31:14 <b>communication</b> [1] - 18:10 <b>community</b> [7] - 8:22, 11:20, 13:10, 37:19, 38:5, 38:15, 42:23 <b>Community</b> [1] - 2:9	<b>company</b> [1] - 37:20 <b>complete</b> [2] - 14:22, 55:8 <b>completely</b> [4] - 23:21, 36:21, 42:20 <b>Comprehensive</b> [1] - 6:19 <b>computer</b> [1] - 55:8 <b>computer-generated</b> [1] - 55:8 <b>concept</b> [1] - 10:19 <b>concern</b> [4] - 32:11, 39:19, 42:12, 42:14 <b>concerned</b> [4] - 30:11, 35:14, 35:15, 39:22 <b>concerns</b> [2] - 40:1, 41:10 <b>concrete</b> [2] - 25:1, 33:7 <b>confines</b> [1] - 47:17 <b>connected</b> [2] - 26:20, 48:3 <b>consider</b> [2] - 31:11, 32:7 <b>considerations</b> [1] - 31:16 <b>considered</b> [1] - 3:10 <b>consist</b> [1] - 18:1 <b>constant</b> [1] - 17:23 <b>constantly</b> [1] - 34:5 <b>consultant</b> [1] - 37:14 <b>contained</b> [2] - 43:17, 44:17 <b>contemplate</b> [1] - 10:19 <b>contract</b> [1] - 30:4 <b>control</b> [1] - 55:15 <b>copies</b> [2] - 55:12, 55:14 <b>copy</b> [4] - 23:5, 25:19, 29:20, 29:23 <b>core</b> [4] - 6:14, 6:19, 46:12, 47:2 <b>correct</b> [15] - 11:8, 14:12, 15:2, 15:3, 19:2, 20:9, 21:17, 26:5, 43:19, 43:22, 44:4, 44:5, 50:23, 55:7 <b>Correct</b> [5] - 15:2, 21:24, 50:4, 50:9, 50:23 <b>costs</b> [1] - 33:1 <b>Council</b> [1] - 49:9 <b>COUNTY</b> [1] - 55:2 <b>County</b> [3] - 5:16, 6:5, 25:23 <b>county</b> [1] - 50:16 <b>couple</b> [3] - 11:4, 16:16, 41:10	<b>course</b> [3] - 16:7, 19:8 <b>cover</b> [1] - 32:9 <b>creating</b> [2] - 8:6, 38:7 <b>creator</b> [1] - 38:9 <b>criteria</b> [1] - 45:21 <b>CSR</b> [2] - 55:20, 55:20 <b>current</b> [4] - 10:9, 10:12, 15:24, 36:11 <b>curriculum</b> [2] - 8:1, 8:16  <b>D</b> <b>dad</b> [1] - 15:6 <b>dairy</b> [1] - 25:1 <b>Danny</b> [1] - 2:5 <b>days</b> [1] - 28:10 <b>Deborah</b> [1] - 2:6 <b>decided</b> [1] - 27:18 <b>dedicated</b> [1] - 49:5 <b>defined</b> [1] - 6:19 <b>demand</b> [1] - 7:21 <b>described</b> [4] - 21:6, 26:23, 27:11, 28:14 <b>determining</b> [1] - 40:3 <b>develop</b> [1] - 8:18 <b>developer</b> [1] - 47:11 <b>Development</b> [1] - 2:10 <b>development</b> [2] - 37:13, 37:16 <b>diagnosis</b> [1] - 17:11 <b>different</b> [8] - 7:21, 12:16, 17:16, 18:8, 36:22, 42:20, 48:20 <b>direct</b> [1] - 52:1 <b>direction</b> [1] - 55:15 <b>Director</b> [1] - 2:10 <b>disabilities</b> [1] - 17:17 <b>disarmed</b> [1] - 51:9 <b>disciplinary</b> [2] - 11:11, 11:15 <b>discussing</b> [1] - 10:4 <b>discussion</b> [2] - 5:6, 6:3 <b>dismissal</b> [1] - 18:11 <b>disorder</b> [1] - 17:14 <b>distances</b> [1] - 8:6 <b>District</b> [7] - 5:21, 6:10, 6:12, 46:8, 46:23, 47:7, 48:7 <b>district</b> [6] - 8:10, 37:23, 38:12, 38:18, 46:9, 48:14 <b>districts</b> [6] - 7:22, 8:2, 8:4, 8:18, 11:17, 13:3 <b>dividing</b> [1] - 15:8 <b>dock</b> [4] - 23:14,	23:15, 25:5, 25:6 <b>document</b> [1] - 24:3 <b>documentation</b> [3] - 20:2, 29:15, 30:23 <b>documents</b> [1] - 36:14 <b>dollars</b> [1] - 49:2 <b>Dollinger</b> [1] - 7:7 <b>DOLLINGER</b> [27] - 5:10, 5:12, 7:3, 7:6, 9:14, 11:6, 11:14, 11:23, 12:3, 12:20, 15:1, 20:3, 20:23, 21:2, 22:2, 22:8, 22:11, 22:19, 23:7, 25:18, 29:20, 29:23, 30:3, 34:16, 35:9, 36:17, 45:24 <b>Don</b> [1] - 35:3 <b>Donald</b> [1] - 2:3 <b>donated</b> [1] - 24:24 <b>done</b> [3] - 13:21, 27:21, 27:22 <b>down</b> [4] - 50:18, 50:21, 52:19, 52:21 <b>downtown</b> [4] - 6:14, 6:18, 46:12, 48:6 <b>driveway</b> [2] - 28:24, 33:2 <b>driving</b> [1] - 10:15 <b>drop</b> [1] - 21:2 <b>dropped</b> [1] - 9:22 <b>dropping</b> [1] - 10:7 <b>dually</b> [1] - 17:17 <b>DUBAJIC</b> [3] - 37:8, 37:9, 37:12 <b>Dubajic</b> [2] - 37:8, 37:13 <b>ducks</b> [1] - 30:8 <b>due</b> [1] - 7:20 <b>duly</b> [6] - 7:4, 12:7, 17:6, 37:10, 39:11, 41:3 <b>during</b> [2] - 3:20, 4:2 <b>dwelling</b> [1] - 6:9  <b>E</b> <b>easement</b> [31] - 19:1, 19:15, 20:4, 20:5, 21:4, 21:9, 21:11, 22:3, 22:6, 22:8, 22:11, 23:6, 24:5, 24:7, 25:10, 25:12, 25:16, 25:20, 26:13, 27:15, 27:19, 28:4, 28:13, 29:11, 29:13, 29:21, 29:24, 30:6, 30:20, 32:19, 34:12 <b>east</b> [3] - 6:21, 21:1,
--------------------------------	--	--	--	---

<p>36:10  <b>economic</b> [2] - 37:13,  37:15  <b>education</b> [3] - 5:19,  17:12, 29:3  <b>Education</b> [1] - 7:24  <b>effect</b> [1] - 31:16  <b>efficiency</b> [1] - 51:20  <b>egress</b> [1] - 26:24  <b>eight</b> [2] - 34:14,  34:15  <b>elementary</b> [2] -  14:20, 18:7  <b>eligibility</b> [1] - 17:11  <b>Emmon</b> [1] - 52:23  <b>emotional</b> [1] - 17:14  <b>encouraged</b> [2] -  44:12, 48:6  <b>end</b> [1] - 16:3  <b>ENGBERG</b> [4] - 24:16,  24:19, 24:22, 45:19  <b>Engberg</b> [1] - 2:11  <b>Engineering</b> [1] - 41:6  <b>enjoyment</b> [1] - 26:21  <b>enter</b> [2] - 36:4, 36:9  <b>entering</b> [3] - 21:18,  21:19, 28:22  <b>entities</b> [1] - 37:19  <b>entrance</b> [2] - 19:15,  21:7  <b>equipped</b> [1] - 8:4  <b>essentially</b> [1] - 23:22  <b>estate</b> [2] - 30:5, 38:14  <b>evening</b> [1] - 37:12  <b>eventually</b> [2] - 41:20,  44:23  <b>Evidently</b> [1] - 29:15  <b>evidently</b> [1] - 31:2  <b>exact</b> [2] - 42:23,  44:13  <b>exactly</b> [2] - 31:13,  35:24  <b>except</b> [1] - 32:23  <b>Excuse</b> [1] - 32:10  <b>executive</b> [1] - 28:9  <b>executives</b> [1] - 32:1  <b>exist</b> [1] - 18:21  <b>existing</b> [9] - 6:13,  22:21, 22:22, 37:18,  46:22, 47:3, 47:16,  47:17  <b>exit</b> [5] - 21:7, 21:11,  22:24, 23:1, 36:5  <b>expand</b> [1] - 7:20  <b>expense</b> [1] - 32:24  <b>expenses</b> [1] - 33:4  <b>explains</b> [1] - 26:12  <b>expressive</b> [1] - 12:13  <b>Expressive</b> [2] - 7:9,</p>	<p>12:11  <b>exterior</b> [1] - 13:24  <b>extracurricularly</b> [1] -  13:10  <b>eye</b> [1] - 39:8</p> <p><b>F</b></p> <p><b>facilities</b> [1] - 10:1  <b>facility</b> [9] - 16:3,  17:12, 17:13, 20:19,  29:3, 30:12, 35:22,  36:5, 37:24  <b>fact</b> [1] - 23:9  <b>factory</b> [1] - 14:6  <b>faculty</b> [1] - 10:18  <b>family</b> [3] - 6:9, 47:5,  49:3  <b>far</b> [4] - 9:19, 17:11,  29:3, 41:21  <b>Farm</b> [1] - 1:17  <b>fault</b> [1] - 40:17  <b>favor</b> [12] - 4:5, 16:18,  37:3, 37:4, 37:6,  39:2, 39:13, 40:23,  44:20, 45:8, 45:14,  53:6  <b>feet</b> [1] - 6:16  <b>fence</b> [1] - 39:21  <b>few</b> [2] - 11:24, 34:11  <b>fewer</b> [1] - 29:3  <b>file</b> [2] - 31:4, 31:5  <b>filed</b> [1] - 5:15  <b>final</b> [1] - 14:21  <b>first</b> [23] - 4:3, 7:4,  12:7, 12:10, 13:13,  16:1, 16:21, 17:6,  24:14, 25:24, 26:14,  27:4, 27:10, 27:14,  27:15, 34:20, 34:24,  37:10, 39:11, 41:3,  47:8, 47:21, 48:22  <b>floor</b> [5] - 47:6, 47:8,  47:21, 48:22, 48:23  <b>floors</b> [1] - 6:13  <b>flow</b> [1] - 9:20  <b>focus</b> [2] - 11:18,  14:18  <b>following</b> [2] - 3:1, 5:7  <b>follows</b> [7] - 4:3, 7:5,  12:8, 17:7, 37:11,  39:12, 41:4  <b>food</b> [3] - 41:14, 42:7,  42:8  <b>footage</b> [1] - 49:4  <b>for-profit</b> [1] - 38:10  <b>foregoing</b> [1] - 55:6  <b>form</b> [2] - 48:9, 49:10  <b>forth</b> [2] - 40:23, 42:11</p>	<p><b>forward</b> [2] - 48:12,  48:15  <b>four</b> [1] - 52:5  <b>fourth</b> [1] - 7:16  <b>Fox</b> [6] - 6:1, 6:20,  38:20, 46:13, 46:14  <b>free</b> [1] - 26:17  <b>front</b> [2] - 52:5, 52:22  <b>full</b> [8] - 7:24, 8:16,  10:4, 12:4, 12:20,  13:1, 26:16, 38:14  <b>full-day</b> [3] - 12:4,  12:20, 13:1  <b>function</b> [4] - 28:10,  28:12, 29:18, 30:13  <b>functioning</b> [1] - 35:5  <b>future</b> [1] - 10:21</p> <p><b>G</b></p> <p><b>Game</b> [1] - 1:17  <b>garage</b> [2] - 48:4  <b>gate</b> [1] - 23:9  <b>generated</b> [1] - 55:8  <b>goal</b> [1] - 15:21  <b>Grades</b> [1] - 5:20  <b>grant</b> [2] - 26:13,  31:17  <b>grants</b> [1] - 26:14  <b>gravel</b> [2] - 33:5, 33:6  <b>great</b> [3] - 16:10,  44:21, 53:1  <b>gross</b> [1] - 6:15  <b>ground</b> [1] - 47:6  <b>group</b> [1] - 32:6  <b>grow</b> [1] - 9:10  <b>growth</b> [2] - 15:12,  15:15  <b>guess</b> [1] - 28:7  <b>guests</b> [2] - 26:19,  32:17  <b>guys</b> [2] - 42:3, 44:20</p> <p><b>H</b></p> <p><b>H-A-R-V-E</b> [1] - 24:15  <b>hand</b> [6] - 3:23, 36:2,  37:1, 55:13, 55:17  <b>hand-in-hand</b> [1] -  36:2  <b>handle</b> [1] - 8:4  <b>happy</b> [1] - 10:22  <b>hard</b> [1] - 18:20  <b>Harve</b> [1] - 24:14  <b>HARVE</b> [1] - 17:5  <b>heard</b> [2] - 3:14, 38:11  <b>HEARING</b> [1] - 1:11  <b>hearing</b> [11] - 3:3, 3:7,</p>	<p>3:21, 4:2, 4:9, 6:23,  49:12, 53:15, 54:7,  54:11, 54:12  <b>hearings</b> [2] - 3:5, 5:6  <b>held</b> [1] - 12:12  <b>hello</b> [1] - 7:6  <b>helpful</b> [2] - 45:12,  45:14  <b>helping</b> [2] - 8:20,  44:14  <b>hereafter</b> [1] - 26:20  <b>hereby</b> [3] - 26:14,  28:5, 55:4  <b>hereto</b> [1] - 55:11  <b>hereunto</b> [1] - 55:16  <b>high</b> [4] - 14:19, 18:8,  20:16  <b>hill</b> [1] - 52:22  <b>historic</b> [4] - 6:14,  6:18, 46:11, 47:2  <b>hold</b> [1] - 16:14  <b>holding</b> [1] - 49:12  <b>home</b> [2] - 13:4, 13:9  <b>honor</b> [1] - 36:6  <b>hope</b> [3] - 9:9, 32:6  <b>hopefully</b> [1] - 50:20  <b>HORAZ</b> [26] - 4:22,  9:13, 15:22, 23:5,  32:8, 32:11, 32:14,  32:17, 32:20, 33:6,  33:9, 33:14, 33:22,  34:2, 34:5, 35:6,  51:16, 51:23, 52:3,  52:9, 52:12, 52:15,  52:18, 53:1, 53:16,  53:22  <b>Horaz</b> [3] - 2:6, 4:21,  53:21  <b>horizontally</b> [1] -  48:23  <b>hours</b> [1] - 11:24  <b>house</b> [2] - 8:5, 50:21  <b>houses</b> [1] - 15:19  <b>hurt</b> [1] - 39:24  <b>hybrid</b> [1] - 48:8</p> <p><b>I</b></p> <p><b>Idea</b> [1] - 42:7  <b>identify</b> [1] - 6:8  <b>ILLINOIS</b> [2] - 1:7,  55:1  <b>Illinois</b> [5] - 1:18, 5:16,  6:2, 6:5, 55:20  <b>impetus</b> [1] - 47:9  <b>important</b> [2] - 8:22,  13:6  <b>impression</b> [1] - 36:8  <b>in-house</b> [1] - 8:5</p>	<p><b>include</b> [2] - 10:20,  33:3  <b>included</b> [2] - 8:10,  45:22  <b>includes</b> [1] - 9:8  <b>including</b> [2] - 8:19,  27:1  <b>Inclusive</b> [1] - 55:7  <b>Incorporated</b> [3] -  4:11, 5:8, 6:24  <b>increased</b> [1] - 7:21  <b>individual</b> [1] - 20:17  <b>individualized</b> [2] -  8:17, 9:1  <b>Industrial</b> [2] - 6:1,  38:20  <b>industrial</b> [8] - 35:19,  36:20, 41:7, 41:11,  41:17, 41:22, 42:4,  43:8  <b>information</b> [1] -  16:23  <b>ingress</b> [1] - 26:24  <b>initial</b> [6] - 14:17,  18:17, 18:18, 27:20,  32:23  <b>injury</b> [1] - 17:15  <b>inpatient</b> [1] - 17:13  <b>install</b> [1] - 33:4  <b>installation</b> [1] - 32:24  <b>instance</b> [2] - 44:7,  44:8  <b>instead</b> [2] - 23:23,  48:21  <b>insurance</b> [1] - 39:23  <b>integral</b> [1] - 38:3  <b>Integrate</b> [1] - 8:21  <b>intend</b> [1] - 52:20  <b>intended</b> [1] - 28:5  <b>intention</b> [2] - 14:1,  14:8  <b>interfere</b> [1] - 27:5  <b>interfering</b> [2] - 35:16,  36:3  <b>Internal</b> [1] - 13:23  <b>interrupt</b> [1] - 43:13  <b>invite</b> [1] - 3:8  <b>issue</b> [2] - 43:1, 44:18  <b>issues</b> [5] - 10:11,  33:15, 43:3, 52:18,  52:21  <b>itself</b> [1] - 44:3</p> <p><b>J</b></p> <p><b>jail</b> [6] - 47:11, 47:18,  47:21, 50:14, 51:2,  51:4  <b>jam</b> [1] - 32:5</p>
--	--	--	---	---

<b>Jason</b> [4] - 2:11, 46:1, 46:4, 51:8 <b>Jeff</b> [1] - 2:2 <b>Job</b> [1] - 38:9 <b>Jobs</b> [2] - 38:7 <b>JOHN</b> [1] - 41:2 <b>John</b> [1] - 41:5 <b>Junior</b> [1] - 14:18	<p style="text-align: center;"><b>L</b></p> <b>land</b> [9] - 25:1, 26:21, 32:18, 32:19, 47:14, 47:23, 48:19, 49:5, 50:11 <b>LARISSA</b> [1] - 39:10 <b>Larissa</b> [1] - 40:16 <b>Larson</b> [1] - 5:7 <b>LARSON</b> [45] - 5:11, 12:6, 12:9, 12:24, 13:15, 13:21, 14:4, 14:7, 14:12, 14:17, 15:2, 15:7, 15:14, 15:20, 15:24, 16:7, 17:10, 17:22, 18:3, 18:17, 19:1, 19:4, 19:7, 19:13, 19:17, 19:20, 19:22, 19:24, 20:5, 20:9, 20:13, 20:18, 20:24, 21:9, 21:13, 22:6, 22:14, 35:20, 36:8, 40:2, 40:8, 43:19, 43:22, 44:5, 45:23 <b>LASALLE</b> [1] - 55:2 <b>last</b> [3] - 9:7, 9:9, 48:10 <b>Last</b> [1] - 24:15 <b>lawful</b> [1] - 26:20 <b>layout</b> [4] - 9:8, 10:9, 10:13, 18:14 <b>lays</b> [1] - 38:17 <b>Learning</b> [2] - 7:9, 12:11 <b>least</b> [2] - 6:15, 49:3 <b>leave</b> [9] - 13:2, 20:24, 21:4, 22:14, 23:14, 23:15, 25:5, 36:4, 36:10 <b>legal</b> [4] - 20:1, 24:3, 30:22, 32:4 <b>less</b> [2] - 34:4, 34:6 <b>letter</b> [2] - 8:10, 38:1 <b>level</b> [1] - 35:10 <b>liberty</b> [1] - 26:17 <b>licensed</b> [1] - 7:23 <b>licensees</b> [3] - 26:19, 32:14, 32:17 <b>light</b> [1] - 46:19 <b>Limited</b> [1] - 5:21 <b>limited</b> [1] - 33:3 <b>limits</b> [2] - 47:4, 52:17 <b>lines</b> [2] - 10:12, 40:1 <b>list</b> [1] - 16:8 <b>live</b> [1] - 39:15 <b>Local</b> [3] - 6:10, 6:11, 46:7 <b>locate</b> [1] - 38:5	<b>located</b> [3] - 5:24, 44:3, 46:11 <b>location</b> [6] - 7:16, 7:17, 8:12, 9:11, 13:7, 35:24 <b>locations</b> [2] - 7:19, 13:22 <b>locomotive</b> [2] - 19:19, 25:2 <b>Lombard</b> [2] - 7:19, 35:22 <b>look</b> [3] - 25:14, 34:2, 46:18 <b>looked</b> [1] - 16:1 <b>looking</b> [1] - 7:20 <b>looks</b> [1] - 33:23 <b>lose</b> [1] - 7:10 <b>losing</b> [1] - 49:2 <b>LOVETERE</b> [12] - 40:22, 41:2, 41:5, 41:9, 42:17, 43:6, 43:10, 44:8, 44:19, 45:3, 45:6, 45:10 <b>Lovetere</b> [1] - 41:5 <b>Lynn</b> [2] - 37:8, 37:12 <b>LYNN</b> [1] - 37:9	<b>materials</b> [2] - 9:6, 9:20 <b>matter</b> [1] - 13:18 <b>matters</b> [1] - 13:11 <b>maximum</b> [2] - 9:10, 9:14 <b>Meadowvale</b> [12] - 26:22, 27:13, 28:8, 28:21, 29:4, 29:17, 30:2, 30:6, 30:9, 31:1, 32:2, 36:14 <b>mean</b> [7] - 15:15, 27:15, 29:7, 30:9, 31:10, 32:5, 49:15 <b>meaning</b> [1] - 14:23 <b>meet</b> [1] - 9:18 <b>meeting</b> [3] - 3:6, 54:8, 55:6 <b>member</b> [1] - 3:21 <b>members</b> [1] - 3:8 <b>memo</b> [1] - 47:9 <b>mention</b> [1] - 38:17 <b>mentioned</b> [1] - 46:12 <b>messing</b> [1] - 5:14 <b>methods</b> [1] - 12:16 <b>might</b> [10] - 8:4, 10:2, 10:6, 10:20, 10:24, 11:17, 17:18, 18:8, 27:9, 40:24 <b>Mill</b> [2] - 6:21, 46:14 <b>mind</b> [1] - 12:19 <b>mine</b> [1] - 42:11 <b>Minute</b> [1] - 2:12 <b>minute</b> [1] - 35:21 <b>mix</b> [2] - 50:3, 50:5 <b>modality</b> [1] - 12:13 <b>morning</b> [1] - 35:11 <b>most</b> [2] - 13:6, 50:10 <b>motion</b> [4] - 4:9, 4:17, 53:13, 53:19 <b>move</b> [3] - 13:7, 46:3, 48:15 <b>moved</b> [3] - 4:14, 48:12, 53:16 <b>moving</b> [1] - 36:24 <b>MR</b> [143] - 4:14, 4:15, 4:20, 4:24, 5:4, 11:4, 11:7, 11:21, 11:24, 12:23, 13:11, 13:17, 14:2, 14:5, 14:10, 14:13, 14:23, 15:4, 15:11, 15:15, 15:17, 16:5, 16:8, 16:15, 16:19, 16:22, 17:1, 17:8, 17:19, 18:1, 18:13, 18:22, 19:3, 19:5, 19:8, 19:16, 19:19, 19:21, 19:23, 20:1, 20:7, 20:10, 20:15, 21:5, 21:12,	21:14, 21:21, 22:1, 22:4, 22:10, 22:13, 22:15, 22:17, 22:20, 22:24, 23:2, 23:8, 23:10, 23:13, 23:17, 23:19, 23:21, 24:1, 24:2, 24:3, 24:4, 24:7, 24:9, 24:10, 24:14, 24:16, 24:18, 24:19, 24:21, 24:22, 24:24, 25:4, 25:11, 25:15, 26:6, 26:10, 27:8, 27:17, 28:1, 28:7, 28:14, 28:17, 28:20, 28:24, 29:5, 29:7, 29:12, 29:14, 29:22, 30:1, 30:8, 30:15, 30:17, 30:21, 30:24, 31:3, 31:6, 31:8, 31:14, 31:18, 31:21, 31:24, 32:16, 34:9, 34:11, 34:17, 34:20, 34:23, 35:4, 35:7, 35:14, 36:6, 36:13, 36:18, 40:22, 41:5, 41:9, 42:14, 42:17, 42:19, 43:6, 43:10, 44:8, 44:19, 45:3, 45:6, 45:10, 45:19, 49:13, 49:16, 49:18, 50:1, 50:6, 50:12, 53:17, 53:24, 54:4, 54:6 <b>MS</b> [150] - 4:18, 4:21, 4:22, 4:23, 5:1, 5:3, 5:10, 5:11, 5:12, 7:6, 9:13, 9:14, 11:6, 11:14, 11:23, 12:3, 12:9, 12:20, 12:24, 13:15, 13:21, 14:4, 14:7, 14:12, 14:17, 15:1, 15:2, 15:7, 15:14, 15:20, 15:22, 15:24, 16:7, 17:10, 17:22, 18:3, 18:17, 19:1, 19:4, 19:7, 19:13, 19:17, 19:20, 19:22, 19:24, 20:3, 20:5, 20:9, 20:13, 20:18, 20:23, 20:24, 21:2, 21:9, 21:13, 22:2, 22:6, 22:8, 22:11, 22:14, 22:19, 22:21, 23:5, 23:7, 25:18, 25:19, 26:7, 26:11, 27:20, 27:24, 28:3, 29:20, 29:23, 30:3, 32:8, 32:11, 32:13, 32:14, 32:17, 32:18, 32:20, 32:21, 33:6, 33:8, 33:9,
<p style="text-align: center;"><b>K</b></p> <b>K-12</b> [1] - 5:20 <b>K-N-E-L-L</b> [1] - 24:15 <b>KAREN</b> [1] - 12:6 <b>Karen</b> [2] - 5:7, 12:4 <b>KCJ</b> [2] - 47:12, 52:6 <b>keep</b> [3] - 11:12, 36:24, 39:8 <b>keeps</b> [1] - 48:16 <b>Kendall</b> [3] - 5:16, 6:4, 25:23 <b>kids</b> [8] - 11:7, 11:12, 15:23, 38:12, 41:12, 41:19, 42:7, 44:11 <b>kind</b> [9] - 7:17, 8:21, 15:5, 19:5, 36:24, 42:20, 47:23, 49:21, 49:22 <b>KNELL</b> [76] - 16:15, 16:19, 16:22, 17:1, 17:5, 17:8, 17:19, 18:1, 18:13, 18:22, 19:3, 19:5, 19:8, 19:16, 19:19, 19:21, 19:23, 20:1, 20:7, 20:10, 20:15, 21:5, 21:12, 21:14, 21:21, 22:1, 22:4, 22:10, 22:13, 22:15, 23:2, 23:8, 23:13, 23:19, 24:1, 24:3, 24:7, 24:10, 24:14, 24:18, 24:21, 24:24, 25:4, 25:11, 25:15, 26:6, 26:10, 27:8, 27:17, 28:1, 28:7, 28:14, 28:17, 28:20, 28:24, 29:5, 29:7, 29:14, 29:22, 30:1, 30:8, 30:15, 30:24, 31:8, 31:14, 31:18, 31:21, 31:24, 32:16, 34:23, 35:4, 35:7, 35:14, 36:6, 36:13, 36:18 <b>Knell</b> [4] - 26:9, 26:10, 26:11, 27:3 <b>Krysti</b> [4] - 2:9, 35:2, 46:3, 51:8		<p style="text-align: center;"><b>M</b></p> <b>M-1</b> [1] - 5:20 <b>ma'am</b> [3] - 37:7, 40:15, 40:20 <b>Main</b> [3] - 6:21, 46:16 <b>mainstreaming</b> [2] - 13:5, 14:18 <b>maintains</b> [1] - 32:20 <b>maintenance</b> [4] - 32:22, 33:1, 33:12, 33:15 <b>man's</b> [1] - 50:17 <b>Manufacturing</b> [1] - 5:21 <b>manufacturing</b> [1] - 30:11 <b>map</b> [2] - 46:17, 46:18 <b>marcum</b> [1] - 53:23 <b>MARCUM</b> [25] - 4:24, 11:4, 11:7, 11:21, 11:24, 12:23, 13:11, 13:17, 14:2, 14:5, 14:10, 14:13, 14:23, 15:4, 15:15, 16:5, 16:8, 22:17, 22:20, 29:12, 34:9, 34:11, 34:17, 34:20, 53:24 <b>Marcum</b> [2] - 2:3, 4:23 <b>Margaret</b> [1] - 26:9 <b>mark</b> [1] - 45:8 <b>Marlys</b> [1] - 2:12	<b>materials</b> [2] - 9:6, 9:20 <b>matter</b> [1] - 13:18 <b>matters</b> [1] - 13:11 <b>maximum</b> [2] - 9:10, 9:14 <b>Meadowvale</b> [12] - 26:22, 27:13, 28:8, 28:21, 29:4, 29:17, 30:2, 30:6, 30:9, 31:1, 32:2, 36:14 <b>mean</b> [7] - 15:15, 27:15, 29:7, 30:9, 31:10, 32:5, 49:15 <b>meaning</b> [1] - 14:23 <b>meet</b> [1] - 9:18 <b>meeting</b> [3] - 3:6, 54:8, 55:6 <b>member</b> [1] - 3:21 <b>members</b> [1] - 3:8 <b>memo</b> [1] - 47:9 <b>mention</b> [1] - 38:17 <b>mentioned</b> [1] - 46:12 <b>messing</b> [1] - 5:14 <b>methods</b> [1] - 12:16 <b>might</b> [10] - 8:4, 10:2, 10:6, 10:20, 10:24, 11:17, 17:18, 18:8, 27:9, 40:24 <b>Mill</b> [2] - 6:21, 46:14 <b>mind</b> [1] - 12:19 <b>mine</b> [1] - 42:11 <b>Minute</b> [1] - 2:12 <b>minute</b> [1] - 35:21 <b>mix</b> [2] - 50:3, 50:5 <b>modality</b> [1] - 12:13 <b>morning</b> [1] - 35:11 <b>most</b> [2] - 13:6, 50:10 <b>motion</b> [4] - 4:9, 4:17, 53:13, 53:19 <b>move</b> [3] - 13:7, 46:3, 48:15 <b>moved</b> [3] - 4:14, 48:12, 53:16 <b>moving</b> [1] - 36:24 <b>MR</b> [143] - 4:14, 4:15, 4:20, 4:24, 5:4, 11:4, 11:7, 11:21, 11:24, 12:23, 13:11, 13:17, 14:2, 14:5, 14:10, 14:13, 14:23, 15:4, 15:11, 15:15, 15:17, 16:5, 16:8, 16:15, 16:19, 16:22, 17:1, 17:8, 17:19, 18:1, 18:13, 18:22, 19:3, 19:5, 19:8, 19:16, 19:19, 19:21, 19:23, 20:1, 20:7, 20:10, 20:15, 21:5, 21:12,	21:14, 21:21, 22:1, 22:4, 22:10, 22:13, 22:15, 22:17, 22:20, 22:24, 23:2, 23:8, 23:10, 23:13, 23:17, 23:19, 23:21, 24:1, 24:2, 24:3, 24:4, 24:7, 24:9, 24:10, 24:14, 24:16, 24:18, 24:19, 24:21, 24:22, 24:24, 25:4, 25:11, 25:15, 26:6, 26:10, 27:8, 27:17, 28:1, 28:7, 28:14, 28:17, 28:20, 28:24, 29:5, 29:7, 29:12, 29:14, 29:22, 30:1, 30:8, 30:15, 30:17, 30:21, 30:24, 31:3, 31:6, 31:8, 31:14, 31:18, 31:21, 31:24, 32:16, 34:9, 34:11, 34:17, 34:20, 34:23, 35:4, 35:7, 35:14, 36:6, 36:13, 36:18, 40:22, 41:5, 41:9, 42:14, 42:17, 42:19, 43:6, 43:10, 44:8, 44:19, 45:3, 45:6, 45:10, 45:19, 49:13, 49:16, 49:18, 50:1, 50:6, 50:12, 53:17, 53:24, 54:4, 54:6 <b>MS</b> [150] - 4:18, 4:21, 4:22, 4:23, 5:1, 5:3, 5:10, 5:11, 5:12, 7:6, 9:13, 9:14, 11:6, 11:14, 11:23, 12:3, 12:9, 12:20, 12:24, 13:15, 13:21, 14:4, 14:7, 14:12, 14:17, 15:1, 15:2, 15:7, 15:14, 15:20, 15:22, 15:24, 16:7, 17:10, 17:22, 18:3, 18:17, 19:1, 19:4, 19:7, 19:13, 19:17, 19:20, 19:22, 19:24, 20:3, 20:5, 20:9, 20:13, 20:18, 20:23, 20:24, 21:2, 21:9, 21:13, 22:2, 22:6, 22:8, 22:11, 22:14, 22:19, 22:21, 23:5, 23:7, 25:18, 25:19, 26:7, 26:11, 27:20, 27:24, 28:3, 29:20, 29:23, 30:3, 32:8, 32:11, 32:13, 32:14, 32:17, 32:18, 32:20, 32:21, 33:6, 33:8, 33:9,

<p>33:10, 33:14, 33:17, 33:22, 34:2, 34:5, 34:14, 34:16, 35:6, 35:9, 35:20, 36:8, 36:17, 37:8, 37:12, 39:4, 39:7, 39:13, 39:17, 40:2, 40:7, 40:8, 40:13, 40:16, 40:19, 43:19, 43:22, 44:5, 45:23, 45:24, 46:6, 47:1, 48:2, 49:15, 49:17, 49:19, 50:4, 50:9, 50:16, 50:19, 50:23, 51:3, 51:13, 51:16, 51:18, 51:23, 51:24, 52:3, 52:4, 52:9, 52:11, 52:12, 52:13, 52:15, 52:16, 52:18, 52:20, 53:1, 53:16, 53:20, 53:22, 53:23, 54:1, 54:3, 54:5</p> <p><b>multi</b> [4] - 6:9, 17:11, 47:5, 49:3</p> <p><b>multi-diagnosis</b> [1] - 17:11</p> <p><b>multi-family</b> [3] - 6:9, 47:5, 49:3</p> <p><b>music</b> [1] - 12:14</p>	<p>33:8, 33:10, 33:17, 34:14, 46:6, 47:1, 48:2, 49:15, 49:17, 49:19, 50:4, 50:9, 50:16, 50:19, 50:23, 51:3, 51:13, 51:18, 51:24, 52:4, 52:11, 52:13, 52:16, 52:20</p> <p><b>Noble</b> [1] - 2:9</p> <p><b>none</b> [3] - 43:23, 45:17, 53:12</p> <p><b>normal</b> [3] - 50:2, 51:10, 52:12</p> <p><b>north</b> [3] - 6:20, 21:19, 46:13</p> <p><b>nothing</b> [2] - 30:10, 32:2</p> <p><b>November</b> [1] - 55:17</p> <p><b>number</b> [4] - 4:10, 15:19, 17:8, 17:16</p>	<p>44:6, 44:12, 44:24, 45:5, 45:7, 45:11, 45:16, 46:1, 46:24, 48:1, 50:13, 50:17, 50:20, 50:24, 51:7, 51:14, 53:2, 53:5, 53:8, 53:11, 53:18, 54:2, 54:7</p> <p><b>on-site</b> [1] - 44:17</p> <p><b>Once</b> [1] - 48:8</p> <p><b>once</b> [1] - 40:2</p> <p><b>one</b> [23] - 3:16, 9:2, 11:10, 13:5, 13:6, 15:5, 17:8, 21:7, 27:21, 28:3, 30:22, 34:13, 34:18, 34:24, 35:4, 37:17, 45:19, 46:20, 50:10, 51:19, 51:20, 51:21, 51:22</p> <p><b>one-plus</b> [1] - 51:22</p> <p><b>one-room</b> [1] - 15:5</p> <p><b>open</b> [1] - 4:9</p> <p><b>opening</b> [1] - 46:13</p> <p><b>operate</b> [1] - 7:13</p> <p><b>operating</b> [3] - 7:17, 29:18, 35:23</p> <p><b>operation</b> [2] - 11:22, 31:12</p> <p><b>opposed</b> [2] - 18:8, 39:14</p> <p><b>opposition</b> [2] - 4:7, 53:9</p> <p><b>order</b> [1] - 4:1</p> <p><b>Ordinance</b> [1] - 5:23</p> <p><b>original</b> [3] - 47:18, 47:21, 55:11</p> <p><b>originally</b> [1] - 34:24</p> <p><b>otherwise</b> [1] - 31:6</p> <p><b>outdoor</b> [1] - 39:20</p> <p><b>outfit</b> [1] - 9:18</p> <p><b>outlining</b> [1] - 8:11</p> <p><b>outright</b> [1] - 48:11</p> <p><b>outside</b> [4] - 9:16, 40:3, 41:19, 42:13</p> <p><b>overall</b> [2] - 6:15, 49:4</p> <p><b>Overlay</b> [1] - 48:7</p> <p><b>overlay</b> [1] - 48:13</p> <p><b>overnight</b> [1] - 52:10</p> <p><b>own</b> [1] - 9:24</p> <p><b>owned</b> [1] - 27:3</p> <p><b>owners</b> [4] - 27:12, 27:13, 33:11, 33:18</p> <p><b>ownership</b> [2] - 24:11, 27:19</p>	<p>38:2</p> <p><b>page</b> [2] - 9:7, 9:9</p> <p><b>Page</b> [4] - 26:12, 32:12, 32:21, 46:19</p> <p><b>Pages</b> [1] - 55:6</p> <p><b>pantry</b> [1] - 42:8</p> <p><b>paragraph</b> [4] - 26:13, 28:3, 32:8, 32:12</p> <p><b>parcel</b> [2] - 26:22, 27:3</p> <p><b>Pardon</b> [1] - 32:16</p> <p><b>pardon</b> [2] - 22:10, 24:18</p> <p><b>park</b> [6] - 41:7, 41:11, 41:17, 41:22, 42:5, 52:10</p> <p><b>Park</b> [2] - 6:1, 38:20</p> <p><b>parked</b> [1] - 41:15</p> <p><b>parking</b> [13] - 10:13, 10:20, 18:14, 18:15, 18:20, 20:19, 51:17, 52:2, 52:4, 52:8, 52:13, 52:17, 52:22</p> <p><b>Parkway</b> [1] - 39:15</p> <p><b>part</b> [4] - 16:5, 30:3, 47:12, 52:1</p> <p><b>particular</b> [1] - 48:11</p> <p><b>particularly</b> [1] - 18:5</p> <p><b>parties</b> [2] - 25:23, 32:23</p> <p><b>party</b> [8] - 25:24, 26:1, 26:14, 26:15, 26:17, 27:4, 27:5, 27:6</p> <p><b>pass</b> [2] - 19:10, 26:21</p> <p><b>pass-through</b> [1] - 19:10</p> <p><b>passenger</b> [1] - 35:19</p> <p><b>passing</b> [1] - 21:22</p> <p><b>past</b> [3] - 22:15, 24:8, 28:24</p> <p><b>pay</b> [2] - 33:16, 42:5</p> <p><b>paying</b> [1] - 38:13</p> <p><b>people</b> [2] - 42:7, 45:1</p> <p><b>people's</b> [1] - 31:7</p> <p><b>per</b> [3] - 9:3, 10:6, 51:19</p> <p><b>percent</b> [2] - 6:15, 49:4</p> <p><b>perhaps</b> [2] - 17:14, 40:3</p> <p><b>permit</b> [2] - 4:11, 5:17</p> <p><b>permits</b> [1] - 16:4</p> <p><b>permitted</b> [1] - 46:5</p> <p><b>Permitted</b> [2] - 4:12, 6:6</p> <p><b>permitting</b> [2] - 16:6, 20:14</p> <p><b>person</b> [1] - 37:21</p> <p><b>personally</b> [1] - 42:22</p> <p><b>personnel</b> [2] - 18:2,</p>	<p>18:4</p> <p><b>persons</b> [2] - 3:11, 3:15</p> <p><b>perspective</b> [1] - 37:16</p> <p><b>petition</b> [2] - 4:10, 5:15</p> <p><b>petitioner</b> [8] - 3:14, 4:3, 5:8, 6:5, 6:23, 30:4, 45:20, 48:15</p> <p><b>petitions</b> [1] - 53:13</p> <p><b>pharmacy</b> [1] - 49:22</p> <p><b>phase</b> [2] - 14:18, 16:2</p> <p><b>picked</b> [3] - 9:22, 13:13, 13:15</p> <p><b>picking</b> [1] - 10:7</p> <p><b>pink</b> [1] - 46:19</p> <p><b>place</b> [8] - 20:4, 24:8, 25:10, 25:17, 29:1, 29:11, 32:4, 55:9</p> <p><b>placed</b> [1] - 13:23</p> <p><b>places</b> [1] - 11:11</p> <p><b>Plan</b> [1] - 6:19</p> <p><b>plan</b> [3] - 3:20, 18:14, 20:11</p> <p><b>Planner</b> [1] - 2:11</p> <p><b>PLANNING</b> [1] - 1:10</p> <p><b>Planning</b> [1] - 3:5</p> <p><b>plans</b> [7] - 8:17, 8:18, 9:17, 10:19, 18:19, 39:21, 40:11</p> <p><b>plus</b> [1] - 51:22</p> <p><b>podium</b> [8] - 3:18, 7:5, 12:8, 17:7, 37:11, 39:6, 39:12, 41:4</p> <p><b>point</b> [3] - 10:16, 30:19, 40:3</p> <p><b>points</b> [1] - 43:4</p> <p><b>pool</b> [1] - 52:19</p> <p><b>population</b> [1] - 11:12</p> <p><b>portion</b> [3] - 20:7, 54:8, 54:11</p> <p><b>possible</b> [1] - 14:9</p> <p><b>practical</b> [1] - 31:10</p> <p><b>prefer</b> [3] - 23:23, 24:1</p> <p><b>prepare</b> [1] - 8:21</p> <p><b>prepared</b> [3] - 7:1, 29:16, 34:24</p> <p><b>present</b> [7] - 3:12, 7:1, 16:14, 36:7, 36:9, 46:4, 53:5</p> <p><b>PRESENT</b> [2] - 2:1, 2:8</p> <p><b>presentation</b> [2] - 4:4, 7:1</p> <p><b>prevent</b> [2] - 42:1, 44:22</p> <p><b>previous</b> [1] - 27:13</p> <p><b>primary</b> [1] - 17:18</p> <p><b>privately</b> [1] - 36:19</p>
<b>O</b>				
<p><b>Oaks</b> [2] - 34:4, 34:7</p> <p><b>obsolete</b> [1] - 27:9</p> <p><b>occupancy</b> [1] - 43:5</p> <p><b>October</b> [1] - 1:22</p> <p><b>OF</b> [3] - 1:6, 55:1, 55:2</p> <p><b>offer</b> [3] - 7:24, 8:17, 8:19</p> <p><b>offers</b> [1] - 7:14</p> <p><b>office</b> [3] - 47:23, 50:10, 50:17</p> <p><b>OHI</b> [1] - 17:14</p> <p><b>old</b> [2] - 47:11, 50:17</p> <p><b>older</b> [1] - 52:1</p> <p><b>Olson</b> [3] - 2:2, 5:1, 54:1</p> <p><b>OLSON</b> [86] - 3:4, 4:1, 4:16, 5:2, 5:5, 5:13, 9:12, 11:3, 12:22, 16:10, 16:13, 16:17, 16:20, 16:24, 17:3, 21:17, 21:24, 24:12, 24:23, 25:3, 25:8, 25:13, 25:16, 26:4, 26:8, 27:14, 27:23, 28:12, 28:15, 28:19, 28:23, 29:2, 29:6, 29:9, 30:14, 31:13, 31:15, 31:19, 31:23, 32:10, 32:15, 33:19, 33:24, 34:3, 34:6, 34:10, 34:15, 34:19, 35:2, 36:23, 39:1, 39:5, 39:8, 39:16, 40:14, 40:17, 40:20, 40:24, 41:8, 43:9, 43:13, 43:20, 43:23,</p>				
<b>P</b>				
<p><b>p.m</b> [1] - 1:23</p> <p><b>packet</b> [2] - 25:20,</p>				

<p><b>problem</b> [1] - 39:7</p> <p><b>procedures</b> [2] - 18:12, 44:10</p> <p><b>proceedings</b> [4] - 3:2, 54:10, 55:5, 55:9</p> <p><b>process</b> [3] - 13:5, 16:6, 46:22</p> <p><b>profile</b> [2] - 17:9, 17:10</p> <p><b>profit</b> [1] - 38:10</p> <p><b>program</b> [4] - 8:23, 12:4, 12:21, 13:1</p> <p><b>programs</b> [2] - 8:20, 11:19</p> <p><b>prohibited</b> [1] - 49:13</p> <p><b>prohibiting</b> [2] - 49:19, 49:24</p> <p><b>project</b> [1] - 37:15</p> <p><b>promised</b> [1] - 32:3</p> <p><b>properties</b> [1] - 46:11</p> <p><b>property</b> [16] - 5:24, 21:8, 21:20, 22:16, 22:18, 24:17, 24:20, 26:1, 26:4, 26:16, 38:17, 40:5, 43:18, 44:3, 47:11, 48:20</p> <p><b>proposal</b> [5] - 46:21, 47:12, 47:20, 48:5, 49:7</p> <p><b>proposed</b> [5] - 3:9, 7:2, 9:8, 10:18, 37:6</p> <p><b>proposing</b> [3] - 6:5, 18:19, 42:3</p> <p><b>provide</b> [8] - 8:24, 11:18, 14:8, 18:20, 29:20, 29:23, 40:6, 48:24</p> <p><b>provided</b> [6] - 6:14, 9:21, 11:1, 13:3, 27:4, 46:19</p> <p><b>provides</b> [1] - 48:18</p> <p><b>providing</b> [2] - 5:18, 11:7</p> <p><b>PUBLIC</b> [1] - 1:11</p> <p><b>public</b> [20] - 3:3, 3:4, 3:8, 3:11, 3:21, 3:22, 4:2, 4:9, 5:5, 6:23, 43:1, 49:12, 52:2, 52:13, 52:17, 52:24, 53:12, 53:14, 54:7, 54:11</p> <p><b>purchase</b> [1] - 33:4</p> <p><b>purchaser</b> [1] - 30:4</p> <p><b>purpose</b> [2] - 3:7, 26:24</p> <p><b>purposes</b> [2] - 6:17, 26:20</p> <p><b>pursuant</b> [1] - 5:21</p> <p><b>put</b> [4] - 25:1, 39:21, 42:3, 43:6</p>	<p><b>PZC</b> [6] - 4:10, 4:11, 5:7, 6:4, 6:24, 46:4</p> <p><b>Q</b></p> <p><b>questions</b> [14] - 3:13, 10:23, 11:5, 16:9, 16:10, 16:16, 16:21, 40:22, 44:13, 44:15, 45:17, 45:20, 51:14, 53:3</p> <p><b>R</b></p> <p><b>radio</b> [1] - 18:9</p> <p><b>raise</b> [1] - 3:22</p> <p><b>raised</b> [1] - 10:24</p> <p><b>rather</b> [1] - 27:19</p> <p><b>ratio</b> [1] - 18:8</p> <p><b>read</b> [2] - 25:21, 51:7</p> <p><b>real</b> [4] - 5:24, 30:4, 38:14, 42:12</p> <p><b>really</b> [6] - 8:22, 41:16, 42:6, 44:9, 50:13, 51:1</p> <p><b>reason</b> [4] - 7:11, 12:11, 28:20, 42:1</p> <p><b>reasonable</b> [2] - 27:6, 32:24</p> <p><b>reasons</b> [2] - 13:6, 13:7</p> <p><b>receive</b> [1] - 8:14</p> <p><b>receiving</b> [2] - 4:1, 9:11</p> <p><b>recently</b> [1] - 48:7</p> <p><b>record</b> [1] - 45:22</p> <p><b>recorded</b> [4] - 25:22, 29:21, 29:24, 30:19</p> <p><b>recording</b> [1] - 55:5</p> <p><b>recreation</b> [1] - 12:14</p> <p><b>reference</b> [1] - 34:12</p> <p><b>regarding</b> [3] - 3:9, 3:14, 53:12</p> <p><b>regular</b> [4] - 12:1, 12:3, 13:13, 40:5</p> <p><b>relaxed</b> [1] - 29:19</p> <p><b>remember</b> [1] - 15:6</p> <p><b>repair</b> [1] - 33:1</p> <p><b>repass</b> [1] - 26:22</p> <p><b>repeat</b> [1] - 3:23</p> <p><b>replace</b> [1] - 28:5</p> <p><b>replacement</b> [1] - 33:2</p> <p><b>report</b> [1] - 11:1</p> <p><b>Reporter</b> [1] - 55:4</p> <p><b>represent</b> [1] - 3:17</p> <p><b>reproduced</b> [1] - 55:14</p> <p><b>request</b> [15] - 3:9, 3:13, 3:14, 4:5, 4:7, 7:2, 37:6, 39:3, 47:4, 47:9, 48:24, 49:17, 53:6, 53:9</p>	<p><b>requesting</b> [2] - 5:17, 46:7</p> <p><b>require</b> [1] - 11:16</p> <p><b>required</b> [1] - 13:22</p> <p><b>residence</b> [1] - 13:16</p> <p><b>residential</b> [9] - 6:8, 47:13, 48:3, 48:17, 48:18, 48:22, 50:2, 51:17, 51:18</p> <p><b>residents</b> [1] - 52:9</p> <p><b>respect</b> [1] - 30:6</p> <p><b>response</b> [5] - 16:12, 45:15, 53:4, 53:7, 53:10</p> <p><b>responsibility</b> [1] - 55:13</p> <p><b>Restoration</b> [2] - 47:12, 52:7</p> <p><b>restrictions</b> [1] - 52:15</p> <p><b>restrictive</b> [1] - 50:11</p> <p><b>return</b> [1] - 19:18</p> <p><b>revise</b> [1] - 6:8</p> <p><b>Richard</b> [1] - 2:4</p> <p><b>rides</b> [1] - 13:12</p> <p><b>River</b> [2] - 6:20, 46:13</p> <p><b>Road</b> [1] - 1:17</p> <p><b>roll</b> [2] - 4:16, 53:18</p> <p><b>Romeoville</b> [2] - 7:19, 8:14</p> <p><b>rooftop</b> [1] - 48:19</p> <p><b>room</b> [1] - 15:5</p> <p><b>row</b> [2] - 10:4, 30:9</p> <p><b>runs</b> [2] - 32:18, 32:19</p> <p><b>S</b></p> <p><b>S-E-A-L</b> [1] - 5:10</p> <p><b>safety</b> [3] - 40:1, 42:12, 43:2</p> <p><b>sales</b> [1] - 49:2</p> <p><b>scale</b> [1] - 49:21</p> <p><b>scheduled</b> [2] - 3:5, 49:11</p> <p><b>School</b> [2] - 7:8, 12:10</p> <p><b>school</b> [32] - 5:18, 5:20, 7:13, 7:14, 7:22, 7:23, 8:2, 8:3, 8:10, 8:18, 9:24, 10:16, 11:15, 11:17, 12:2, 13:9, 13:13, 14:19, 18:9, 20:16, 33:14, 37:23, 37:24, 38:10, 38:11, 38:18, 38:19, 38:21, 41:11, 42:17, 42:18, 42:21</p>	<p><b>schoolhouse</b> [1] - 15:5</p> <p><b>schools</b> [3] - 10:6, 12:15, 13:4</p> <p><b>SEAL</b> [11] - 4:10, 5:8, 5:9, 5:10, 6:24, 7:8, 7:13, 7:17, 25:9, 42:24</p> <p><b>second</b> [19] - 4:4, 4:15, 9:7, 12:18, 18:13, 26:1, 26:15, 26:17, 27:4, 27:6, 27:10, 27:16, 29:13, 32:8, 32:11, 34:21, 35:4, 43:14, 53:17</p> <p><b>secondary</b> [1] - 17:18</p> <p><b>seconds</b> [1] - 51:9</p> <p><b>security</b> [2] - 17:19, 17:21</p> <p><b>see</b> [10] - 9:20, 23:2, 23:17, 23:23, 24:24, 37:19, 38:1, 42:12, 42:13, 43:5</p> <p><b>seeing</b> [2] - 45:16, 53:11</p> <p><b>seeking</b> [1] - 7:12</p> <p><b>self</b> [1] - 43:17</p> <p><b>self-contained</b> [1] - 43:17</p> <p><b>semi</b> [7] - 19:16, 23:3, 27:2, 41:13, 41:15, 41:23, 43:12</p> <p><b>semi-tractor</b> [1] - 27:2</p> <p><b>semis</b> [5] - 19:6, 19:8, 35:17, 36:20, 42:11</p> <p><b>send</b> [1] - 11:11</p> <p><b>Senior</b> [1] - 2:11</p> <p><b>sense</b> [1] - 31:14</p> <p><b>separated</b> [1] - 47:18</p> <p><b>seriously</b> [1] - 44:9</p> <p><b>serve</b> [1] - 17:16</p> <p><b>services</b> [5] - 5:19, 7:14, 8:15, 9:1, 9:11</p> <p><b>set</b> [1] - 55:16</p> <p><b>setting</b> [4] - 5:20, 35:19, 36:21, 36:22</p> <p><b>setup</b> [1] - 42:23</p> <p><b>seven</b> [1] - 31:15</p> <p><b>shall</b> [2] - 27:5, 33:3</p> <p><b>share</b> [2] - 18:23, 27:18</p> <p><b>shared</b> [4] - 25:20, 26:22, 27:3, 28:4</p> <p><b>shop</b> [1] - 49:22</p> <p><b>Shorthand</b> [1] - 55:3</p> <p><b>show</b> [3] - 9:21, 20:11, 22:5</p> <p><b>shown</b> [2] - 35:1, 46:17</p> <p><b>shows</b> [1] - 21:22</p>	<p><b>side</b> [11] - 20:22, 20:23, 21:1, 21:3, 21:12, 21:15, 21:16, 21:23, 43:7, 50:7</p> <p><b>side-by-side</b> [1] - 50:7</p> <p><b>sidewalks</b> [1] - 42:3</p> <p><b>sign</b> [1] - 3:18</p> <p><b>signed</b> [2] - 3:19, 55:12</p> <p><b>silent</b> [1] - 24:15</p> <p><b>similar</b> [1] - 48:5</p> <p><b>site</b> [1] - 44:17</p> <p><b>situation</b> [6] - 8:7, 8:11, 15:22, 16:1, 17:20, 31:22</p> <p><b>size</b> [1] - 43:8</p> <p><b>sloped</b> [1] - 52:21</p> <p><b>small</b> [4] - 22:22, 43:7, 43:11, 49:21</p> <p><b>smaller</b> [1] - 10:3</p> <p><b>so..</b> [1] - 51:10</p> <p><b>socially</b> [1] - 15:9</p> <p><b>solution</b> [1] - 42:6</p> <p><b>sometimes</b> [1] - 38:11</p> <p><b>soon</b> [1] - 50:21</p> <p><b>sorry</b> [5] - 24:13, 29:22, 40:15, 40:16, 46:16</p> <p><b>sorts</b> [1] - 8:14</p> <p><b>sound</b> [1] - 7:10</p> <p><b>South</b> [5] - 4:10, 5:8, 6:24, 7:8, 25:9</p> <p><b>south</b> [3] - 6:21, 35:24, 46:14</p> <p><b>space</b> [8] - 10:10, 10:17, 13:23, 15:10, 15:11, 18:18, 48:4, 51:19</p> <p><b>spaces</b> [4] - 52:2, 52:5, 52:17, 52:23</p> <p><b>special</b> [12] - 4:11, 5:17, 5:18, 6:9, 6:11, 7:12, 7:15, 11:8, 11:10, 38:22, 45:21, 46:22</p> <p><b>specialized</b> [1] - 8:3</p> <p><b>specifically</b> [3] - 27:1, 34:17, 46:10</p> <p><b>spending</b> [1] - 8:7</p> <p><b>square</b> [2] - 6:15, 49:4</p> <p><b>SS</b> [1] - 55:1</p> <p><b>staff</b> [4] - 8:24, 9:2, 10:18, 51:4</p> <p><b>stage</b> [1] - 20:20</p> <p><b>staged</b> [1] - 44:2</p> <p><b>stand</b> [2] - 3:22, 39:5</p> <p><b>standpoint</b> [1] - 39:24</p> <p><b>stands</b> [2] - 7:8, 51:19</p> <p><b>start</b> [1] - 43:16</p> <p><b>started</b> [1] - 37:4</p>
---	--	--	--	--



<b>starting</b> [2] - 7:10, 9:4 <b>STATE</b> [1] - 55:1 <b>state</b> [2] - 3:16, 7:23 <b>stating</b> [1] - 19:14 <b>status</b> [1] - 48:13 <b>staying</b> [1] - 47:16 <b>street</b> [12] - 34:2, 42:10, 42:11, 43:7, 43:8, 43:11, 43:12, 44:2, 46:15, 52:4, 52:8 <b>Street</b> [13] - 6:1, 6:20, 6:21, 6:22, 20:21, 25:24, 26:2, 41:7, 46:14, 46:16, 52:23 <b>streets</b> [4] - 41:12, 41:13, 41:15, 42:16 <b>structure</b> [1] - 13:23 <b>structured</b> [1] - 51:4 <b>student</b> [1] - 17:9 <b>students</b> [33] - 7:15, 8:1, 8:2, 8:5, 8:13, 8:19, 8:20, 9:3, 9:5, 9:10, 9:21, 10:1, 10:2, 10:15, 11:15, 13:2, 13:8, 14:19, 15:8, 15:18, 17:23, 18:5, 18:7, 18:15, 20:15, 33:20, 35:12, 36:19, 39:20, 39:22, 43:16, 44:1 <b>stuff</b> [1] - 46:2 <b>submitted</b> [2] - 9:7, 25:18 <b>submitting</b> [2] - 18:19, 20:14 <b>Suburban</b> [1] - 10:3 <b>succeeds</b> [1] - 27:22 <b>successful</b> [2] - 7:19, 47:10 <b>successor</b> [1] - 33:11 <b>successors</b> [3] - 26:16, 26:18, 27:7 <b>Successors</b> [1] - 32:14 <b>sufficient</b> [1] - 10:13 <b>superceded</b> [1] - 29:13 <b>supervision</b> [2] - 17:23, 18:5 <b>support</b> [1] - 8:9 <b>supporting</b> [1] - 8:11 <b>supportive</b> [1] - 38:19 <b>surfaces</b> [1] - 18:21 <b>suspect</b> [1] - 27:8 <b>sworn</b> [7] - 3:24, 7:4, 12:7, 17:6, 37:10, 39:11, 41:3 <b>system</b> [3] - 18:9, 36:7, 36:9	<b>T</b>  <b>Table</b> [1] - 5:22 <b>Taker</b> [1] - 2:12 <b>tax</b> [1] - 49:2 <b>taxes</b> [1] - 38:14 <b>taxing</b> [1] - 38:16 <b>taxpayer</b> [1] - 50:2 <b>tearing</b> [1] - 34:5 <b>ten</b> [2] - 35:11, 50:18 <b>tenants</b> [1] - 26:18 <b>Tenants</b> [1] - 32:17 <b>testified</b> [6] - 7:4, 12:7, 17:6, 37:10, 39:11, 41:3 <b>testify</b> [1] - 3:15 <b>testimony</b> [5] - 3:8, 3:11, 4:2, 53:12, 53:14 <b>text</b> [5] - 4:12, 6:5, 46:5, 46:7, 46:9 <b>themselves</b> [1] - 10:16 <b>therapeutic</b> [5] - 5:19, 7:14, 12:13, 12:15, 12:16 <b>therapy</b> [3] - 8:20, 12:13, 12:16 <b>thereof</b> [2] - 55:12, 55:16 <b>THERESA</b> [1] - 7:3 <b>Theresa</b> [1] - 7:7 <b>they've</b> [2] - 32:4, 43:11 <b>thinking</b> [1] - 37:4 <b>thirdly</b> [1] - 4:6 <b>three</b> [4] - 7:18, 9:8, 14:14, 14:15 <b>threshold</b> [2] - 49:1, 49:3 <b>throughout</b> [2] - 17:24, 18:10 <b>Thursday</b> [1] - 41:14 <b>Tiem</b> [1] - 41:6 <b>TIF</b> [2] - 42:6, 45:4 <b>tonight</b> [5] - 3:10, 4:2, 5:6, 6:3, 29:19 <b>tonight's</b> [3] - 3:5, 3:21, 54:8 <b>top</b> [1] - 48:22 <b>torn</b> [2] - 50:18, 50:21 <b>totally</b> [1] - 51:9 <b>Toutant</b> [1] - 40:16 <b>TOUTANT</b> [9] - 39:4, 39:7, 39:10, 39:13, 39:17, 40:7, 40:13, 40:16, 40:19 <b>town</b> [1] - 52:1 <b>tractor</b> [1] - 27:2 <b>trade</b> [1] - 5:18	<b>traffic</b> [10] - 9:20, 10:11, 19:14, 20:20, 27:1, 33:21, 35:10, 35:19, 36:4, 43:24 <b>trailer</b> [1] - 27:2 <b>trained</b> [1] - 18:4 <b>transcribed</b> [1] - 55:4 <b>transcript</b> [2] - 55:8, 55:11 <b>transfer</b> [1] - 47:11 <b>transition</b> [4] - 8:20, 11:19, 13:5, 14:20 <b>transportation</b> [2] - 9:24, 13:3 <b>travel</b> [1] - 21:4 <b>traveling</b> [2] - 8:8, 41:13 <b>treatment</b> [1] - 17:13 <b>truck</b> [2] - 42:8, 43:24 <b>trucks</b> [15] - 23:10, 23:13, 25:4, 28:15, 28:21, 29:4, 35:7, 35:10, 35:13, 35:15, 41:13, 41:14, 41:15, 41:23, 43:12 <b>true</b> [2] - 33:24, 55:7 <b>trying</b> [3] - 16:22, 38:4, 41:16 <b>turn</b> [4] - 19:18, 23:15, 23:20, 25:6 <b>turnaround</b> [5] - 18:24, 23:3, 25:2, 33:3 <b>twice</b> [1] - 51:7 <b>two</b> [15] - 3:4, 9:3, 13:22, 18:9, 25:23, 26:13, 28:9, 31:6, 33:13, 33:18, 35:21, 43:6, 43:12, 47:8, 51:21 <b>two-way</b> [1] - 18:9 <b>type</b> [5] - 8:24, 37:24, 39:21, 48:5, 49:24 <b>typical</b> [1] - 17:9 <b>typically</b> [1] - 17:17	<b>unto</b> [1] - 26:15 <b>up</b> [17] - 5:6, 5:14, 6:3, 9:22, 10:7, 12:4, 13:13, 13:15, 15:18, 34:5, 38:4, 39:17, 39:21, 40:11, 43:4, 45:2, 47:8 <b>upkeep</b> [1] - 33:2 <b>uses</b> [3] - 6:8, 47:14, 50:11 <b>Uses</b> [3] - 4:13, 6:6, 46:5 <b>utilize</b> [2] - 12:12, 40:4 <b>utilized</b> [1] - 6:16	20:23, 21:3, 21:18, 21:19, 36:9, 46:15 <b>westerly</b> [1] - 21:19 <b>Whereas</b> [1] - 49:16 <b>WHEREUPON</b> [1] - 3:1 <b>White</b> [2] - 34:4, 34:7 <b>whoosh</b> [3] - 35:16 <b>wider</b> [1] - 43:11 <b>WILLIAMS</b> [14] - 4:15, 5:4, 15:11, 15:17, 22:24, 23:10, 23:17, 23:21, 24:2, 24:4, 24:9, 30:21, 31:6, 54:6 <b>Williams</b> [3] - 2:5, 5:3, 54:5 <b>window</b> [1] - 42:13 <b>windows</b> [4] - 13:20, 13:24, 14:6, 14:8 <b>wish</b> [3] - 3:12, 4:4, 4:6 <b>wishes</b> [5] - 37:3, 39:2, 45:13, 53:6, 53:9 <b>wishing</b> [2] - 3:15, 37:5 <b>witnesses</b> [1] - 3:24 <b>wondered</b> [1] - 15:4 <b>Woodstock</b> [1] - 7:20 <b>word</b> [2] - 31:7, 38:11 <b>workplace</b> [2] - 8:21, 11:19
				<b>V</b>  <b>vacant</b> [1] - 38:8 <b>Van</b> [1] - 52:23 <b>vehicles</b> [6] - 10:6, 18:16, 21:10, 26:23, 35:11, 35:15 <b>vehicular</b> [2] - 27:1, 33:20 <b>vein</b> [1] - 48:16 <b>versa</b> [1] - 19:11 <b>vertically</b> [1] - 48:21 <b>via</b> [2] - 13:2, 21:11 <b>viable</b> [1] - 48:20 <b>vice</b> [1] - 19:10 <b>view</b> [1] - 18:14 <b>VINYARD</b> [14] - 4:14, 4:20, 30:17, 31:3, 42:14, 42:19, 49:13, 49:16, 49:18, 50:1, 50:6, 50:12, 53:17, 54:4 <b>Vinyard</b> [3] - 2:4, 4:19, 54:3 <b>Vitosh</b> [2] - 55:3, 55:20 <b>voice</b> [1] - 7:10 <b>voids</b> [1] - 34:18 <b>vote</b> [2] - 4:16, 53:18 <b>VP</b> [1] - 28:9
		<b>U</b>  <b>under</b> [3] - 10:12, 55:12, 55:14 <b>unfortunately</b> [2] - 31:3, 47:15 <b>unit</b> [2] - 51:19, 51:20 <b>United</b> [2] - 5:15, 6:4 <b>UNITED</b> [1] - 1:6 <b>units</b> [1] - 6:12 <b>unless</b> [2] - 21:7, 31:4 <b>unreasonably</b> [1] - 27:5	<b>W</b>  <b>waiting</b> [1] - 41:17 <b>walk</b> [1] - 42:9 <b>walking</b> [5] - 41:12, 41:19, 42:8, 42:10, 43:21 <b>wandering</b> [1] - 42:16 <b>washroom</b> [2] - 15:22, 15:24 <b>Wednesday</b> [1] - 1:22 <b>west</b> [8] - 6:22, 20:22,	<b>Y</b>  <b>yard</b> [1] - 39:24 <b>yards</b> [1] - 39:17 <b>year</b> [1] - 38:8 <b>years</b> [3] - 7:18, 30:16, 50:18 <b>yellow</b> [1] - 10:4 <b>York</b> [1] - 48:8 <b>YORKVILLE</b> [2] - 1:6, 1:7 <b>Yorkville</b> [11] - 1:18, 5:16, 5:22, 6:2, 6:4, 8:12, 8:13, 13:8, 14:14, 37:14, 48:7 <b>YOUNG</b> [10] - 4:18, 4:21, 4:23, 5:1, 5:3, 53:20, 53:23, 54:1, 54:3, 54:5 <b>Young</b> [1] - 2:12
				<b>Z</b>  <b>zingers</b> [1] - 51:8

**zoned** [1] - 46:20  
**ZONING** [1] - 1:10  
**zoning** [1] - 48:9  
**Zoning** [2] - 3:6, 5:22



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

\_\_\_\_\_  
PETITIONER SIGNATURE

\_\_\_\_\_  
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

\_\_\_\_\_  
OWNER SIGNATURE

\_\_\_\_\_  
DATE

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**