

**PLANNING & ZONING COMMISSION**

**Yorkville City Hall Council Chambers**

**651 Prairie Pointe Drive, Yorkville, IL**

**Wednesday, January 10, 2024, 7pm**

**Meeting Called to Order**

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

**Roll Call**

Greg Millen-yes, Richard Vinyard-yes, Danny Williams-yes, Reagan Goins-yes

Absent: Rusty Hyett

**City Staff**

Krysti Barksdale-Noble, Community Development Director

**Other Guests**

Lynn Dubajic Kellogg, Economic Development Director (via Zoom)

Matt Asselmeier, Director of Planning, Building & Zoning, Kendall County

Dan Kramer, Attorney (via Zoom)

Chris Vitosh, Court Reporting Services

Steve Greenblatt

Andrew Schwartz (via Zoom)

**Previous Meeting Minutes** November 8, 2023

Moved by Mr. Williams and seconded by Ms. Goins to approve the minutes as presented.

Roll call: Vinyard-yes, Williams-yes, Goins-yes, Millen-yes Carried 4-0.

**Citizen's Comments** None

**Public Hearings**

Chairman Vinyard explained the procedure for the Public Hearing and receiving testimony for it. A motion was made at approximately 7:02pm by Mr. Williams, seconded by Ms. Goins, to open the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Goins-yes, Millen-yes. Carried 4-0.

Mr. Vinyard read the Public Hearing petition as follows:

1. **PZC 2024-02 Steve Greenblatt**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-3-5 of the Zoning Ordinance requiring the location of an accessory structure to be a minimum distance of 5 feet from any side or rear property line for a

residential parcel located at 703 S. Main Street. The petitioner is also seeking a variance to Section 10-3-5 to allow a detached accessory structure closer than ten (10) feet to any main building. The purpose of this request is to allow for the installation of a shed. The real property, zoned R-2 Traditional Family Residence District, consists of two (2) contiguous parcels owned by the petitioner and is located at the southwest corner of West Washington Street and South Main Street in Yorkville, Illinois. Mr. Greenblatt was sworn in to present his testimony.

*(See Court Reporter's Transcript of Public Hearing)*  
*(Petitioner's responses to be included with official minutes)*

At approximately 7:06pm a motion was made by Mr. Williams and seconded by Ms. Goins, to close the Public Hearing. Roll call: Williams-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 4-0.

### **Unfinished Business** None

### **New Business**

#### **1. PZC 2024-02 Steve Greenblatt** (see full description above)

Ms. Noble said the property is in an older part of town. The northern lot where the home is located, is consistent with the setbacks, etc. and the adjoining piece to the south where the shed will be, creates the difficulties. Staff is supportive of the request. The Petitioner's responses to the variance request will be added to the minutes.

#### **Action Item**

##### Variance

The Commissioners had no issues or questions regarding the petition and Mr. Williams moved to approve PZC 2024-02, seconded by Ms. Goins. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on January 10, 2024 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the accessory structure location regulation contained in Section 10-3-5 of the United City of Yorkville Zoning Ordinance to permit a detached accessory shed to be located closer than five (5) feet to the rear property line and less than ten (10) feet to a main structure of the subject property. Roll call: Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 4-0.

#### **2. PZC 2024-03 Kendall County Petition 23-32 & 23-33, Grainco FS, Inc.**

(owner) and A.B. Schwartz, LLC, (contract purchaser), are requesting approval of a map amendment (rezoning) and an amendment to Kendall County's Future Land Use Map. The purpose of the request is to rezone the property located at 8115 IL Route 47 from A-1 Agricultural District to M-1 Limited Manufacturing District. Additionally, the petitioners are requesting to amend the Kendall County Future Land Use Map from "Transportation Corridor" to Mixed Use Business". The real property is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

This is a 1.5 Mile Review and Ms. Noble noted that Kendall County Representative Matt Asselmeier was present at this meeting. She said the property consists of 5 parcels totaling about 20 acres with 7 agricultural-style buildings and is owned by Grainco FS. It is .3 miles from the nearest residential structure. In 1966 it was zoned M-1 and in the mid-1970's it was rezoned to Ag with a special use. The retail and farm equipment use was ceased about 5 years ago. If purchased by A.B. Schwartz, they would use the property for their tile business and other light industrial. Grainco will also remain on the site. No new structures will be built and rezoning will be needed for their petitions. They are seeking the M-1 rezoning and would need to amend their Land Resource Management Plan from Transportation Corridor to Mixed Use Business. If approved through Kendall County, Yorkville would amend their City Comprehensive Plan from A-1 zoning to G.I. (General Industrial).

Mr. Asselmeier said if these petitions are approved, there is the potential that nearby properties would request similar zoning.

Attorney Dan Kramer noted that the petitioners are long-time customers of Grainco and that their tiling business is not permitted under the Ag special use in the county and requires M-1 zoning. He asked for a positive recommendation.

### **Action Item**

#### **1.5 Mile Review**

The Commissioners had no questions and a motion was made by Mr. Williams and seconded by Ms. Goins to approve PZC 2024-03--1.5 Mile Review. Mr. Williams read the motion as follows: In consideration of the proposed mile and one-half review of Kendall County Petitions 23-32 and 23-33 for a map amendment from A-1 to M-1 and an amendment to the Kendall County Future Land Use Map from Transportation Corridor to Mixed Use Business for an approximately 20-acre property consisting of five (5) parcels commonly known as 8115 Route 47, the Planning and Zoning Commission recommends to the City Council to approve the request. Roll call: Millen-yes, Vinyard-yes, Williams-yes, Goins-yes. Carried 4-0.

### **Additional Business**

#### **a. City Council Action Updates**

##### **PZC 2022-23 Jacob Victor, Senior Apartment Complex**

City Council approved rezoning and variance. Construction to start this year.

#### **b. PZC 2023-15 Luz Padilla, Abby Properties**

Final Plat approved and petitioner will finish phases 2 & 3 and start phase 4.

#### **c. UDO approved December 12, 2023, website to be launched and text amendments are possible.**

#### **d. A planner was hired to start January 22<sup>nd</sup> and Ms. Noble shared her background.**

### **Adjournment**

There was no further business and the meeting was adjourned at 7:20pm on a motion by Mr. Williams and second by Mr. Millen with a unanimous voice vote.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

651 Prairie Pointe Drive  
Yorkville, Illinois

Wednesday, January 10, 2024  
7:00 p.m.

PRESENT:

Mr. Richard Vinyard, Chairman,  
Ms. Reagan Goins,  
Mr. Greg Millen,  
Mr. Danny Williams.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community  
Development Director;  
Ms. Marlys Young, Minute Taker.

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I N D E X

WITNESS:

PAGE

STEVEN GREENBLATT

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

4 CHAIRMAN VINYARD: There is one public  
5 hearing scheduled tonight for the Planning and  
6 Zoning Commission meeting. The purpose of this  
7 hearing is to invite testimony from members of  
8 the public regarding the proposed request that is  
9 being considered before this commission tonight.

10 Public testimony from persons  
11 present who wish to speak may be for or against  
12 the request, or to ask questions of the  
13 petitioner regarding the request being heard.

14 Those persons wishing to testify are  
15 asked to speak clearly, one at a time, and state  
16 your name and who you represent. You are also  
17 asked to sign in at the podium. If you plan to  
18 speak during tonight's public hearing as a  
19 petitioner or as a member of the public, please  
20 stand and raise your right hand and repeat after  
21 me.

22 (No response.)

23 CHAIRMAN VINYARD: So we have no  
24 petitioners tonight. We are going to move on.

1 The order of receiving testimony during the  
2 public hearing will be as follows. We will do  
3 the petitioner presentation and then following  
4 that will be those who wish to speak in favor of  
5 the request, followed by those who wish to speak  
6 in opposition to the request.

7 May I have a motion to open the  
8 public hearing on Petition Number PZC 2024-2,  
9 Steve Greenblatt, for a variance?

10 MR. WILLIAMS: So moved.

11 MS. GOINS: Second.

12 CHAIRMAN VINYARD: Roll call vote,  
13 please.

14 MS. YOUNG: Yes. Vinyard.

15 CHAIRMAN VINYARD: Yes.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Goins.

19 MS. GOINS: Yes.

20 MS. YOUNG: And Millen.

21 MR. MILLEN: Yes.

22 CHAIRMAN VINYARD: All right. The  
23 public hearing up for tonight's discussion is as  
24 follows. Steve Greenblatt, petitioner, has filed

1 an application within the United City of  
2 Yorkville, Kendall County, Illinois, requesting  
3 relief from Section 10-3-5 of the Zoning  
4 Ordinance requiring the location of an accessory  
5 structure to be a minimum distance of five feet  
6 from any side or rear property line for a  
7 residential parcel located at 703 South Main  
8 Street.

9 The petitioner is also seeking a  
10 variance to Section 10-3-5 to allow a detached  
11 accessory structure closer than ten feet to any  
12 main building. The purpose of the request is to  
13 allow the installation of a shed.

14 The real property, zoned R-2  
15 Traditional Family Residence District, consists  
16 of two contiguous parcels owned by the petitioner  
17 and is located at the southwest corner of West  
18 Washington Street and South Main Street in  
19 Yorkville.

20 Is the petitioner for PZC 2024-2,  
21 Steve Greenblatt, ready to present?

22 MR. GREENBLATT: Yes.

23 MS. NOBLE: He wasn't here for the  
24 swearing.



1 CHAIRMAN VINYARD: So we're going to  
2 have to swear you in real quick.

3 (Witness sworn.)

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

7 CHAIRMAN VINYARD: We're also going to  
8 ask you if you can to sign in at the podium.

9 THE REPORTER: There is no paper.

10 CHAIRMAN VINYARD: Oh, okay. We will  
11 take care of that. You can present and then just  
12 sign in before you go.

13 MS. NOBLE: Just a general statement of  
14 your request and then I will do my part.

15 MR. GREENBLATT: Okay. We are proposing  
16 to install a 10-by-16 shed within a 20 foot area,  
17 20 foot area from the property line to our  
18 garage, and so the shed is essentially five feet  
19 from our neighbor's property and it is within  
20 ten -- within the ten foot distance from our  
21 primary residence.

22 The shed will be installed by a  
23 third-party. When we complete it, the shed will  
24 not require any foundation, it will be placed

1 directly on gravel, and due to the way that the  
2 foliage of the trees blocks the view of the shed,  
3 it doesn't portend an unattractive view from the  
4 street.

5 Our house is up on a corner lot,  
6 which makes it necessary to place this shed in  
7 that location. We wouldn't put it within the  
8 area behind our house. Again, this is the most  
9 appropriate area considering our property to do  
10 that shed.

11 I would also add that, in addition,  
12 originally we -- about a year ago we did purchase  
13 essentially another 13 feet on our side yard from  
14 our neighbor which would allow this shed to be  
15 installed within the five foot distance from the  
16 east property line.

17 What else? Any questions?

18 CHAIRMAN VINYARD: Any of the members,  
19 do you have any questions?

20 MR. WILLIAMS: No, nothing.

21 MR. GREENBLATT: The color will match  
22 our house, all in that same kind of farmhouse  
23 style.

24 CHAIRMAN VINYARD: Okay.

1 MR. GREENBLATT: It will be aesthetic.

2 CHAIRMAN VINYARD: Okay. Very good. If  
3 that's all you have, appreciate it.

4 MR. GREENBLATT: Thank you.

5 CHAIRMAN VINYARD: Is there anyone here  
6 or on Zoom that wants to speak in opposition of  
7 the request?

8 (No response.)

9 CHAIRMAN VINYARD: Hearing that there  
10 are none, any questions from the commissioners?

11 MR. WILLIAMS: I'm good.

12 CHAIRMAN VINYARD: Everyone is good?  
13 Okay. Since all public testimony regarding the  
14 petition has been taken, may I have a motion to  
15 close the taking of testimony in this public  
16 hearing?

17 MR. WILLIAMS: So moved.

18 MS. GOINS: Second.

19 CHAIRMAN VINYARD: Roll call vote on the  
20 motion, please.

21 MS. YOUNG: Yes. Williams.

22 MR. WILLIAMS: Yes.

23 MS. YOUNG: Goins.

24 MS. GOINS: Yes.

1 MS. YOUNG: Millen.

2 MR. MILLEN: Yes.

3 MS. YOUNG: And Vinyard.

4 CHAIRMAN VINYARD: Yes. Okay. The  
5 public hearing portion of tonight's meeting is  
6 now closed.

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

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

4 I, CHRISTINE M. VITOSH, a Certified  
5 Shorthand Reporter of the State of Illinois, do  
6 hereby certify:

7 That previous to the commencement  
8 of any testimony heard, the witnesses were duly  
9 sworn to testify the whole truth concerning the  
10 matters herein;

11 That the foregoing public hearing  
12 transcript, Pages 1 through 11, was reported  
13 stenographically by me by means of machine  
14 shorthand, was simultaneously reduced to  
15 typewriting via computer-aided transcription  
16 under my personal direction, and constitutes a  
17 true record of the testimony given and the  
18 proceedings had;

19 That the said public hearing was taken  
20 before me at the time and place specified;

21 That I am not a relative or employee or  
22 attorney or counsel, nor a relative or employee  
23 of such attorney or counsel for any of the  
24 parties hereto, nor interested directly or  
indirectly in the outcome of this action.

1 I further certify that my certificate  
2 attached hereto applies to the original  
3 transcript and copies thereof, signed and  
4 certified under my hand only. I assume no  
5 responsibility for the accuracy of any reproduced  
6 copies not made under my control or direction.

7 IN WITNESS WHEREOF, I do hereunto set my  
8 hand at Leland, Illinois, this 12th day of  
9 January, 2024.

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11  
12 /s/ Christine M Vitosh

13 CHRISTINE M. VITOSH,  
14 C.S.R. Certificate No. 084-02883  
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## PZC - Public Hearing - January 10, 2024

<b>0</b>	<b>B</b>	<b>COUNTY</b> [1] - 10:2		<b>L</b>
<b>084-02883</b> [1] - 11:13	<b>Barksdale</b> [1] - 2:10 <b>Barksdale-Noble</b> [1] - 2:10 <b>behind</b> [1] - 7:8 <b>blocks</b> [1] - 7:2 <b>building</b> [1] - 5:12	<b>D</b>	8:23 <b>GOINS</b> [4] - 4:11, 4:19, 8:18, 8:24 <b>gravel</b> [1] - 7:1 <b>Greenblatt</b> [3] - 4:9, 4:24, 5:21 <b>GREENBLATT</b> [7] - 2:19, 5:22, 6:4, 6:15, 7:21, 8:1, 8:4 <b>Greg</b> [1] - 2:4	<b>LASALLE</b> [1] - 10:2 <b>Leland</b> [1] - 11:8 <b>line</b> [3] - 5:6, 6:17, 7:16 <b>located</b> [2] - 5:7, 5:17 <b>location</b> [2] - 5:4, 7:7
<b>1</b>		<b>Danny</b> [1] - 2:5 <b>detached</b> [1] - 5:10 <b>Development</b> [1] - 2:11 <b>direction</b> [2] - 10:15, 11:6 <b>directly</b> [2] - 7:1, 10:23 <b>Director</b> [1] - 2:11 <b>discussion</b> [1] - 4:23 <b>distance</b> [3] - 5:5, 6:20, 7:15 <b>District</b> [1] - 5:15 <b>Drive</b> [1] - 1:17 <b>due</b> [1] - 7:1 <b>duly</b> [2] - 6:5, 10:7 <b>during</b> [2] - 3:18, 4:1	<b>H</b>	<b>M</b>
<b>1</b> [1] - 10:11 <b>10</b> [1] - 1:21 <b>10-3-5</b> [2] - 5:3, 5:10 <b>10-by-16</b> [1] - 6:16 <b>11</b> [1] - 10:11 <b>12th</b> [1] - 11:8 <b>13</b> [1] - 7:13	<b>C</b>	<b>E</b>	<b>hand</b> [3] - 3:20, 11:4, 11:8 <b>heard</b> [2] - 3:13, 10:7 <b>HEARING</b> [1] - 1:11 <b>hearing</b> [13] - 3:3, 3:5, 3:7, 3:18, 4:2, 4:8, 4:23, 8:9, 8:16, 9:5, 9:8, 10:10, 10:18 <b>hereby</b> [1] - 10:5 <b>herein</b> [1] - 10:9 <b>hereto</b> [2] - 10:23, 11:2 <b>hereunto</b> [1] - 11:7 <b>house</b> [3] - 7:5, 7:8, 7:22	<b>machine</b> [1] - 10:12 <b>Main</b> [2] - 5:7, 5:18 <b>main</b> [1] - 5:12 <b>Marlys</b> [1] - 2:12 <b>match</b> [1] - 7:21 <b>matters</b> [1] - 10:9 <b>means</b> [1] - 10:12 <b>meeting</b> [3] - 3:6, 9:5, 9:9 <b>member</b> [1] - 3:19 <b>members</b> [2] - 3:7, 7:18 <b>millen</b> [1] - 9:1 <b>Millen</b> [2] - 2:4, 4:20 <b>MILLEN</b> [2] - 4:21, 9:2 <b>minimum</b> [1] - 5:5 <b>Minute</b> [1] - 2:12 <b>most</b> [1] - 7:8 <b>motion</b> [3] - 4:7, 8:14, 8:20 <b>move</b> [1] - 3:24 <b>moved</b> [2] - 4:10, 8:17 <b>MR</b> [13] - 4:10, 4:17, 4:21, 5:22, 6:15, 7:20, 7:21, 8:1, 8:4, 8:11, 8:17, 8:22, 9:2 <b>MS</b> [14] - 4:11, 4:14, 4:16, 4:18, 4:19, 4:20, 5:23, 6:13, 8:18, 8:21, 8:23, 8:24, 9:1, 9:3
<b>2</b>	<b>C.S.R</b> [1] - 11:13 <b>care</b> [1] - 6:11 <b>certificate</b> [1] - 11:1 <b>Certificate</b> [1] - 11:13 <b>Certified</b> [1] - 10:3 <b>certified</b> [1] - 11:4 <b>certify</b> [2] - 10:5, 11:1 <b>Chairman</b> [1] - 2:2 <b>CHAIRMAN</b> [16] - 3:4, 3:23, 4:12, 4:15, 4:22, 6:1, 6:7, 6:10, 7:18, 7:24, 8:2, 8:5, 8:9, 8:12, 8:19, 9:4 <b>CHRISTINE</b> [2] - 10:3, 11:13 <b>City</b> [1] - 5:1 <b>CITY</b> [1] - 1:6 <b>clearly</b> [1] - 3:15 <b>close</b> [1] - 8:15 <b>closed</b> [1] - 9:6 <b>closer</b> [1] - 5:11 <b>color</b> [1] - 7:21 <b>commencement</b> [1] - 10:6 <b>COMMISSION</b> [1] - 1:10 <b>commission</b> [1] - 3:9 <b>Commission</b> [1] - 3:6 <b>commissioners</b> [1] - 8:10 <b>Community</b> [1] - 2:10 <b>complete</b> [1] - 6:23 <b>computer</b> [1] - 10:14 <b>computer-aided</b> [1] - 10:14 <b>concerning</b> [1] - 10:8 <b>considered</b> [1] - 3:9 <b>considering</b> [1] - 7:9 <b>consists</b> [1] - 5:15 <b>constitutes</b> [1] - 10:15 <b>contiguous</b> [1] - 5:16 <b>control</b> [1] - 11:6 <b>copies</b> [2] - 11:3, 11:6 <b>corner</b> [2] - 5:17, 7:5 <b>counsel</b> [2] - 10:21, 10:22 <b>County</b> [1] - 5:2	<b>F</b>	<b>ILLINOIS</b> [2] - 1:7, 10:1 <b>Illinois</b> [4] - 1:18, 5:2, 10:4, 11:8 <b>IN</b> [1] - 11:7 <b>indirectly</b> [1] - 10:24 <b>install</b> [1] - 6:16 <b>installation</b> [1] - 5:13 <b>installed</b> [2] - 6:22, 7:15 <b>interested</b> [1] - 10:23 <b>invite</b> [1] - 3:7	<b>N</b>
<b>6</b>		<b>G</b>	<b>I</b>	<b>name</b> [1] - 3:16 <b>necessary</b> [1] - 7:6 <b>neighbor</b> [1] - 7:14 <b>neighbor's</b> [1] - 6:19 <b>NOBLE</b> [2] - 5:23, 6:13 <b>Noble</b> [1] - 2:10 <b>none</b> [1] - 8:10 <b>nothing</b> [1] - 7:20 <b>Number</b> [1] - 4:8
<b>6</b> [1] - 2:19 <b>651</b> [1] - 1:17		<b>east</b> [1] - 7:16 <b>employee</b> [2] - 10:20, 10:21 <b>essentially</b> [2] - 6:18, 7:13	<b>J</b>	
<b>7</b>		<b>Family</b> [1] - 5:15 <b>farmhouse</b> [1] - 7:22 <b>favor</b> [1] - 4:4 <b>feet</b> [4] - 5:5, 5:11, 6:18, 7:13 <b>filed</b> [1] - 4:24 <b>first</b> [1] - 6:5 <b>five</b> [3] - 5:5, 6:18, 7:15 <b>foliage</b> [1] - 7:2 <b>followed</b> [1] - 4:5 <b>following</b> [2] - 3:1, 4:3 <b>follows</b> [3] - 4:2, 4:24, 6:6 <b>foot</b> [4] - 6:16, 6:17, 6:20, 7:15 <b>foregoing</b> [1] - 10:10 <b>foundation</b> [1] - 6:24	<b>K</b>	
<b>703</b> [1] - 5:7 <b>7:00</b> [1] - 1:22			<b>Kendall</b> [1] - 5:2 <b>kind</b> [1] - 7:22 <b>Krysti</b> [1] - 2:10	
<b>A</b>				
<b>accessory</b> [2] - 5:4, 5:11 <b>accuracy</b> [1] - 11:5 <b>action</b> [1] - 10:24 <b>add</b> [1] - 7:11 <b>addition</b> [1] - 7:11 <b>aesthetic</b> [1] - 8:1 <b>ago</b> [1] - 7:12 <b>aided</b> [1] - 10:14 <b>allow</b> [3] - 5:10, 5:13, 7:14 <b>ALSO</b> [1] - 2:9 <b>AND</b> [1] - 1:10 <b>application</b> [1] - 5:1 <b>applies</b> [1] - 11:2 <b>appreciate</b> [1] - 8:3 <b>appropriate</b> [1] - 7:9 <b>area</b> [4] - 6:16, 6:17, 7:8, 7:9 <b>assume</b> [1] - 11:4 <b>attached</b> [1] - 11:2 <b>attorney</b> [2] - 10:21, 10:22				

## PZC - Public Hearing - January 10, 2024

<p><b>O</b></p> <p><b>OF</b> [3] - 1:6, 10:1, 10:2  <b>one</b> [2] - 3:4, 3:15  <b>open</b> [1] - 4:7  <b>opposition</b> [2] - 4:6, 8:6  <b>order</b> [1] - 4:1  <b>Ordinance</b> [1] - 5:4  <b>original</b> [1] - 11:2  <b>originally</b> [1] - 7:12  <b>outcome</b> [1] - 10:24  <b>owned</b> [1] - 5:16</p>	<p><b>proposing</b> [1] - 6:15  <b>PUBLIC</b> [1] - 1:11  <b>public</b> [15] - 3:2, 3:4, 3:8, 3:10, 3:18, 3:19, 4:2, 4:8, 4:23, 8:13, 8:15, 9:5, 9:8, 10:10, 10:18  <b>purchase</b> [1] - 7:12  <b>purpose</b> [2] - 3:6, 5:12  <b>put</b> [1] - 7:7  <b>PZC</b> [2] - 4:8, 5:20</p>	<p><b>S</b></p> <p><b>scheduled</b> [1] - 3:5  <b>second</b> [2] - 4:11, 8:18  <b>Section</b> [2] - 5:3, 5:10  <b>seeking</b> [1] - 5:9  <b>set</b> [1] - 11:7  <b>shed</b> [9] - 5:13, 6:16, 6:18, 6:22, 6:23, 7:2, 7:6, 7:10, 7:14  <b>Shorthand</b> [1] - 10:4  <b>shorthand</b> [1] - 10:13  <b>side</b> [2] - 5:6, 7:13  <b>sign</b> [3] - 3:17, 6:8, 6:12  <b>signed</b> [1] - 11:3  <b>simultaneously</b> [1] - 10:13  <b>South</b> [2] - 5:7, 5:18  <b>southwest</b> [1] - 5:17  <b>specified</b> [1] - 10:19  <b>SS</b> [1] - 10:1  <b>stand</b> [1] - 3:20  <b>STATE</b> [1] - 10:1  <b>state</b> [1] - 3:15  <b>State</b> [1] - 10:4  <b>statement</b> [1] - 6:13  <b>stenographically</b> [1] - 10:12  <b>Steve</b> [3] - 4:9, 4:24, 5:21  <b>STEVEN</b> [2] - 2:19, 6:4  <b>Street</b> [3] - 5:8, 5:18  <b>street</b> [1] - 7:4  <b>structure</b> [2] - 5:5, 5:11  <b>style</b> [1] - 7:23  <b>swear</b> [1] - 6:2  <b>swearing</b> [1] - 5:24  <b>sworn</b> [3] - 6:3, 6:5, 10:8</p>	<p><b>tonight's</b> [3] - 3:18, 4:23, 9:5  <b>Traditional</b> [1] - 5:15  <b>transcript</b> [2] - 10:11, 11:3  <b>transcription</b> [1] - 10:14  <b>trees</b> [1] - 7:2  <b>true</b> [1] - 10:16  <b>truth</b> [1] - 10:8  <b>two</b> [1] - 5:16  <b>typewriting</b> [1] - 10:14</p>	<p><b>witness</b> [1] - 6:3  <b>witnesses</b> [1] - 10:7</p>
<p><b>P</b></p>	<p><b>Q</b></p> <p><b>questions</b> [4] - 3:12, 7:17, 7:19, 8:10  <b>quick</b> [1] - 6:2</p>	<p><b>T</b></p>	<p><b>U</b></p> <p><b>unattractive</b> [1] - 7:3  <b>under</b> [3] - 10:15, 11:4, 11:6  <b>United</b> [1] - 5:1  <b>UNITED</b> [1] - 1:6  <b>up</b> [2] - 4:23, 7:5</p>	<p><b>Y</b></p> <p><b>yard</b> [1] - 7:13  <b>year</b> [1] - 7:12  <b>YORKVILLE</b> [2] - 1:6, 1:7  <b>Yorkville</b> [3] - 1:18, 5:2, 5:19  <b>YOUNG</b> [8] - 4:14, 4:16, 4:18, 4:20, 8:21, 8:23, 9:1, 9:3  <b>Young</b> [1] - 2:12</p>
<p><b>p.m</b> [1] - 1:22  <b>PAGE</b> [1] - 2:18  <b>Pages</b> [1] - 10:11  <b>paper</b> [1] - 6:9  <b>parcel</b> [1] - 5:7  <b>parcels</b> [1] - 5:16  <b>part</b> [1] - 6:14  <b>parties</b> [1] - 10:23  <b>party</b> [1] - 6:23  <b>personal</b> [1] - 10:15  <b>persons</b> [2] - 3:10, 3:14  <b>petition</b> [1] - 8:14  <b>Petition</b> [1] - 4:8  <b>petitioner</b> [7] - 3:13, 3:19, 4:3, 4:24, 5:9, 5:16, 5:20  <b>petitioners</b> [1] - 3:24  <b>place</b> [2] - 7:6, 10:19  <b>placed</b> [1] - 6:24  <b>plan</b> [1] - 3:17  <b>PLANNING</b> [1] - 1:10  <b>Planning</b> [1] - 3:5  <b>podium</b> [3] - 3:17, 6:6, 6:8  <b>Pointe</b> [1] - 1:17  <b>portend</b> [1] - 7:3  <b>portion</b> [2] - 9:5, 9:8  <b>Prairie</b> [1] - 1:17  <b>present</b> [3] - 3:11, 5:21, 6:11  <b>PRESENT</b> [2] - 2:1, 2:9  <b>presentation</b> [1] - 4:3  <b>previous</b> [1] - 10:6  <b>primary</b> [1] - 6:21  <b>proceedings</b> [3] - 3:2, 9:7, 10:17  <b>property</b> [6] - 5:6, 5:14, 6:17, 6:19, 7:9, 7:16  <b>proposed</b> [1] - 3:8</p>	<p><b>R</b></p> <p><b>R-2</b> [1] - 5:14  <b>raise</b> [1] - 3:20  <b>ready</b> [1] - 5:21  <b>Reagan</b> [1] - 2:3  <b>real</b> [2] - 5:14, 6:2  <b>rear</b> [1] - 5:6  <b>receiving</b> [1] - 4:1  <b>record</b> [1] - 10:16  <b>reduced</b> [1] - 10:13  <b>regarding</b> [3] - 3:8, 3:13, 8:13  <b>relative</b> [2] - 10:20, 10:21  <b>relief</b> [1] - 5:3  <b>repeat</b> [1] - 3:20  <b>reported</b> [1] - 10:11  <b>REPORTER</b> [1] - 6:9  <b>Reporter</b> [1] - 10:4  <b>represent</b> [1] - 3:16  <b>reproduced</b> [1] - 11:5  <b>request</b> [8] - 3:8, 3:12, 3:13, 4:5, 4:6, 5:12, 6:14, 8:7  <b>requesting</b> [1] - 5:2  <b>require</b> [1] - 6:24  <b>requiring</b> [1] - 5:4  <b>residence</b> [1] - 6:21  <b>Residence</b> [1] - 5:15  <b>residential</b> [1] - 5:7  <b>response</b> [2] - 3:22, 8:8  <b>responsibility</b> [1] - 11:5  <b>Richard</b> [1] - 2:2  <b>roll</b> [2] - 4:12, 8:19</p>	<p><b>T</b></p> <p><b>Taker</b> [1] - 2:12  <b>ten</b> [3] - 5:11, 6:20  <b>testified</b> [1] - 6:5  <b>testify</b> [2] - 3:14, 10:8  <b>testimony</b> [7] - 3:7, 3:10, 4:1, 8:13, 8:15, 10:7, 10:16  <b>THE</b> [1] - 6:9  <b>thereof</b> [1] - 11:3  <b>third</b> [1] - 6:23  <b>third-party</b> [1] - 6:23  <b>tonight</b> [3] - 3:5, 3:9, 3:24</p>	<p><b>V</b></p> <p><b>variance</b> [2] - 4:9, 5:10  <b>via</b> [1] - 10:14  <b>view</b> [2] - 7:2, 7:3  <b>Vinyard</b> [3] - 2:2, 4:14, 9:3  <b>VINYARD</b> [16] - 3:4, 3:23, 4:12, 4:15, 4:22, 6:1, 6:7, 6:10, 7:18, 7:24, 8:2, 8:5, 8:9, 8:12, 8:19, 9:4  <b>VITOSH</b> [2] - 10:3, 11:13  <b>vote</b> [2] - 4:12, 8:19</p>	<p><b>Z</b></p> <p><b>zoned</b> [1] - 5:14  <b>ZONING</b> [1] - 1:10  <b>Zoning</b> [2] - 3:6, 5:3  <b>Zoom</b> [1] - 8:6</p>
			<p><b>W</b></p> <p><b>wants</b> [1] - 8:6  <b>Washington</b> [1] - 5:18  <b>Wednesday</b> [1] - 1:21  <b>West</b> [1] - 5:17  <b>WHEREOF</b> [1] - 11:7  <b>WHEREUPON</b> [1] - 3:1  <b>whole</b> [1] - 10:8  <b>WILLIAMS</b> [6] - 4:10, 4:17, 7:20, 8:11, 8:17, 8:22  <b>Williams</b> [3] - 2:5, 4:16, 8:21  <b>wish</b> [3] - 3:11, 4:4, 4:5  <b>wishing</b> [1] - 3:14  <b>WITNESS</b> [2] - 2:18, 11:7</p>	