

PLANNING & ZONING COMMISSION

**City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL
Wednesday, July 10, 2024 7:00pm**

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, Ryan Forristall-yes, Reagan Goins-yes,

Absent: Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner I
Alexandria Sandoval, Intern

Other Guests

Lynn Dubajic Kellogg, City Consultant
Chris Vitosh, Vitosh Reporting Service
Steve Holland
Kara Frieder, Parks & Rec.
Peter St. Denis
Doug Shannon, Gary R. Weber Associates, via Zoom
D. Riendeau, Manhard Consulting, via Zoom

Previous Meeting Minutes June 12, 2024

Motion by Mr. Williams and second by Ms. Goins to approve the minutes as presented.
Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Goins-yes, Millen-yes. Carried 5-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard explained the procedure for the Hearing and swore in those persons who planned to present testimony during the Hearing.

At approximately 7:02pm a motion was made and seconded by Mr. Williams and Ms. Goins, respectively, to open the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Goins-yes, Millen-yes. Carried 5-0. Mr. Vinyard read the Hearing description.

1. **PZC 2024-12 102 Worsley St.**, Steve Holland, petitioner/contract purchaser, and KCJ Restoration LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of east Main Street, immediately east of Worsley Street and north of the Fox River in Yorkville, Illinois. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to R-2 Single Family Traditional Residence District, consisting of approximately 0.28 acres, commonly known as 102 Worsley Street. Additionally, the petitioner is requesting to decrease the minimum lot size for the R-2 Single Family Traditional Residence District to less than the required 12,000 square feet.

Testimony concluded at approximately 7:15pm and a motion was made by Mr. Williams and seconded by Ms. Goins to close the Public Hearing. Roll call: Williams-yes, Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 5-0.

(See Court Reporter's Transcript of Hearing)

(Petitioner also requested responses be entered into the official record)

Unfinished Business None

New Business

1. **PZC 2024-12 102 Worsley St.**, (same as description above)

Ms. Mendez recapped the request and said a multi-generational home is planned for the property. The property is 11,969 square feet which is slightly less than the required 12,000 square feet and is the reason Mr. Holland is seeking a variance. Rezoning is also requested to allow smaller setbacks to accommodate the home design. Staff did have some concerns about the structure being multi-tenant, however, Code Official Pete Ratos said the defining factor is the inter-connectivity of this space with the main staircase in the middle of the home. The zoning being requested is similar to the zoning nearby. Ms. Mendez said staff supports the request. Chairman Vinyard reiterated that the request is for both rezoning and a variance.

Action Item

Rezone and Variance

Chairman Vinyard reviewed the rezoning standards. A motion was made by Mr. Williams and seconded by Mr. Millen to approve PZC 2024-12, 102 Worsley St., rezoning and variance. Roll call: Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 5-0.

2. **PZC 2024-14 Grande Reserve Units 10 & 11.** The petitioner, D.R. Horton, Inc. - Midwest, is seeking Final Plat approval for an approximately 22-acre site consisting of 158 new residential townhome lots located east of Kennedy Road and south of the BNSF railroad in Units 10 and 11 of Grande Reserve subdivision.

Attorney Steve Bauer of D.R. Horton was present and gave a PowerPoint presentation of the request for Final Plat and Architectural Approval. He said D.R. Horton is the contract purchaser. He said Unit 11 will have front-loaded townhomes and Unit 10 will have rear-loaded with a total of 312 units.

Ms. Noble added that this project was originally approved in 2003 and the layout is similar. She noted that the street name, McMurtrie Way, is already a street name in the Bristol Bay subdivision. This name may have to be changed and Kendall County, KenCom and the developer will be consulted. The original Annexation Agreement calls for the cul-de-sacs to have their snow plowed by the HOA, not the city. The final version of the HOA will be presented to City Council.

Ms. Noble said credit is given for major architectural considerations. Photos presented to the Commissioners illustrated these upgrades. The city engineer had comments and Ms. Noble asked that these be added to the motion. This item will come back before City Council for establishment of a dormant SSA. The SSA is for the common areas, in the event the HOA fails to maintain these areas.

Action Item

Final Plat

Mr. Williams moved and Mr. Millen seconded a motion to approve PZC Grande Reserve Units 10 & 11. The motion was read as follows by Mr. Williams: In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 10A and 11A, 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 4-29-2024, subject to review comments provided by the City Engineer, EEI, Inc. dated April 16, 2024 and June 12, 2024 and further subject to the elevations and appearance codes as presented during the PZC Hearing on July 10, 2024 by staff. Roll call: Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 5-0.

Additional Business

Community Development Intern Alexandria Sandoval reported on the following petitions from previous PZC meetings.

1. City Council Action Updates

a. PZC 2024-07 Kelaka, LLC

b. PZC 2024-08 Hagemann Trust

For these 2 items, City Council will conduct an additional Public Hearing on the annexation request at their July 23rd meeting and will be considered for a vote at their August 13th City Council meeting

c. PZC 2024-15 C1 Yorkville, LLC was approved at the July 9th City Council meeting.

Adjournment

There was no further business and the meeting was adjourned at 7:42pm on a motion by Mr. Williams, seconded by Ms. Goins and approved on a unanimous voice vote.

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

651 Prairie Pointe Drive
Yorkville, Illinois

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

PRESENT:

Mr. Rich Vinyard, Chairman,
Mr. Danny Williams,
Ms. Reagan Goins,
Mr. Greg Millen,
Mr. Ryan Forristall.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Sara Mendez, Planner;
Ms. Marlys Young, Minute Taker;
Ms. Alexandria Sandoval, Intern.

- - - - -

I N D E X

WITNESS:

PAGE:

STEVE HOLLAND	6
PETER ST. DENIS	8

- - - - -

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

4 CHAIRMAN VINYARD: So there is one
5 public hearing scheduled for tonight's Planning
6 and Zoning Commission meeting.

7 The purpose of this hearing is to
8 invite testimony from members of the public
9 regarding the proposed requests that are being
10 considered before this 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 petitioner
14 regarding the request being heard.

15 Those persons wishing to testify are
16 asked to speak clearly, one at a time, and state
17 your name, who you represent. You are also asked
18 to sign in at the podium.

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

23 (Witnesses sworn.)

24 CHAIRMAN VINYARD: Thank you. You guys

1 can be seated. All right. So the order for
2 receiving testimony during the public hearing
3 will be as follows: The petitioner's
4 presentation, followed by those who wish to speak
5 in favor of the request and then those who wish
6 to speak in opposition of the request.

7 So may I have a motion to open the
8 public hearing on Petition Number PZC 2024-12,
9 102 Worsley Street, requesting rezoning
10 classification and variance?

11 MR. WILLIAMS: So moved.

12 MS. GOINS: Second.

13 CHAIRMAN VINYARD: Roll call vote.

14 MS. YOUNG: Yes. Vinyard.

15 CHAIRMAN VINYARD: Yes.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Forristall.

19 MR. FORRISTALL: Yes.

20 MS. YOUNG: Goins.

21 MS. GOINS: Yes.

22 MS. YOUNG: And Millen.

23 MR. MILLEN: Yes.

24 CHAIRMAN VINYARD: Okay. So the public

1 hearing up for tonight's discussion is as
2 follows: PZC 2024-12, 102 Worsley Street, Steve
3 Holland, petitioner/contract purchaser, and KCJ
4 Restorations, LLC, owners, has filed an
5 application with the United City of Yorkville,
6 Kendall County, Illinois, requesting rezoning
7 classification.

8 The real property is generally
9 located south of East Main Street, immediately
10 east of Worsley Street and north of the Fox River
11 in Yorkville, Illinois.

12 The petitioner is requesting
13 rezoning approval from R-1 Single-Family Suburban
14 Residential District to R-2 Single-Family
15 Traditional Residence District, consisting of
16 approximately 0.28 acres commonly known as 102
17 Worsley Street.

18 Additionally, the petitioner is
19 requesting to decrease the minimum lot size for
20 the R-2 Single-Family Traditional Residence
21 District to less than the required 12,000 square
22 feet.

23 Are you prepared to present?

24 MR. HOLLAND: Sure.

1 STEVE HOLLAND,
2 having been first duly sworn, testified from the
3 podium as follows:

4 MR. HOLLAND: Hello. My name is Steve
5 Holland and I am asking to rezone the property.
6 The property is -- Sara, are you going to bring
7 it up?

8 MS. MENDEZ: Yes.

9 MR. HOLLAND: The property has been
10 deserted for almost 20 years. There has been a
11 house that's torn down, there was a garage that I
12 recently tore down. Absolutely unsafe. I bumped
13 into it, it was shaking. I didn't want it
14 falling on someone.

15 My intentions are to excavate the
16 property and put a container home on it, seven
17 bedrooms, seven bath home, so it will be a
18 beautiful place. As you see -- thank you,
19 Sara. Can I walk over there?

20 CHAIRMAN VINYARD: Yes.

21 MS. NOBLE: Take the microphone with you
22 so people can hear you as you talk.

23 MR. HOLLAND: As you see, the property
24 is off of Gawne Lane. Next to it is Worsley

1 Street, which I would love to get annexed if the
2 village would let me, and then to the right of
3 it, one of my neighbors is here tonight, hello
4 there, and to the left of it, Dave, wanted to be
5 here in support of what we are doing, but he is
6 out of town.

7 Currently this property here, I'll
8 just call it Dave, his setback off this street is
9 11 feet, and then to the right, Peter, his
10 setback is about nine and a half feet off the
11 street.

12 That being said, we are required to
13 go 30 feet off of this street. We were asking
14 that we have some sort of variance there. We
15 think it's kind of extreme. After all, this
16 house is up here, the next house is up here and
17 we are going to be pushed back.

18 And that being said, we are asking
19 to rezone the property because I believe in my
20 opinion it was zoned inappropriately. I mean, as
21 you state, the lot is only 10,000 square feet,
22 and it should have been zoned R-1 from the start.

23 Anything else? Any questions?

24 (No response.)

1 MR. HOLLAND: Did I do everything right?
2 Did I answer all my questions?

3 MR. VINYARD: You did fine.

4 MR. HOLLAND: That was my first time
5 doing this, so --

6 CHAIRMAN VINYARD: You did fine.

7 MR. HOLLAND: Okay.

8 CHAIRMAN VINYARD: Is there anyone
9 present who wishes to speak in favor of the
10 request?

11 (No response.)

12 CHAIRMAN VINYARD: Do you wish to speak
13 tonight?

14 MR. ST. DENIS: Yes.

15 CHAIRMAN VINYARD: In favor of the
16 request?

17 MR. ST. DENIS: No.

18 CHAIRMAN VINYARD: Okay. Is there
19 anyone who wishes to speak in opposition to the
20 request?

21 MR. ST. DENIS: Yes.

22 CHAIRMAN VINYARD: Okay.

23 PETER ST. DENIS,
24 having been first duly sworn, testified from the

1 podium as follows:

2 MR. ST. DENIS: What is it zoned now by
3 the way?

4 MS. MENDEZ: Right now the zoning is R-1
5 Single-Family Suburban Residence District and
6 Steve Holland is looking to rezone the property
7 to R-2 Single-Family Traditional Residence
8 District.

9 MR. ST. DENIS: Okay. R-2 is like a
10 two-flat?

11 MS. MENDEZ: It's typically a
12 single-family home, so it can be more than a
13 two-flat as long as it meets the requirements of
14 the single-family instead of a multi-family.

15 MR. ST. DENIS: Okay. I don't think we
16 really need a seven bedroom house on a tiny lot
17 like that, 11 feet away from my property. I just
18 saw it on the plan you have up there.

19 Steve is a contractor and he says he
20 is going to live there, but contractors buy lots,
21 build houses and move on. He's got two other
22 lots that he can build houses on. Maybe he
23 should build one house on each lot.

24 We've already -- the lots up the

1 hill has already been changed by the neighbors,
2 we have all said no problem, from one house being
3 on that whole area to two. We didn't have a
4 problem with that. With building this McMansion
5 right next to me, I don't care for it.

6 And in the past when the house was
7 still there, less than 20 years ago, the lady
8 that owned it rented it out because she got
9 married and moved to Michigan, and she had some
10 tenants in there that had a family of six, which
11 is no problem except that they rented out rooms
12 and eventually there were 14 people living there,
13 and there is not parking for 14 people and there
14 is not parking for seven people that are driving
15 cars.

16 I don't think this -- also, the
17 houses in the area are small. Mine is a
18 bungalow, my next-door neighbor's is a bungalow,
19 et cetera, et cetera, et cetera. I don't mind
20 going a little larger than that, but this is too
21 big.

22 Also, these are some things that I
23 have noticed. The signs for this meeting were
24 displayed like this, laying on the ground. There

1 are a whole bunch of them, you can leaf through
2 them. I will give them to you.

3 CHAIRMAN VINYARD: Sure.

4 MR. ST. DENIS: That shows that you are
5 not able to see them from neighboring properties,
6 and they were only up there for a little less
7 than two weeks. I believe they are supposed to
8 have them up for a month, but I'm not sure about
9 that.

10 Secondly, there is some sort of a
11 shed built on one of the other lots and there is
12 someone living in the shed. There is no
13 electricity, there is no toilet facilities.
14 There might be plumbing. I don't know where they
15 would get the water from.

16 MS. NOBLE: Can you keep your comments
17 on the microphone?

18 MR. ST. DENIS: Okay. If Steve is
19 already renting out a shed that is an improperly
20 zoned unit, what guarantees do we have that he is
21 going to obey it in the future and not just turn
22 it into an apartment building? Probably an
23 illegal one, but I don't know about that. I
24 don't know the laws on those.

1 So I would say no, make it a little
2 smaller and move it away from my house a little
3 bit, center it on the lot. I don't mind the fact
4 that he wants to put it closer to the street,
5 that's not an issue. I would like to see it away
6 from my house a little bit so I can get sunlight
7 on that side.

8 His structure is supposed to be like
9 three stories tall. That's a little big, too.
10 If you want to make one story a basement, I can
11 live with that, but this is just too big for that
12 little tiny lot. That's all I have.

13 CHAIRMAN VINYARD: Thank you. Are there
14 any questions from the commissioners for the
15 petitioner?

16 MR. WILLIAMS: I guess -- so my
17 confusion is -- Are these the pictures of what
18 you would like to construct?

19 CHAIRMAN VINYARD: No, no, no.

20 MS. NOBLE: No, that's for the second.

21 MR. WILLIAMS: That's why I am very
22 confused. I was apologize. I have no questions.

23 CHAIRMAN VINYARD: Anybody else? Gregg?

24 MR. MILLEN: So multi-generational,

1 explain that in a little bit more detail.

2 MS. MENDEZ: I can.

3 MS. NOBLE: Steve, you can go and then
4 Sara can.

5 MR. HOLLAND: Sure. It's a beautiful
6 location, and it being a beautiful location and
7 me having two sets of parents and then
8 stepparents and my girlfriend having two sets of
9 parents, we also have five children together, but
10 we anticipate the children leaving sometime as I
11 already have two that have moved on, one that's
12 wanted to come home, but we would like to move
13 our parents in, and somewhere throughout all of
14 this it was a what-if, and actually we started
15 that, Krysti and I. Am I saying that right,
16 Krysti?

17 What if I made it like my parents
18 lived with me, residential assisted living, and
19 then their insurance could pay for their care, is
20 there any rules on that.

21 I think we researched that and there
22 aren't any, so it's just me moving my parents in
23 potentially down the road. Somewhere in all of
24 that, multi-generational came.

1 Does that answer the question?

2 MS. MENDEZ: Yes. So multi-generational
3 homes typically house more than one family, so it
4 can be like a set of grandparents and then their
5 set of children and then another set of children,
6 so it's not where we see strangers living
7 together as in a multi-tenant unit building, it's
8 more so in the family a multi-generational
9 building.

10 MS. NOBLE: We also had the building
11 code official look at the plans because we didn't
12 want this to be in the future converted into
13 multi-tenant land use, so he reviewed the
14 architectural plans, and there is copies in your
15 packet showing that although each level has some
16 kind of self-contained portions, like multiple --
17 there is a kitchen on each level, bathroom on
18 each level, there is no interior barrier that
19 would cordon off the units, so there is a
20 continual core, it's utilized as a house. It's
21 no different than someone having a basement
22 apartment for a relative in their single-family
23 home. As long as there is no separate entrance,
24 separate utilities being pulled, then it's

1 appropriate and under our code.

2 MR. MILLEN: Okay.

3 CHAIRMAN VINYARD: Any other questions?
4 Please.

5 MR. FORRISTALL: This is a container
6 home?

7 MR. HOLLAND: Yes. I know, it's
8 different. Essentially if you had several
9 children you would pray as I did to have one
10 bedroom and one bath for every single one of them
11 and then I found a way to do it.

12 MR. FORRISTALL: Interesting.

13 CHAIRMAN VINYARD: Anybody else?

14 MR. WILLIAMS: It sounds like, do you
15 plan on living at that house long-term? Do you
16 have any plans on turning it into investment real
17 estate or rentals?

18 MR. HOLLAND: No. My intention is to
19 make it a single-family home and live in it.

20 CHAIRMAN VINYARD: Anybody else?

21 (No response.)

22 CHAIRMAN VINYARD: All right. Since all
23 public testimony regarding the petition has been
24 taken, may I have a motion to close the taking of

1 testimony and this public hearing?

2 MR. WILLIAMS: So moved.

3 MS. GOINS: Second.

4 CHAIRMAN VINYARD: Roll call vote on the
5 motion, please.

6 MS. NOBLE: Oh, I'm sorry, before we do
7 that, can you ask the petitioner if they want
8 their responses entered into the record?

9 CHAIRMAN VINYARD: Would you like your
10 responses to our standards entered into the
11 record?

12 MR. HOLLAND: Yes, please.

13 CHAIRMAN VINYARD: Okay.

14 MS. YOUNG: Roll call?

15 CHAIRMAN VINYARD: Roll call, please.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Forristall.

19 MR. FORRISTALL: Yes.

20 MS. YOUNG: Goins.

21 MS. GOINS: Yes.

22 MS. YOUNG: Millen.

23 MR. MILLEN: Yes.

24 MS. YOUNG: And Vinyard.

1 CHAIRMAN VINYARD: Yes. Okay. The
2 public hearing portion of tonight's meeting is
3 now closed.

4 (Which were all the proceedings had
5 in the public hearing portion of
6 the meeting, concluding at 7:17
7 p.m.)

8 ---o0o---

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

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

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

10 That the foregoing public hearing
11 transcript, Pages 1 through 19, was reported
12 stenographically by me by means of machine
13 shorthand, was simultaneously reduced to
14 typewriting via computer-aided transcription
15 under my personal direction, and constitutes a
16 true record of the testimony given and the
17 proceedings had;

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

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee
22 of such attorney or counsel for any of the
23 parties hereto, nor interested directly or
24 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 15th day of July,
9 2024.

10
11
12 /s/ Christine M Vitosh

13 CHRISTINE M. VITOSH,
14 C.S.R. Certificate No. 084-02883
15
16
17
18
19
20
21
22
23
24

PZC - Public Hearing - July 10, 2024

0	AND [1] - 1:10 annexed [1] - 7:1 answer [2] - 8:2, 14:1 anticipate [1] - 13:10 apartment [2] - 11:22, 14:22	Certificate [1] - 19:13 Certified [1] - 18:3 certified [1] - 19:4 certify [2] - 18:5, 19:1 cetera [3] - 10:19 CHAIRMAN [25] - 3:4, 3:24, 4:13, 4:15, 4:24, 6:20, 8:6, 8:8, 8:12, 8:15, 8:18, 8:22, 11:3, 12:13, 12:19, 12:23, 15:3, 15:13, 15:20, 15:22, 16:4, 16:9, 16:13, 16:15, 17:1 Chairman [1] - 2:2 changed [1] - 10:1 children [5] - 13:9, 13:10, 14:5, 15:9 CHRISTINE [2] - 18:3, 19:13 City [1] - 5:5 CITY [1] - 1:6 classification [2] - 4:10, 5:7 clearly [1] - 3:16 close [1] - 15:24 closed [1] - 17:3 closer [1] - 12:4 code [2] - 14:11, 15:1 commencement [1] - 18:6 comments [1] - 11:16 COMMISSION [1] - 1:10 Commission [1] - 3:6 commission [1] - 3:10 commissioners [1] - 12:14 commonly [1] - 5:16 Community [1] - 2:10 computer [1] - 18:14 computer-aided [1] - 18:14 concerning [1] - 18:8 concluding [1] - 17:6 confused [1] - 12:22 confusion [1] - 12:17 considered [1] - 3:10 consisting [1] - 5:15 constitutes [1] - 18:15 construct [1] - 12:18 contained [1] - 14:16 container [2] - 6:16, 15:5 continual [1] - 14:20 contractor [1] - 9:19 contractors [1] - 9:20 control [1] - 19:6 converted [1] - 14:12	copies [3] - 14:14, 19:3, 19:6 cordon [1] - 14:19 core [1] - 14:20 counsel [2] - 18:21, 18:22 County [1] - 5:6 COUNTY [1] - 18:2	extreme [1] - 7:15
0.28 [1] - 5:16 084-02883 [1] - 19:13	apologize [1] - 12:22 application [1] - 5:5 applies [1] - 19:2 appropriate [1] - 15:1 approval [1] - 5:13 architectural [1] - 14:14 area [2] - 10:3, 10:17 assisted [1] - 13:18 assume [1] - 19:4 attached [1] - 19:2 attorney [2] - 18:21, 18:22			F
1	1 [1] - 18:11 10 [1] - 1:21 10,000 [1] - 7:21 102 [3] - 4:9, 5:2, 5:16 11 [2] - 7:9, 9:17 12,000 [1] - 5:21 14 [2] - 10:12, 10:13 15th [1] - 19:8 19 [1] - 18:11			facilities [1] - 11:13 fact [1] - 12:3 falling [1] - 6:14 Family [5] - 5:13, 5:14, 5:20, 9:5, 9:7 family [8] - 9:12, 9:14, 10:10, 14:3, 14:8, 14:22, 15:19 favor [3] - 4:5, 8:9, 8:15 feet [6] - 5:22, 7:9, 7:10, 7:13, 7:21, 9:17 filed [1] - 5:4 fine [2] - 8:3, 8:6 first [3] - 6:2, 8:4, 8:24 five [1] - 13:9 flat [2] - 9:10, 9:13 followed [1] - 4:4 following [1] - 3:1 follows [4] - 4:3, 5:2, 6:3, 9:1 foregoing [1] - 18:10 FORRISTALL [4] - 4:19, 15:5, 15:12, 16:19 Forristall [3] - 2:6, 4:18, 16:18 Fox [1] - 5:10 future [2] - 11:21, 14:12
2	B			
20 [2] - 6:10, 10:7 2024 [2] - 1:21, 19:9 2024-12 [2] - 4:8, 5:2	Barksdale [1] - 2:10 Barksdale-Noble [1] - 2:10 barrier [1] - 14:18 basement [2] - 12:10, 14:21 bath [2] - 6:17, 15:10 bathroom [1] - 14:17 beautiful [3] - 6:18, 13:5, 13:6 bedroom [2] - 9:16, 15:10 bedrooms [1] - 6:17 big [3] - 10:21, 12:9, 12:11 bit [3] - 12:3, 12:6, 13:1 bring [1] - 6:6 build [3] - 9:21, 9:22, 9:23 building [5] - 10:4, 11:22, 14:7, 14:9, 14:10 built [1] - 11:11 bumped [1] - 6:12 bunch [1] - 11:1 bungalow [2] - 10:18 buy [1] - 9:20			
3				
30 [1] - 7:13				
6				
6 [1] - 2:20 651 [1] - 1:17				
7				
7:00 [1] - 1:22 7:17 [1] - 17:6				
8				
8 [1] - 2:21				
A				G
able [1] - 11:5 absolutely [1] - 6:12 accuracy [1] - 19:5 acres [1] - 5:16 action [1] - 18:24 additionally [1] - 5:18 ago [1] - 10:7 aided [1] - 18:14 Alexandria [1] - 2:14 almost [1] - 6:10 ALSO [1] - 2:9	C			garage [1] - 6:11 Gawne [1] - 6:24 generally [1] - 5:8 generational [4] - 12:24, 13:24, 14:2, 14:8 girlfriend [1] - 13:8 given [1] - 18:16 Goins [3] - 2:4, 4:20, 16:20 GOINS [4] - 4:12, 4:21, 16:3, 16:21 grandparents [1] - 14:4 Greg [1] - 2:5 Gregg [1] - 12:23 ground [1] - 10:24 guarantees [1] - 11:20 guess [1] - 12:16 guys [1] - 3:24
	C.S.R [1] - 19:13 care [2] - 10:5, 13:19 cars [1] - 10:15 center [1] - 12:3 certificate [1] - 19:1			
			D	
			Danny [1] - 2:3 Dave [2] - 7:4, 7:8 decrease [1] - 5:19 DENIS [10] - 2:21, 8:14, 8:17, 8:21, 8:23, 9:2, 9:9, 9:15, 11:4, 11:18 deserted [1] - 6:10 detail [1] - 13:1 Development [1] - 2:11 different [2] - 14:21, 15:8 direction [2] - 18:15, 19:6 directly [1] - 18:23 Director [1] - 2:11 discussion [1] - 5:1 displayed [1] - 10:24 District [5] - 5:14, 5:15, 5:21, 9:5, 9:8 door [1] - 10:18 down [3] - 6:11, 6:12, 13:23 Drive [1] - 1:17 driving [1] - 10:14 duly [3] - 6:2, 8:24, 18:7 during [2] - 3:19, 4:2	
			E	
			East [1] - 5:9 east [1] - 5:10 electricity [1] - 11:13 employee [2] - 18:20, 18:21 entered [2] - 16:8, 16:10 entrance [1] - 14:23 essentially [1] - 15:8 estate [1] - 15:17 et [3] - 10:19 eventually [1] - 10:12 excavate [1] - 6:15 except [1] - 10:11 explain [1] - 13:1	

-PZC - Public Hearing - July 10, 2024-

H	Intern ^[1] - 2:14 investment ^[1] - 15:16 invite ^[1] - 3:8 issue ^[1] - 12:5	matters ^[1] - 18:9 McMansion ^[1] - 10:4 mean ^[1] - 7:20 means ^[1] - 18:12 meeting ^[4] - 3:6, 10:23, 17:2, 17:6 meets ^[1] - 9:13 member ^[1] - 3:21 members ^[1] - 3:8 Mendez ^[1] - 2:12 MELENDEZ ^[5] - 6:8, 9:4, 9:11, 13:2, 14:2 Michigan ^[1] - 10:9 microphone ^[2] - 6:21, 11:17 might ^[1] - 11:14 MILLEN ^[4] - 4:23, 12:24, 15:2, 16:23 millen ^[1] - 16:22 Millen ^[2] - 2:5, 4:22 mind ^[2] - 10:19, 12:3 mine ^[1] - 10:17 minimum ^[1] - 5:19 Minute ^[1] - 2:13 month ^[1] - 11:8 motion ^[3] - 4:7, 15:24, 16:5 move ^[3] - 9:21, 12:2, 13:12 moved ^[4] - 4:11, 10:9, 13:11, 16:2 moving ^[1] - 13:22 MR ^[35] - 4:11, 4:17, 4:19, 4:23, 5:24, 6:4, 6:9, 6:23, 8:1, 8:3, 8:4, 8:7, 8:14, 8:17, 8:21, 9:2, 9:9, 9:15, 11:4, 11:18, 12:16, 12:21, 12:24, 13:5, 15:2, 15:5, 15:7, 15:12, 15:14, 15:18, 16:2, 16:12, 16:17, 16:19, 16:23 MS ^[26] - 4:12, 4:14, 4:16, 4:18, 4:20, 4:21, 4:22, 6:8, 6:21, 9:4, 9:11, 11:16, 12:20, 13:2, 13:3, 14:2, 14:10, 16:3, 16:6, 16:14, 16:16, 16:18, 16:20, 16:21, 16:22, 16:24 multi ^[7] - 9:14, 12:24, 13:24, 14:2, 14:7, 14:8, 14:13 multi-family ^[1] - 9:14 multi-generational ^[4] - 12:24, 13:24, 14:2, 14:8 multi-tenant ^[2] -	14:7, 14:13 multiple ^[1] - 14:16	10:12, 10:13, 10:14 personal ^[1] - 18:15 persons ^[2] - 3:11, 3:15 PETER ^[2] - 2:21, 8:23 Peter ^[1] - 7:9 Petition ^[1] - 4:8 petition ^[1] - 15:23 petitioner ^[6] - 3:13, 3:20, 5:12, 5:18, 12:15, 16:7 petitioner's ^[1] - 4:3 petitioner/contract ^[1] - 5:3 pictures ^[1] - 12:17 place ^[2] - 6:18, 18:19 plan ^[3] - 3:19, 9:18, 15:15 Planner ^[1] - 2:12 Planning ^[1] - 3:5 PLANNING ^[1] - 1:10 plans ^[3] - 14:11, 14:14, 15:16 plumbing ^[1] - 11:14 podium ^[3] - 3:18, 6:3, 9:1 Pointe ^[1] - 1:17 portion ^[2] - 17:2, 17:5 portions ^[1] - 14:16 potentially ^[1] - 13:23 Prairie ^[1] - 1:17 pray ^[1] - 15:9 prepared ^[1] - 5:23 present ^[3] - 3:12, 5:23, 8:9 PRESENT ^[2] - 2:1, 2:9 presentation ^[1] - 4:4 previous ^[1] - 18:6 problem ^[3] - 10:2, 10:4, 10:11 proceedings ^[3] - 3:2, 17:4, 18:17 properties ^[1] - 11:5 property ^[10] - 5:8, 6:5, 6:6, 6:9, 6:16, 6:23, 7:7, 7:19, 9:6, 9:17 proposed ^[1] - 3:9 PUBLIC ^[1] - 1:11 public ^[15] - 3:2, 3:5, 3:8, 3:11, 3:20, 3:21, 4:2, 4:8, 4:24, 15:23, 16:1, 17:2, 17:5, 18:10, 18:18 pulled ^[1] - 14:24 purchaser ^[1] - 5:3 purpose ^[1] - 3:7 pushed ^[1] - 7:17				
half ^[1] - 7:10 hand ^[3] - 3:22, 19:4, 19:8 hear ^[1] - 6:22 heard ^[2] - 3:14, 18:7 HEARING ^[1] - 1:11 hearing ^[12] - 3:3, 3:5, 3:7, 3:20, 4:2, 4:8, 5:1, 16:1, 17:2, 17:5, 18:10, 18:18 hello ^[2] - 6:4, 7:3 hereby ^[1] - 18:5 herein ^[1] - 18:9 hereto ^[2] - 18:23, 19:2 hereunto ^[1] - 19:7 hill ^[1] - 10:1 HOLLAND ^[13] - 2:20, 5:24, 6:1, 6:4, 6:9, 6:23, 8:1, 8:4, 8:7, 13:5, 15:7, 15:18, 16:12 Holland ^[3] - 5:3, 6:5, 9:6 home ^[7] - 6:16, 6:17, 9:12, 13:12, 14:23, 15:6, 15:19 homes ^[1] - 14:3 house ^[12] - 6:11, 7:16, 9:16, 9:23, 10:2, 10:6, 12:2, 12:6, 14:3, 14:20, 15:15 houses ^[3] - 9:21, 9:22, 10:17	J	K	KCJ ^[1] - 5:3 keep ^[1] - 11:16 Kendall ^[1] - 5:6 kind ^[2] - 7:15, 14:16 kitchen ^[1] - 14:17 known ^[1] - 5:16 Krysti ^[3] - 2:10, 13:15, 13:16	L	lady ^[1] - 10:7 land ^[1] - 14:13 Lane ^[1] - 6:24 larger ^[1] - 10:20 LASALLE ^[1] - 18:2 laws ^[1] - 11:24 laying ^[1] - 10:24 leaf ^[1] - 11:1 leaving ^[1] - 13:10 left ^[1] - 7:4 Leland ^[1] - 19:8 less ^[3] - 5:21, 10:7, 11:6 level ^[3] - 14:15, 14:17, 14:18 live ^[3] - 9:20, 12:11, 15:19 lived ^[1] - 13:18 living ^[5] - 10:12, 11:12, 13:18, 14:6, 15:15 LLC ^[1] - 5:4 located ^[1] - 5:9 location ^[2] - 13:6 long-term ^[1] - 15:15 look ^[1] - 14:11 looking ^[1] - 9:6 love ^[1] - 7:1	M	machine ^[1] - 18:12 Main ^[1] - 5:9 Marlys ^[1] - 2:13 married ^[1] - 10:9	
I	illegal ^[1] - 11:23 ILLINOIS ^[2] - 1:7, 18:1 Illinois ^[5] - 1:18, 5:6, 5:11, 18:4, 19:8 immediately ^[1] - 5:9 improperly ^[1] - 11:19 IN ^[1] - 19:7 inappropriately ^[1] - 7:20 indirectly ^[1] - 18:24 instead ^[1] - 9:14 insurance ^[1] - 13:19 intention ^[1] - 15:18 intentions ^[1] - 6:15 interested ^[1] - 18:23 interesting ^[1] - 15:12 interior ^[1] - 14:18		N	name ^[2] - 3:17, 6:4 need ^[1] - 9:16 neighbor's ^[1] - 10:18 neighboring ^[1] - 11:5 neighbors ^[2] - 7:3, 10:1 next ^[4] - 6:24, 7:16, 10:5, 10:18 next-door ^[1] - 10:18 nine ^[1] - 7:10 Noble ^[1] - 2:10 NOBLE ^[6] - 6:21, 11:16, 12:20, 13:3, 14:10, 16:6 north ^[1] - 5:10 noticed ^[1] - 10:23 Number ^[1] - 4:8	O	obey ^[1] - 11:21 OF ^[3] - 1:6, 18:1, 18:2 official ^[1] - 14:11 one ^[13] - 3:4, 3:16, 7:3, 9:23, 10:2, 11:11, 11:23, 12:10, 13:11, 14:3, 15:9, 15:10 open ^[1] - 4:7 opinion ^[1] - 7:20 opposition ^[2] - 4:6, 8:19 order ^[1] - 4:1 original ^[1] - 19:2 outcome ^[1] - 18:24 owned ^[1] - 10:8 owners ^[1] - 5:4	P	p.m ^[2] - 1:22, 17:7 packet ^[1] - 14:15 PAGE ^[1] - 2:19 Pages ^[1] - 18:11 parents ^[5] - 13:7, 13:9, 13:13, 13:17, 13:22 parking ^[2] - 10:13, 10:14 parties ^[1] - 18:23 past ^[1] - 10:6 pay ^[1] - 13:19 people ^[4] - 6:22,

PZC - Public Hearing - July 10, 2024

put [2] - 6:16, 12:4 PZC [2] - 4:8, 5:2	Restorations [1] - 5:4 reviewed [1] - 14:13 rezone [3] - 6:5, 7:19, 9:6 rezoning [3] - 4:9, 5:6, 5:13 Rich [1] - 2:2 River [1] - 5:10 road [1] - 13:23 roll [4] - 4:13, 16:4, 16:14, 16:15 rooms [1] - 10:11 rules [1] - 13:20 Ryan [1] - 2:6	9:7 single-family [4] - 9:12, 9:14, 14:22, 15:19 six [1] - 10:10 size [1] - 5:19 small [1] - 10:17 smaller [1] - 12:2 someone [3] - 6:14, 11:12, 14:21 sometime [1] - 13:10 somewhere [2] - 13:13, 13:23 sorry [1] - 16:6 sort [2] - 7:14, 11:10 sounds [1] - 15:14 south [1] - 5:9 specified [1] - 18:19 square [2] - 5:21, 7:21 SS [1] - 18:1 ST [10] - 2:21, 8:14, 8:17, 8:21, 8:23, 9:2, 9:9, 9:15, 11:4, 11:18 stand [1] - 3:21 standards [1] - 16:10 start [1] - 7:22 started [1] - 13:14 state [2] - 3:16, 7:21 STATE [1] - 18:1 State [1] - 18:4 stenographically [1] - 18:12 stepparents [1] - 13:8 Steve [6] - 5:2, 6:4, 9:6, 9:19, 11:18, 13:3 STEVE [2] - 2:20, 6:1 still [1] - 10:7 stories [1] - 12:9 story [1] - 12:10 strangers [1] - 14:6 street [4] - 7:8, 7:11, 7:13, 12:4 Street [6] - 4:9, 5:2, 5:9, 5:10, 5:17, 7:1 structure [1] - 12:8 Suburban [2] - 5:13, 9:5 sunlight [1] - 12:6 support [1] - 7:5 supposed [2] - 11:7, 12:8 sworn [4] - 3:23, 6:2, 8:24, 18:8	tall [1] - 12:9 tenant [2] - 14:7, 14:13 tenants [1] - 10:10 term [1] - 15:15 testified [2] - 6:2, 8:24 testify [2] - 3:15, 18:8 testimony [7] - 3:8, 3:11, 4:2, 15:23, 16:1, 18:7, 18:16 thereof [1] - 19:3 three [1] - 12:9 throughout [1] - 13:13 tiny [2] - 9:16, 12:12 together [2] - 13:9, 14:7 toilet [1] - 11:13 tonight [3] - 3:10, 7:3, 8:13 tonight's [4] - 3:5, 3:20, 5:1, 17:2 tore [1] - 6:12 torn [1] - 6:11 town [1] - 7:6 Traditional [3] - 5:15, 5:20, 9:7 transcript [2] - 18:11, 19:3 transcription [1] - 18:14 true [1] - 18:16 truth [1] - 18:8 turn [1] - 11:21 turning [1] - 15:16 two [8] - 9:10, 9:13, 9:21, 10:3, 11:7, 13:7, 13:8, 13:11 two-flat [2] - 9:10, 9:13 typewriting [1] - 18:14 typically [2] - 9:11, 14:3	V variance [2] - 4:10, 7:14 via [1] - 18:14 village [1] - 7:2 VINYARD [26] - 3:4, 3:24, 4:13, 4:15, 4:24, 6:20, 8:3, 8:6, 8:8, 8:12, 8:15, 8:18, 8:22, 11:3, 12:13, 12:19, 12:23, 15:3, 15:13, 15:20, 15:22, 16:4, 16:9, 16:13, 16:15, 17:1 Vinyard [3] - 2:2, 4:14, 16:24 VITOSH [2] - 18:3, 19:13 vote [2] - 4:13, 16:4
Q	S	T	U	W
questions [6] - 3:13, 7:23, 8:2, 12:14, 12:22, 15:3	Sandoval [1] - 2:14 Sara [4] - 2:12, 6:6, 6:19, 13:4 saw [1] - 9:18 scheduled [1] - 3:5 seated [1] - 4:1 second [3] - 4:12, 12:20, 16:3 secondly [1] - 11:10 see [5] - 6:18, 6:23, 11:5, 12:5, 14:6 self [1] - 14:16 self-contained [1] - 14:16 separate [2] - 14:23, 14:24 set [4] - 14:4, 14:5, 19:7 setback [2] - 7:8, 7:10 sets [2] - 13:7, 13:8 seven [4] - 6:16, 6:17, 9:16, 10:14 several [1] - 15:8 shaking [1] - 6:13 shed [3] - 11:11, 11:12, 11:19 Shorthand [1] - 18:4 shorthand [1] - 18:13 showing [1] - 14:15 shows [1] - 11:4 side [1] - 12:7 sign [1] - 3:18 signed [1] - 19:3 signs [1] - 10:23 simultaneously [1] - 18:13 Single [5] - 5:13, 5:14, 5:20, 9:5, 9:7 single [5] - 9:12, 9:14, 14:22, 15:10, 15:19 Single-Family [5] - 5:13, 5:14, 5:20, 9:5,	SS [1] - 18:1 ST [10] - 2:21, 8:14, 8:17, 8:21, 8:23, 9:2, 9:9, 9:15, 11:4, 11:18 stand [1] - 3:21 standards [1] - 16:10 start [1] - 7:22 started [1] - 13:14 state [2] - 3:16, 7:21 STATE [1] - 18:1 State [1] - 18:4 stenographically [1] - 18:12 stepparents [1] - 13:8 Steve [6] - 5:2, 6:4, 9:6, 9:19, 11:18, 13:3 STEVE [2] - 2:20, 6:1 still [1] - 10:7 stories [1] - 12:9 story [1] - 12:10 strangers [1] - 14:6 street [4] - 7:8, 7:11, 7:13, 12:4 Street [6] - 4:9, 5:2, 5:9, 5:10, 5:17, 7:1 structure [1] - 12:8 Suburban [2] - 5:13, 9:5 sunlight [1] - 12:6 support [1] - 7:5 supposed [2] - 11:7, 12:8 sworn [4] - 3:23, 6:2, 8:24, 18:8	under [4] - 15:1, 18:15, 19:4, 19:6 unit [2] - 11:20, 14:7 UNITED [1] - 1:6 United [1] - 5:5 units [1] - 14:19 unsafe [1] - 6:12 up [8] - 5:1, 6:7, 7:16, 9:18, 9:24, 11:6, 11:8 utilities [1] - 14:24 utilized [1] - 14:20	Y years [2] - 6:10, 10:7 YORKVILLE [2] - 1:6, 1:7 Yorkville [3] - 1:18, 5:5, 5:11 YOUNG [11] - 4:14,
R-1 [3] - 5:13, 7:22, 9:4 R-2 [4] - 5:14, 5:20, 9:7, 9:9 raise [1] - 3:21 Reagan [1] - 2:4 real [2] - 5:8, 15:16 really [1] - 9:16 receiving [1] - 4:2 recently [1] - 6:12 record [3] - 16:8, 16:11, 18:16 reduced [1] - 18:13 regarding [3] - 3:9, 3:14, 15:23 relative [3] - 14:22, 18:20, 18:21 rentals [1] - 15:17 rented [2] - 10:8, 10:11 renting [1] - 11:19 repeat [1] - 3:22 reported [1] - 18:11 Reporter [1] - 18:4 represent [1] - 3:17 reproduced [1] - 19:5 request [7] - 3:13, 3:14, 4:5, 4:6, 8:10, 8:16, 8:20 requesting [4] - 4:9, 5:6, 5:12, 5:19 requests [1] - 3:9 required [2] - 5:21, 7:12 requirements [1] - 9:13 researched [1] - 13:21 Residence [4] - 5:15, 5:20, 9:5, 9:7 residential [1] - 13:18 Residential [1] - 5:14 response [3] - 7:24, 8:11, 15:21 responses [2] - 16:8, 16:10 responsibility [1] - 19:5	rooms [1] - 10:11 rules [1] - 13:20 Ryan [1] - 2:6	T Taker [1] - 2:13	U under [4] - 15:1, 18:15, 19:4, 19:6 unit [2] - 11:20, 14:7 UNITED [1] - 1:6 United [1] - 5:5 units [1] - 14:19 unsafe [1] - 6:12 up [8] - 5:1, 6:7, 7:16, 9:18, 9:24, 11:6, 11:8 utilities [1] - 14:24 utilized [1] - 14:20	W walk [1] - 6:19 wants [1] - 12:4 water [1] - 11:15 Wednesday [1] - 1:21 weeks [1] - 11:7 what-if [1] - 13:14 WHEREOF [1] - 19:7 WHEREUPON [1] - 3:1 whole [3] - 10:3, 11:1, 18:8 WILLIAMS [7] - 4:11, 4:17, 12:16, 12:21, 15:14, 16:2, 16:17 Williams [3] - 2:3, 4:16, 16:16 wish [4] - 3:12, 4:4, 4:5, 8:12 wishes [2] - 8:9, 8:19 wishing [1] - 3:15 WITNESS [2] - 2:19, 19:7 witnesses [2] - 3:23, 18:7 Worsley [5] - 4:9, 5:2, 5:10, 5:17, 6:24

PZC - Public Hearing - July 10, 2024

4:16, 4:18, 4:20,
4:22, 16:14, 16:16,
16:18, 16:20, 16:22,
16:24

Young [1] - 2:13

Z

zoned [4] - 7:20, 7:22,
9:2, 11:20

ZONING [1] - 1:10

zoning [1] - 9:4

Zoning [1] - 3:6