

PLANNING & ZONING COMMISSION
Special Meeting
City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, July 18, 2018 7:00pm

Meeting Called to Order

Vice-Chairman Jeff Olson called the meeting to order at 7:04pm, roll was called and a quorum was established.

Roll Call:

Reagan Goins-yes, Deborah Horaz-yes, Don Marcum-yes, Jeff Olson-yes, Richard Vinyard-yes

Absent: Randy Harker, Bill Gockman

City Staff

Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Depo Court

Previous Meeting Minutes June 13, 2018

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

Roll call vote: Goins-yes, Horaz-yes, Marcum-yes, Olson-abstain, Vinyard-yes

Motion carried: 4-yes, 0-no, 1-abstain

Citizen's Comments None

Public Hearings

Vice-Chairman Olson explained the procedure for the Hearing. There were no guests present to speak. At approximately 7:07pm a motion was made and seconded by Ms. Horaz and Mr. Vinyard, respectively, to open the Hearing.

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

1. PZC 2018-13 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to "Chapter 18: Telecommunication Tower and Antenna Regulations" of the United City of Yorkville Zoning Ordinance.

(See Court Reporter transcripts)

The Hearing was closed at approximately 7:18pm on a motion by Ms. Horaz and second by Mr. Vinyard. Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Goins-yes, Horaz-yes Passed 5-0.

Unfinished Business None

New Business

1. **PZC 2018-13** (see description on page 1)

Action Item

Text Amendment

There was no discussion and Ms. Horaz moved and Mr. Vinyard seconded to approve the following motion: In consideration of testimony presented during a Public Hearing on July 18, 2018, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the definitions in Section 10-18-1 of the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated July 18, 2018. Roll call: Olson-yes, Vinyard-yes, Goins-yes, Horaz-yes, Marcum-yes. Carried 5-0.

Additional Business

1. City Council Action Updates:
 - a. PZC 2018-10 James McNamara garage request approved.
 - b. PZC 2018-11 Michael & Dayle Saar rezoning request approved.

Adjournment

There was no further business and the meeting was adjourned at 7:23pm on a motion by Commissioners Vinyard and Marcum, respectively. Approved on 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
SPECIAL MEETING

PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, July 18, 2018
7:00 p.m.

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

PRESENT:

Mr. Jeff Olson, Vice-Chairman,
Ms. Reagan Flavin Goins,
Ms. Deborah Horaz,
Mr. Donald Marcum,
Mr. Richard Vinyard.

ALSO PRESENT:

Mr. Jason Engberg, Senior Planner,
Ms. Marlys Young, Minute Taker.

- - - - -

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

4 VICE-CHAIRMAN OLSON: There is PZC
5 2018-13, public hearing scheduled for tonight's
6 Planning and 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 for the motion 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, and state
17 your name and who you represent. You are also
18 asked to sign in at the podium in a complete
19 file. When you come to the podium you are asked
20 to give your testimony.

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

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

Do we have to do that?

MR. ENGBERG: No one is here, so we can move on.

VICE-CHAIRMAN OLSON: Okay. Seeing as no one is here, the order for receiving testimony is as follows: Petitioner presentation, those who wish to speak -- Do I have to really read this when nobody is here?

MR. ENGBERG: Yes.

VICE-CHAIRMAN OLSON: Those who wish to speak in favor of this request, those who wish to speak in opposition of this request, questions from the Planning and Zoning Commissioners as to the petitioner.

May I have a motion to open the public hearing on petition number PZC 2018-13?

MS. HORAZ: So moved.

MR. VINYARD: Second.

VICE-CHAIRMAN OLSON: Roll call, please.

MS. YOUNG: Yes. Horaz.

MS. HORAZ: Yes.

MS. YOUNG: Marcum.

MR. MARCUM: Yes.

MS. YOUNG: Olson.

1 VICE-CHAIRMAN OLSON: Yes.

2 MS. YOUNG: Vinyard.

3 MR. VINYARD: Yes.

4 MS. YOUNG: And Goins.

5 MS. GOINS: Yes.

6 MS. YOUNG: Thank you.

7 VICE-CHAIRMAN OLSON: PZC 2018-13,
8 United City of Yorkville, Kendall County,
9 Illinois, petitioner, is proposing a text
10 amendment for consideration of updates to Chapter
11 18, Telecommunication Tower and Antenna
12 Regulations of the United City of Yorkville
13 Zoning Ordinance.

14 Is the petitioner --

15 MR. ENGBERG: That would be me, so --

16 VICE-CHAIRMAN OLSON: Jason.

17 MR. ENGBERG: I will give a quick update
18 on everything, let you guys know, everyone. So
19 the IML, the Illinois Municipal League, we did
20 this last year, they had certain regulations that
21 came out. We updated our code to follow those
22 regulations.

23 There is a new update and to file
24 this, this needs to be -- these regulations need

1 to be passed by August, so we are holding this
2 special meeting. We couldn't meet last week, so
3 we are meeting today to get this done.

4 Really, all that's -- for you guys,
5 I know it was a thick PZC packet with lots of
6 details, but really there are three different
7 things being amended. The big one is in the
8 Public Works Code, which we are not over --
9 reviewing; the one is in the Building Code, which
10 we are also not reviewing, but there are changes
11 to the Zoning Code, which is what we are
12 reviewing tonight.

13 The real changes is just updating
14 what they consider the definitions for small
15 satellite antennas and removing our previous one.
16 That's really what we are reviewing.

17 We added everything to it just so
18 you guys would be aware of everything the City
19 changed. It's really about cell towers in the
20 public right-of-way co-locating on certain
21 telephone poles or possibly the water tower,
22 things like that. Things that the City owns.

23 It really has more to do with cell
24 towers and new technologies coming out and

1 locating on public property. It doesn't
2 affect the private property people leasing out
3 space to a cell company or anything like that.

4 Anything like in the Zoning Code,
5 that's staying the same; the only thing changing
6 is just how it's defined.

7 So if you have any questions or
8 anything about the definition, we can go through
9 or --

10 MR. MARCUM: I have one question. On
11 your memo here, the processing application, you
12 are filing an application within 90 days, yea or
13 nay. If they don't say yea, then it's
14 automatically -- or if they don't say nay, it's
15 automatically yea, and if you are planning on
16 going forward with that, the non-responsive
17 approval, for want of a better term, you have to
18 give notice, more than 75 days later, but the
19 thing that didn't make sense to me -- and I will
20 confess that I was too sloppily to not have read
21 all the materials of the Code.

22 The receipt of the deemed approval
23 notice shall not preclude the City's denial of
24 the permit request within the time limits as

1 provided under this ordinance.

2 Well, it seems like the 90 days goes
3 by, you are approved, you gave your notice after
4 75 and up to 90 days after you made your
5 application.

6 I mean, that makes it sound to me
7 like the door is still open somehow to reject it
8 even though it doesn't seem like it should be. I
9 could be misreading that.

10 MR. ENGBERG: To invoke the deemed
11 approved -- 75 days and after the submission of a
12 completed application. The permit shall be
13 deemed approved on the latter of the 90th day
14 after submission of the complete application or
15 the tenth day after the receipt of the deemed
16 approved notice by the City. Receipt of the
17 deemed --

18 So your question is?

19 MR. MARCUM: So the last sentence is the
20 one --

21 MR. ENGBERG: Receipt of the deemed
22 approved notice shall not preclude the City's
23 denial of the permit request within the time
24 limits.

1 MR. MARCUM: That doesn't seem fair.

2 VICE-CHAIRMAN OLSON: It's certainly in
3 the City's best interest.

4 MR. ENGBERG: Yeah. This section about
5 the actual proposed things that they need to know
6 is more or less in the Public Works section.

7 My answer to that specific question,
8 I mean, these were -- that's one of those things,
9 these were brought up to -- from the IML as a
10 recommendation.

11 If you have a question on why that
12 is, I don't really have an answer, but Public
13 Works -- I can get that information to you.

14 MR. MARCUM: I just wondered if maybe
15 the word "not" was not supposed to be in there
16 or something.

17 MR. ENGBERG: The receipt of the deemed
18 approved notice shall not --

19 MR. MARCUM: Shall not preclude. Well,
20 it would make more sense, shall preclude --

21 MR. ENGBERG: Okay. It should say shall
22 preclude the City's denial.

23 MR. MARCUM: That would make more sense.

24 MR. ENGBERG: Okay. I'll tell you what.

1 I will highlight that. That's not technically in
2 the zoning part. I will highlight that. I will
3 bring that up to our administration to talk that
4 over and see if it was just a typo.

5 MS. GOINS: The only thing that came up
6 to me when I was reading through, there doesn't
7 seem to be any limit on small cell facilities
8 that could end up on a city pole.

9 I know we've talked about it before,
10 above your sight line, but is there a potential
11 for that?

12 MR. ENGBERG: My assumption would be
13 that if you are a cell phone, you're not going to
14 want to be all locked up on one pole anyway, so
15 while there is no -- I mean, it's not written
16 down, again, I think we had something that was a
17 question for the --

18 MS. GOINS: I was just thinking about
19 from aesthetics.

20 VICE-CHAIRMAN OLSON: There is
21 constraint in there for how big it can be, six
22 cubic feet?

23 MS. GOINS: So they're small.

24 MS. HORAZ: Ten feet high.

1 MS. GOINS: If there is a particular
2 popular area that all different companies want to
3 use, are you going to see them all stacked up on
4 each other?

5 MR. ENGBERG: And it would be one of
6 those things, too, since they have to apply for a
7 permit through us, the City would have final say
8 and be like you know what, that's not the right
9 location for that.

10 VICE-CHAIRMAN OLSON: I did have one
11 technical question, too. It said that after they
12 are abandoned for -- and I don't remember what it
13 was, X amount of days or months or whatever, how
14 do you know if one is abandoned? It's not like
15 it has a light flickering to tell you.

16 MS. HORAZ: Yeah.

17 VICE-CHAIRMAN OLSON: How does the City
18 know when it's abandoned and know when -- Is that
19 even possible to know, or is it just, you know,
20 three years down the road, they're going oh, this
21 one is falling apart, oh, it's abandoned, okay,
22 let's go collect --

23 MR. ENGBERG: Pretty much. I mean, for
24 the most part --

1 VICE-CHAIRMAN OLSON: Cell tower
2 inspector.

3 MS. HORAZ: They have to renew their
4 permit.

5 VICE-CHAIRMAN OLSON: That's a good
6 point.

7 MR. MARCUM: Every five years.

8 MS. HORAZ: Yeah, but isn't there
9 something every year that they have to do?

10 MR. ENGBERG: Yeah, it's a yearly,
11 annual fee, so --

12 MS. HORAZ: I had one other question,
13 too, if everybody is finished. Say it is
14 abandoned and a company went out of business. Is
15 there a bond or something or does that fee kind
16 of cover that?

17 MR. ENGBERG: Typically the City would
18 ask for a surety bond depending on the amount
19 that it cost to put up there.

20 MS. HORAZ: All right. Say it's on a
21 water tower.

22 MR. ENGBERG: It's typical policy for
23 the City for those kinds of things, especially if
24 there is an abandonment clause in it, to require

1 a bond.

2 MS. HORAZ: I didn't see that.

3 MR. ENGBERG: Is it -- It may not be
4 written in there, but it is typically a policy of
5 the City. Is it --

6 MS. HORAZ: So there is a bond? I know
7 there is an abandonment clause. Is there a --
8 You know, like a builder when they have a bond.

9 MR. ENGBERG: I'm not sure. That is
10 something I can look through definitely and get
11 more information to you on that one.

12 MS. HORAZ: I mean, it says the City,
13 you know, has the right after it's abandoned to
14 take it down or get rid of it, but, I mean, we're
15 going to be in it for costs to do that.

16 MR. ENGBERG: Yeah, for the most part,
17 especially with this stuff for the abandonment,
18 you're right, if it's in disrepair, falling down,
19 that's when you clearly say like obviously it's
20 broken, repairing it is in the clause.

21 MS. HORAZ: But technology changes and
22 they'll just leave it and, you know, move on to
23 something else.

24 MR. ENGBERG: It's possible. I don't

1 know any other way to figure out --

2 MS. HORAZ: Something you can bring up.

3 MR. ENGBERG: Yeah, it's definitely
4 something I can bring up, and I'll take all these
5 notes --

6 MS. HORAZ: You are getting questions on
7 other parts.

8 MR. ENGBERG: Yeah. I mean, for the
9 most part, this stuff is all the Public Works
10 section, this is something City Council will look
11 and listen to Tuesday.

12 MS. HORAZ: It didn't come up, these
13 questions.

14 MR. ENGBERG: Well, yeah, and I'll
15 definitely bring these up to them. I am writing
16 a cover memo for them tomorrow; it will go in
17 with all your comments and sections so they can
18 read it to see if they have insight.

19 VICE-CHAIRMAN OLSON: Okay. So our
20 comments go off to them.

21 MR. ENGBERG: Correct.

22 VICE-CHAIRMAN OLSON: What we are voting
23 on tonight --

24 MR. ENGBERG: What we're really voting

1 on, the only thing that we are actually looking
2 at is the definitions in the Zoning Code.

3 VICE-CHAIRMAN OLSON: If we're okay with
4 those.

5 MR. ENGBERG: Yes. And I wish I could
6 give you more information on the exact details of
7 these. I did not write these. A lot of these
8 were written by the IML and a lot of these were
9 worked on by Public Works and the admin -- the
10 city administrator, so...

11 VICE-CHAIRMAN OLSON: So this 87-page
12 PDF made me feel very simple. It was fairly
13 technical. It was rough.

14 MR. VINYARD: Second that.

15 MR. ENGBERG: So for the most part --
16 And that's the thing, like I tried to put the
17 Zoning Code in front --

18 VICE-CHAIRMAN OLSON: Oh, that was good.

19 MR. ENGBERG: -- so we could just read
20 what pertains.

21 VICE-CHAIRMAN OLSON: That was good that
22 arrow was in there.

23 MR. ENGBERG: Even if I am not as
24 knowledgeable on it as I'd like, you know, I

1 wanted to --

2 VICE-CHAIRMAN OLSON: Sometimes you
3 were, though. Co-locating, I didn't know that
4 was a word.

5 MR. ENGBERG: That's very common for
6 co-location on towers, like water towers and
7 things like that.

8 MS. HORAZ: What was that word?

9 MR. ENGBERG: Co-location --

10 MS. HORAZ: Oh, yeah, it's --

11 MR. ENGBERG: -- of different cell
12 towers.

13 VICE-CHAIRMAN OLSON: You knew that?

14 MR. ENGBERG: You really just need --

15 MS. HORAZ: I'm in the communications
16 business.

17 MR. MARCUM: I don't think co-location
18 should be spelled with two L's.

19 MR. ENGBERG: So, yes, so just moving on
20 from that, do we have any -- So we're really just
21 getting rid of personal wireless facility
22 services, those definitions, adding a much more
23 small wireless facility, a much more defined
24 definition there, which was recommended by the

1 IML.

2 VICE-CHAIRMAN OLSON: Right. Is there
3 anyone present who wishes to speak in favor of
4 the request? We are all done with questions.

5 (No response.)

6 VICE-CHAIRMAN OLSON: Speaking in favor.
7 Is there anyone that wishes to speak in
8 opposition to the request?

9 (No response.)

10 VICE-CHAIRMAN OLSON: Seeing as there is
11 no one, since all public testimony regarding this
12 petition has been taken, may I have a motion to
13 close the taking of public testimony in this
14 public hearing?

15 MS. HORAZ: So moved.

16 MR. VINYARD: Second.

17 VICE-CHAIRMAN OLSON: Roll call, please.

18 MS. YOUNG: Yes. Marcum.

19 MR. MARCUM: Yes.

20 MS. YOUNG: Olson.

21 VICE-CHAIRMAN OLSON: Yes.

22 MS. YOUNG: Vinyard.

23 MR. VINYARD: Yes.

24 MS. YOUNG: Goins.

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

MS. GOINS: Yes.

MS. YOUNG: Horaz.

MS. HORAZ: Yes.

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

---o0o---

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

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and
7 that the foregoing, Pages 1 through 19,
8 inclusive, is a true, correct and complete
9 computer-generated transcript of the proceedings
10 had at the time and place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 31st day of July A.D., 2018.

19
20
21
22
23
24

Christine M. Vitosh, CSR
Illinois CSR No. 084-002883

0	<p>aforesaid [1] - 19:9 ALSO [1] - 2:9 amended [1] - 6:7 amendment [1] - 5:10 amount [2] - 11:13, 12:18 AND [1] - 1:10 annexed [1] - 19:10 annual [1] - 12:11 answer [2] - 9:7, 9:12 Antenna [1] - 5:11 antennas [1] - 6:15 anyway [1] - 10:14 apart [1] - 11:21 application [5] - 7:11, 7:12, 8:5, 8:12, 8:14 applies [1] - 19:11 apply [1] - 11:6 approval [2] - 7:17, 7:22 approved [6] - 8:3, 8:11, 8:13, 8:16, 8:22, 9:18 area [1] - 11:2 arrow [1] - 15:22 assume [1] - 19:13 assumption [1] - 10:12 August [1] - 6:1 automatically [2] - 7:14, 7:15 aware [1] - 6:18</p>	<p>certification [1] - 19:16 Certified [1] - 19:3 certify [1] - 19:12 certified [2] - 19:4, 19:10 Chairman [1] - 2:2 CHAIRMAN [26] - 3:4, 4:4, 4:10, 4:19, 5:1, 5:7, 5:16, 9:2, 10:20, 11:10, 11:17, 12:1, 12:5, 14:19, 14:22, 15:3, 15:11, 15:18, 15:21, 16:2, 16:13, 17:2, 17:6, 17:10, 17:17, 17:21 changed [1] - 6:19 changes [3] - 6:10, 6:13, 13:21 changing [1] - 7:5 Chapter [1] - 5:10 Christine [2] - 19:3, 19:20 CITY [1] - 1:6 City [12] - 5:8, 5:12, 6:18, 6:22, 8:16, 11:7, 11:17, 12:17, 12:23, 13:5, 13:12, 14:10 city [2] - 10:8, 15:10 City's [4] - 7:23, 8:22, 9:3, 9:22 clause [3] - 12:24, 13:7, 13:20 clearly [2] - 3:16, 13:19 close [1] - 17:13 co [5] - 6:20, 16:3, 16:6, 16:9, 16:17 co-locating [2] - 6:20, 16:3 co-location [3] - 16:6, 16:9, 16:17 code [1] - 5:21 Code [7] - 6:8, 6:9, 6:11, 7:4, 7:21, 15:2, 15:17 collect [1] - 11:22 coming [1] - 6:24 comments [2] - 14:17, 14:20 Commission [1] - 3:6 COMMISSION [1] - 1:10 Commissioners [1] - 4:13 common [1] - 16:5 communications [1] - 16:15 companies [1] - 11:2</p>	<p>company [2] - 7:3, 12:14 complete [3] - 3:18, 8:14, 19:7 completed [1] - 8:12 computer [1] - 19:8 computer-generated [1] - 19:8 confess [1] - 7:20 consider [1] - 6:14 consideration [1] - 5:10 considered [1] - 3:10 constraint [1] - 10:21 control [1] - 19:15 copies [2] - 19:12, 19:14 correct [2] - 14:21, 19:7 cost [1] - 12:19 costs [1] - 13:15 Council [1] - 14:10 COUNTY [1] - 19:2 County [1] - 5:8 cover [2] - 12:16, 14:16 CSR [2] - 19:20, 19:20 cubic [1] - 10:22</p>	E	
1	<p>1 [1] - 19:6 18 [2] - 1:22, 5:11 19 [1] - 19:6</p>			<p>end [1] - 10:8 Engberg [1] - 2:10 ENGBERG [34] - 4:2, 4:9, 5:15, 5:17, 8:10, 8:21, 9:4, 9:17, 9:21, 9:24, 10:12, 11:5, 11:23, 12:10, 12:17, 12:22, 13:3, 13:9, 13:16, 13:24, 14:3, 14:8, 14:14, 14:21, 14:24, 15:5, 15:15, 15:19, 15:23, 16:5, 16:9, 16:11, 16:14, 16:19 especially [2] - 12:23, 13:17 exact [1] - 15:6</p>	
2	<p>2018 [2] - 1:22, 19:17 2018-13 [3] - 3:5, 4:16, 5:7</p>			F	
3	<p>31st [1] - 19:17</p>			<p>facilities [1] - 10:7 facility [2] - 16:21, 16:23 fair [1] - 9:1 fairly [1] - 15:12 falling [2] - 11:21, 13:18 Farm [1] - 1:17 favor [3] - 4:11, 17:3, 17:6 fee [2] - 12:11, 12:15 feet [2] - 10:22, 10:24 figure [1] - 14:1 file [2] - 3:19, 5:23 filing [1] - 7:12 final [1] - 11:7 finished [1] - 12:13 five [1] - 12:7 Flavin [1] - 2:3 flickering [1] - 11:15 follow [1] - 5:21 following [1] - 3:1 follows [1] - 4:6 foregoing [1] - 19:6 forward [1] - 7:16 front [1] - 15:17</p>	
7	<p>75 [3] - 7:18, 8:4, 8:11 7:00 [1] - 1:23</p>			D	
8	<p>800 [1] - 1:17 87-page [1] - 15:11</p>			<p>days [6] - 7:12, 7:18, 8:2, 8:4, 8:11, 11:13 Deborah [1] - 2:4 deemed [7] - 7:22, 8:10, 8:13, 8:15, 8:17, 8:21, 9:17 defined [2] - 7:6, 16:23 definitely [3] - 13:10, 14:3, 14:15 definition [2] - 7:8, 16:24 definitions [3] - 6:14, 15:2, 16:22 denial [3] - 7:23, 8:23, 9:22 details [2] - 6:6, 15:6 different [3] - 6:6, 11:2, 16:11 direction [1] - 19:15 disrepair [1] - 13:18 Donald [1] - 2:5 done [2] - 6:3, 17:4 door [1] - 8:7 down [4] - 10:16, 11:20, 13:14, 13:18 during [1] - 3:21</p>	
9	<p>90 [3] - 7:12, 8:2, 8:4 90th [1] - 8:13</p>	B			
A	<p>A.D [1] - 19:17 abandoned [6] - 11:12, 11:14, 11:18, 11:21, 12:14, 13:13 abandonment [3] - 12:24, 13:7, 13:17 accuracy [1] - 19:14 actual [1] - 9:5 added [1] - 6:17 adding [1] - 16:22 admin [1] - 15:9 administration [1] - 10:3 administrator [1] - 15:10 aesthetics [1] - 10:19 affect [1] - 7:2</p>	<p>best [1] - 9:3 better [1] - 7:17 big [2] - 6:7, 10:21 bond [5] - 12:15, 12:18, 13:1, 13:6, 13:8 bring [4] - 10:3, 14:2, 14:4, 14:15 broken [1] - 13:20 brought [1] - 9:9 builder [1] - 13:8 Building [1] - 6:9 business [2] - 12:14, 16:16</p>			
		C		G	
		<p>cell [7] - 6:19, 6:23, 7:3, 10:7, 10:13, 12:1, 16:11 certain [2] - 5:20, 6:20 certainly [1] - 9:2 certificate [1] - 19:10</p>		<p>Game [1] - 1:17 generated [1] - 19:8 Goins [3] - 2:3, 5:4, 17:24 GOINS [6] - 5:5, 10:5, 10:18, 10:23, 11:1, 18:1</p>	

guys [3] - 5:18, 6:4, 6:18	knowledgeable [1] - 15:24	moving [1] - 16:19 MR [49] - 4:2, 4:9, 4:18, 4:23, 5:3, 5:15, 5:17, 7:10, 8:10, 8:19, 8:21, 9:1, 9:4, 9:14, 9:17, 9:19, 9:21, 9:23, 9:24, 10:12, 11:5, 11:23, 12:7, 12:10, 12:17, 12:22, 13:3, 13:9, 13:16, 13:24, 14:3, 14:8, 14:14, 14:21, 14:24, 15:5, 15:14, 15:15, 15:19, 15:23, 16:5, 16:9, 16:11, 16:14, 16:17, 16:19, 17:16, 17:19, 17:23 MS [37] - 4:17, 4:20, 4:21, 4:22, 4:24, 5:2, 5:4, 5:5, 5:6, 10:5, 10:18, 10:23, 10:24, 11:1, 11:16, 12:3, 12:8, 12:12, 12:20, 13:2, 13:6, 13:12, 13:21, 14:6, 14:12, 16:8, 16:10, 16:15, 17:15, 17:18, 17:20, 17:22, 17:24, 18:1, 18:2, 18:3 Municipal [1] - 5:19	15:3, 15:11, 15:18, 15:21, 16:2, 16:13, 17:2, 17:6, 17:10, 17:17, 17:21 one [17] - 3:16, 4:2, 4:5, 6:7, 6:9, 6:15, 7:10, 8:20, 9:8, 10:14, 11:5, 11:10, 11:14, 11:21, 12:12, 13:11, 17:11 open [2] - 4:15, 8:7 opposition [2] - 4:12, 17:8 order [1] - 4:5 ordinance [1] - 8:1 Ordinance [1] - 5:13 original [1] - 19:11 owns [1] - 6:22	13:24 possibly [1] - 6:21 potential [1] - 10:10 preclude [5] - 7:23, 8:22, 9:19, 9:20, 9:22 present [2] - 3:12, 17:3 PRESENT [2] - 2:1, 2:9 presentation [1] - 4:6 pretty [1] - 11:23 previous [1] - 6:15 private [1] - 7:2 proceedings [4] - 3:2, 18:5, 19:5, 19:8 processing [1] - 7:11 property [2] - 7:1, 7:2 proposed [2] - 3:9, 9:5 proposing [1] - 5:9 provided [1] - 8:1 Public [5] - 6:8, 9:6, 9:12, 14:9, 15:9 PUBLIC [1] - 1:13 public [14] - 3:3, 3:5, 3:8, 3:11, 3:22, 3:23, 4:16, 6:20, 7:1, 17:11, 17:13, 17:14, 18:6, 19:5 purpose [1] - 3:7 put [2] - 12:19, 15:16 PZC [4] - 3:4, 4:16, 5:7, 6:5
H	L	P	Q	
hand [3] - 3:24, 19:13, 19:17 heard [1] - 3:14 HEARING [1] - 1:13 hearing [8] - 3:3, 3:5, 3:7, 3:22, 4:16, 17:14, 18:6, 19:5 herely [1] - 19:4 hereto [1] - 19:11 hereunto [1] - 19:16 high [1] - 10:24 highlight [2] - 10:1, 10:2 holding [1] - 6:1 Horaz [2] - 2:4, 18:2 HORAZ [19] - 4:17, 4:21, 10:24, 11:16, 12:3, 12:8, 12:12, 12:20, 13:2, 13:6, 13:12, 13:21, 14:2, 14:6, 14:12, 16:8, 16:10, 16:15, 17:15 horaz [2] - 4:20, 18:3	L's [1] - 16:18 LASALLE [1] - 19:2 last [3] - 5:20, 6:2, 8:19 latter [1] - 8:13 League [1] - 5:19 leasing [1] - 7:2 leave [1] - 13:22 less [1] - 9:6 light [1] - 11:15 limit [1] - 10:7 limits [2] - 7:24, 8:24 line [1] - 10:10 listen [1] - 14:11 locating [3] - 6:20, 7:1, 16:3 location [4] - 11:9, 16:6, 16:9, 16:17 locked [1] - 10:14 look [2] - 13:10, 14:10 looking [1] - 15:1	p.m [1] - 1:23 packet [1] - 6:5 Pages [1] - 19:6 part [5] - 10:2, 11:24, 13:16, 14:9, 15:15 particular [1] - 11:1 parts [1] - 14:7 passed [1] - 6:1 PDF [1] - 15:12 people [1] - 7:2 permit [5] - 7:24, 8:12, 8:23, 11:7, 12:4 personal [1] - 16:21 persons [2] - 3:11, 3:15 pertains [1] - 15:20 petition [2] - 4:16, 17:12 petitioner [6] - 3:14, 3:22, 4:6, 4:14, 5:9, 5:14 phone [1] - 10:13 place [1] - 19:9 plan [1] - 3:21 Planner [1] - 2:10 planning [1] - 7:15 PLANNING [1] - 1:10 Planning [2] - 3:6, 4:13 podium [2] - 3:18, 3:19 point [1] - 12:6 pole [2] - 10:8, 10:14 poles [1] - 6:21 policy [2] - 12:22, 13:4 popular [1] - 11:2 portion [1] - 18:6 possible [2] - 11:19	questions [6] - 3:13, 4:12, 7:7, 14:6, 14:13, 17:4 quick [1] - 5:17	
I	M	R	R	
ILLINOIS [2] - 1:7, 19:1 Illinois [4] - 1:18, 5:9, 5:19, 19:20 IML [4] - 5:19, 9:9, 15:8, 17:1 inclusive [1] - 19:7 information [3] - 9:13, 13:11, 15:6 insight [1] - 14:18 inspector [1] - 12:2 interest [1] - 9:3 invite [1] - 3:8 invoke [1] - 8:10	Marcum [3] - 2:5, 4:22, 17:18 MARCUM [10] - 4:23, 7:10, 8:19, 9:1, 9:14, 9:19, 9:23, 12:7, 16:17, 17:19 Maryls [1] - 2:11 materials [1] - 7:21 mean [7] - 8:6, 9:8, 10:15, 11:23, 13:12, 13:14, 14:8 meet [1] - 6:2 MEETING [1] - 1:11 meeting [4] - 3:6, 6:2, 6:3, 18:7 member [1] - 3:23 members [1] - 3:8 memo [2] - 7:11, 14:16 Minute [1] - 2:11 misreading [1] - 8:9 months [1] - 11:13 most [4] - 11:24, 13:16, 14:9, 15:15 motion [3] - 3:10, 4:15, 17:12 move [2] - 4:3, 13:22 moved [2] - 4:17, 17:15	name [1] - 3:17 nay [2] - 7:13, 7:14 need [3] - 5:24, 9:5, 16:14 needs [1] - 5:24 new [2] - 5:23, 6:24 nobody [1] - 4:8 non [1] - 7:16 non-responsive [1] - 7:16 notes [1] - 14:5 notice [6] - 7:18, 7:23, 8:3, 8:16, 8:22, 9:18 number [1] - 4:16	raise [1] - 3:23 read [4] - 4:7, 7:20, 14:18, 15:19 reading [1] - 10:6 Reagan [1] - 2:3 real [1] - 6:13 really [10] - 4:7, 6:4, 6:6, 6:16, 6:19, 6:23, 9:12, 14:24, 16:14, 16:20 Receipt [2] - 8:16, 8:21 receipt [3] - 7:22, 8:15, 9:17 receiving [1] - 4:5	
J	N	O		
Jason [2] - 2:10, 5:16 Jeff [1] - 2:2 July [2] - 1:22, 19:17	obviously [1] - 13:19 OF [3] - 1:6, 19:1, 19:2 Olson [3] - 2:2, 4:24, 17:20 OLSON [26] - 3:4, 4:4, 4:10, 4:19, 5:1, 5:7, 5:16, 9:2, 10:20, 11:10, 11:17, 12:1, 12:5, 14:19, 14:22,			
K				
Kendall [1] - 5:8 kind [1] - 12:15 kinds [1] - 12:23				

<p>recommendation [1] - 9:10 recommended [1] - 16:24 regarding [3] - 3:9, 3:14, 17:11 Regulations [1] - 5:12 regulations [3] - 5:20, 5:22, 5:24 reject [1] - 8:7 remember [1] - 11:12 removing [1] - 6:15 renew [1] - 12:3 repairing [1] - 13:20 repeat [1] - 3:24 Reporter [1] - 19:4 represent [1] - 3:17 reproduced [1] - 19:14 request [9] - 3:9, 3:13, 3:14, 4:11, 4:12, 7:24, 8:23, 17:4, 17:8 require [1] - 12:24 response [2] - 17:5, 17:9 responsibility [1] - 19:13 responsive [1] - 7:16 reviewing [4] - 6:9, 6:10, 6:12, 6:16 Richard [1] - 2:6 rid [2] - 13:14, 16:21 right-of-way [1] - 6:20 Road [1] - 1:17 road [1] - 11:20 roll [2] - 4:19, 17:17 rough [1] - 15:13</p>	<p>shall [6] - 7:23, 8:12, 8:22, 9:18, 9:20, 9:21 Shall [1] - 9:19 Shorthand [1] - 19:3 sight [1] - 10:10 sign [1] - 3:18 signed [1] - 19:12 simple [1] - 15:12 six [1] - 10:21 sloppily [1] - 7:20 small [4] - 6:14, 10:7, 10:23, 16:23 so.. [1] - 15:10 Sometimes [1] - 16:2 sound [1] - 8:6 space [1] - 7:3 Speaking [1] - 17:6 SPECIAL [1] - 1:11 special [1] - 6:2 specific [1] - 9:7 spelled [1] - 16:18 SS [1] - 19:1 stacked [1] - 11:3 stand [1] - 3:23 STATE [1] - 19:1 state [1] - 3:16 staying [1] - 7:5 still [1] - 8:7 stuff [2] - 13:17, 14:9 submission [2] - 8:11, 8:14 supposed [1] - 9:15 surety [1] - 12:18</p>	<p>three [2] - 6:6, 11:20 today [1] - 6:3 tomorrow [1] - 14:16 tonight [3] - 3:10, 6:12, 14:23 tonight's [2] - 3:5, 3:22 tower [3] - 6:21, 12:1, 12:21 Tower [1] - 5:11 towers [5] - 6:19, 6:24, 16:6, 16:12 transcribed [1] - 19:4 transcript [2] - 19:8, 19:11 tried [1] - 15:16 true [1] - 19:7 Tuesday [1] - 14:11 two [1] - 16:18 typical [1] - 12:22 typically [2] - 12:17, 13:4 typo [1] - 10:4</p>	<p>4:19, 5:1, 5:7, 5:16, 9:2, 10:20, 11:10, 11:17, 12:1, 12:5, 14:19, 14:22, 15:3, 15:11, 15:18, 15:21, 16:2, 16:13, 17:2, 17:6, 17:10, 17:17 VINYARD [5] - 4:18, 5:3, 15:14, 17:16, 17:23 Vinyard [3] - 2:6, 5:2, 17:22 Vitosh [2] - 19:3, 19:20 voting [2] - 14:22, 14:24</p> <p style="text-align: center;">W</p> <p>water [3] - 6:21, 12:21, 16:6 Wednesday [1] - 1:22 week [1] - 6:2 WHEREUPON [1] - 3:1 wireless [2] - 16:21, 16:23 wish [5] - 3:12, 4:7, 4:10, 4:11, 15:5 wishes [2] - 17:3, 17:7 wishing [1] - 3:15 wondered [1] - 9:14 word [3] - 9:15, 16:4, 16:8 Works [5] - 6:8, 9:6, 9:13, 14:9, 15:9 write [1] - 15:7 writing [1] - 14:15 written [3] - 10:15, 13:4, 15:8</p>	<p style="text-align: center;">Z</p> <p>zoning [1] - 10:2 ZONING [1] - 1:10 Zoning [7] - 3:6, 4:13, 5:13, 6:11, 7:4, 15:2, 15:17</p>
S	<p style="text-align: center;">T</p> <p>Taker [1] - 2:11 technical [2] - 11:11, 15:13 technically [1] - 10:1 technologies [1] - 6:24 technology [1] - 13:21 Telecommunication [1] - 5:11 telephone [1] - 6:21 Ten [1] - 10:24 tenth [1] - 8:15 term [1] - 7:17 testify [1] - 3:15 testimony [6] - 3:8, 3:11, 3:20, 4:5, 17:11, 17:13 text [1] - 5:9 thereof [2] - 19:12, 19:16 thick [1] - 6:5 thinking [1] - 10:18</p>	U	V	Y
<p>satellite [1] - 6:15 scheduled [1] - 3:5 second [3] - 4:18, 15:14, 17:16 section [3] - 9:4, 9:6, 14:10 sections [1] - 14:17 see [4] - 10:4, 11:3, 13:2, 14:18 Seeing [2] - 4:4, 17:10 seem [3] - 8:8, 9:1, 10:7 Senior [1] - 2:10 sense [3] - 7:19, 9:20, 9:23 sentence [1] - 8:19 services [1] - 16:22 set [1] - 19:16</p>		<p>under [3] - 8:1, 19:12, 19:14 UNITED [1] - 1:6 United [2] - 5:8, 5:12 up [12] - 8:4, 9:9, 10:3, 10:5, 10:8, 10:14, 11:3, 12:19, 14:2, 14:4, 14:12, 14:15 update [2] - 5:17, 5:23 updated [1] - 5:21 updates [1] - 5:10 updating [1] - 6:13</p> <p>VICE [1] - 17:21 Vice [1] - 2:2 VICE [25] - 3:4, 4:4, 4:10, 4:19, 5:1, 5:7, 5:16, 9:2, 10:20, 11:10, 11:17, 12:1, 12:5, 14:19, 14:22, 15:3, 15:11, 15:18, 15:21, 16:2, 16:13, 17:2, 17:6, 17:10, 17:17 VICE-CHAIRMAN [1] - 17:21 Vice-Chairman [1] - 2:2 VICE-CHAIRMAN [25] - 3:4, 4:4, 4:10,</p>	<p>year [2] - 5:20, 12:9 yearly [1] - 12:10 years [2] - 11:20, 12:7 YORKVILLE [2] - 1:6, 1:7 Yorkville [3] - 1:18, 5:8, 5:12 YOUNG [11] - 4:20, 4:22, 4:24, 5:2, 5:4, 5:6, 17:18, 17:20, 17:22, 17:24, 18:2 Young [1] - 2:11</p>	