

**PLANNING & ZONING COMMISSION**  
**City Council Chambers**  
**800 Game Farm Road, Yorkville, IL**  
**Wednesday, February 12, 2020 7:00pm**

**Meeting Called to Order**

Commissioner Danny Williams called the meeting to order at 7:00pm, roll was called and a quorum was established.

**Roll Call:**

Deborah Horaz-yes, Don Marcum-yes, Greg Millen-yes, Danny Williams-yes

Absent: Rusty Hyett, Jeff Olson, Richard Vinyard

**City Staff**

Krysti Barksdale-Noble, Community Development Director

**Other Guests**

Christine Vitosh, Vitosh Reporting Service	Len Pfaff
Lynn Dubajic, City Consultant	Laurie Pfaff
Ron Smrz	Nancy Zier
Katie Finlon-Kendall County Record	Ron Zier
Michele Breyne	Nick Cordell
Linden Breyne	Shannon Moverod

**Previous Meeting Minutes** January 8, 2020

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

Roll call: Marcum-abstain, Millen-yes, Williams-yes, Horaz-yes. Carried 3-yes, 1-abstain

**Citizen's Comments** None

**Public Hearings**

Commissioner Williams explained the procedure for the Hearing and swore in those who would speak. At approximately 7:02pm a motion was made and seconded by Mr. Marcum and Ms. Horaz, respectively, to open the Hearings.

Roll call: Marcum-yes, Millen-yes, Williams-yes, Horaz-yes Carried 4-0.

Mr. Williams read the Public Hearing as follows:

1. **PZC 2020-01** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include a new appendix which identifies locations where the future land use designations are recommended for reclassification along U.S. Route 34 (Veterans Parkway), Route

71 (Stagecoach Trail), and Eldamain Road. The proposed amendments are a result of rezoning and development approvals made by the City Council between 2017 and 2019, as well as aligning the potential future industrial development along the Eldamain Corridor.

*(See Court Reporter Transcript)*

The Hearings were closed at approximately 7:16pm on a motion by Mr. Marcum and second by Ms. Horaz. Roll call: Williams-yes, Horaz-yes, Marcum-yes, Millen-yes. Carried 4-0.

**Unfinished Business** None

**New Business**

**1. PZC 2020-01 Text Amendments** (see full description above)

Ms. Noble said that since there are numerous amendments, the changes will be done as an addendum. There was no further discussion. Mr. Williams entertained a motion to vote for approval of PZC 2020-01 Map and Text Amendment. Roll call: Williams-yes, Horaz-yes, Marcum-yes, Millen-yes. Carried 4-0.

**Action Item:**

Text Amendment

Ms. Horaz read the two separate motions for PZC 2020-01 Yorkville Comprehensive Plan Amendment:

1<sup>st</sup> motion: In consideration of testimony presented during a Public Hearing on February 12, 2020, and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan Update future land use for the five identified land use changes and the single potential road extension as presented in a staff memorandum dated February 5, 2020.

2<sup>nd</sup> motion: In consideration of testimony presented during a Public Hearing on February 12, 2020, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan Update future land use designation of unincorporated areas on the east side of Eldamain Road from the BNSF rail line north to Galena Road from "Estate/Conservation Residential (ECR)" to "General Industrial (GI)" as presented by staff in a memorandum dated February 4, 2020 and a map entitled "Eldamain Road Corridor Future Land Use Map"

A motion was made Mr. Marcum to approve both text amendments. Roll call: Millen-yes, Marcum-yes, Horaz-yes, Williams-yes. Carried 4-0.

- 2. PZC 2020-04** Ronald Smrz, petitioner, on behalf of the Ronald Smrz Trust, is requesting special use authorization from Kendall County to establish a storage business for non-motorized pull behind campers. The real property is located at 7821 Route 71, Kendall County, Illinois.

Ms. Noble presented the details for this petition which was before the Commission for a 1.5 mile review. Mr. Smrz is requesting to build a 51-space storage facility for pull behind campers on a 17-acre site owned by him. There had been comments that the property could be annexed to the City, however, that is not anticipated. He said there has been some concern from neighbors and he is working on solutions.

**Action Item:**

**1.5 Mile Review**

Commissioners Marcum and Horaz, respectively, moved and seconded to recommend approval of this petition. Ms. Horaz read the motion as follows: In consideration of the information presented at the February 12, 2020 meeting, the Planning and Zoning Commission recommends approval of County Case 19-34 – 7821 Route 71 special use request for a non-motorized storage business.

Roll call: Marcum-yes, Horaz-yes, Williams-yes, Millen-yes. Carried 4-0.

**Additional Business**

**1. Year in Review 2019**

Ms. Noble presented the summary for 2019. She said 2,100 building permits were issued in 2019 with 178 of those for residential housing and foreclosures are down. She also listed some of the larger commercial projects and City projects that are or will be underway. The UDO (Unified Development Ordinance) was also kicked off this year and the City approved the 2018 adoption of the international codes. Ms. Noble also reviewed some of the goals for the coming year. Training for Commissioners will also continue and there is a state conference if any PZC members which to attend. The City will cover the \$50 fee.

**2. City Council Action Updates**

Ms. Noble summarized PZC cases that were recently approved by the City Council including a text amendment and a special use permit for Wrigley.

**3. Planning Training Series:**

The training scheduled for tonight will be continued to the next meeting so all Commissioners can attend.

**Adjournment**

There was no further business and the meeting was adjourned at 7:35pm on a voice vote.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, February 12, 2020

7:00 p.m.

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PRESENT:

Mr. Danny Williams, Chairman,  
Mr. Donald Marcum,  
Ms. Deborah Horaz,  
Mr. Greg Millen.

ALSO PRESENT:

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

- - - - -

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

4 CHAIRMAN WILLIAMS: There is one  
5 planning -- or, I'm sorry, there is one public  
6 hearing scheduled for tonight's Planning and  
7 Zoning Commission meeting.

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

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

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

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

24 MS. NOBLE: Yours is not a public

1 hearing item, but you can feel free to be sworn  
2 in anyways --

3 UNIDENTIFIED AUDIENCE MEMBER: Oh, okay.

4 (Discussion had off the  
5 record.)

6 CHAIRMAN WILLIAMS: Looks like that's a  
7 no. Thank you, folks.

8 The order for receiving testimony  
9 during the public hearing will be as follows:  
10 The petitioner will present, those who wish to  
11 speak in favor of the request will present, and  
12 those who wish to speak in opposition of the  
13 request.

14 May I have a motion to open the  
15 public hearing on petition number PZC 2020-01,  
16 Yorkville Comprehensive Plan map and text  
17 amendment?

18 MR. MARCUM: So moved.

19 MS. HORAZ: Second.

20 CHAIRMAN WILLIAMS: Roll call vote on  
21 the motion, please.

22 MS. YOUNG: Yes. Marcum.

23 MR. MARCUM: Yes.

24 MS. YOUNG: Mr. Millen.

1 MR. MILLEN: Yes.

2 MS. YOUNG: Williams.

3 CHAIRMAN WILLIAMS: Yes.

4 MS. YOUNG: Horaz.

5 MS. HORAZ: Yep.

6 CHAIRMAN WILLIAMS: The public hearing  
7 up for discussion tonight is the following: PZC  
8 2020-01, the United City of Yorkville, Kendall  
9 County, Illinois, petitioner, is proposing to  
10 amend the Yorkville Comprehensive Plan to include  
11 a new appendix which identifies locations for the  
12 future land use designations recommended for  
13 classification along U.S. Route 34, Veteran's  
14 Parkway, Route 71, Stagecoach Trail, and Eldamain  
15 Road. The proposed amendments are a result of  
16 rezoning and development approvals made by City  
17 Council between 2017 and 2019, as well as  
18 aligning the potential future industrial  
19 development along the Eldamain Corridor.

20 Krysti, please present PZC 2020-01,  
21 Yorkville Comprehensive Planning map and text  
22 amendment.

23 MS. NOBLE: Good evening, everyone. As  
24 it was mentioned in the introduction, this is a



1 two-part request. The first part of the request  
2 is actually perfunctory; it has to do with  
3 several entitlements that were granted through  
4 the public hearing and City Council approval  
5 process, and at that time their request did not  
6 line up with our Comprehensive Plan, so after the  
7 approval, staff went through all of the proposed  
8 developments as they were developed and are now  
9 aligning our Comprehensive Plan to reflect the  
10 development.

11 So what happens when you look at a  
12 Comprehensive Plan, you base off of existing  
13 conditions, trends in development, economic  
14 market, you make the best guess of what that  
15 future land use will grow into eventually within  
16 a horizon of the plan, and our plan was adopted  
17 in 2016, it has a ten-year horizon, so we are  
18 looking at 2026, and at that time there were  
19 areas in the development of the city that we felt  
20 would remain as-is or not be developed within  
21 that time frame.

22 As business came to Yorkville, or  
23 changes in some of the locations regarding  
24 transportation to a site, utilities available,

1 these sites were developed and now we are  
2 re-aligning them, so the sites that are in your  
3 packet for this first part of the conversation  
4 have to do with the Cedarhurst Living  
5 development.

6 Originally the Comprehensive Plan  
7 had the future land use as suburban neighborhood;  
8 again, that was a blank slate of land at that  
9 point, we didn't see any development happening.  
10 There had to be some adjustments to the roadway  
11 and some easements given.

12 Well, the developer came in, was  
13 approved, and developed the site to a senior kind  
14 of assisted living facility, and so we are  
15 changing the Comprehensive Plan future land use  
16 to commercial office.

17 And the reason why it's commercial  
18 office even though it's a residential living  
19 facility, as an assisted living facility, it is  
20 zoned as business and so that is why that  
21 category suits it best.

22 It also has the ability per their  
23 Planned Unit Development Agreement to have an  
24 office use ancillary to the senior living

1 facility.

2 The second property was a Casey's  
3 General Store. If you recall, that location had  
4 an apartment complex where people were actually  
5 living there on the site.

6 The owner sold the site, the  
7 apartment was torn down, and then there was  
8 construction of a gas station, so the  
9 Comprehensive Plan had it originally designated  
10 as mid-density residential, which was consistent  
11 with its current land use at the time, and now we  
12 are changing the future land use to destination  
13 commercial, which would fit with a gas station.

14 Adjacent to that Casey's property is  
15 the Coffman Carpets. As part of Casey's  
16 proposal, they needed to annex the Coffman Carpet  
17 site; the reason being is because --

18 MS. HORAZ: It wasn't on the sales tax  
19 rolls?

20 MS. NOBLE: Well, the reason being is  
21 because the underground tanks, they needed to be  
22 able to locate them and they needed to kind of  
23 squeeze closer to the Coffman Carpet site, and so  
24 Coffman requested that they extend utilities to

1 them, so we annexed, and that's why that parcel  
2 came in.

3 We also had that as mid-density  
4 residential, and we are requesting to revise that  
5 to destination commercial to reflect its current  
6 land use.

7 Heartland Business, we had a request  
8 recently from that developer to develop an empty  
9 site. Due to its configuration, it's a very odd  
10 configuration, its location and size, we felt  
11 that it would not develop, so we kind of went  
12 with the mid-density residential thinking that  
13 that would maybe become a part -- come to be a  
14 part of the apartment complex, maybe someone  
15 would develop somewhere along with that. That  
16 did not happen, and the petitioner came in to  
17 build an office use, and so they are requesting  
18 an office kind of business district zoning, which  
19 they have, and so we are proposing to change the  
20 designation to commercial office as well.

21 And the last one is Hively. That  
22 was part of an overall PUD. The developer came  
23 in and took out a couple of sites, parcels,  
24 within that overall development to do a nursery

1 annex as well as an agricultural site.

2 We originally had it as estate  
3 residential. Because we didn't feel it was going  
4 to develop within that ten-year horizon, we did  
5 rezone that property and so we are looking to  
6 maintain that future land use as destination  
7 commercial.

8 The other request as part of this is  
9 there -- due to development on the City's  
10 southeast side, there is an additional potential  
11 roadway coming in, the realignment at that  
12 intersection for Ashley for the school.

13 MS. HORAZ: Right.

14 MS. NOBLE: In our plan we do have it  
15 indicated on our transportation map that there  
16 could be a future connection north on Ashley, but  
17 the actual owner has requested that the City look  
18 at that, so that -- to reassign its future land  
19 use for that site. We haven't gotten a petition  
20 request yet, but when we do, we will bring that  
21 in there.

22 MS. HORAZ: You said more students,  
23 right?

24 MS. NOBLE: Correct. So 2021 is when

1 that road intersection is supposed to be  
2 completed, so with that in mind, we decided to  
3 show on the land use map that future connection  
4 going north as well.

5 Again, that may change if the  
6 petitioner -- or the owner rather comes in with a  
7 petition to look at maybe commercial for that  
8 area, so that is something the City is proposing,  
9 but they may come in and seek that. We are just  
10 asking to show that future extension on the map.

11 And if you look in your packet,  
12 there is prepared -- for each of these sections  
13 it shows color changes as well as the description  
14 of what those land uses will be.

15 And with that, if you have any  
16 questions, I'd be happy to answer them.

17 CHAIRMAN WILLIAMS: There was a  
18 petitioner last year who wanted to build offices  
19 right on the corner by Casey's. Does that affect  
20 them in any way?

21 MS. NOBLE: That is the Heartland  
22 Business.

23 CHAIRMAN WILLIAMS: Oh, that's  
24 Heartland. Okay.

1 MS. NOBLE: That is the Heartland, yes.

2 CHAIRMAN WILLIAMS: I am sorry, I was  
3 thinking Heartland Blood Center, which is around  
4 the corner. Thank you.

5 MS. HORAZ: Are they going through with  
6 that?

7 MS. NOBLE: We have not received an  
8 application for that, so we don't know if they're  
9 going to move forward with that, but we had to  
10 reflect that in the Comprehensive Plan because  
11 the entitlement was granted.

12 CHAIRMAN WILLIAMS: Okay. Perfect.  
13 That's all I had.

14 MS. HORAZ: Are they working with IDOT  
15 at all?

16 MS. NOBLE: I have not heard anything  
17 since that --

18 CHAIRMAN WILLIAMS: I think it's going  
19 to be hard for them to get anything built there.  
20 It's very cramped. All right. Thank you,  
21 Krysti.

22 MS. NOBLE: You are welcome.

23 CHAIRMAN WILLIAMS: Is there anyone  
24 present who wishes to speak in favor of the

1 request?

2 Looks like that's a no.

3 MS. NOBLE: Oh, I do have a second  
4 section.

5 CHAIRMAN WILLIAMS: Oh, I'm sorry. My  
6 apologies.

7 MS. NOBLE: Just any questions for that  
8 section.

9 So the second part of the request  
10 has to do with the area around Eldamain Road. So  
11 if you notice in our current Comprehensive Plan,  
12 we do have land that is designated, about 400  
13 acres, for industrial land use.

14 Those are acres that are actively  
15 within our corporate boundaries, so there is no  
16 need to annex these properties, there is no  
17 need -- they are actually zoned for  
18 manufacturing, so there is nothing affecting  
19 those properties, but Kendall County requested  
20 that we look at the area north of our current  
21 boundary there to Galena and kind of align with  
22 their Comprehensive Plan or future land use, as  
23 industrial --

24 MS. HORAZ: Is that where Menards is at?



1 MS. NOBLE: It's across the street from  
2 Menards, but north.

3 So this was a request that they made  
4 to us shortly after we adopted our Comprehensive  
5 Plan in 2016, and at that time we brought it to  
6 City Council and to you guys at the Planning and  
7 Zoning Commission and we felt that there was no  
8 need to make a change at that point.

9 There was kind of some ambiguity if  
10 the Eldamain Road would ever be funded within the  
11 horizon of the plan for the connection with the  
12 bridge over Fox River. The county's plan did  
13 rely heavily on a future prairie parkway, which  
14 is not a viable option anymore, not only  
15 planning, but just funding-wise, so we kind of  
16 held off on that.

17 So within that time, since 2016, a  
18 couple of things have happened. IDOT -- the --  
19 METRA has engaged in a study of where we're going  
20 to locate a METRA station if Yorkville does, in  
21 fact, receive that.

22 One of those locations is right  
23 there at Eldamain right next to BNSF rail line,  
24 so that's a potential location, so that

1 interested us as a different change in focus,  
2 transportation plan in that area.

3 The second item -- I began to tell  
4 you about IDOT. IDOT did fund the 40 million for  
5 the extension of Eldamain Road going over the Fox  
6 River, so that's another north/south arterial  
7 that the City can utilize, so that may be  
8 bringing more industrial or any number of types  
9 of land uses available in that area, and the  
10 third was one of the parcels that is not annexed  
11 into Yorkville at this time, which is designated  
12 as certified site by BNSF, meaning that they are  
13 actively out there with our site promoting it,  
14 advertising it as a great site for industrial, so  
15 that may happen in that area.

16 What the site doesn't have at this  
17 point is utilities, so we don't have water, we  
18 don't have sewer, some of the area that's  
19 unincorporated that we're looking to change is  
20 not within Yorkville-Bristol Sanitary District's  
21 FPA, which is future planning area, so there are  
22 some curves, but we felt this would be a good  
23 opportunity to kind of recognize that there are  
24 things happening, there are conditions that are

1 changing that would require us to have a second  
2 look, and that's what the Comprehensive Plan  
3 does. It kind of gives you a snapshot where the  
4 City is at that time based off the information we  
5 have at that time, and then as things change, we  
6 have the ability to do a refresh and kind of  
7 adjust as we go along, so City Council was  
8 supportive of this change, Kendall County was  
9 supportive of this change, staff is not opposed  
10 to it, so we are asking for your input and  
11 recommendation if we should, in fact, change this  
12 area from estate/conservation residential, which  
13 is what's pretty much there, into industrial,  
14 future land use.

15 MS. HORAZ: I was wondering if the train  
16 station goes in there it might be more convenient  
17 to have condos over in that area, too.

18 MS. NOBLE: So we do have a plan that  
19 has a transit-oriented development site. It  
20 would be actually east of our identified  
21 industrial properties so that it could be right  
22 there where the station lands, but not further  
23 north, so I don't -- I wouldn't foresee condos  
24 going far north of that area.

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MS. HORAZ: I don't have any issues.

CHAIRMAN WILLIAMS: Just to be safe, I'll say it again, is there anyone present who wishes to speak in favor of those requests?

(No response.)

CHAIRMAN WILLIAMS: Anyone present who wishes to speak in opposition to the requests?

(No response.)

CHAIRMAN WILLIAMS: Any questions from Commissioners for the petitioner?

(No response.)

CHAIRMAN WILLIAMS: Since all public testimony regarding the petition has been taken, may I have a motion to close the taking of testimony and this public hearing?

MR. MARCUM: So moved.

MS. HORAZ: Second.

CHAIRMAN WILLIAMS: Roll call vote on the motion, please.

MS. YOUNG: Yes. Williams.

CHAIRMAN WILLIAMS: Yes.

MS. YOUNG: Horaz.

MS. HORAZ: Yes.

MS. YOUNG: Marcum.

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MR. MARCUM: Yes.

MS. YOUNG: And Millen.

MR. MILLEN: Yes.

CHAIRMAN WILLIAMS: Public hearing  
portion of tonight's meeting is closed.

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

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STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF LASALLE )

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

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

As certification thereof, I have hereunto set my hand this 25th day of February, A.D., 2020.

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

## PZC - Public Hearing - February 12, 2020

<b>0</b>	<b>adjust</b> [1] - 16:7	<b>based</b> [1] - 16:4	<b>City</b> [9] - 5:8, 5:16, 6:4, 10:17, 11:8, 14:6, 15:7, 16:4, 16:7	<b>Corridor</b> [1] - 5:19
<b>084-002883</b> [1] - 19:20	<b>adjustments</b> [1] - 7:10	<b>become</b> [1] - 9:13	<b>City's</b> [1] - 6:19	<b>Council</b> [4] - 5:17, 6:4, 14:6, 16:7
<b>1</b>	<b>adopted</b> [2] - 6:16, 14:4	<b>began</b> [1] - 15:3	<b>City's</b> [1] - 10:9	<b>COUNTY</b> [1] - 19:2
<b>1</b> [1] - 19:6	<b>advertising</b> [1] - 15:14	<b>best</b> [2] - 6:14, 7:21	<b>classification</b> [1] - 5:13	<b>County</b> [3] - 5:9, 13:19, 16:8
<b>12</b> [1] - 1:20	<b>affect</b> [1] - 11:19	<b>between</b> [1] - 5:17	<b>clearly</b> [1] - 3:17	<b>county's</b> [1] - 14:12
<b>19</b> [1] - 19:6	<b>affecting</b> [1] - 13:18	<b>blank</b> [1] - 7:8	<b>close</b> [1] - 17:14	<b>couple</b> [2] - 9:23, 14:18
<b>2</b>	<b>aforsaid</b> [1] - 19:9	<b>Blood</b> [1] - 12:3	<b>closed</b> [1] - 18:5	<b>cramped</b> [1] - 12:20
<b>2016</b> [3] - 6:17, 14:5, 14:17	<b>Agreement</b> [1] - 7:23	<b>BNSF</b> [2] - 14:23, 15:12	<b>closer</b> [1] - 8:23	<b>CSR</b> [2] - 19:20, 19:20
<b>2017</b> [1] - 5:17	<b>agricultural</b> [1] - 10:1	<b>boundaries</b> [1] - 13:15	<b>Coffman</b> [4] - 8:15, 8:16, 8:23, 8:24	<b>current</b> [4] - 8:11, 9:5, 13:11, 13:20
<b>2019</b> [1] - 5:17	<b>align</b> [1] - 13:21	<b>boundary</b> [1] - 13:21	<b>color</b> [1] - 11:13	<b>curves</b> [1] - 15:22
<b>2020</b> [2] - 1:20, 19:17	<b>aligning</b> [3] - 5:18, 6:9, 7:2	<b>bridge</b> [1] - 14:12	<b>coming</b> [1] - 10:11	<b>D</b>
<b>2020-01</b> [3] - 4:15, 5:8, 5:20	<b>ALSO</b> [1] - 2:7	<b>bring</b> [1] - 10:20	<b>commercial</b> [7] - 7:16, 7:17, 8:13, 9:5, 9:20, 10:7, 11:7	<b>Danny</b> [1] - 2:2
<b>2021</b> [1] - 10:24	<b>ambiguity</b> [1] - 14:9	<b>bringing</b> [1] - 15:8	<b>commission</b> [1] - 3:11	<b>Deborah</b> [1] - 2:4
<b>2026</b> [1] - 6:18	<b>amend</b> [1] - 5:10	<b>Bristol</b> [1] - 15:20	<b>COMMISSION</b> [1] - 1:9	<b>decided</b> [1] - 11:2
<b>25th</b> [1] - 19:17	<b>amendment</b> [2] - 4:17, 5:22	<b>brought</b> [1] - 14:5	<b>Commission</b> [2] - 3:7, 14:7	<b>density</b> [3] - 8:10, 9:3, 9:12
<b>3</b>	<b>amendments</b> [1] - 5:15	<b>build</b> [2] - 9:17, 11:18	<b>Commissioners</b> [1] - 17:10	<b>description</b> [1] - 11:13
<b>34</b> [1] - 5:13	<b>ancillary</b> [1] - 7:24	<b>built</b> [1] - 12:19	<b>Community</b> [1] - 2:8	<b>designated</b> [3] - 8:9, 13:12, 15:11
<b>4</b>	<b>AND</b> [1] - 1:9	<b>business</b> [3] - 6:22, 7:20, 9:18	<b>complete</b> [1] - 19:7	<b>designation</b> [1] - 9:20
<b>40</b> [1] - 15:4	<b>annex</b> [3] - 8:16, 10:1, 13:16	<b>Business</b> [2] - 9:7, 11:22	<b>completed</b> [1] - 11:2	<b>designations</b> [1] - 5:12
<b>400</b> [1] - 13:12	<b>annexed</b> [3] - 9:1, 15:10, 19:10	<b>C</b>	<b>complex</b> [2] - 8:4, 9:14	<b>destination</b> [3] - 8:12, 9:5, 10:6
<b>7</b>	<b>answer</b> [1] - 11:16	<b>Carpet</b> [2] - 8:16, 8:23	<b>Comprehensive</b> [14] - 4:16, 5:10, 5:21, 6:6, 6:9, 6:12, 7:6, 7:15, 8:9, 12:10, 13:11, 13:22, 14:4, 16:2	<b>develop</b> [4] - 9:8, 9:11, 9:15, 10:4
<b>71</b> [1] - 5:14	<b>anyways</b> [1] - 4:2	<b>Carpets</b> [1] - 8:15	<b>computer</b> [1] - 19:7	<b>developed</b> [4] - 6:8, 6:20, 7:1, 7:13
<b>7:00</b> [1] - 1:21	<b>apartment</b> [3] - 8:4, 8:7, 9:14	<b>Casey's</b> [4] - 8:2, 8:14, 8:15, 11:19	<b>computer-generated</b> [1] - 19:7	<b>developer</b> [3] - 7:12, 9:8, 9:22
<b>8</b>	<b>apologies</b> [1] - 13:6	<b>category</b> [1] - 7:21	<b>conditions</b> [2] - 6:13, 15:24	<b>Development</b> [2] - 2:9, 7:23
<b>800</b> [1] - 1:16	<b>appendix</b> [1] - 5:11	<b>Cedarhurst</b> [1] - 7:4	<b>condos</b> [2] - 16:17, 16:23	<b>development</b> [10] - 5:16, 5:19, 6:10, 6:13, 6:19, 7:5, 7:9, 9:24, 10:9, 16:19
<b>A</b>	<b>application</b> [1] - 12:8	<b>Center</b> [1] - 12:3	<b>configuration</b> [2] - 9:9, 9:10	<b>developments</b> [1] - 6:8
<b>A.D</b> [1] - 19:17	<b>applies</b> [1] - 19:11	<b>certificate</b> [1] - 19:10	<b>connection</b> [3] - 10:16, 11:3, 14:11	<b>different</b> [1] - 15:1
<b>ability</b> [2] - 7:22, 16:6	<b>approval</b> [2] - 6:4, 6:7	<b>certification</b> [1] - 19:16	<b>considered</b> [1] - 3:11	<b>direction</b> [1] - 19:15
<b>able</b> [1] - 8:22	<b>approvals</b> [1] - 5:16	<b>certified</b> [2] - 15:12, 19:12	<b>consistent</b> [1] - 8:10	<b>Director</b> [1] - 2:9
<b>accuracy</b> [1] - 19:14	<b>approved</b> [1] - 7:13	<b>certify</b> [2] - 19:4, 19:10	<b>construction</b> [1] - 8:8	<b>discussion</b> [2] - 4:4, 5:7
<b>acres</b> [2] - 13:13, 13:14	<b>area</b> [11] - 11:8, 13:10, 13:20, 15:2, 15:9, 15:15, 15:18, 15:21, 16:12, 16:17, 16:24	<b>Chairman</b> [1] - 2:2	<b>control</b> [1] - 19:15	<b>district</b> [1] - 9:18
<b>actively</b> [2] - 13:14, 15:13	<b>areas</b> [1] - 6:19	<b>CHAIRMAN</b> [19] - 3:4, 4:6, 4:20, 5:3, 5:6, 11:17, 11:23, 12:2, 12:12, 12:18, 12:23, 13:5, 17:2, 17:6, 17:9, 17:12, 17:18, 17:21, 18:4	<b>convenient</b> [1] - 16:16	<b>District's</b> [1] - 15:20
<b>actual</b> [1] - 10:17	<b>arterial</b> [1] - 15:6	<b>change</b> [9] - 9:19, 11:5, 14:8, 15:1, 15:19, 16:5, 16:8, 16:9, 16:11	<b>conversation</b> [1] - 7:3	<b>Donald</b> [1] - 2:3
<b>additional</b> [1] - 10:10	<b>as-is</b> [1] - 6:20	<b>changes</b> [2] - 6:23, 11:13	<b>copies</b> [2] - 19:12, 19:14	<b>down</b> [1] - 8:7
<b>adjacent</b> [1] - 8:14	<b>Ashley</b> [2] - 10:12, 10:16	<b>changing</b> [3] - 7:15, 8:12, 16:1	<b>corner</b> [2] - 11:19, 12:4	<b>due</b> [2] - 9:9, 10:9
	<b>assisted</b> [2] - 7:14, 7:19	<b>Christine</b> [2] - 19:3, 19:20	<b>corporate</b> [1] - 13:15	<b>during</b> [2] - 3:20, 4:9
	<b>assume</b> [1] - 19:13	<b>CITY</b> [1] - 1:5	<b>correct</b> [2] - 10:24, 19:7	
	<b>AUDIENCE</b> [1] - 4:3			
	<b>available</b> [2] - 6:24, 15:9			
	<b>B</b>			
	<b>Barksdale</b> [1] - 2:8			
	<b>Barksdale-Noble</b> [1] - 2:8			
	<b>base</b> [1] - 6:12			

## PZC - Public Hearing - February 12, 2020

<p><b>E</b></p> <p>easements [1] - 7:11 east [1] - 16:20 economic [1] - 6:13 Eldamain [6] - 5:14, 5:19, 13:10, 14:10, 14:23, 15:5 empty [1] - 9:8 engaged [1] - 14:19 entitlement [1] - 12:11 entitlements [1] - 6:3 estate [1] - 10:2 estate/conservation [1] - 16:12 evening [1] - 5:23 eventually [1] - 6:15 existing [1] - 6:12 extend [1] - 8:24 extension [2] - 11:10, 15:5</p>	<p>16:14</p> <p><b>G</b></p> <p>Galena [1] - 13:21 Game [1] - 1:16 gas [2] - 8:8, 8:13 General [1] - 8:3 generated [1] - 19:7 given [1] - 7:11 granted [2] - 6:3, 12:11 great [1] - 15:14 Greg [1] - 2:5 grow [1] - 6:15 guess [1] - 6:14 guys [1] - 14:6</p>	<p>19:20</p> <p>include [1] - 5:10 inclusive [1] - 19:6 indicated [1] - 10:15 industrial [7] - 5:18, 13:13, 13:23, 15:8, 15:14, 16:13, 16:21 information [1] - 16:4 input [1] - 16:10 interested [1] - 15:1 intersection [2] - 10:12, 11:1 introduction [1] - 5:24 invite [1] - 3:9 issues [1] - 17:1 item [2] - 4:1, 15:3</p>	<p>manufacturing [1] - 13:18 map [5] - 4:16, 5:21, 10:15, 11:3, 11:10 Marcum [3] - 2:3, 4:22, 17:24 MARCUM [4] - 4:18, 4:23, 17:16, 18:1 market [1] - 6:14 Marlys [1] - 2:10 meaning [1] - 15:12 meeting [3] - 3:7, 18:5, 18:9 member [1] - 3:22 MEMBER [1] - 4:3 members [1] - 3:9 Menards [2] - 13:24, 14:2 mentioned [1] - 5:24 METRA [2] - 14:19, 14:20 mid [3] - 8:10, 9:3, 9:12 mid-density [3] - 8:10, 9:3, 9:12 might [1] - 16:16 Millen [3] - 2:5, 4:24, 18:2 MILLEN [2] - 5:1, 18:3 million [1] - 15:4 mind [1] - 11:2 Minute [1] - 2:10 motion [4] - 4:14, 4:21, 17:14, 17:19 move [1] - 12:9 moved [2] - 4:18, 17:16 MR [6] - 4:18, 4:23, 5:1, 17:16, 18:1, 18:3 MS [34] - 3:24, 4:19, 4:22, 4:24, 5:2, 5:4, 5:5, 5:23, 8:18, 8:20, 10:13, 10:14, 10:22, 10:24, 11:21, 12:1, 12:5, 12:7, 12:14, 12:16, 12:22, 13:3, 13:7, 13:24, 14:1, 16:15, 16:18, 17:1, 17:17, 17:20, 17:22, 17:23, 17:24, 18:2</p>	<p>neighborhood [1] - 7:7 new [1] - 5:11 next [1] - 14:23 Noble [1] - 2:8 NOBLE [14] - 3:24, 5:23, 8:20, 10:14, 10:24, 11:21, 12:1, 12:7, 12:16, 12:22, 13:3, 13:7, 14:1, 16:18 north [6] - 10:16, 11:4, 13:20, 14:2, 16:23, 16:24 north/south [1] - 15:6 nothing [1] - 13:18 notice [1] - 13:11 number [2] - 4:15, 15:8 nursery [1] - 9:24</p>
<p><b>F</b></p> <p>facility [4] - 7:14, 7:19, 8:1 fact [2] - 14:21, 16:11 far [1] - 16:24 Farm [1] - 1:16 favor [3] - 4:11, 12:24, 17:4 February [2] - 1:20, 19:17 felt [4] - 6:19, 9:10, 14:7, 15:22 first [2] - 6:1, 7:3 fit [1] - 8:13 focus [1] - 15:1 folks [1] - 4:7 following [2] - 3:1, 5:7 follows [1] - 4:9 foregoing [1] - 19:6 foresee [1] - 16:23 forward [1] - 12:9 Fox [2] - 14:12, 15:5 FPA [1] - 15:21 frame [1] - 6:21 free [1] - 4:1 fund [1] - 15:4 funded [1] - 14:10 funding [1] - 14:15 funding-wise [1] - 14:15 future [15] - 5:12, 5:18, 6:15, 7:7, 7:15, 8:12, 10:6, 10:16, 10:18, 11:3, 11:10, 13:22, 14:13, 15:21,</p>	<p><b>H</b></p> <p>hand [3] - 3:23, 19:13, 19:17 happy [1] - 11:16 hard [1] - 12:19 heard [2] - 3:15, 12:16 HEARING [1] - 1:10 hearing [13] - 3:3, 3:6, 3:8, 3:21, 4:1, 4:9, 4:15, 5:6, 6:4, 17:15, 18:4, 18:8, 19:5 heartland [1] - 9:7 Heartland [4] - 11:21, 11:24, 12:1, 12:3 heavily [1] - 14:13 held [1] - 14:16 hereby [1] - 19:4 hereto [1] - 19:11 hereunto [1] - 19:16 Hively [1] - 9:21 Horaz [3] - 2:4, 5:4, 17:22 HORAZ [12] - 4:19, 5:5, 8:18, 10:13, 10:22, 12:5, 12:14, 13:24, 16:15, 17:1, 17:17, 17:23 horizon [4] - 6:16, 6:17, 10:4, 14:11</p>	<p><b>K</b></p> <p>Kendall [3] - 5:8, 13:19, 16:8 kind [10] - 7:13, 8:22, 9:11, 9:18, 13:21, 14:9, 14:15, 15:23, 16:3, 16:6 Krystl [3] - 2:8, 5:20, 12:21</p>	<p><b>L</b></p> <p>land [17] - 5:12, 6:15, 7:7, 7:8, 7:15, 8:11, 8:12, 9:6, 10:6, 10:18, 11:3, 11:14, 13:12, 13:13, 13:22, 15:9, 16:14 lands [1] - 16:22 LASALLE [1] - 19:2 last [2] - 9:21, 11:18 line [2] - 6:6, 14:23 Living [1] - 7:4 living [5] - 7:14, 7:18, 7:19, 7:24, 8:5 locate [2] - 8:22, 14:20 location [3] - 8:3, 9:10, 14:24 locations [3] - 5:11, 6:23, 14:22 look [6] - 6:11, 10:17, 11:7, 11:11, 13:20, 16:2 looking [3] - 6:18, 10:5, 15:19 Looks [2] - 4:6, 13:2</p>	<p><b>O</b></p> <p>odd [1] - 9:9 OF [3] - 1:5, 19:1, 19:2 office [6] - 7:16, 7:18, 7:24, 9:17, 9:18, 9:20 offices [1] - 11:18 one [6] - 3:4, 3:5, 3:17, 9:21, 14:22, 15:10 open [1] - 4:14 opportunity [1] - 15:23 opposed [1] - 16:9 opposition [2] - 4:12, 17:7 option [1] - 14:14 order [1] - 4:8 oriented [1] - 16:19 original [1] - 19:11 Originally [1] - 7:6 originally [2] - 8:9, 10:2 overall [2] - 9:22, 9:24 owner [3] - 8:6, 10:17, 11:6</p>
	<p><b>I</b></p> <p>Identified [1] - 16:20 Identifies [1] - 5:11 IDOT [4] - 12:14, 14:18, 15:4 ILLINOIS [2] - 1:6, 19:1 Illinois [3] - 1:17, 5:9,</p>	<p><b>M</b></p> <p>maintain [1] - 10:6</p>	<p><b>N</b></p> <p>name [1] - 3:18 need [3] - 13:16, 13:17, 14:8 needed [3] - 8:16, 8:21, 8:22</p>	<p><b>P</b></p> <p>p.m [1] - 1:21 packet [2] - 7:3, 11:11 Pages [1] - 19:6 parcel [1] - 9:1 parcels [2] - 9:23, 15:10 parkway [1] - 14:13 Parkway [1] - 5:14</p>



## PZC - Public Hearing - February 12, 2020

<p><b>part</b> [9] - 6:1, 7:3, 8:15, 9:13, 9:14, 9:22, 10:8, 13:9</p> <p><b>people</b> [1] - 8:4</p> <p><b>per</b> [1] - 7:22</p> <p><b>Perfect</b> [1] - 12:12</p> <p><b>perfunctory</b> [1] - 6:2</p> <p><b>persons</b> [2] - 3:12, 3:16</p> <p><b>petition</b> [4] - 4:15, 10:19, 11:7, 17:13</p> <p><b>petitioner</b> [8] - 3:14, 3:21, 4:10, 5:9, 9:16, 11:6, 11:18, 17:10</p> <p><b>place</b> [1] - 19:9</p> <p><b>plan</b> [8] - 3:20, 6:16, 10:14, 14:11, 14:12, 15:2, 16:18</p> <p><b>Plan</b> [13] - 4:16, 5:10, 6:6, 6:9, 6:12, 7:6, 7:15, 8:9, 12:10, 13:11, 13:22, 14:5, 16:2</p> <p><b>Planned</b> [1] - 7:23</p> <p><b>PLANNING</b> [1] - 1:9</p> <p><b>planning</b> [3] - 3:5, 14:15, 15:21</p> <p><b>Planning</b> [3] - 3:6, 5:21, 14:6</p> <p><b>podium</b> [1] - 3:19</p> <p><b>point</b> [3] - 7:9, 14:8, 15:17</p> <p><b>portion</b> [2] - 18:5, 18:8</p> <p><b>potential</b> [3] - 5:18, 10:10, 14:24</p> <p><b>prairie</b> [1] - 14:13</p> <p><b>prepared</b> [1] - 11:12</p> <p><b>PRESENT</b> [2] - 2:1, 2:7</p> <p><b>present</b> [7] - 3:13, 4:10, 4:11, 5:20, 12:24, 17:3, 17:6</p> <p><b>pretty</b> [1] - 16:13</p> <p><b>proceedings</b> [4] - 3:2, 18:7, 19:5, 19:8</p> <p><b>process</b> [1] - 6:5</p> <p><b>promoting</b> [1] - 15:13</p> <p><b>properties</b> [3] - 13:16, 13:19, 16:21</p> <p><b>property</b> [3] - 8:2, 8:14, 10:5</p> <p><b>proposal</b> [1] - 8:16</p> <p><b>proposed</b> [3] - 3:10, 5:15, 6:7</p> <p><b>proposing</b> [3] - 5:9, 9:19, 11:8</p> <p><b>public</b> [1] - 19:5</p> <p><b>PUBLIC</b> [1] - 1:10</p> <p><b>public</b> [15] - 3:3, 3:5, 3:9, 3:12, 3:21, 3:22,</p>	<p>3:24, 4:9, 4:15, 5:6, 6:4, 17:12, 17:15, 18:4, 18:8</p> <p><b>PUD</b> [1] - 9:22</p> <p><b>purpose</b> [1] - 3:8</p> <p><b>PZC</b> [3] - 4:15, 5:7, 5:20</p>	<p><b>Q</b></p> <p><b>questions</b> [4] - 3:14, 11:16, 13:7, 17:9</p>	<p><b>R</b></p> <p><b>rail</b> [1] - 14:23</p> <p><b>raise</b> [1] - 3:22</p> <p><b>rather</b> [1] - 11:6</p> <p><b>re</b> [1] - 7:2</p> <p><b>re-aligning</b> [1] - 7:2</p> <p><b>realignment</b> [1] - 10:11</p> <p><b>reason</b> [3] - 7:17, 8:17, 8:20</p> <p><b>reassign</b> [1] - 10:18</p> <p><b>receive</b> [1] - 14:21</p> <p><b>received</b> [1] - 12:7</p> <p><b>receiving</b> [1] - 4:8</p> <p><b>recently</b> [1] - 9:8</p> <p><b>recognize</b> [1] - 15:23</p> <p><b>recommendation</b> [1] - 16:11</p> <p><b>recommended</b> [1] - 5:12</p> <p><b>record</b> [1] - 4:5</p> <p><b>reflect</b> [3] - 6:9, 9:5, 12:10</p> <p><b>refresh</b> [1] - 16:6</p> <p><b>regarding</b> [4] - 3:10, 3:15, 6:23, 17:13</p> <p><b>rely</b> [1] - 14:13</p> <p><b>remain</b> [1] - 6:20</p> <p><b>repeat</b> [1] - 3:23</p> <p><b>Reporter</b> [1] - 19:4</p> <p><b>represent</b> [1] - 3:18</p> <p><b>reproduced</b> [1] - 19:14</p> <p><b>request</b> [14] - 3:10, 3:14, 3:15, 4:11, 4:13, 6:1, 6:5, 9:7, 10:8, 10:20, 13:1, 13:9, 14:3</p> <p><b>requested</b> [3] - 8:24, 10:17, 13:19</p> <p><b>requesting</b> [2] - 9:4, 9:17</p> <p><b>requests</b> [2] - 17:4, 17:7</p>	<p><b>require</b> [1] - 16:1</p> <p><b>residential</b> [6] - 7:18, 8:10, 9:4, 9:12, 10:3, 16:12</p> <p><b>response</b> [3] - 17:5, 17:8, 17:11</p> <p><b>responsibility</b> [1] - 19:13</p> <p><b>result</b> [1] - 5:15</p> <p><b>revise</b> [1] - 9:4</p> <p><b>rezone</b> [1] - 10:5</p> <p><b>rezoning</b> [1] - 5:16</p> <p><b>River</b> [2] - 14:12, 15:6</p> <p><b>Road</b> [5] - 1:16, 5:15, 13:10, 14:10, 15:5</p> <p><b>road</b> [1] - 11:1</p> <p><b>roadway</b> [2] - 7:10, 10:11</p> <p><b>roll</b> [2] - 4:20, 17:18</p> <p><b>rolls</b> [1] - 8:19</p> <p><b>Route</b> [2] - 5:13, 5:14</p>	<p><b>S</b></p> <p><b>safe</b> [1] - 17:2</p> <p><b>sales</b> [1] - 8:18</p> <p><b>Sanitary</b> [1] - 15:20</p> <p><b>scheduled</b> [1] - 3:6</p> <p><b>school</b> [1] - 10:12</p> <p><b>second</b> [7] - 4:19, 8:2, 13:3, 13:9, 15:3, 16:1, 17:17</p> <p><b>section</b> [2] - 13:4, 13:8</p> <p><b>sections</b> [1] - 11:12</p> <p><b>see</b> [1] - 7:9</p> <p><b>seek</b> [1] - 11:9</p> <p><b>senior</b> [2] - 7:13, 7:24</p> <p><b>set</b> [1] - 19:16</p> <p><b>several</b> [1] - 6:3</p> <p><b>sewer</b> [1] - 15:18</p> <p><b>Shorthand</b> [1] - 19:3</p> <p><b>shortly</b> [1] - 14:4</p> <p><b>show</b> [2] - 11:3, 11:10</p> <p><b>shows</b> [1] - 11:13</p> <p><b>side</b> [1] - 10:10</p> <p><b>sign</b> [1] - 3:19</p> <p><b>signed</b> [1] - 19:12</p> <p><b>site</b> [14] - 6:24, 7:13, 8:5, 8:6, 8:17, 8:23, 9:9, 10:1, 10:19, 15:12, 15:13, 15:14, 15:16, 16:19</p> <p><b>sites</b> [3] - 7:1, 7:2, 9:23</p> <p><b>size</b> [1] - 9:10</p> <p><b>slate</b> [1] - 7:8</p> <p><b>snapshot</b> [1] - 16:3</p> <p><b>sold</b> [1] - 8:6</p>	<p><b>someone</b> [1] - 9:14</p> <p><b>somewhere</b> [1] - 9:15</p> <p><b>sorry</b> [3] - 3:5, 12:2, 13:5</p> <p><b>southeast</b> [1] - 10:10</p> <p><b>squeeze</b> [1] - 8:23</p> <p><b>SS</b> [1] - 19:1</p> <p><b>staff</b> [2] - 6:7, 16:9</p> <p><b>Stagecoach</b> [1] - 5:14</p> <p><b>stand</b> [1] - 3:22</p> <p><b>STATE</b> [1] - 19:1</p> <p><b>state</b> [1] - 3:17</p> <p><b>station</b> [5] - 8:8, 8:13, 14:20, 16:16, 16:22</p> <p><b>Store</b> [1] - 8:3</p> <p><b>street</b> [1] - 14:1</p> <p><b>students</b> [1] - 10:22</p> <p><b>study</b> [1] - 14:19</p> <p><b>suburban</b> [1] - 7:7</p> <p><b>suits</b> [1] - 7:21</p> <p><b>supportive</b> [2] - 16:8, 16:9</p> <p><b>supposed</b> [1] - 11:1</p> <p><b>sworn</b> [1] - 4:1</p>	<p><b>U</b></p> <p><b>true</b> [1] - 19:7</p> <p><b>two</b> [1] - 6:1</p> <p><b>two-part</b> [1] - 6:1</p> <p><b>types</b> [1] - 15:8</p> <p><b>U.S</b> [1] - 5:13</p> <p><b>under</b> [2] - 19:12, 19:14</p> <p><b>underground</b> [1] - 8:21</p> <p><b>UNIDENTIFIED</b> [1] - 4:3</p> <p><b>unincorporated</b> [1] - 15:19</p> <p><b>Unit</b> [1] - 7:23</p> <p><b>United</b> [1] - 5:8</p> <p><b>UNITED</b> [1] - 1:5</p> <p><b>up</b> [2] - 5:7, 6:6</p> <p><b>uses</b> [2] - 11:14, 15:9</p> <p><b>utilities</b> [3] - 6:24, 8:24, 15:17</p> <p><b>utilize</b> [1] - 15:7</p>
				<p><b>T</b></p> <p><b>Taker</b> [1] - 2:10</p> <p><b>tanks</b> [1] - 8:21</p> <p><b>tax</b> [1] - 8:18</p> <p><b>ten</b> [2] - 6:17, 10:4</p> <p><b>ten-year</b> [2] - 6:17, 10:4</p> <p><b>testify</b> [1] - 3:16</p> <p><b>testimony</b> [5] - 3:9, 3:12, 4:8, 17:13, 17:15</p> <p><b>text</b> [2] - 4:16, 5:21</p> <p><b>thereof</b> [2] - 19:12, 19:16</p> <p><b>thinking</b> [2] - 9:12, 12:3</p> <p><b>third</b> [1] - 15:10</p> <p><b>tonight</b> [2] - 3:11, 5:7</p> <p><b>tonight's</b> [3] - 3:6, 3:21, 18:5</p> <p><b>took</b> [1] - 9:23</p> <p><b>torn</b> [1] - 8:7</p> <p><b>Trail</b> [1] - 5:14</p> <p><b>train</b> [1] - 16:15</p> <p><b>transcribed</b> [1] - 19:4</p> <p><b>transcript</b> [2] - 19:8, 19:11</p> <p><b>transit</b> [1] - 16:19</p> <p><b>transit-oriented</b> [1] - 16:19</p> <p><b>transportation</b> [3] - 6:24, 10:15, 15:2</p> <p><b>trends</b> [1] - 6:13</p>	<p><b>V</b></p> <p><b>Veteran's</b> [1] - 5:13</p> <p><b>viable</b> [1] - 14:14</p> <p><b>Vitosh</b> [2] - 19:3, 19:20</p> <p><b>vote</b> [2] - 4:20, 17:18</p>		
				<p><b>W</b></p> <p><b>water</b> [1] - 15:17</p> <p><b>Wednesday</b> [1] - 1:20</p> <p><b>welcome</b> [1] - 12:22</p> <p><b>WHEREUPON</b> [1] - 3:1</p> <p><b>williams</b> [1] - 17:20</p> <p><b>Williams</b> [2] - 2:2, 5:2</p> <p><b>WILLIAMS</b> [19] - 3:4, 4:6, 4:20, 5:3, 5:6, 11:17, 11:23, 12:2, 12:12, 12:18, 12:23, 13:5, 17:2, 17:6, 17:9, 17:12, 17:18, 17:21, 18:4</p> <p><b>wise</b> [1] - 14:15</p> <p><b>wish</b> [3] - 3:13, 4:10, 4:12</p> <p><b>wishes</b> [3] - 12:24, 17:4, 17:7</p> <p><b>wishing</b> [1] - 3:16</p> <p><b>wondering</b> [1] - 16:15</p>			

PZC - Public Hearing - February 12, 2020

<b>Y</b>
<b>year</b> [3] - 6:17, 10:4, 11:18 <b>YORKVILLE</b> [2] - 1:5, 1:6 <b>Yorkville</b> [9] - 1:17, 4:16, 5:8, 5:10, 5:21, 6:22, 14:20, 15:11, 15:20 <b>Yorkville-Bristol</b> [1] - 15:20 <b>YOUNG</b> [8] - 4:22, 4:24, 5:2, 5:4, 17:20, 17:22, 17:24, 18:2 <b>Young</b> [1] - 2:10
<b>Z</b>
<b>zoned</b> [2] - 7:20, 13:17 <b>ZONING</b> [1] - 1:9 <b>zoning</b> [1] - 9:18 <b>Zoning</b> [2] - 3:7, 14:7