

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

**800 Game Farm Road, Yorkville, IL**

**Wednesday, March 11, 2020 7:00pm**

**Meeting Called to Order**

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

**Roll Call:** Deborah Horaz-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes, Danny Williams-yes, Don Marcum (arr. 7:01pm)

Absent: Rusty Hyett

**City Staff**

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Ken Koch, Alderman

Seaver Tarulis, Alderman

Chris Funkhouser, Alderman

Tim Paulson, EEI

**Other Guests**

Christine Vitosh, Vitosh Reporting Service

Lynn Dubajic, City Consultant

Darren Crawford

Laura Crawford

Hariet DeCastris

Christy Cahill

Dean Sirek

Amy Heinle

Denise Eberhardt

Matthew Dabros

Kasie Kiesling

David Schultz, HR Green

Ashley Rhea Shields, Abby Prop.

Billy McCue

Cole Helfrich, Knoche & Assoc.

Kenny Cahill

Heather Sirek

Mary Criser

Danielle Vinyard

John Roets

Kathleen West, Attorney

**Previous Meeting Minutes** February 12, 2020

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

Roll call: Millen-yes, Olson-abstain, Vinyard-abstain, Williams-yes, Horaz-yes.

Carried: 3 yes, 2 abstain.

**Citizen's Comments**

Ms. Christy Cahill commented on the lack of individual mailboxes in Blackberry Shores. She said there are constantly issues with missing mail and incorrect deliveries and feels

each resident should have their own box. Ms. Noble commented that the City agrees, however, the Postmaster has alerted the City that all new neighborhoods will have these type of mailbox units since they cut 14 minutes off delivery times. The City has written letters about subdivisions previously platted where the developed portions have individual boxes, but undeveloped portions will have mailbox units.

### **Public Hearings**

Chairman Olson explained the procedure for the Hearing and swore in those who would give testimony. At approximately 7:05pm a motion was made by Mr. Williams and seconded by Mr. Vinyard to open the Hearings.

Roll call: Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 6-0.

Chairman Olson read the Public Hearings as follows:

1. **PZC 2020-03** Luz M. Padilla, Abby Properties, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III of said agreement regarding Design Standards for new construction residential lots within the Kendall Marketplace development. The petitioner is requesting to adapt the requirements to their design standards for potential single-family attached homes (townhomes). The real property is generally located north of US 34, west of Cannonball Trail, immediately south of Blackberry Shore Lane in Yorkville, Illinois.
2. **PZC 2020-05** United City of Yorkville, Kendall County, Illinois, petitioner is proposing a text amendment to Section 10-19-4-F of Chapter 19: Alternative Energy Systems within the United City of Yorkville Zoning Ordinance regarding signage for wind and solar energy systems. The amendment proposes to eliminate the restriction of commercial signage on alternative energy systems.

*(See Court Reporter Transcript)*

*(Re PZC 2020-03, Responses to development standards to be entered into official record)*

The Hearings were closed at approximately 8:22pm on a motion by Mr. Vinyard and second by Mr. Williams.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes. Carried 6-0.

**Unfinished Business** None

### **New Business**

1. **PZC 2020-02** Tyler Edwards, petitioner, on behalf of Menard Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.

Last year, Menard's asked to resubdivide their lot to meet/readjust setback requirements for a gate they installed inside the yards. They wish to sell the north lot and maximize the area for commercial. Staff has recommended approval of the amendment.

**Action Item**

Final Plat Approval

Commissioners Vinyard and Williams moved and seconded, respectively, to approve the final plat of subdivision of Lots 1 & 2. Roll call: Vinyard-yes, Williams-yes, Horaz-yes, Marcum-yes, Millen-yes, Olson-yes. Carried 6-0.

**2. PZC 2020-03 Kendall Marketplace (see full description on page 2)**

Mr. Engberg said this item is for PUD Amendment and Final Plat and he reviewed the steps taken by the petitioner. He said staff recommends approval of the plat for the first phase which has 48 units. There are a total of 164 total units being done in 4 phases.

Ms. Noble addressed some concerns regarding traffic and explained that staff recommends the traffic be directed away from Blackberry Shore Lane and Gillespie Rd. should be part of Phase 1 to move traffic to Rt. 34. She said some comments included whether the development would be Section 8. She said that is a federal program and the City does not vote for or against it. Regarding parking concerns, most townhomes have common space parking and parking requirements are based on the number of bedrooms. As the final phases are completed, traffic will be funneled to Beecher Road. The internal roads are private and if traffic needs to be slowed, speed bumps could be used and a light may be needed in the future.

The Commissioners discussed each aspect of the proposed motion of approval. That included orientation, quality of building materials, front/rear covered entrances, amount of masonry, landscaping, etc. Ms. Noble said staff recommended using the landscaping plan as provided, but excluding the fence. An informal poll of Commissioners showed a preference for grilles on all windows that face Blackberry Shore Lane, for all phases.

**Action Item**

PUD Amendment

Chairman Olson entertained a motion for approval of the PUD Amendment, so moved by Mr. Vinyard and seconded by Mr. Williams.

Motion read by Mr. Vinyard: In consideration of testimony presented during a Public Hearing on March 11, 2020 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval of an amendment to the Kendall Marketplace Planned Unit Development Agreement to permit a revision to Article III, Part 2 Single Family Attached Residential Unit Design Standards within the Kendall Marketplace Development Agreement, as follows:

- a. All homes shall have some type of covered front and rear entry point in Phase 1, that faces Blackberry Shore Lane.
- b. All homes shall have a 2-car garage with raised panel garage doors in all phases.
- c. All front elevation windows shall have grilles in the windows.

- d. All elevation windows which front or face Blackberry Shore Lane, in Phase 1, shall have grilles.
- e. All homes shall have architectural shingles.
- f. 100% of the homes shall have at least 20% brick or stone (cultured) on the first floor elevations.
- g. 100% of the homes shall have at least 20% brick or stone (cultured) on all elevations that run parallel or adjacent to Blackberry Shore Lane in Phase 1.
- h. Landscaping must be aligned with the conceptual Plan and Elevation Buffer Exhibit provided by HR Green excluding the vinyl fencing.

Roll call: Williams-yes, Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes.  
Carried 6-0.

**Action Item:**

**Final Plat**

Moved by Mr. Williams and seconded by Mr. Vinyard to approve the Final Plat. Motion read by Mr. Williams: In consideration of the proposed Final Plat of Subdivision for the Kendall Marketplace Development Lot 52, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised February 27, 2020.

Roll call: Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes.  
Carried 6-0.

**3. PZC 2020-05 Wind Energy Text Amendment (see full description page 1)**

**Action Item:**

**Text Amendment**

Moved and seconded by Commissioners Williams and Vinyard, respectively, to approve text amendment. Motion read by Mr. Williams: In consideration of testimony presented during a Public Hearing on March 11, 2020 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Section 10-19-4-F: General Regulations for Alternative Energy Systems of the United City of Yorkville Zoning Ordinance regarding commercial signage on wind turbines, as recommended in a staff memo dated February 21, 2020.

Roll call: Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes,  
Carried 6-0.

**4. PZC 2019-30** CalAtlantic Group, Inc. (a fully-owned subsidiary of Lennar Homes), petitioner filed an application for Final Plat approval of Raintree Village, Unit Four 1<sup>st</sup> Resubdivision as presented to the Planning and Zoning Commission at the January 8, 2020 meeting and in plans prepared by Mackie Consultants, LLC dated last revised

11-11-19, which was recommended for approval subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019.

Ms. Noble said that the PZC previously voted affirmatively on this matter, however, due to an error, it was not on the agenda. This action is to confirm that the PZC members did vote affirmatively in January.

**Action Item:**

Confirmation of Approval of Final Plat

Moved by Mr. Williams and seconded by Mr. Vinyard to affirm that the matter was voted

on in January. Motion read by Mr. Williams: In consideration of the proposed Final Plat of Raintree Village, Unit Four 1<sup>st</sup> Resubdivision, the Planning and Zoning Commission confirms approval of the plat to the City Council as presented by the Petitioner in plans prepared by Mackie Consultants, LLC dated last revised 11-11-19, subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019. Roll call: Williams-yes, Horaz-present, Marcum-abstain, Millen-yes, Olson-yes, Vinyard-yes. Motion carried: 4-yes, 1-present, 1-abstain.

**Additional Business**

**1. City Council Action Updates:**

**PZC 2020-01** City Council approved amending the Comprehensive Plan to include a new appendix.

**PZC 2020-04** Ronald Smrz special use for storage business in the County. City Council had no objection.

**2. Planning Training Series 2019:** “Economic Development & Planning” presented by Lynn Dubajic, DLK, LLC.

Ms. Noble briefly commented on a schedule listing the upcoming training sessions and welcomed any feedback. Due to the lateness of the hour, a motion was made by Mr. Vinyard and seconded by Mr. Williams to postpone the training to the April meeting so that it could be discussed in-depth. Roll call: Horaz-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 6-0.

**Adjournment**

There was no further business and the meeting was adjourned at 9:36pm on a motion by Ms. Horaz and second by Mr. Vinyard.

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, March 11, 2020  
7:00 p.m.

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PRESENT:

Mr. Jeff Olson, chairman,  
Mr. Danny Williams,  
Mr. Richard Vinyard,  
Mr. Donald Marcum,  
Ms. Deborah Horaz,  
Mr. Greg Millen.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community  
Development Director;  
Mr. Jason Engberg, Senior Planner;  
Ms. Marlys Young, Minute Taker.

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

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

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

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

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

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

23 (Witnesses sworn.)

24 CHAIRMAN OLSON: Well done. Thank you.



1 You may be seated.

2 So the way we do this, the order for  
3 receiving testimony during the public hearing  
4 portion tonight will be first each individual  
5 petitioner will make a presentation, and then  
6 after that presentation, those who wish to speak  
7 in favor will speak first.

8 We're not going to have the same  
9 point of view from 12 different people. If  
10 someone comes up and says something pretty  
11 similar to what you're saying, if you would  
12 please not repeat it, but if you have a different  
13 perspective, please do speak up.

14 After those who speak in favor will  
15 be those who wish to speak in opposition of the  
16 request. Same deal, if someone is mimicking the  
17 same thing you're going to say, please just let  
18 them pass and we'll have the one comment.

19 And with that said, may I have a  
20 motion please to open the public hearing on  
21 petition PZC 2020-03 -- is it Luz?

22 MS. NOBLE: Luz.

23 CHAIRMAN OLSON: Luz Padilla, Abby  
24 Properties, LLC, requesting amendment to the

1 Kendall Marketplace Planned Unit Development  
2 Agreement, and also PZC 2020-05, United City of  
3 Yorkville, a text amendment.

4 MR. WILLIAMS: So moved.

5 MR. VINYARD: I'll second.

6 CHAIRMAN OLSON: Roll call vote on the  
7 motion, please.

8 MS. YOUNG: Marcum.

9 MR. MARCUM: Yes.

10 MS. YOUNG: Millen.

11 MR. MILLEN: Yes.

12 MS. YOUNG: Olson.

13 CHAIRMAN OLSON: Yes.

14 MS. YOUNG: Vinyard.

15 MR. VINYARD: Yes.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Horaz.

19 MS. HORAZ: Yes.

20 CHAIRMAN OLSON: All right. The public  
21 hearings up for discussion tonight are the  
22 following: PZC 2020-03, Abby Properties,  
23 petitioner, has filed an application with the  
24 United City of Yorkville, Kendall County,

1 Illinois, requesting amendment to the Kendall  
2 Marketplace Planned Unit Agreement to permit a  
3 revision to Article III of said agreement  
4 regarding design standards for new construction  
5 residential lots within the Kendall County  
6 Marketplace development. The petitioner is  
7 requesting to adapt the requirements from their  
8 design standards for potential single-family  
9 attached homes, townhomes, in this case.

10 The real property is generally  
11 located north of U.S. 34, west of Cannonball  
12 Trail, immediately south of Blackberry Shore  
13 Lane, north of Home Depot, et cetera, et cetera.

14 The second public hearing tonight is  
15 on PZC 2020-05, United City of Yorkville, Kendall  
16 County, Illinois, petitioner, is proposing a text  
17 amendment to Section 10-19-4F of Chapter 19:  
18 Alternative Energy Systems within the United City  
19 of Yorkville Zoning Ordinance, regarding signage  
20 for wind and solar energy systems. The amendment  
21 proposes to eliminate the restriction of  
22 commercials signage on alternative energy  
23 systems.

24 With that being said, is the

1 petitioner for PZC 2020-03, Abby Properties, PUD  
2 amendment, present and prepared to make their  
3 presentation on the proposed request?

4 MS. WEST: We are. Yes, we are.

5 CHAIRMAN OLSON: Go right ahead. Thank  
6 you.

7 KATHLEEN WEST,  
8 having been first duly sworn, testified from the  
9 podium as follows:

10 MS. WEST: Thank you. Good evening. I  
11 am Kathleen West and our law firm represents Abby  
12 Properties, LLC. Abby is the owner of that  
13 portion of the Kendall Marketplace development  
14 which is to be developed for single-family  
15 attached residences.

16 Abby is requesting approval of an  
17 amendment to the Kendall Marketplace Planned Unit  
18 Development Agreement regarding the architectural  
19 design standards, and not in part of this public  
20 hearing, but the other part of their request is  
21 approve a final plat of subdivision.

22 With me tonight are Ashley Rhea  
23 Shields, she is a representative of the owner,  
24 and David Schultz, who is the engineer for the

1 project.

2 This property is located between  
3 Veteran's Parkway and Blackberry Shore Lane west  
4 of Cannonball Trail. It is approximately  
5 26 acres in size. It is zoned R-3 Multi-Family  
6 Attached Residence District, and it is unimproved  
7 at this time.

8 To the north of the property the  
9 property is zoned R-2 and it's developed as a  
10 single-family subdivision. To the east the  
11 property is zoned B-3 and it's part of the  
12 Kendall Marketplace.

13 Also to the east there is a piece of  
14 property zoned R-1, and that's the baseball  
15 field. To the south is Kendall Marketplace,  
16 again zoned B-3, and there's also a detention  
17 basin between this property and Kendall  
18 Marketplace.

19 The property to the west is  
20 unincorporated and is zoned A-1 and is used as  
21 farmland. The conceptual plan attached to the  
22 development agreement for Kendall Marketplace  
23 specifies that this property shall be developed  
24 for 164 single-family attached residences.

1                   The plan shows the layout of the  
2 private roads and the orientation and location of  
3 the townhome buildings.

4                   Abby's proposal maintains the  
5 approved site design, it is not making any  
6 changes to that design. Abby is only requesting  
7 a change in the architectural design standards as  
8 set forth in the development agreement.

9                   The development agreement provides  
10 that all of the townhome units shall incorporate  
11 at least 50 percent masonry products on the front  
12 facade of each building.

13                   Abby proposes to modify that  
14 standard to require that all of the townhome  
15 buildings shall incorporate at least 20 percent  
16 brick or cultured stone on the first floor  
17 elevation of those walls that run parallel to the  
18 street.

19                   In addition, Abby is proposing some  
20 additional design standards. All of the homes  
21 will have a covered entry, all of the homes shall  
22 have a two-car garage with raised panel garage  
23 doors, all homes shall have grills in the front  
24 elevation windows, all homes shall have

1 architectural shingles, and all homes shall use  
2 premium non-vinyl siding.

3           These proposed design standards are  
4 similar to those design standards approved in  
5 2018 for the single-family detached neighborhood  
6 just to the north.

7           There is one difference. Abby is  
8 proposing masonry products on all of their units,  
9 whereas the single-family neighborhood to the  
10 north is only required to provide masonry on  
11 75 percent of the homes.

12           These proposed design standards will  
13 maintain continuity and compatibility between  
14 these two neighborhoods.

15           The conceptual plan also shows the  
16 design of the entire development, and Abby is  
17 proposing to develop the property in four  
18 phases.

19           At this time Abby is requesting  
20 approval of a final plat of subdivision for only  
21 the easterly of five acres, and that will consist  
22 of 48 townhome units.

23           The first phase of construction also  
24 includes the extension of the Gillespie Lane, and

1 it also includes two driveway cuts along  
2 Blackberry Shore Lane, so this proposed final  
3 plat is also consistent with the conceptual plan  
4 attached to the development agreement.

5 During the review of this proposal  
6 by the Economic Development Committee, some  
7 members questioned the orientation of the  
8 townhome units since the rear of some of the  
9 townhomes will face the front of some of the  
10 single-family detached homes, and Abby looked at  
11 this situation and it was determined that's  
12 really not feasible to reorient these buildings  
13 at this time.

14 Many of the utilities that will  
15 service this development were previously  
16 installed, so if we reorient the buildings, then  
17 all those utilities are going to have to be  
18 relocated.

19 Also, if we did do that, we would  
20 need to redesign the entire -- you know, the  
21 entire development and run another -- get  
22 approval through the city at this time, and if we  
23 did that, then we wouldn't be in conformance with  
24 the approved conceptual plan.



1                   But Abby understands the concern, so  
2 to address this issue, Abby is proposing to  
3 implement some additional landscaping  
4 requirements.

5                   Where the -- and this is for  
6 Phase 1, so where the rear facade of a townhome  
7 unit is adjacent to and faces Blackberry Shore  
8 Lane, Abby will install a six-foot high vinyl  
9 fence all the way across, except of course in the  
10 area of the driveways, and we have to maintain  
11 the sight distance in that area, too.

12                   The fence will be set back ten feet  
13 from the property line, and the area between the  
14 fence and the street will be landscaped with  
15 shrubs, trees and evergreen trees, and this is  
16 the landscape plan which we have submitted to the  
17 city for their review, and we suggest that this  
18 proposed landscaping will really address the  
19 visual impact between the two neighborhoods.

20                   MS. NOBLE: There is copies of the plans  
21 in the front if anyone would like to grab a few.  
22 There is some elevations there; there is color  
23 elevations. That's the packet. Right there and  
24 over there, there is the color elevations as

1 well. Feel free to grab some.

2 MS. WEST: Abby has been working with  
3 city staff to determine the appropriate  
4 architectural design standards for this  
5 development, and Abby agrees with the comments in  
6 the staff report, except for the length of the  
7 fence along Blackberry Shore Lane.

8 Abby only proposes to install a  
9 fence in Phase 1, in here, and they think -- and  
10 they suggest that Phase 1 is different than  
11 Phases 2 and 4 in that these units are -- only  
12 the sides of the unit -- of the buildings face  
13 Blackberry Shore, whereas in Phase 1 you have the  
14 rear yards facing the street, so we think that  
15 this is a different situation, and also Abby does  
16 not want to create a wall between the two  
17 neighborhoods, we would like to maintain a sense  
18 of community between both the single-family  
19 neighborhood and the townhome unit, so we suggest  
20 that these modifications to the architectural  
21 design standards of Kendall Marketplace PUD  
22 maintain the integrity of the original PUD and  
23 they satisfy the requirements of the PUD  
24 standards in that the intent of the original PUD

1 is maintained; no further waivers and bulk  
2 regulations of the Zoning Ordinance or  
3 modifications in design standards of the  
4 subdivision control regulations are required; the  
5 public benefit produced by the original PUD is  
6 not impacted; the proposed design standards are  
7 compatible with the modifications of the design  
8 standards approved for the single-family  
9 neighborhood; and the amendment is consistent  
10 with the objectives and planning policies of the  
11 city.

12 CHAIRMAN OLSON: I'm going to interrupt  
13 you. Would you repeat that again? The  
14 guidelines that you just went through, would you  
15 repeat that again, please?

16 MS. WEST: Okay. I'll start at the  
17 beginning. The intent of the original PUD is  
18 maintained; two, no further waivers or default  
19 regulations of the Zoning Ordinance nor  
20 modifications in design standards of the  
21 subdivision control regulations are required;  
22 three, the public benefit produced by the  
23 original PUD is not impacted; four, the proposed  
24 design standards are compatible with the

1 modifications of the design standards approved  
2 for the adjacent single-family detached  
3 neighborhood; five, the amendment is consistent  
4 with the objectives and planning policies of the  
5 city; and six, the concept and standards of the  
6 original special use are not altered.

7 CHAIRMAN OLSON: Thank you.

8 MS. WEST: So Abby requests that the  
9 Planning and Zoning Commission recommend approval  
10 of the modification of the design standards of  
11 the development agreement as set forth in the  
12 staff memo.

13 Petitioners request a motion;  
14 however, we would like to have one addition to  
15 that motion. We agree that the siding material  
16 will be premium non-vinyl siding, so we would  
17 like to add that as a condition, and Abby also  
18 requests that further in your meeting that you  
19 approve the final plat of subdivision for  
20 Phase 1.

21 I'd be happy to answer any  
22 questions, so would Ashley and David. I would  
23 like an opportunity to respond to any public  
24 testimony, and thank you for your consideration.

1 CHAIRMAN OLSON: So would you like your  
2 responses to those development standards entered  
3 in the public record? We usually suggest you do.

4 MS. WEST: That would be fine. Thank  
5 you.

6 CHAIRMAN OLSON: Thank you. Let's start  
7 with is there anyone who wishes to speak in favor  
8 of the request?

9 (No response.)

10 CHAIRMAN OLSON: Is there anyone who  
11 wishes to speak in opposition to the request? Go  
12 right ahead, sir. What's your name, sir?

13 MR. CRAWFORD: Darren Crawford.

14 CHAIRMAN OLSON: Can you spell that?

15 MR. CRAWFORD: D-A-R-R-E-N.

16 CHAIRMAN OLSON: And last name? I'm  
17 sorry.

18 MR. CRAWFORD: Crawford.

19 C-R-A-W-F-O-R-D.

20 CHAIRMAN OLSON: Thank you, sir. Go  
21 ahead.

22 DARREN CRAWFORD,  
23 having been first duly sworn, testified from the  
24 podium as follows:

1 MR. CRAWFORD: So I'm going to speak out  
2 against this. Kylyn's Crossing and Kylyn's Ridge  
3 are both, you know, single-family homes, that's  
4 with the way it's been developed, the whole  
5 entire area is that way, and I guess for one  
6 thing, I don't see that we need to change that  
7 and introduce townhomes.

8 The second thing is really this  
9 increase in population density, that's -- that's  
10 pretty extreme: 164 units with two-car garages,  
11 that's a lot of traffic.

12 Already Cannonball in the morning is  
13 backed up, sometimes the light even at Cannonball  
14 and 47, it's -- you know, that's long as it is,  
15 but traffic is pretty extreme in the morning.  
16 You're talking about introducing a huge  
17 population density in this area where I don't see  
18 that it's needed.

19 I mean, if it was for single-family  
20 homes, yeah, that's great, but I don't see that  
21 we need to change the area to make it townhomes,  
22 and, like I said, with 164 residents, two-car  
23 garage, so times two for possibly the number of  
24 cars, the traffic in that area, I just don't see

1 that it's viable for us. I'm against this.

2 CHAIRMAN OLSON: Thank you. Is there  
3 anyone else who wishes to speak in opposition to  
4 the proposal? Go right ahead.

5 What's your name, sir?

6 MR. DABROS: Matthew Dabros,  
7 D-A-B-R-O-S.

8 CHAIRMAN OLSON: Thank you.

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

12 MR. DABROS: So thank you for  
13 permitting me the opportunity to speak.

14 MS. NOBLE: Excuse me, can you --

15 MR. DABROS: I would like to echo --

16 MS. NOBLE: Please sign in. I'm sorry.

17 I don't know if you signed in. Thank you.

18 MR. CRAWFORD: I did.

19 CHAIRMAN OLSON: Thank you.

20 MR. DABROS: Give me one second to do  
21 that. So again, thank you for giving me the  
22 opportunity to speak.

23 I'd like to echo, but also extend my  
24 colleague's comments here. You know, I think as

1 we think about townhomes, particularly in this  
2 economic climate I think it's really important to  
3 think long-term, and certainly, you know, these  
4 individuals here I'm sure have thought about  
5 that, but if we think about the events of today,  
6 correct, we have the economy potentially moving  
7 into a bear market, we have certain -- certainly  
8 we have economic uncertainty throughout the  
9 country, President Trump is about to speak  
10 momentarily, and, you know, I think there is a  
11 long-term potential here for us to consider what  
12 might happen if the economy moves in a negative  
13 direction and these homes are not -- these  
14 townhomes are not sold.

15 What happens if we have communities  
16 such as after the 2008 downturn when we have the  
17 infrastructure that has been built in a small  
18 number of homes and then the remaining units  
19 remain vacant for a number of years?

20 Certainly there are communities  
21 around here, Hinckley comes to mind, Waterman,  
22 others, that have planned units developments that  
23 have remained vacant for over a decade now, and  
24 so in that climate, I think it's important to



1 think very carefully about moving forward with  
2 these sorts of developments. Thank you.

3 CHAIRMAN OLSON: Thank you. Would  
4 anyone else like to speak in opposition? Yes,  
5 ma'am. I'm sorry, I have your name on a  
6 different sheet. Is it Christy --

7 MS. CAHILL: Yes.

8 CHAIRMAN OLSON: What's your last name?

9 MS. CAHILL: Cahill, C-A-H-I-L-L.

10 CHAIRMAN OLSON: Thank you.

11 CHRISTY CAHILL,

12 having been first duly sworn, testified from the  
13 podium as follows:

14 MS. CAHILL: I kind of -- I'm sorry,  
15 it's the only way I can get it out. So, again, I  
16 am a resident over on Blackberry Shore, and while  
17 we were deciding to build, we were told that the  
18 townhouses were going to go across the street  
19 from us.

20 In the beginning we were, you know,  
21 very nervous about it because of a lot of what  
22 these two gentlemen just stated, but we were told  
23 that these townhomes were going to be high end,  
24 they were going to have, you know, 50 percent

1 brick facade or possibly more, I can't remember  
2 the original number, but when we were told they  
3 were going to be high end, it actually kind of  
4 pacified our anxiety and we felt it was okay to  
5 move forward, so we did, so, you know, here today  
6 I'm not very happy with the changes that are  
7 being requested.

8 My hope, and some of my neighbors,  
9 our hope is that the townhomes remain high  
10 quality, that they look high quality just as the  
11 McCue homes on the street as well as the  
12 neighborhood behind us, and so as of now I think  
13 I have the most expensive house on the block and  
14 that's because I wanted, you know, our home to  
15 look beautiful outside and inside just as good as  
16 the neighborhood homes behind us, and at first  
17 glance at the proposed design, in my candid  
18 opinion, they don't look high quality to me.  
19 That's just kind of my candid opinion.

20 The architecture of the exterior and  
21 the lack of the brick on the front to me does not  
22 scream high quality and does not line up with the  
23 current homes on Blackberry Shore or the  
24 neighborhood behind us, so because of this, I'm

1 also concerned about how the townhomes are going  
2 to be priced.

3 I mean, I don't know a starting, you  
4 know, price for these townhomes as of yet, but  
5 again, to be candid, the way that it's being  
6 presented now, it doesn't seem that they will be  
7 priced very high. I could be wrong, I don't  
8 know, but that's just kind of my opinion right  
9 now.

10 And I'm also concerned again about  
11 some of the traffic that, you know, may go up and  
12 down Blackberry Shore, so if -- the way the  
13 design is, if we have those kind of driveway  
14 openings, I presume that there will be an  
15 opportunity for additional parking on our street,  
16 you know, perhaps from the residents of the  
17 townhomes, which can get very crowded, you know,  
18 very frustrating for everyone, you know,  
19 including us that own on Blackberry Shore right  
20 now. So that's kind of my thoughts. Thank you.

21 CHAIRMAN OLSON: Thank you. Does anyone  
22 else wish to speak? Go ahead, ma'am. What is  
23 your name?

24 MS. KIESLING: Kasie Kiesling.

1 K-A-S-I-E. Kiesling is K-I-E-S-L-I-N-G.

2 CHAIRMAN OLSON: I'm sorry, ma'am, did  
3 you sign up? My fault, I'm sorry.

4 MS. CAHILL: I'm sorry.

5 CHAIRMAN OLSON: If you had a guy that  
6 was more on the game. Thank you.

7 KASIE KIESLING,  
8 having been first duly sworn, testified from the  
9 podium as follows:

10 MS. KIESLING: Hello. My name is Kasie  
11 Kiesling. I live at 964 Western Lane, the  
12 Kylyn's Ridge subdivision, and the townhomes will  
13 be directly behind. Like Blackberry Shore runs  
14 behind our house, so there is still a vacant  
15 single family lot directly behind us and then the  
16 townhome development will be directly across the  
17 street from that.

18 Several things. I feel some of the  
19 concerns about the look of the townhomes being  
20 cheapened from appearances to us. The vinyl  
21 fences that they are proposing are not in keeping  
22 with that neighborhood, the larger neighborhood,  
23 the Kylyn's developments, and the new townhomes  
24 or the new single-family homes that have been

1 built.

2           Actually very few of us have fences  
3 around our neighborhood and that's part of what  
4 attracted us to this neighborhood, because in the  
5 summer kids from the whole neighborhood run and  
6 play and we know each other and we trust each  
7 other. We know first names.

8           We have a neighborhood Christmas  
9 party in this corner with Kylyn's and some of the  
10 new families invited that we probably had a  
11 hundred folks at one of our houses. So those  
12 fences and the maintenance of the vinyl fences  
13 are also a concern.

14           And then safety concerns. I can't  
15 see what's going on behind a fence, but I can  
16 hear it, and I like not having a fence. I can  
17 see the Cahill's house and say hey, does Mike  
18 want to come over and play, or hey, would you  
19 keep an eye out for my kid, they're out running,  
20 and I can't see what's going on behind a fence.  
21 And I have little kids, two and five-year olds.

22           The traffic concerns are also  
23 legitimate. Blackberry is not a wide street, and  
24 I was looking -- I am looking at the development.

1 Are these parking lot stalls over here?

2 MR. SCHULTZ: Yes.

3 MS. NOBLE: Yes.

4 MS. KIESLING: We live in a  
5 neighborhood, not an apartment complex. I don't  
6 love having a parking lot in our neighborhood. I  
7 don't really want it on this street either.

8 MR. MARCUM: Could you clarify where you  
9 are talking about here?

10 MS. KIESLING: So if you look at this --

11 MR. MARCUM: So the big one.

12 MS. KIESLING: The big one down here, if  
13 you look over here --

14 CHAIRMAN OLSON: So those are -- that's  
15 the actual townhome.

16 MS. KIESLING: That's the what?

17 CHAIRMAN OLSON: That's the actual  
18 townhouse itself, right, is it?

19 MS. KIESLING: The gray?

20 MS. NOBLE: No, she is talking right  
21 here.

22 UNIDENTIFIED AUDIENCE MEMBER: Right  
23 here, right here.

24 MR. MARCUM: Lift it up so everybody can

1 see that so we all know.

2 MS. NOBLE: It's on the final plat  
3 actually. It's on the final plat. It's not  
4 shown on that, it's on the final plat.

5 MS. KIESLING: Was this a parking lot in  
6 this area? Because we don't --

7 MS. NOBLE: It's at the end of the  
8 drive, there is about four spaces. That's guest  
9 parking.

10 CHAIRMAN OLSON: Okay.

11 MS. NOBLE: That's what that is,  
12 off-street guest parking.

13 MS. KIESLING: And how is guest parking  
14 enforced so that there are not cars that are not  
15 functional vehicles?

16 MS. NOBLE: That's a private road, so  
17 that would be just like if you had a driveway,  
18 you --

19 MS. KIESLING: So I understand that;  
20 what I'm saying is that's not in keeping with the  
21 spirit of this larger neighborhood here. Those  
22 are the biggest concerns that I have.

23 CHAIRMAN OLSON: Thank you.

24 MR. MARCUM: I am unclear where this

1 parking area you're talking about is.

2 MS. KIESLING: Okay. Excuse me. So  
3 this is High Ridge and these are the  
4 single-family properties. You see on the end  
5 here? These are parking stalls.

6 MR. MARCUM: Oh, okay.

7 MS. KIESLING: My back porch is looking  
8 there.

9 CHAIRMAN OLSON: All right. Is there  
10 anyone else who wishes to speak in opposition?  
11 Yes, ma'am. What's your name, ma'am?

12 MS. SIREK: Heather Sirek.

13 CHAIRMAN OLSON: Can you spell your last  
14 name, please?

15 MS. SIREK: S-I-R-E-K.

16 CHAIRMAN OLSON: S-I-R-E-K. Thank you.  
17 Okay. Would you please sign in at the podium?  
18 Thank you.

19 HEATHER SIREK,  
20 having been first duly sworn, testified from the  
21 podium as follows:

22 MS. SIREK: I apologize. I'm not a  
23 public speaker. So -- so my husband and I built  
24 our first home in Fox Hill 20 years ago, moved



1 from Oswego, and we could afford the housing in  
2 Yorkville.

3 We had never had a problem in Fox  
4 Hill. We were very blessed to build in Fox Hill.  
5 That being said, Mr. McCue, he told us to go look  
6 at his houses over in Kendall Marketplace and we  
7 were blown away, and I said there is no way we  
8 can afford a home like this.

9 He agreed to work with us, told us  
10 he could build us whatever in our price range,  
11 and I just thought oh, what a blessing.

12 But that being said, I still felt  
13 very loyal to Fox Hill. We've had no problems in  
14 Fox Hill. I know it's not a high-end  
15 neighborhood, but we've never had any problems,  
16 so I've been grateful to live in Yorkville and I  
17 am proud to live in Yorkville.

18 That being said, I've got a McCue  
19 home and I'm very excited, and not only did I get  
20 that, my parents moved from Oswego and built a  
21 house next to us with Bill McCue.

22 It was hard for me to move, though,  
23 because the house I had in Fox Hill backed up to  
24 a field, I had no neighbors or anything like

1 that, so when I moved over there, I started to  
2 have a little anxiety when we moved in because  
3 there was so much traffic, and I told my husband  
4 I'm not going to be able to deal with this. And  
5 that subdivision is a beautiful subdivision, but  
6 nobody stops, and what I heard from the neighbors  
7 behind us is they just opened up that street not  
8 too long ago, I don't know, a few years back.  
9 Nobody stops there.

10 There is cars that race up and down.  
11 They will start at one end, floor it, go down the  
12 road. There is kids in our neighborhood. My  
13 daughter is 26 and she bought our house in Fox  
14 Hill, and she knows Bill, too, but the thing is  
15 is I came from -- I don't know how to say it, a  
16 different subdivision. I had no problem, and I  
17 move over here, and it's beautiful, and the  
18 neighborhood behind us is beautiful, but the  
19 traffic is unsafe over there, so for having  
20 buildings -- I don't know you, but I would ask  
21 you to not have -- I'm sorry, I'm not good with  
22 this.

23 Those in and outs there scare me  
24 because I -- for the first month I lived there I

1 would jump. I hear cars racing, skid marking,  
2 there is people up and down, nobody stops, so  
3 that concerns me, especially with the kids in the  
4 neighborhood.

5 My neighbor lives right across the  
6 street -- I don't know how old your son is, but  
7 he is little. There is no concern, nobody stops  
8 for anything, so that scares me, that in and out  
9 and all that traffic.

10 I probably would not have built in  
11 there had -- Billy was right on cue, he was very  
12 honest that there were going to be townhomes, but  
13 like my neighbor said, they were supposed to be a  
14 little bit higher end. I felt like I built in  
15 there only for the fact that -- I don't know,  
16 maybe you could answer it.

17 Is there going to be Section 8  
18 allowed? Are people going to be allowed to buy  
19 and then rent out to Section 8? I have no  
20 problem with that; I was a single mom until my  
21 husband came into my life, so I don't judge like  
22 that, I just don't want like lots of people in  
23 and out, in and out. That's a lot of people for  
24 just a two-car garage and a townhome.

1 I feel like McCue Builders has kept  
2 up their end of the bargain building high-end  
3 quality homes to match the subdivision behind us,  
4 I feel like Abby needs to respect what they had  
5 proposed and honor what they said they were going  
6 to do, because if I would have known that they  
7 were going to lower their standards, I probably  
8 wouldn't have built in this subdivision.

9 And what another question I have is,  
10 this is Phase 1, what are you going to ask for in  
11 Phase 2, 3, 4, 5, you know, are you going to  
12 lower your standards for those?

13 I just -- I just -- right now for me  
14 with the subdivision the way it is without those  
15 added homes, the subdivision is unsafe the way  
16 people race up and down that street, so I would  
17 ask you to either put in speed bumps, don't have  
18 so many in and outs, put it on 34, and don't ruin  
19 our subdivision, it's already scary the way it  
20 is, and I would ask that you be fair to  
21 Mr. McCue, he has to sell those continued lots,  
22 and he builds beautiful homes. It's not fair to  
23 him.

24 And honestly, for me, if I would

1 have known they were going to do these changes  
2 and you could ask for changes down the line, I  
3 would ask for a difference -- I mean, my neighbor  
4 is right, she does have the high-end house in the  
5 neighborhood. If our houses are going to  
6 decrease because of lower-end housing because  
7 Section 8 is going to come in because there's  
8 going to be so much through traffic because it's  
9 not safe anymore, then maybe the people that have  
10 already built, we get a difference in pay so we  
11 can move out and have Mr. McCue build us a new  
12 home, because if we would have known now what we  
13 would have known then, I would not have built.  
14 Thank you.

15 CHAIRMAN OLSON: Thank you. Is there  
16 anyone else that wishes to speak in opposition to  
17 the request? And I would please remind you, if  
18 your opinion has already been said --

19 MR. McCUE: Bill McCue.

20 CHAIRMAN OLSON: Yes, sir.

21 BILLY McCUE,  
22 having been first duly sworn, testified from the  
23 podium as follows:

24 MR. McCUE: I was -- Well, I always knew

1 the townhomes were going there; I think some  
2 people don't realize that for the most part this  
3 has been approved.

4 I think I was a little shocked when  
5 I found out how the orientation was on these  
6 townhomes, I just kind of figured that what faced  
7 the street would be the front of them, but the  
8 more I look into it, I think I get it.

9 I do want to thank Ashley, I met  
10 with her a couple days ago, she called me to meet  
11 with her, and in the last three days all I've  
12 been doing is driving around looking at different  
13 townhome communities, and I will say I am kind of  
14 shocked that -- I don't think there's anything  
15 great anywhere, and so -- but, you know, I've got  
16 to be careful what I say and what I really mean,  
17 but I think they've made quite a few changes, you  
18 know, from where it was.

19 I think, you know, adding -- this  
20 doesn't show the back one, but they did put  
21 porches, covered porches, on the back of them.

22 I don't think this rendering shows  
23 real well that the windows are wrapped in trim,  
24 you know, to kind of give the same craftsman

1 style like we did on our homes, but I understand,  
2 I don't think there's a whole lot we can do.

3 I did meet with Ashley, I know  
4 they've talked about whether it's a five foot or  
5 a six-foot fence going along the sidewalk, and,  
6 you know, I was just kind of concerned that to  
7 see a fence that three, 400 feet long, you know,  
8 how that would look.

9 But I did the other day just went  
10 behind Pepe's, there is a townhome unit back  
11 there, and they have a six-foot fence that spans  
12 like 350 feet that actually looked better than I  
13 thought, and so I think, you know, from here, I  
14 mean, I'd probably like to meet with our  
15 homeowners to get a little bit more intake from  
16 them and try and decide, you know, do they not  
17 want that fence and maybe have more landscaping,  
18 but I think it's just something we look into to  
19 make sure we do it the right way.

20 I know some of the other phases I  
21 think it might be better to do a little bit less  
22 fence than what I guess the city had proposed to  
23 them and, you know, maybe just put a fence where  
24 they're covering parking lots and just a little

1 landscaping at the end of the buildings, but, you  
2 know, the side units I think, you know, they  
3 dressed them up a little bit.

4 I don't think there is any way to  
5 get what I would want out of these houses for our  
6 homeowners, but like you say, the only thing I  
7 ask -- and I don't know, is the grading -- the  
8 grading going to be changed at all or are they  
9 going to follow the same grading plan that was  
10 approved?

11 MS. SHIELDS: Yes.

12 MR. McCUE: So the foundations would be  
13 the same. Another thing that matters to the  
14 homeowners, the top of foundation will be two  
15 feet lower than what the houses are, which is  
16 better I think than having townhomes be taller.  
17 But I have so many things written down, I think  
18 that's -- I guess that's it.

19 CHAIRMAN OLSON: Thank you. Is there  
20 anyone else that wishes to speak in opposition?  
21 Yes, sir. What's your name, sir?

22 MR. ROETS: John Roets.

23 CHAIRMAN OLSON: Can you spell your last  
24 name?



1 MR. ROETS: R-O-E, as in Edward, T, as  
2 in Thomas, S.

3 CHAIRMAN OLSON: Thank you. I'll remind  
4 you to please sign in at the podium.

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

8 MR. ROETS: I would just like to add a  
9 brief point building on the first speaker's  
10 concerns about the density, population increase,  
11 and the traffic increase and the safety issues.

12 I want to point out a very specific  
13 safety issue. For those who know the area well,  
14 Cannonball Park on the southeast corner, there is  
15 a baseball diamond, it's right along Blackberry,  
16 and I can -- I can assure you that between April  
17 and October every year, every day, that field is  
18 in use, sometimes impromptu, sometimes lessons,  
19 sometimes very organized activities, and you'll  
20 have dozens of cars.

21 Although there are signs which  
22 prohibit parking on both sides, people do  
23 occasionally park on both sides, and there is a  
24 bend right in Blackberry where the park is and

1 that makes it difficult to see, so I've driven by  
2 many organized activities on this road when it's  
3 going on and you have to slow down, you have to  
4 wait for oncoming cars, you are constantly  
5 concerned about children running out in between  
6 giant SUV's while the doors are open, while  
7 unloading.

8 It's already a dangerous situation,  
9 and if you talk about adding hundreds of cars  
10 every day, that's already a very dangerous  
11 situation. The road is not wide enough to  
12 accommodate that kind of traffic with those  
13 activities, which go on all summer long.

14 You are risking really a tragedy if  
15 you allow that to continue with no improvements  
16 to the road, and that's my primary concern.

17 I would hate to see something  
18 terrible happen, some accident, just because the  
19 infrastructure is not there to support that kind  
20 of traffic increase and that kind of population  
21 increase.

22 CHAIRMAN OLSON: Thank you. All right.  
23 Is there anyone else that wishes to speak in  
24 opposition? Yes, sir.

1 MR. SIREK: My name is Dean Sirek,  
2 S-I-R-E-K.

3 CHAIRMAN OLSON: S-I-R-E-K, thank you.

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

7 MR. SIREK: Just like everybody else has  
8 said, we're all concerned about the streets and  
9 the parking. I would like to, if at all  
10 possible -- and I don't know if it is zoned that  
11 way -- to see no parking on the south side of the  
12 street because what's going to happen is these  
13 people that move in, if they have more than two  
14 cars or more than two drivers in their families,  
15 those people are going to end up parking in the  
16 street and walking over to the townhomes, which  
17 in turn is going to cause more and more people to  
18 see that and they're going to start parking on  
19 the street.

20 I live right on the corner here, of  
21 High Ridge.

22 UNIDENTIFIED AUDIENCE MEMBER: Pick the  
23 other one up, you can show it a lot better.  
24 Yeah.

1 MR. SIREK: This house here, we live  
2 right here, and all these people coming down High  
3 Ridge in the morning, it makes it real hard for  
4 me to back out of the driveway in the morning  
5 because there is so many people coming to go down  
6 Cannonball, so if we started having more people  
7 park in the street, it's going to be real  
8 difficult to back out of the driveway in the  
9 morning.

10 I don't know if they can do  
11 something with more parking, not maybe making so  
12 many buildings, making more parking in their  
13 development, something like that, I don't know if  
14 that's even possible, but that alone is going to  
15 cause problems.

16 Not only that, but the more people  
17 that are in here -- and they're talking 160  
18 townhomes in here, I know you can imagine how  
19 many people, how many cars that's going to be  
20 going in and out of the subdivision on a daily  
21 basis, it's just going to make it that much  
22 harder to get out.

23 Not only that, but if you can do no  
24 parking on the south side of the street, that's

1 going to again make it safer for the people that  
2 do use the ball field in the summer time. It  
3 will make it safer that way.

4 The other thing I noticed on some of  
5 the prints is there -- and it's not in Phase 1,  
6 but in Phase 2, they're showing a driveway going  
7 straight across High Ridge and extending through  
8 and coming out to the street behind Petsmart.  
9 I'm not sure of the name of the street.

10 But I've talked to a couple people  
11 and they're kind of concerned that if they put a  
12 drive here, that's going to cause people to think  
13 they can drive straight through and drive through  
14 their development and come out to the street that  
15 would go out to 34, and it's going to increase  
16 that traffic going that way as well, so I'm kind  
17 of concerned with that.

18 Maybe they can do something, not do  
19 a drive here into their development, maybe do it  
20 down the street so people don't have a straight  
21 shot through.

22 Again, I know that's probably in the  
23 second phase, but that's a big concern of mine as  
24 well.

1           As other people have said, too, as  
2 far as the changing of the facade and the  
3 construction of the buildings, and I know  
4 everybody is concerned about it's going to -- in  
5 my opinion it's going to lower the price of the  
6 home, lower the -- which in turn is going to  
7 lower the -- more lower income people coming in,  
8 and like my wife says, nobody wants a Section 8  
9 or somebody purchasing one of these townhomes and  
10 renting it out to a Section 8.

11           We understand that people that buy  
12 these, they are going to want -- because  
13 Section 8 is a set profit, they are making that,  
14 but Section 8 in our opinion -- I don't want  
15 to -- I don't want to be rude or stereotypical or  
16 anything, but it could bring problems to the  
17 community.

18           There is -- and I know you guys  
19 know, there is a Facebook page that shows a lot  
20 of things that go on in the community and we see  
21 a lot of things going on where there's -- and it  
22 is in lower income communities in Yorkville where  
23 there are a lot of problems.

24           We see it daily, things that go on,

1 so adding something like this where there is  
2 going to be a possibility of lower income  
3 Section 8, we just don't want that in our  
4 neighborhood.

5 CHAIRMAN OLSON: All right. Thank you.  
6 Is there anyone else who wishes to speak in  
7 opposition who is not speaking to public safety  
8 or architectural standards or something else  
9 that's already been mentioned tonight?

10 (No response.)

11 CHAIRMAN OLSON: Okay. Let's move on  
12 to -- So the way we do this is we'll talk about  
13 the next public, and then -- sometimes this is  
14 confused, we will call a vote to close the  
15 meeting.

16 It's not a vote on the topics we're  
17 talking tonight, the topics are brought up again,  
18 we speak about them, we debate them and then we  
19 vote on them, so we're going to have to vote.  
20 Don't think that's the end of the all --

21 MS. NOBLE: Ask questions?

22 CHAIRMAN OLSON: Now would you rather do  
23 it?

24 MS. NOBLE: Yes.

1 CHAIRMAN OLSON: Sure. We can do that.  
2 So first off, questions? Go ahead.

3 MR. VINYARD: Yes. The traffic. I  
4 agree with you completely. I do live in -- I  
5 live in the area a little further down.

6 I understand High Ridge, I  
7 understand Northland Lane. They are the  
8 cut-through, they are the racetrack, before  
9 Northland ever went through.

10 CHAIRMAN OLSON: Rich, is High Ridge  
11 the -- no.

12 MR. VINYARD: High Ridge is this one  
13 over in the corner.

14 CHAIRMAN OLSON: It's the north/south  
15 lane?

16 MR. VINYARD: Yes. It's a cul-de-sac.  
17 So what I can tell you right now is the traffic  
18 coming out here, you're not getting both Kylyn's  
19 subdivisions.

20 What you're really getting is you're  
21 getting Kylyn's subdivisions on High Ridge and  
22 Northland, but you're also getting Whispering  
23 Meadows because Whispering Meadows will use both  
24 of these to cut through the private parking -- or



1 the private lots by Home Depot.

2 I brought this to City Council, I  
3 set a camera up, hundreds of cars. I've actually  
4 talked to an alderman about his speed down my  
5 street.

6 To be honest with you, it is so bad  
7 on my street that people are parking out there to  
8 make the cars travel through faster -- or to try  
9 to slow them down, which has not worked.

10 I know a lot of people with young  
11 kids in the community who don't let their kids  
12 play out front, just -- it is what it is. I hear  
13 you.

14 This has been plotted -- platted  
15 this way. This is how it's going to be. Having  
16 this density is going to bring issues, more  
17 people, more infrastructure, the whole nine  
18 yards.

19 I don't think we're prepared for  
20 this infrastructure without roads. Gillespie  
21 needs to be continued through. If Gillespie is  
22 continued through, he is absolutely right, it  
23 cannot come out to High Ridge.

24 CHAIRMAN OLSON: So Gillespie -- help me

1 with street names because I only know them by the  
2 plat, I don't know street names.

3 MR. VINYARD: So you've got to --

4 MS. WEST: This is Gillespie here and  
5 this is High Ridge.

6 CHAIRMAN OLSON: So Gillespie and High  
7 Ridge do not touch. The way it is drawn on the  
8 print it makes an easement that goes from High  
9 Ridge to Gillespie, appears to be a road, and it  
10 is not a road.

11 MS. WEST: It is not a road.

12 CHAIRMAN OLSON: Okay. So they don't  
13 connect. So Mr. Sirek brought that up, that they  
14 don't connect, that's an easement --

15 MS. WEST: They do not connect.

16 CHAIRMAN OLSON: Gillespie will go  
17 straight from the west side --

18 MS. WEST: It comes here and curves.

19 CHAIRMAN OLSON: -- east to the parking  
20 lot. The only entrances or exits from the  
21 townhomes would be through the two aprons onto  
22 the road there.

23 MS. WEST: That's correct, and there is  
24 one in the future -- one in the future Phase 4.

1 CHAIRMAN OLSON: Off in Phase 4.

2 MS. WEST: Yes.

3 CHAIRMAN OLSON: We're just talking  
4 about Phase 1 and 2 for right now.

5 MR. VINYARD: While you were up here you  
6 mentioned ordinance 20-18-30. That's the one  
7 that Mr. McCue I believe brought; is that  
8 correct?

9 MS. WEST: Correct.

10 MR. VINYARD: When you said about the  
11 single-family detached, you left out number E.  
12 What is the pitch on your buildings? Is that a  
13 7/12 or less? It looks like a 5/12, give or  
14 take?

15 MR. SCHULTZ: 5/12.

16 MR. VINYARD: So we need to address that  
17 because --

18 MR. SCHULTZ: And gables end in 12.

19 MR. VINYARD: And gables end in 12?  
20 That's -- That's a change that's not addressed in  
21 your motion.

22 MS. NOBLE: To address that for you, the  
23 original did not have a slope roof ratio.  
24 Mr. McCue added that as a give for the reductions

1 and changes in architecture that he was  
2 proposing, so the townhomes --

3 MR. VINYARD: There is my next question.

4 MS. NOBLE: The townhomes did not have  
5 any requirement --

6 MR. VINYARD: For that.

7 MS. NOBLE: -- for that. That is a  
8 condition or recommendation from the Planning and  
9 Zoning Commission that's completely on the table  
10 with us.

11 MR. VINYARD: With their request to  
12 decrease their masonry use by 30 percent, are we  
13 requiring them to have any other compliance  
14 ratios within the architectural to bring that up  
15 so --

16 CHAIRMAN OLSON: We can amend that,  
17 right? Right now as it's written, it's the  
18 reduced masonry, it's also the plain vinyl siding  
19 and the increased landscaping with the fencing,  
20 right?

21 I am of the opinion that the fencing  
22 is a poor idea. Whispering Meadows just had all  
23 their private fencing pulled last week, right, so  
24 we know that doesn't last forever.

1           So in my opinion there is either two  
2 routes to go. I don't want to see the  
3 subdivisions or the two sides of the subdivisions  
4 divided by a fence. I think that is  
5 anti-community and against everything that our  
6 community stands for, right?

7           I think that personally increased  
8 landscaping that you can't pull out easily, that  
9 is not pulled when it falls into disrepair, is a  
10 better solution, more aesthetically pleasing  
11 solution, than a six-foot vinyl fence across the  
12 back of the property. That's my personal  
13 opinion.

14           As far as -- as far as what the  
15 people on the other side and the north side of  
16 the street are saying, right, they want to see  
17 increased finishes, right, we know that, and when  
18 they say they want to see increased finishes, in  
19 my opinion they want to see front elevation  
20 finishes.

21           Because of the way these lots, these  
22 townhomes, are oriented, right, all of the front  
23 elevations are going to be towards the center,  
24 all back elevations are going to be towards the

1 road.

2 MR. VINYARD: Do these have a Blackberry  
3 Shore address or --

4 MS. NOBLE: No.

5 CHAIRMAN OLSON: So what I would --

6 MR. VINYARD: Gillespie then or --

7 MS. NOBLE: The internal road will  
8 dictate what their address will be, so it would  
9 probably -- whatever they name the internal road.  
10 These are private roads --

11 MR. VINYARD: Sure.

12 MS. NOBLE: -- so -- and I don't think  
13 that's Gillespie, maybe Gillespie where they can  
14 change it.

15 CHAIRMAN OLSON: So I would question  
16 whether or not they can improve the finishes on  
17 the back side of the townhomes, right, add piers,  
18 add pilasters, add architecturally interesting  
19 features to make the back of the townhomes not  
20 look like the back of a townhome, right?

21 MS. HORAZ: Not flat.

22 CHAIRMAN OLSON: If we're trying to be  
23 good neighbors, we should also be aware and  
24 cognizant of what's going --

1 MS. HORAZ: Have some curb appeal.

2 CHAIRMAN OLSON: Exactly, right.

3 MR. VINYARD: I don't find this  
4 appealing at all.

5 CHAIRMAN OLSON: The way it's -- the way  
6 it's plotted right now, correct.

7 MR. VINYARD: And the color schemes, are  
8 you planning to go with the green and the blue  
9 and the yellow and the --

10 MS. HORAZ: Yeah, that's --

11 MS. SHIELDS: That's -- No.

12 MR. VINYARD: Are you planning to go  
13 with the -- Because the packet came with all the  
14 other colors and then we have this today with the  
15 colors.

16 MS. SHIELDS: And when Mr. McCue and I  
17 spoke, I believe we were going to do more than  
18 one color, and he recommended there we do one  
19 color. He also requested I do a batten board,  
20 which we've added, and then I have something I  
21 would submit into the record in terms of doing  
22 some gabled roofs, and what was the other one?  
23 The gabled sheds over my sliding glass doors, and  
24 I have something --

1 MR. VINYARD: For that.

2 MS. SHIELDS: Yes.

3 CHAIRMAN OLSON: For this to be approved  
4 in 2019, as I recall, Mr. McCue's requests were  
5 because we knew that there would be craftsman  
6 style; is that correct?

7 MR. McCUE: Yes.

8 CHAIRMAN OLSON: The craftsman style,  
9 which is an architectural feature across the  
10 entire facade. It's different materials, it's  
11 different architecture, not just plain vinyl  
12 siding.

13 MR. VINYARD: Similar to a Cedarhurst,  
14 which is a whole different classification, and  
15 the last two ordinances we have changed or  
16 amended have been to that craftsman style,  
17 correct?

18 MS. NOBLE: Correct. Correct. Because  
19 the original for the McCue homes would have been  
20 100 percent --

21 MR. VINYARD: 100 percent, right.

22 MS. NOBLE: -- brick on 75 percent of  
23 the homes.

24 MR. VINYARD: Right.



1           CHAIRMAN OLSON: Which is not a feature  
2 you can sell anymore, correct? They want  
3 different finishes?

4                   And I would think in that mindset,  
5 wanting to sell these homes, right, we don't  
6 want vacant units, as one of the gentlemen  
7 brought up, that we should hold them to an  
8 architectural standard that makes sense for the  
9 neighborhood and can also sell the home.

10                   We don't want to go too far to one  
11 extreme, but we also want to respect the people  
12 in the neighborhood and what they were told.

13                   Like in many previous times we've  
14 talked about if they were promised something when  
15 they built the home, we should respect that,  
16 right? Whether it's property, whether it's  
17 common area, whether it's architectural finishes.

18                   Now, I know the PUD as stated is  
19 this, correct?

20                   MS. NOBLE: Correct. The concept plan  
21 is the way the buildings are laid out.

22                   CHAIRMAN OLSON: So technically they  
23 could build it, right?

24                   MR. VINYARD: So they could build it.

1 MS. NOBLE: They could.

2 CHAIRMAN OLSON: Technically this is  
3 what was promised, right? This is what has been  
4 on the books. Whether we want to go beyond that  
5 is what we want to decide.

6 Questions? Comments? Anything  
7 else?

8 MR. MILLEN: On the back of the  
9 townhomes there is no masonry, so that's really  
10 not significant, and to put a fence, I would say  
11 that would be quite a barrier on the community  
12 side, so there is obviously a need for it, too,  
13 people do have a dog, but I think to lessen the  
14 requirements just doesn't make sense.

15 CHAIRMAN OLSON: Which requirements?

16 MR. MILLEN: To lessen the requirements  
17 of mason on the front. I mean, it's basically  
18 built as an alley between the two townhomes, two  
19 fronts on each side of the street are the  
20 townhomes facing each other, but on the first  
21 phase almost the whole back of the units are  
22 facing these new homes, so the mason side really  
23 isn't that significant with what are we doing for  
24 the aesthetic of the houses that are already

1 built and are facing, unfortunately.

2 MR. VINYARD: That's where we can  
3 compromise here, if they can build it as-is. And  
4 I hate it, but to be honest, every standard I  
5 have to vote for, so I'm all for making this a  
6 little easier on everybody. These are coming in  
7 no matter what.

8 MS. HORAZ: Compromise between the  
9 developer and the neighbors.

10 MR. VINYARD: Yep, yep, absolutely.  
11 Let's get common ground.

12 MS. HORAZ: And property values, too.

13 MR. VINYARD: Right.

14 CHAIRMAN OLSON: Krysti, what would you  
15 like to say? Let's figure out a common ground  
16 and get something we feel comfortable with.

17 MS. NOBLE: So let's be a little bit  
18 clear. What they are approved to build now is  
19 all of the homes would have to have 50 percent  
20 masonry on the front, and then they have to have  
21 two enclosed parking.

22 CHAIRMAN OLSON: Which the front is  
23 facing the center, right?

24 MS. NOBLE: Correct. And then they have

1 to incorporate premium siding on 50 percent.

2 CHAIRMAN OLSON: Is premium siding vinyl  
3 siding? No.

4 MS. HORAZ: No.

5 CHAIRMAN OLSON: Or is that the  
6 cementitious?

7 MS. NOBLE: It can be cementitious, it  
8 can be a premium vinyl, but --

9 CHAIRMAN OLSON: A textured vinyl?

10 MS. NOBLE: A textured vinyl. So there  
11 is different material.

12 MR. McCUE: Can I say something?

13 MS. NOBLE: Sure.

14 MR. McCUE: I've put a lot of thought  
15 into this trying to protect half for the people,  
16 and, you know, some of your composites, you know,  
17 Hardie board product, you have LB product, they  
18 are not as great as you think they are, and I was  
19 going to propose that, you know, they be able to  
20 do vinyl, but still, you know, add something for  
21 it, and the biggest question I have, like I say,  
22 is how this fence is going to look, are we better  
23 off -- can we get a little bit of a berm, you  
24 know, where there is a three-foot berm that it's

1 landscaped.

2 MS. HORAZ: That's a good idea.

3 MR. McCUE: And maybe -- I don't know  
4 if there is room for that.

5 MR. SCHULTZ: You cannot because of  
6 easements.

7 CHAIRMAN OLSON: Can or cannot?

8 MS. NOBLE: Cannot.

9 MR. SCHULTZ: There is 30-foot, there is  
10 a 10-foot utility easement that -- storm sewer  
11 is --

12 CHAIRMAN OLSON: So where is the fence  
13 sitting? The fence is sitting ten foot off the  
14 property?

15 MR. SCHULTZ: Ten foot off the --

16 CHAIRMAN OLSON: Still not in the  
17 easement.

18 MS. NOBLE: Correct. So to add a little  
19 texture to this conversation, the overall plan  
20 included the single family, included the  
21 townhomes and it included the commercial.

22 The townhomes were put there as a  
23 transition from the single family to the north,  
24 then you have the transportation roadway, which

1 is Blackberry Shore Lane, which is not a through  
2 street, so we do understand that there is a lot  
3 of racing in that area, but Blackberry Shore Lane  
4 is not a project development, that is a part of  
5 the single family.

6 Mr. McCue is the developer, he is  
7 responsible for that road until the city takes it  
8 over as a public road, so if you have any  
9 questions or issues with that, you need to direct  
10 them to Mr. McCue until they are turned over and  
11 accepted by the city.

12 In regards to the transition of the  
13 townhomes, the townhomes right now as I was  
14 mentioning only have four design criterias, and  
15 that was that all of the homes have to have  
16 50 percent of brick only on the front, and then a  
17 minimum of 50 percent of each of the building  
18 elevations have to have premium siding, so all  
19 have to have brick and only 50 percent have to  
20 have premium siding, and then they have to have  
21 two enclosed garage bays for parking.

22 What they are proposing is all of  
23 the homes have a covered entry point, so that's  
24 one addition of architectural standards that is

1 not currently there.

2 All homes with the two-car -- that  
3 have the two-car garage, which would be all of  
4 them, have a raised panel garage door. That's  
5 another increase in architectural standards  
6 that's not already there.

7 All front elevations have to have  
8 windows that have grills. That's another  
9 architectural enhancement that's not already  
10 approved.

11 All homes have to have architectural  
12 shingles, that's another increase of  
13 architectural standards that is not currently  
14 there, and 100 percent of the homes have to have  
15 at least 20 percent brick or stone, so that was  
16 the reduction.

17 They tried to pair their  
18 reduction -- and they are actually asking for  
19 premium non-vinyl siding on all of the units,  
20 where they only had to have premium siding on  
21 50 percent, so that's another increase in  
22 architectural standards.

23 The reason why they went from 50 to  
24 20 is because Mr. McCue's original plan went from

1 100 to.

2 CHAIRMAN OLSON: 75.

3 MS. NOBLE: 75 -- no, 75 percent of the  
4 buildings and it went to 25 percent, so they were  
5 trying to pair up their reductions with the  
6 increases.

7 The same process that we're having  
8 tonight we had for Mr. McCue in 2018; no one  
9 showed up at that meeting, but --

10 MR. VINYARD: It was also consistent  
11 with their neighborhood at the time.

12 MS. NOBLE: It could have been.  
13 Exactly.

14 CHAIRMAN OLSON: Yeah.

15 MS. NOBLE: So with this particular  
16 development, we are looking at about five areas  
17 of architectural increases. There can be more.  
18 We are very open to them, and I'm sure as staff,  
19 we express that openness, especially on the back  
20 side.

21 There were comments that came up at  
22 the EDC meeting about looking at the rear of a  
23 development, and that's why the petitioner came  
24 with a fence and landscaping.



1                   That also is up for discussion if  
2 there is a better opportunity to present itself  
3 for the committee to make a recommendation on  
4 something different. So that's just a little bit  
5 of history on how we arrived here.

6                   MR. VINYARD: Sure. Would the developer  
7 be willing to -- I am assuming that this building  
8 is flush all the way across, we don't have any  
9 kind of bump-out that dictates one unit from the  
10 next.

11                   Would the developer be open to using  
12 different building materials on each unit?

13                   MS. SHIELDS: Are you asking me --

14                   MR. VINYARD: I'm just saying, you know,  
15 like what if you did curbing on half and you did  
16 the top half with some other like cedar design  
17 and then did the next building something  
18 different, so use the same two or three premium  
19 materials and alternate them between buildings so  
20 we don't see one solid thing of --

21                   MS. SHIELDS: Well, this is why we're  
22 proposing to add some elevations on the back with  
23 the sliders to make some architectural changes.  
24 I don't -- I don't necessarily understand what

1       you're asking.

2               MR. VINYARD:  Instead of just using  
3       premium siding all the way across --

4               MS. SHIELDS:  You want me to do --

5               MR. VINYARD:  -- to divide the units.

6               MS. SHIELDS:  Well, we're adding the  
7       delineation the city asked for between each unit.

8               MR. MARCUM:  I think that would look  
9       lousy.  Yep.

10              MS. SHIELDS:  Sorry?

11              MR. MARCUM:  I think that would look  
12       lousy, if they're all different colors.  No  
13       offense.

14              MS. SHIELDS:  And honestly it would be  
15       to your best --

16              MR. VINYARD:  As long as they don't end  
17       up as green and orange and -- that's --

18              MS. SHIELDS:  No, no, no.  Don't worry  
19       about that.

20              MR. WILLIAMS:  Mr. McCue also  
21       specifically asked for one color for the whole  
22       townhome, correct?

23              MS. HORAZ:  What we think are --

24              MS. SHIELDS:  We discussed that, yes.

1 MR. VINYARD: Is there a monotony -- Is  
2 there anything for like a monotony clause or  
3 something we can do for this development so that  
4 we could pick like they use six colors and --

5 MS. NOBLE: Sure. As an architectural  
6 consideration, you can ask for it.

7 MR. VINYARD: Have we done that?

8 MS. NOBLE: We have an anti-monotony  
9 clause when it comes to building colors in some  
10 of the --

11 MR. VINYARD: Would that clause cover  
12 exactly what I'm saying?

13 MS. NOBLE: Actually this has -- I'm  
14 trying to think. 2006 this was approved, so we  
15 do have some things in our standards, but I think  
16 you do have to be more particular because I don't  
17 think our original standards --

18 MR. VINYARD: That original standard --

19 MS. NOBLE: I don't think our original  
20 standards may address your concern specifically,  
21 so if you want to be a little bit more particular  
22 and say end units can't have the same color  
23 or these are the -- these are the only approved  
24 colors you can.

1 MR. VINYARD: Yeah, if you're going to  
2 have that many units, I mean --

3 MS. NOBLE: You can definitely do that.  
4 They have a palette out here; you can recommend a  
5 color palette.

6 CHAIRMAN OLSON: I don't want to dictate  
7 colors.

8 MR. VINYARD: I don't either, but I  
9 wanted to see what we already accepted as good,  
10 is that --

11 CHAIRMAN OLSON: As long as their  
12 architectural standards are consistent with the  
13 neighborhood --

14 MS. SHIELDS: Right.

15 CHAIRMAN OLSON: -- then I think that I  
16 don't want to have any more involvement in how  
17 they develop their property. That's on them.

18 What were you saying, ma'am?

19 MS. SHIELDS: And I've spoken with  
20 Mr. McCue and I want to definitely keep our  
21 colors in line with what's across the street from  
22 us. He's done a nice job, they are very East  
23 Coast, they are very much in keeping with what's  
24 popular right now.

1 I'd be happy to sit down and see  
2 what you want, dark gray, you know, have three or  
3 four of the colors for my buildings.

4 CHAIRMAN OLSON: So the one thing --  
5 Ma'am, did you want to say something? I'm  
6 sorry.

7 MS. KIESLING: Yeah, I just -- So  
8 Kylyn's, when we had a hail storm, we have -- If  
9 you haven't driven through there over the last  
10 year or so, it looks completely different  
11 because everybody got new shingles, everybody got  
12 new siding, so that whole neighborhood looks much  
13 more -- it's like we got a nice little gift from  
14 God, okay, here's everything, you're 15 years  
15 old, let's get a little facelift.

16 MR. VINYARD: Sure. Everybody can have  
17 a blue house now.

18 MS. KIESLING: Not everybody, but blue,  
19 gray. Some people like the tan, putty color  
20 family that was there originally, 15 years ago.

21 But think about one thing, Kylyn's  
22 Ridge, so the subdivision directly behind the  
23 McCue new homes, 134 homes, the Kylyn's  
24 development in total is about 270 homes, not

1 including Whispering Meadows, so we're talking  
2 about 164 units, so we're, you know, a third  
3 more.

4 That's a big number to think about  
5 in terms of the number of units to make them look  
6 cohesive and nice, that's a lot of -- and these  
7 were -- Kylyn's were semi-custom homes, so they  
8 were not a cookie cutter, and the reason nobody  
9 complained about McCue, I never complained about  
10 McCue at all just because they were in keeping  
11 with the quality of the homes that were there,  
12 and they are even nicer than the homes that were  
13 there.

14 UNIDENTIFIED AUDIENCE MEMBER: Right.  
15 Nobody was here in 2018 because it's one row of  
16 quality houses.

17 MS. KIESLING: Of really nice --

18 UNIDENTIFIED AUDIENCE MEMBER: It's not  
19 143 units of --

20 MS. KIESLING: The ranch on the market  
21 right now is the same square footage, same as my  
22 ranch, has a one stall car garage bigger, hundred  
23 thousand dollars more than I paid for my house  
24 five years ago. I'm good with that. I'm good

1 with that.

2 MR. McCUE: I'm better if you want to  
3 buy it.

4 MS. KIESLING: We're not going to  
5 relocate, sorry. But so when we look at --  
6 talking about downgrading some of the standards  
7 and not having a standard for the pitch of the  
8 roof and having a parking lot facing us,  
9 that's -- it's disappointing, and the fence  
10 especially is not in keeping with the spirit of  
11 the neighborhood, which is why we built here --  
12 or bought here. You built, we bought.

13 MR. WILLIAMS: May I ask a quick  
14 question? Just real quick, are there two  
15 different HOAs?

16 MS. KIESLING: There are. There is  
17 the Ridge and then Kylyn's Crossing.

18 MR. WILLIAMS: Gotcha. It sounds like a  
19 lot of people got their shingles fixed. Do they  
20 dictate the color of shingles and siding in the  
21 neighborhood?

22 MS. KIESLING: I mean, our --

23 MR. VINYARD: Between the two.

24 MR. WILLIAMS: Okay.

1 MS. KIESLING: There were some things in  
2 our declarations that said similar color. Our  
3 HOA has taken -- this was a big -- like we had to  
4 hire a lawyer and stuff. I am not on the board,  
5 but I live next door to the board members, and so  
6 that was very contentious, and as long as it  
7 looks nice, our HOA, we're good with it, and we  
8 have -- we have -- there is a clause in there  
9 that says we have to fix it in one year, so there  
10 was a little reminder coming out for our meeting  
11 coming, hey, have your stuff fixed by the end of  
12 May, that's in our bylaws or in our declarations  
13 and stuff, and yeah. I mean, we had windows  
14 shattered, people have done whole houses. It  
15 looks really great.

16 CHAIRMAN OLSON: Thank you. Yes, sir.

17 MR. MILLEN: So don't kill the  
18 messenger, but it sounds like this PUD is  
19 approved on the density side, so we're not like  
20 talking about trying to shut this down, and I  
21 want to make sure people understand that. The  
22 density, the units, it's all approved, it's a  
23 PUD, okay?

24 Now, we're talking about in the



1 first phase, the houses face each other,  
2 aesthetically the townhomes are going to see the  
3 change in the mason and so forth.

4 They may consider reduction of the  
5 mason and increase maybe landscaping on the back  
6 side with some consideration of abating expenses  
7 or some trees and shrubs.

8 CHAIRMAN OLSON: I agree.

9 MR. MILLEN: Maybe consider that. I  
10 think that's --

11 MS. KIESLING: Have we considered how  
12 they maintain that, though, because I've been --  
13 previously I have lived in a townhome community,  
14 my husband was on the board of our townhome  
15 community, and they generally don't do a great  
16 job of actually following up on the maintenance  
17 of their landscaping and stuff because they go  
18 with whoever is lower on the contract.

19 CHAIRMAN OLSON: That's the homeowner's  
20 association's concern. That's not ours. That's  
21 not ours. This is strictly the architectural  
22 finishes and how that division is. Yes, ma'am.

23 MS. CAHILL: Do we have a price point on  
24 these townhomes, just an idea? Because, I mean

1 honestly --

2 MS. SHIELDS: I don't know what our  
3 official standards are going to be with pricing  
4 in this pandemic.

5 MS. CAHILL: I was kind of thinking, are  
6 you thinking under 200, over, around 200,  
7 mid-200?

8 MS. SHIELDS: I was going to say, it's  
9 proportionate, so we are fortunate. It's going  
10 to be in the two's.

11 MS. CAHILL: Okay. That's all I can  
12 think about that because, I mean, if she is  
13 saying we're in the two's, it could be a little  
14 bit high, then I think Billy is an amazing  
15 builder, so if she -- for me, if you work with  
16 Mr. McCue --

17 MS. SHIELDS: I live in one of his  
18 houses.

19 MS. CAHILL: Yeah, so I mean, he is an  
20 amazing builder. If you're saying we are over  
21 two, which I'm very happy about, if you work with  
22 Billy, I think he would have great ideas how to  
23 make it a quality home.

24 MS. SHIELDS: And I intend to have nice

1 homes. I am going to be living across the street  
2 from you guys for the next few years building  
3 these things.

4 CHAIRMAN OLSON: Don't be so nice to  
5 Billy. Yes, sir.

6 UNIDENTIFIED AUDIENCE MEMBER: Is it  
7 possible that they could -- I know this is a lot,  
8 but could they possibly -- any of the units that  
9 faced Blackberry Shore, could they reverse them  
10 so they would face --

11 CHAIRMAN OLSON: Right now, no. That  
12 would create an alley and those are not allowed  
13 in Yorkville, so no, they have to face, and if  
14 you look around at all the townhomes in town,  
15 they are all facing that central road or a  
16 cul-de-sac. You cannot have an alley where they  
17 are backward facing, so that's why that  
18 orientation is that way.

19 UNIDENTIFIED AUDIENCE MEMBER: So then  
20 with the idea of doing the roof over the door,  
21 that would be facing us --

22 CHAIRMAN OLSON: Everything --

23 UNIDENTIFIED AUDIENCE MEMBER: -- can  
24 they do something with putting some stone on that

1 side of the house then?

2 CHAIRMAN OLSON: The covered entry, the  
3 raised panel door, the front elevation window  
4 with grills, that's all forward facing  
5 improvements, which are important --

6 UNIDENTIFIED AUDIENCE MEMBER: I'm just  
7 saying because --

8 CHAIRMAN OLSON: Which are important,  
9 but we want to make sure we address the rear  
10 architecture, the rear elevation, that the people  
11 on the north side of the street are going to be  
12 viewing, and that's what we are going to figure  
13 out tonight.

14 UNIDENTIFIED AUDIENCE MEMBER: I'm just  
15 thinking people are worried about the look and  
16 everything, maybe the stone, can we do something  
17 with the stone on the Blackberry side of the  
18 buildings as well or add something to that or  
19 maybe fix that or make it look a little  
20 appealing?

21 MR. McCUE: And I go back and make it  
22 clear, I would be all for, like I say, letting  
23 them build these units in vinyl and just trying  
24 to spur up the back of them somehow.

1 CHAIRMAN OLSON: Yeah.

2 MR. McCUE: And I think vinyl could  
3 actually hold up better than some of the other  
4 products.

5 MS. KIESLING: In Kylyn's we're all  
6 vinyl.

7 MR. McCUE: Yeah, it's all vinyl, so,  
8 you know, they save a little money there, and, I  
9 mean, whether it's landscaping or something to  
10 the back of the homes.

11 MR. WILLIAMS: Was there mention of  
12 covered porches on the back of the units?

13 CHAIRMAN OLSON: No, it's not on the  
14 back, it's on the front, covered entryways.

15 MR. WILLIAMS: Okay. Thank you. That's  
16 what I wanted to confirm because I  
17 misunderstood.

18 MR. McCUE: But they were adding covered  
19 porches on the back.

20 MR. WILLIAMS: On the back as well,  
21 okay.

22 MR. McCUE: Did you catch that?

23 CHAIRMAN OLSON: I did not catch that.

24 MR. ENGBERG: And they passed out some

1 on the --

2 MS. NOBLE: It's not showing.

3 MR. ENGBERG: -- back.

4 MS. SHIELDS: That's just something we  
5 did last night after I spoke to Krysti.

6 MR. ENGBERG: I kind of wanted to touch  
7 on a couple things. I was going to touch on it  
8 after the public hearing, but it --

9 THE REPORTER: Mr. Engberg, I can't hear  
10 you.

11 MR. ENGBERG: Oh, sorry. I will talk a  
12 little louder.

13 So I was going to cover this in my  
14 memo, but, you know, afterwards, just for  
15 clarity's sake, just adding on to some of the  
16 things Krysti already said, Kendall Marketplace  
17 was a Planned Unit Development in incepted in  
18 2006.

19 The original developers, the people  
20 who built that commercial area, and the people  
21 who planned out the single-family homes and the  
22 townhomes, it was all done together in 2006.

23 Abby Properties was not the original  
24 developer. They have purchased the land and they

1 want to continue that plan. That plan was  
2 adopted, it was approved by the city, meetings  
3 were had back then, and it was approved, so one  
4 of those things talking about right now, we're  
5 really just discussing the architecture, the --  
6 Krysti touched on all the things about we're  
7 saying oh, they are reducing the masonry or  
8 they're asking for these things.

9 The actual first four things they're  
10 asking for -- the covered porch, the two-car  
11 garage with paneled garage doors, the windows  
12 with grills, the architectural shingles -- those  
13 were all identical to what Billy did on his  
14 houses.

15 The petitioner is actually  
16 attempting to mimic -- they're not single-family  
17 homes, that's just -- they're just not, they are  
18 not going to look like a single-family home, but  
19 they were actually trying to mimic what Billy was  
20 doing because they do want to create a cohesive  
21 neighborhood.

22 In terms of the fence and the  
23 screening in the back, especially in terms of  
24 what we are talking about now, that was not there

1 in the original submission, none of that, it was  
2 just here is what we have.

3 At EDC some of the committee members  
4 said, you know, we're really worried about those  
5 rear facing, facing those nice homes across the  
6 street, please mitigate that in some way.

7 This is what petitioner decided to  
8 support to say we're going to do some landscaping  
9 and a fence, so hopefully do that.

10 Now, it's up to everybody here, it's  
11 up to your opinions, and thanks for coming out  
12 and letting it be known, and it's up to the PZC.  
13 You can -- you know, the petitioner asked for  
14 some things, staff made some recommendations, and  
15 it's up to you if you want to add or subtract.

16 Instead of the fence, if everybody  
17 thinks it's better to wrap the mason around,  
18 that's great; if you want to add landscaping,  
19 that's great.

20 Those are some things that we can  
21 definitely discuss, and like we've already  
22 discussed, keeping it to a single color, you can  
23 add to the motion recommendations.

24 CHAIRMAN OLSON: All right.



1 MR. ENGBERG: So I just wanted to kind  
2 of --

3 MS. HORAZ: Too bad we couldn't have  
4 this at the meetings earlier because this is  
5 totally different.

6 MS. NOBLE: Right, and that was in  
7 response to feedback that they were receiving  
8 from Mr. McCue over the last two days, so that's  
9 why it's --

10 MS. HORAZ: I know they were looking at  
11 this and that's why we had all these questions.

12 MS. NOBLE: But that's what their  
13 petition was and that's what Mr. McCue was  
14 looking at, and they were trying to respond to  
15 that.

16 MS. HORAZ: So this is what staff is  
17 recommending?

18 MS. NOBLE: This is what they are  
19 responding.

20 CHAIRMAN OLSON: This is what Abby is.

21 MS. NOBLE: That's what Abby is  
22 recommending in response to comments that they  
23 received from Mr. McCue.

24 MS. HORAZ: (Inaudible).

1 MS. NOBLE: Correct.

2 CHAIRMAN OLSON: Is there anyone who is  
3 dead set on having that fence?

4 MS. HORAZ: No. I'm not.

5 MR. MARCUM: Not a fan.

6 MR. WILLIAMS: I think the landscape's  
7 an option.

8 MR. VINYARD: If they landscape it  
9 nicely.

10 CHAIRMAN OLSON: Is the landscaping that  
11 is proposed, if you remove the fence, still bare  
12 minimum --

13 MR. VINYARD: No.

14 CHAIRMAN OLSON: -- landscaping  
15 installed or is it more --

16 MR. VINYARD: No.

17 CHAIRMAN OLSON: -- similar to the  
18 standard than the ordinance?

19 MS. NOBLE: So they have an overall  
20 landscape plan that was approved and then they  
21 would be submitting that, so this would be an  
22 additional. This would be on the private side.

23 CHAIRMAN OLSON: Is the additional  
24 landscaping just based on the fence there? I

1 know there are certain standards for if the  
2 landscaping --if you put a fence, you have to  
3 have a bush every 36 inches or whatever. Is that  
4 additional landscaping?

5 MS. NOBLE: Not necessarily, no. No,  
6 they added additional landscaping as to soften  
7 the expanse of the fence. There is no  
8 requirement that you have to have any landscaping  
9 later along the fence.

10 MR. SCHULTZ: It was more reactionary,  
11 based on comments to try to --

12 MS. NOBLE: Yeah, just trying to  
13 solve --

14 MR. SCHULTZ: -- suggest something.

15 CHAIRMAN OLSON: So if we know we can't  
16 bring it to a reorient vote, because we know  
17 that's not going to happen, we don't want a  
18 fence --

19 MR. WILLIAMS: Can I ask one thing on  
20 the fence real quick?

21 CHAIRMAN OLSON: Yes, you may.

22 MS. NOBLE: Sure.

23 MR. WILLIAMS: Is the fence more or less  
24 a selling point due to the fact these are

1 somewhat backyards of the townhomes?

2 MS. SHIELDS: No, it was just a response  
3 to what happened at EDC.

4 MR. SCHULTZ: Being neighborly.

5 CHAIRMAN OLSON: Just a mutual barrier,  
6 right.

7 So if we know we can't reorient the  
8 buildings and we know we don't want the fence,  
9 then the choices are additional landscaping  
10 and/or architectural finishes on the back of the  
11 building, right?

12 They came and gave us the hand-out  
13 that they are going to put a covered entryway,  
14 which I think is a nice --

15 MR. VINYARD: Yes.

16 CHAIRMAN OLSON: Let's take landscaping  
17 and push it aside. Is there anything that you  
18 would want to see on that back elevation to mimic  
19 a front elevation?

20 MR. WILLIAMS: The masonry wraps.

21 CHAIRMAN OLSON: The masonry wrap on the  
22 bottom portion?

23 MR. WILLIAMS: Yeah, and the back,  
24 because, let's admit it, those are somewhat

1 acting as the fronts of the buildings. Those are  
2 what, you know, 80 percent of people are going to  
3 see.

4 MS. HORAZ: I agree. Masonry.

5 CHAIRMAN OLSON: What else, if anything?  
6 Okay. Do you want to move on?

7 MS. NOBLE: Yes.

8 MR. VINYARD: Are we at the point where  
9 we need to like move on from this and table this  
10 or --

11 MS. NOBLE: No.

12 CHAIRMAN OLSON: Not necessarily.

13 MR. VINYARD: We're not there yet.

14 CHAIRMAN OLSON: Let's do the next  
15 public hearing, we'll close the meeting --

16 MR. VINYARD: Okay.

17 CHAIRMAN OLSON: -- we'll do additional  
18 questions.

19 All right. Now it's April. No.  
20 Krysti, Jason, would you please present on PZC  
21 2020-05, text amendment?

22 MS. NOBLE: This should be hopefully a  
23 lot shorter and a lot easier. If you recall,  
24 last month the City Council approved the

1 manufacturing district area where Wrigley is.  
2 They had the solar and then they had the wind  
3 energy small system and they put signage on  
4 there, so Hubba Bubba and Skittles.

5 In our current ordinance we don't  
6 permit that, but it was the decision and  
7 recommendation of the PZC and City Council to  
8 allow that to happen, so we are not just  
9 arbitrary in allowing certain things for certain  
10 particular users, we're trying to open this up to  
11 everyone in commercial and industrial districts  
12 to allow them to be able to have that type of  
13 advertising if they choose so on single wind  
14 energy systems, so not necessarily a farm, but  
15 just on single systems.

16 So there is language in there.  
17 There is examples of other wind energy systems  
18 that have either lettering or graphics, signage,  
19 show you how it can vary as much as possible.

20 Staff felt that it was in our best  
21 interest to not formulate any specific standards  
22 because we don't know what's going to be  
23 proposed, but kind of leave that up to the  
24 discretion of the City Council, so that's the

1 language that we have proposed that we would take  
2 out, the restriction on commercial signage, but  
3 then allow any graphics, colors or corporate  
4 logos to go through the process of the special --  
5 of the special use and then up to the individual  
6 case-by-case scenario.

7 CHAIRMAN OLSON: I pushed her a little  
8 bit and asked her why we don't see any signage  
9 authority with the City Council and she reminded  
10 me that --

11 MS. NOBLE: Only have certain  
12 authorities where you have final determination  
13 and signage is not one of them, and special uses  
14 don't apply, so that's why you wouldn't be the  
15 final authority on that.

16 The staff did do some other research  
17 on other communities, about six or seven other  
18 communities. We would be the first community to  
19 allow signage on individual wind turbine systems.  
20 No other community allows it; they actually spell  
21 out specifically no signage, and that is in  
22 reaction to when communities were beginning to  
23 approve these types of ordinances there was a  
24 theory going around, especially from a couple

1 private companies, they were pitching this  
2 wind-vertising, it would be a way for advertising  
3 of other products or other businesses on these  
4 systems to kind of pay for the systems  
5 themselves.

6 Those particular platforms have not  
7 taken off. You have not seen them on the other  
8 scenarios, so most of these ordinances were  
9 approved in the early 2000's.

10 We don't think it will be an issue,  
11 especially since the City Council has the  
12 authority to approve it, so with that, there is a  
13 draft ordinance in there.

14 If you have any questions, I'll be  
15 happy to answer them.

16 CHAIRMAN OLSON: Does anyone have any  
17 questions?

18 (No response.)

19 CHAIRMAN OLSON: Not at all. Pretty  
20 much a no-brainer to me if the City Council can  
21 approve.

22 MS. NOBLE: And we've only had two,  
23 so...

24 CHAIRMAN OLSON: All right. Is there



1 anyone who wishes to speak in favor of the  
2 request?

3 (No response.)

4 CHAIRMAN OLSON: Is there anyone who  
5 wishes to speak in opposition to the request?  
6 You guys are kind of oppositional tonight.

7 (No response.)

8 CHAIRMAN OLSON: No? Okay.

9 Any other questions? Are we okay?

10 (No response.)

11 CHAIRMAN OLSON: All right. Since all  
12 public testimony regarding these petitions have  
13 been taken, may I have a motion, please, to close  
14 the taking of testimony in this public hearing.

15 MR. VINYARD: So moved.

16 MR. WILLIAMS: Second.

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

19 MS. YOUNG: Millen.

20 MR. MILLEN: Yes.

21 MS. YOUNG: Olson.

22 CHAIRMAN OLSON: Yes.

23 MS. YOUNG: Williams.

24 MR. WILLIAMS: Yes.

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MS. YOUNG: Horaz.

MS. HORAZ: Yes.

MS. YOUNG: Marcum.

MR. MARCUM: Yes.

CHAIRMAN OLSON: All right. The 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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1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF LASALLE )

3 I, Christine M. Vitosh, a Certified Shorthand  
4 Reporter, do hereby certify that I transcribed  
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Christine M. Vitosh, CSR  
Illinois CSR No. 084-002883

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