

PLANNING & ZONING COMMISSION
City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, August 10, 2022 7:00pm

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the City of Yorkville is allowing remote attendance at this meeting and social distancing is being encouraged due to the current Covid-19 pandemic.

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

Jeff Olson-yes/in-person
Danny Williams-yes/in-person
Deborah Horaz-yes/electronic attendance
Rusty Hyett-yes/electronic attendance

Absent: Greg Millen, Richard Vinyard

City Staff

Krysti Barksdale-Noble, Community Development Director/in-person attendance
Jason Engberg, Senior Planner/in-person attendance

Other Guests

Chris Vitosh, Vitosh Reporting Service/electronic attendance
John McFarland, CalAtlantic/electronic attendance
Thomas Williamson, G.M.. Graham C Stores/in-person
David Courtright, Attorney, Yorkville Public Storage/in-person attendance
Susan Munson, Legacy Real Estate/in-person attendance
David Schultz, Engineer, HR Green/in-person attendance
Mark VanDonselaar, Graham C Store/in-person attendance
John & Janet Warnecke/in-person attendance
Rob Costello, Graham C Stores/in-person attendance
Todd Milliron/in-person attendance

Previous Meeting Minutes July 13, 2022

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

Roll call: Olson-yes, Williams-yes, Horaz-yes, Hyett-yes. Carried 4-0.

Citizen's Comments (see comments at end of meeting minutes)

Public Hearings

Chairman Olson stated there were two Public Hearings and he explained the procedure to be followed. He swore in those who would present testimony for or against. The Public Hearings were opened at 7:03pm on a motion and second by Commissioners Williams and Hyett, respectively. Roll call: Williams-yes, Horaz-yes, Hyett-yes, Olson-yes. Carried 4-0.

The Public Hearing descriptions were read by Chairman Olson:

1. **PZC 2022-08 Thomas Williamson, on behalf of Graham C Stores Company, petitioner, is seeking special use permit authorization, rezoning approval and a variance to the sign regulations to develop a gasoline service station with accessory convenience store. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection**

(See Court Reporter's Transcript of Proceedings)

(Petitioner requested the Standards to be entered into the official record)

2. **2022-17 David Courtright, attorney on behalf of CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC, petitioners, is seeking variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot and to permit expansion of a non-conforming use. The real property is located at 1602 N. Bridge Street on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34). The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.**

(See Court Reporter's Transcript of Proceedings)

(Petitioner requested the responses to the Standards be added to the official record)

After testimony was presented, a motion was made by Mr. Williams, seconded by Mr. Hyett, to close the Public Hearings. Roll call: Williams-yes, Horaz-yes, Hyett-yes, Olson-yes. Carried 4-0.

Unfinished Business None

New Business

1. **PZC 2022-08 Thomas Williamson, Graham C Stores** (see #1 above)

Ms. Noble said the Petitioner is making 3 requests under the Public Hearing process and also a request for a Final Plat. The current zoning is M-1 and the site is 2 parcels totaling 5.5 acres.

Rezoning Request: The Petitioner is proposing to rezone to B-3, consistent with the Comp Plan and staff supports this.

Special Use: Ms. Noble described the layout of the gas station when built. She discussed the site plan and said the various setbacks and other requirements have been met. It was noted the petitioner has agreed to signage on Rt. 71 so the ingress/egress is not blocked.

Sign Variance: A request for a 30-foot sign was made by the Petitioner, which staff compared to the heights of other gas station signs. The maximum height allowed is 12 feet and 65 sq. ft sign area. Ms. Noble said this request was negotiated down to 25 feet high and 168 feet sign area, but staff is open to discussing a smaller sign. The sign material is consistent with requirements.

Final Plat: The Final Plat has been reviewed by the City Engineer and staff supports approval. There are conditions established in staff's memo and comments from a July 14th engineer's memo, both of which should be considered conditions of the Special Use. If the city grants the height and size variance, the Economic Development Committee requests that there be a maximum of one monument sign for this parcel.

Commissioners' Discussion of Four Requests:

Rezoning: Chairman Olson read the Standards for Rezoning and the Commissioners had no objection to the rezoning. Ms. Horaz asked who would maintain the access roads leading to Rt. 71 and Rt. 47. Engineer David Schultz said these roads will be maintained by IDOT while the Petitioner will maintain the access on their property. The road around the back of the gas station is private and will be maintained by the Petitioner.

Special Use: Mr. Olson read the Standards for a Special Use and all Commissioners were OK with this.

Sign Variance: The Sign Variance Standards were read by Mr. Olson and all Commissioners objected to the request for increased sign height and area. They agreed that the Petitioner could have 2 monument signs, however, the Petitioner is only asking for one.

Final Plat: The Commissioners were OK with the Final Plat.

Action Items

Rezone Request

Motion for approval by Ms. Horaz and second by Mr. Williams. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property located at 107 E. Stagecoach Trail from M-1 Limited Manufacturing District to B-3 General Business District. Roll call: Horaz-yes, Hyett-yes, Olson-yes, Williams-yes. Carried 4-0.

Special Use

Motion for approval by Mr. Williams, second by Ms. Horaz. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in a letter dated July 14, 2022. Roll call: Hyett-yes, Olson-yes, Williams-yes, Horaz-yes. Carried 4-0.

Sign Variance

Motion for approval by Ms. Horaz and second by Mr. Williams. Motion read by Mr. Williams as follows: In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A of the United City of Yorkville Zoning Ordinance to permit a free standing monument sign in a business district that is 168 square feet in sign area and 25 feet in height, as depicted in a sign plan prepared by Image FX Corp. and dated 5-31-22.

Roll call: Horaz-no, Hyett-no, Olson-no, Williams-no. Motion failed 0-4.

Ms. Noble asked if the Commissioners had a recommendation for the maximum height. Mr. Williams suggested that the size could match competitors such as the Shell station across the street, while Mr. Olson suggested a height within the code.

Final Plat

Motion for approval by Ms. Horaz and second by Mr. Williams who read the motion as follows: The Planning and Zoning Commission recommends approval to the City Council of a request for Final Plat of Subdivision of the Graham C Subdivision in Yorkville prepared by HR Green and dated last revised July 1, 2022.

Roll call: Hyett-yes, Olson-yes, Williams-yes, Horaz-yes. Carried 4-0.

2. PZC 2022-14 John McFarland, on behalf of CalAtlantic Group, LLC, Petitioner, is seeking Final Plat approval to subdivide the approximately 6.27-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The subject property is generally located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) at the eastern edge of Windett Ridge Road.

Ms. Noble said the original development was foreclosed and sold after the economic downturn. CalAtlantic now wishes to finish the subdivision and is dividing the property into 12 single-family units which is a reduction from an earlier land plan. The reason for the reduction is to accommodate a 55,000 sq. ft. stormwater management easement and a required sanitary sewer lift station. She said the lift station structure is required to match the look of the residential. The Final Plat has been reviewed, comments have been met and staff recommends approval.

Action Item

Final Plat

A motion to approve the Final Plat was made and seconded by Commissioners Williams and Horaz, respectively. The motion was read by Mr. Williams as follows: In consideration of the proposed Final Plat of Subdivision for Windett Ridge Unit 2, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Mackie Consultants, LLC date last revised June 16, 2022.

Roll call: Olson-yes, Williams-yes, Horaz-yes, Hyett-yes. Carried 4-0.

3. PZC 2022-16 John McFarland, on behalf of CalAtlantic Group, LLC, Petitioner, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and and 37,809-square foot open space lot in Caledonia - Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots. The property is generally located south of Corneils Road and west of Bridge Street.

Ms. Noble said Caledonia has gone through several owners and this is now the final phase. This portion has 2 undeveloped parcels to be divided into 62 lots/61 homesites and an open space. This will complete the development. She said a Plan Council meeting had been held earlier, all comments have been addressed and staff recommends approval.

Action Item

Final Plat

Mr. Hyett moved and Mr. Williams seconded a motion for approval. Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Caledonia Subdivision-Phase 3, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Spaceco, Inc., dated last revised 6-13-2022.

Roll call: Olson-yes, Williams-yes, Horaz-yes, Hyett-yes. Carried 4-0.

4. PZC 2022-17 Yorkville Storage (see #2 under Public Hearings, for full description Mr. Engberg gave the background of this petition and why the requests are being made. He said the lot where the storage buildings are situated, was annexed in the 70's and built in the 90's. The previous owner asked to erect the mobile, temporary storage units and they were issued a permit in 2021 to erect 38 storage units in the buildable area. The flag-shape of the lot made the area unique. The units were being placed in the fall and it was found they were placed incorrectly and the city was notified. A plan was made for correction and in January 2022 excess units were removed. Three conditions to their building permit were issued: 1) units allowed for 6 months,

2) maintain 2 off-street parking spaces and 3) after 6 months must remove units or apply for a variance. July 31, 2022 was the 6-month deadline. The Petitioner has now asked for relief from 2 variances: 1) permanent accessory structures cannot be closer to the public way than the primary structure, 2) wish to expand legally non-conforming use.

Chairman Olson said he did not favor temporary permits and that these units are temporary structures operating as permanent structures. He said a permanent variance should not be given for a temporary structure since the code requirements are different regarding public safety. Ms. Noble said the units did meet the building code standards.

Mr. Engberg noted that if the 2 variances are granted, the storage facility can expand later. He said the Comp Plan calls for higher design and buffering for this use and if the PZC approves, staff will ask for buffering with landscaping and fencing. A plan sent this week by the Petitioner would provide for buffering all around and an 8-foot privacy fence along the east property line. Chairman Olson said he did not think the fencing was necessary and Ms. Horaz said she would prefer landscaping rather than fencing.

Chairman Olson read the standards for both variances. It was noted that the units could be moved around or removed. Commissioner Williams expressed concern that the staff had not yet been able to review the landscape plan since it was just received this week.

Action Item

Variance

It was moved and seconded by Commissioners Williams and Horaz, respectively, to approve PZC 2022-17 Yorkville Self Storage. The motion was read by Mr. Williams as follows: In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to permit accessory structures closer to the public right-of-way than the principal building and to permit the expansion of a non-conforming use for the property located at 1602 N. Bridge Street, subject to staff recommendations in a staff memo dated August 3, 2022. Those staff recommendations are: the placement of the accessory structures must be consistent with the current layout of units as illustrated in the submitted site plan dated 6-30-2022. An 8-foot privacy fence must be installed along the rear property line to buffer the land use from adjacent properties. A landscape plan must be submitted and approved which is consistent with the conditions of the landscape ordinance regulations for perimeter parking lot landscaping per Section 8-12-2-C-2-b. When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided and shall be the width of the required parking lot setback or thirty feet (30'), whichever is less. The buffer yard shall consist of one (1) shade tree, one (1) evergreen tree and thirty-three (33) shrubs per one hundred (100) linear feet of buffer yard.

Roll call: Williams-yes, Horaz-no, Hyett-no, Olson-yes. Ayes-2, Nays-2.

Ms. Noble will forward the decision to City Council.

Additional Business None

City Council Updates

1. PZC 2022-12 Bristol Bay: Ms. Noble said the Bristol Bay Units 10 and 12 Final Plats were approved by the City Council on July 26.

Citizen Comments (out of sequence)

Mr. Todd Milliron said he attended the June PZC meeting where there was discussion regarding the possible change of the county land use plan on S. Eldamain to include business/industrial uses. He said the Silver Springs conservation officers oppose that possible change. He wished

to inform this body so if this matter comes back for a recommendation, that the officers be invited to provide input. He said the county did not ask for their input. He believes their information is important since there are county and state parks nearby and he is concerned about the possible impact.

Adjournment

There was no further business and the meeting was adjourned at 8:09pm on a motion by Mr. Williams and second by Ms. Horaz. Unanimous voice vote.

Respectfully submitted by,
Marlys Young, Minute Taker/in-person attendance

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, August 10, 2022
7:00 p.m.

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PRESENT: (In-person and via Zoom)

Mr. Jeff Olson, Chairman,
Ms. Deborah Horaz,
Mr. Danny Williams,
Mr. Rusty Hyett.

ALSO PRESENT: (In-person and via Zoom)

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 had public
3 hearing:)

4 CHAIRMAN OLSON: We will move on to the
5 next agenda item, which is the public hearing.
6 There are two public hearings scheduled for
7 tonight's Planning and Zoning Commission meeting.
8 The purpose of this hearing tonight is to invite
9 testimony from members of the public regarding
10 the proposed request that is being considered
11 before this Commission tonight.

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

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

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

1 (Witnesses thereupon duly sworn.)

2 CHAIRMAN OLSON: All right. So the way
3 we do this is we have an order that we follow.
4 The petitioner will do their presentation and
5 then we will have those who wish to speak in
6 favor of the request, followed by those who wish
7 to speak in opposition to the request.

8 I run a tight ship; if we're going
9 to have multiple people that are saying the same
10 thing, I ask you to please kindly stay seated.
11 One viewpoint, somebody says something close,
12 that's good enough, we'll move on.

13 To start, may I have a motion,
14 please, then to open the public hearing on
15 petition number PZC 2022-08, special use permit
16 authorization rezoning approval and sign
17 variance, and also PZC 2022-17, temporary storage
18 container variance request.

19 MR. WILLIAMS: So moved.

20 MR. HYETT: Second.

21 CHAIRMAN OLSON: Roll call vote on the
22 motion, please.

23 MS. YOUNG: Yes. Williams.

24 MR. WILLIAMS: Yes.

1 MS. YOUNG: Horaz.

2 MS. HORAZ: Yes.

3 MS. YOUNG: Hyett.

4 MR. HYETT: Yes.

5 MS. YOUNG: And Olson.

6 CHAIRMAN OLSON: Yes.

7 All right. The public hearings up
8 for discussion tonight are PZC 2022-08, Thomas
9 Williamson, on behalf of Graham C Stores Company,
10 Petitioner, is seeking a special use permit
11 authorization, rezoning approval and a variance
12 to the sign regulations to develop a gasoline
13 service station with accessory convenient store.

14 The real property is located on five
15 and a half acres and is located at the northeast
16 corner of 47 and 71 intersection.

17 The second item we have up or public
18 hearing tonight is David Courtright, attorney, on
19 behalf of -- boy, a bunch of Roman numeral
20 looking things here, CIG TSP, LLC; GIG TSP AP,
21 LLC; CIG TSP CFP, LLC; CIG TSP K&SM II, LLC,
22 Petitioners, is seeking variance approval to
23 permit permanent accessory structures closer to
24 the public way than the principal building on a

1 lot and to permit expansion of a non-conforming
2 use.

3 The real property is located at 1602
4 North Bridge Street, on the east side of Bridge
5 Street, and north of the Route 34, which is also
6 then south of Dunkin Donuts.

7 The petitioner is seeking to keep
8 their temporary storage containers currently
9 located on the property as permitted through a
10 temporary building permit.

11 All right. So for PZC 2022-08, the
12 BP gas station, is the petitioner present and
13 ready to present?

14 MR. WILLIAMSON: Yes, we are.

15 CHAIRMAN OLSON: Come on up.

16 MR. WILLIAMSON: Over here?

17 CHAIRMAN OLSON: Yep, if you wouldn't
18 mind. When you get up there if you could state
19 your name, who you are, et cetera, et cetera.

20 MR. WILLIAMSON: Okay.

21 THOMAS WILLIAMSON,
22 having been first duly sworn, testified before
23 the Commission as follows:

24 MR. WILLIAMSON: My name is Thomas

1 Williamson. I am the GM for Graham C Stores
2 Company, and thank you for the time tonight, for
3 the speech, and, committee members, a little bit
4 about Graham C Stores, we are a third generation
5 family-owned company. We own and operate 26 gas
6 stations and convenient stores in the surrounding
7 collar counties around Chicago.

8 We are blessed enough to be in the
9 village now, we have one on Bridge Street and 47
10 and we have been there since 2013, took it over
11 from a prior owner, and we have enjoyed being in
12 the city, and as we kind of plot out our areas
13 and stuff, the other corner kind of fits our
14 requirements of what we like to look for and has
15 got the flow and stuff, so we're going up to 47
16 and Stagecoach Road, so we kind of have put
17 together a little packet, and we appreciate you
18 guys giving us the time to present.

19 David put together a lot of stuff
20 for us, so, again, it's basically our -- kind of
21 our background a little bit, and we are looking
22 forward to possibly continuing to grow with you
23 guys.

24 CHAIRMAN OLSON: Thank you.

1 MR. WILLIAMSON: Any questions for me?

2 CHAIRMAN OLSON: Not yet I don't think.

3 Thank you.

4 MR. WILLIAMSON: Okay.

5 CHAIRMAN OLSON: I don't want to speak
6 for you, Deb and Rusty, do you have any questions
7 so far? We will probably ask questions during
8 the later period.

9 MR. HYETT: No.

10 MS. HORAZ: No.

11 CHAIRMAN OLSON: Thank you. So there
12 are standards for us to grant these different
13 variances, et cetera, et cetera. Typically we
14 ask you as the property owner if you want them
15 entered into the record. We suggest that you do.

16 MR. WILLIAMSON: Yes.

17 CHAIRMAN OLSON: Thank you.

18 MR. WILLIAMSON: Thank you.

19 CHAIRMAN OLSON: All right. Did anyone
20 else want to speak about this from the Brand
21 team, are we --

22 (No response.)

23 CHAIRMAN OLSON: Okay. All right. Then
24 is there anyone who wishes to speak in favor of

1 these requests? And there is multiple requests;
2 there is -- I'll fill in some blanks. We're
3 doing a -- there are four things we're going to
4 do for this, there is the rezoning, right now is
5 tipped -- it is at M-1, it was that -- I think it
6 was FS or the natural gas company for forever,
7 changing it from M-1 to a B-3, so that's the
8 first thing we'll vote on.

9 The second one is the special use,
10 which, let's see here, yeah, which Krysti just
11 whispered in my ear is required for a fuel-owned
12 gas service station. The third is the sign
13 variance, which we will talk about later, and the
14 fourth is -- no, that' is -- the final plat for
15 it?

16 MS. NOBLE: That does not require a
17 public hearing.

18 CHAIRMAN OLSON: Okay. So that will be
19 outside the public hearing portion. Okay. Is
20 there anyone who wishes to speak in favor of
21 these requests for this BP site?

22 (No response.)

23 CHAIRMAN OLSON: Is there anyone who
24 wishes to speak in opposition of these requests

1 for the BP site?

2 (No response.)

3 CHAIRMAN OLSON: Okay. Seeing as there
4 are none, do we have any questions right now from
5 commissioners for petitioner? I'm going to guess
6 no.

7 (No response.)

8 CHAIRMAN OLSON: All right. Then we
9 will move on. Do we have the petitioner present
10 for PZC 2022-17, storage unit variance approval?
11 Go ahead, sir, and, again, if you could let us
12 know your name, appreciate it.

13 DAVID COURTRIGHT,
14 having been first duly sworn, testified before
15 the Commission as follows:

16 MR. COURTRIGHT: Good evening. My name
17 is Dave Courtright on behalf of the list of
18 letters you had said. We're going to say the
19 owners of the real property located at 1602 North
20 Bridge Street.

21 CHAIRMAN OLSON: Very good.

22 MR. COURTRIGHT: We are seeking a
23 variance, subject variance for a few reasons.
24 Okay, first of all, I think it's notable we're

1 dealing with a unique lot here, okay? We have
2 three existing principal primary buildings on
3 that lot on the east side. That would render the
4 property as legally non-conforming uses because
5 remember this business has gone back a long time
6 pre-existing the ordinance, so if we were to not
7 be granted a variance, we would essentially not
8 be able to use accessory structures anything
9 closer to Illinois Route 47 that constitutes the
10 entire remainder of the lot, okay?

11 And, again, this lot is oriented to
12 the north. We don't have any access on and off.
13 Typical when the ordinance was contemplated,
14 flagship blocks were discouraged.

15 The ordinance is intended to harbor
16 rectangular lots with frontage access on and off
17 of Illinois Route 47. That's not the case with
18 us. We don't have any access on and off the
19 street. We share the easement, access easement,
20 with all in order to get into our parcel from the
21 north, so everything is really oriented to the
22 north, which obviously it makes this parcel a
23 little bit different than the average for the
24 standard.

1 Secondly, we operated a self storage
2 business, okay? This business has incurred
3 changes over the last ten, 20 years, and we are a
4 self storage business, we have been able to
5 operate viably with the number of units that
6 we've had in the past.

7 That's not the case today. The
8 industry has changed, and as you can see by
9 comparing us to the other self storage businesses
10 in the area, we have the smallest parcel in
11 addition to the smallest number of units.

12 We're trying to adapt. We're trying
13 to change with the industry. We're trying to
14 stay viable, to continue as a business, and if we
15 can't grow, we die. We die, right? I mean,
16 ultimately I suppose that would result in a
17 vacant lot for some period of time as opposed to
18 what we are proposing.

19 We understand the staff
20 recommendation; if the variance were to be
21 granted, it would be done so on the condition
22 that my client erect a fence and landscaping to
23 beautify that stretch.

24 Look, we all know that the objective

1 of the ordinance, the objective that we're trying
2 to do, is have slightly frontage on Illinois Route
3 47. We are a pre-existing legal non-conforming
4 use. We are oriented to the north. We are a
5 little bit out of sorts to apply that ordinance
6 to; however, what we are proposing -- and
7 everybody should have a handout in front of them
8 with a landscaping plan and a fence plan.

9 I apologize, that was not included
10 in the packet because we submitted it just this
11 week, not early enough to be; however, that's
12 \$60,000 in beautification work to this lot,
13 specifically the frontage on Illinois Route 47.

14 We want to be a good business. We
15 want -- we want to continue serving a need. We
16 are rented out. We have all of our units
17 occupied right now, and we want to continue to
18 serve that need. We want to improve the property
19 on Illinois Route 47.

20 We have a fence plan and a
21 landscaping plan in which we can substitute on
22 certain sides of fence or landscaping based on
23 what may be more attractive and preferential to
24 the city, but, again, at the end of the day we're

1 are asking for a way to move forward. We're
2 asking for the City's understanding given the
3 nature of this property, the flagship, the
4 orientation north, the ability to make this a
5 beautiful spot and continue to do our business,
6 which there is a need for in the city, and with
7 that, I'll pass.

8 CHAIRMAN OLSON: Thank you.

9 MR. COURTRIGHT: Thank you.

10 CHAIRMAN OLSON: All right. Any
11 questions, Deb, Rusty, right now, Danny?

12 MS. HORAZ: I don't have any at this
13 time.

14 CHAIRMAN OLSON: Okay, thank you. Is
15 there anyone from the public here that wants to
16 speak in favor of the request?

17 (No response.)

18 CHAIRMAN OLSON: Is there anyone who
19 wants to speak in opposition to the request?

20 (No response.)

21 CHAIRMAN OLSON: Seeing as there are
22 none, we will move on. Also, do you want your
23 responses to those questions added into the
24 record? We suggest that you do.

1 MR. COURTRIGHT: Yes.

2 CHAIRMAN OLSON: Thank you. All right.
3 Since all public testimony regarding these
4 petitions has been taken, may I please have a
5 motion to close the taking of testimony in this
6 public hearing?

7 MR. WILLIAMS: So moved.

8 MR. HYETT: Second.

9 CHAIRMAN OLSON: Roll call vote on the
10 motion, please.

11 MS. YOUNG: Yes. Williams.

12 MR. WILLIAMS: Yes.

13 MS. YOUNG: Horaz.

14 MS. HORAZ: Yes.

15 MS. YOUNG: Hyett.

16 MR. HYETT: Yes.

17 MS. YOUNG: Olson.

18 CHAIRMAN OLSON: Yes.

19 MS. YOUNG: Thank you.

20 CHAIRMAN OLSON: All right. Public
21 hearing portion of the meeting is closed.

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

PZC - Public Hearings - August 10, 2022

\$	5:23, 11:8	bunch [1] - 5:19	computer [1] - 16:7	E
\$60,000 [1] - 13:12	accuracy [1] - 16:14	business [7] - 11:5, 12:2, 12:4, 12:14, 13:14, 14:5	computer-generated [1] - 16:7	ear [1] - 9:11
0	acres [1] - 5:15	businesses [1] - 12:9	condition [1] - 12:21	early [1] - 13:11
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