

**PLANNING & ZONING COMMISSION**  
**Yorkville City Hall Council Chambers**  
**651 Prairie Pointe Drive, Yorkville, IL**  
**Wednesday, June 14, 2023 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**

Danny Williams-yes, Rusty Hyett-yes, Reagan Goins-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes

Absent: Deborah Horaz

**City Staff**

Krysti Barksdale-Noble, Community Development Director  
Jason Engberg, Senior Planner  
Lynn Dubajic Kellogg, Economic Development Director/Consultant

**Other Guests**

Christine Vitosh, Vitosh Reporting Service  
Shannon Setchell, Little Loaf Bakehouse  
Bailey Knapp, Little Loaf Bakehouse

Chairman Olson noted that Mr. Engberg will be leaving the city after seven years and thanked him for his expertise and his assistance with the Planning and Zoning Commission. Mr. Engberg thanked the members of the Plan Commission who have been very involved with matters brought forth.

**Previous Meeting Minutes May 10, 2023 and April 12, 2023**

The May 10, 2023 minutes were approved as presented on a motion and second by Commissioners Vinyard and Goins, respectively. Roll call: Hyett-yes, Goins-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 6-0.

The April 12, 2023 minutes were approved as presented on a motion and second by Commissioners Williams and Hyett, respectively. Roll call: Hyett-yes, Goins-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried-6-0.

**Citizen's Comments** None

**Public Hearing**

Chairman Olson explained the procedure for the Hearing and swore in those would give

testimony. At approximately 7:05 pm Commissioner Williams moved to open the

Hearing and Commissioner Vinyard seconded. Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes, Goins-yes. Carried 6-0.

Mr. Olson then read the Public Hearing description:

1. **PZC 2022-05 Little Loaf Bakehouse** Bailey Knapp dba Little Loaf Bakehouse, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use authorization to operate a bakery business on the first level and have a two-bedroom apartment on the upper level of an existing structure located at 101 West Center Street. The property is approximately 0.25 acres and is generally located at the northwest corner of Center Street and Illinois Route 47 (Bridge Street), in Yorkville, Illinois.

*--See Court Reporter's Transcripts of Public Hearing Proceedings.*

*--Petitioner requested the Standards for Special Use be entered into the Public Record.*

At approximately 7:08pm the Hearing concluded and a motion was made and seconded by Mr. Vinyard and Mr. Williams, respectively, to close the Public Hearings. Roll call: Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes, Goins-yes, Millen-yes. Carried 6-0.

**Unfinished Business** None

**New Business**

1. **PZC 2022-05 Little Loaf Bakehouse** (see full description above)

Mr. Engberg said the business will be located at 101 W. Center, where there is an existing house, formerly a commercial use. There is a parking lot on the north side of the property with a 6-foot privacy fence. Six minimum parking spaces are required. The Special Use request is for an apartment upstairs. Staff has not recommended any conditions to the Special Use and it fits into the Comprehensive Plan. Chairman Olson read the Special Use standards and said he was very supportive of the project.

A motion to approve PZC 2022-05 was made by Mr. Williams and seconded by Mr. Vinyard. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on June 14, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to permit one (1) multi-family dwelling (apartment) unit above the commercial use at the property commonly known as 101 West Center Street. Roll call: Vinyard-yes, Williams-yes, Hyett-yes, Goins-yes, Millen-yes, Olson-yes. Carried 6-0.

**Additional Business**

Mr. Engberg noted that the solar farms #105 and #106 petitioners from last month's meeting are gathering additional information to hopefully present it at the July meeting.

**Adjournment**

There was no further business and the meeting was adjourned at 7:14pm on a unanimous voice vote.

Respectfully submitted by Marlys Young, Minute Taker



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

This special use is solely for an upstairs, two bedroom apartment. Tenants will act as other area residents.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Owner of building will be operating bakery from lower level and she will live above. If owner were to move, she would have daily interactions at the building that would allow for close oversight. An upstairs apartment will not be any different than other residential properties in the area.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The upstairs apartment has private parking in the parking lot located to the North of the building, parking of residents cars would not impede city happenings at Yorkville Town Square.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

All utilities, drainage and other necessary facilities are already present. The current structure was a residential home that was zoned B2 and was utilized as office spaces, the structure of the house/building remains as a residential home.



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 800 Game Farm Road  
 Yorkville, Illinois, 60560  
 Telephone: 630-553-4350  
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 Website: www.yorkville.il.us

# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

Building has parking lot to the North side and street parking to the South of building. Those entering and exiting business area would follow already existing rules.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The special use, upstairs two bedroom apartment will follow established rules and regulations as other residents in Yorkville do.

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

*Shannon Setdrell*

PETITIONER SIGNATURE

*3-29-23*

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

*Boiluyk*

OWNER SIGNATURE

*3.29.23*

DATE

**THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:**

*Edward Chrabaszcz*



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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

651 Prairie Pointe  
Yorkville, Illinois

Wednesday, June 14, 2023  
7:00 p.m.

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PRESENT:

Mr. Jeff Olson, Chairman,  
Mr. Richard Vinyard,  
Mr. Danny Williams,  
Mr. Rusty Hyett,  
Mr. Greg Millen,  
Ms. Reagan Goins.

ALSO PRESENT:

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

- - - - -

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

4 CHAIRMAN OLSON: There is one public  
5 hearing scheduled for tonight's Planning and  
6 Zoning Commission hearing. The purpose of this  
7 hearing is to invite testimony from members of  
8 the public regarding the proposed request being  
9 heard before the Commission tonight.

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

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

19 If you plan to speak tonight, please  
20 right now raise -- stand, raise your right hand,  
21 and repeat after me.

22 (Witnesses thereupon duly sworn.)

23 CHAIRMAN OLSON: The order for receiving  
24 testimony tonight during the public hearing will

1 be as follows: We will have a presentation by  
2 the petitioner; those who wish to speak in favor  
3 -- no people here -- those who wish to speak in  
4 opposition; and I will be happy to hear it.

5 So may I have a motion, please, to  
6 open the public hearing on Petition number PZC  
7 2022-05, Little Loaf Bakehouse?

8 MR. WILLIAMS: So moved.

9 MR. VINYARD: Second.

10 CHAIRMAN OLSON: Roll call vote on that.

11 MS. YOUNG: Millen.

12 MR. MILLEN: Yes.

13 MS. YOUNG: Olson.

14 CHAIRMAN OLSON: Yes.

15 MS. YOUNG: Vinyard.

16 MR. VINYARD: Yes.

17 MS. YOUNG: Williams.

18 MR. WILLIAMS: Yes.

19 MS. YOUNG: Hyett.

20 MR. HYETT: Yes.

21 MS. YOUNG: And Goins.

22 MS. GOINS: Yes.

23 CHAIRMAN OLSON: All right. So the  
24 public hearing up tonight is Bailey Knapp -- did



1 I say that right? Bailey Knapp, doing business  
2 as Little Loaf Bakehouse, LLC, petitioner, has  
3 filed an application with the United City of  
4 Yorkville, Kendall County, Illinois, requesting  
5 special use authorization to operate a bakery  
6 business on the first level and have a  
7 two-bedroom apartment on the upper level of an  
8 existing structure located at 101 West Center  
9 Street.

10 The property is approximately  
11 one quarter acre and is generally located at the  
12 northwest corner of Center Street and Illinois  
13 Route 47 in Yorkville, Illinois.

14 Is Bailey making a presentation?

15 MS. DUBAJIC: I will speak first if you  
16 would like.

17 CHAIRMAN OLSON: Go right ahead.

18 LYNN DUBAJIC,  
19 having been first duly sworn, testified from the  
20 podium as follows:

21 MS. DUBAJIC: Okay. Hello, everyone. I  
22 am Lynn Dubajic, Economic Development Director  
23 for the City of Yorkville, consultant.

24 I just wanted to let you know, I met

1 Bailey about a year ago and we searched high and  
2 low for a location for her to do a bakery that is  
3 more than just a bakery. It is really going to  
4 be more of a small bites, tapas restaurant,  
5 drinks, as it evolves, and we found this location  
6 and thought it would be an ideal location for her  
7 to operate.

8 It is something that the City of  
9 Yorkville has yearned for for 23 years that I  
10 have been doing this job, so having a resident of  
11 Yorkville, a woman who actually graduated from  
12 Yorkville High School, to come back here and  
13 achieve her dream is a wonderful thing, and so I  
14 just wanted to let you know about the evolution  
15 of bringing Bailey to this location.

16 I think it will be a phenomenal  
17 location and it will also be a catalyst for that  
18 park to be -- perhaps become more business  
19 orientated, so thank you very much.

20 CHAIRMAN OLSON: Okay. Thank you. Is  
21 there anyone who wishes to speak in favor of the  
22 request? You do not have to.

23 MS. KNAPP: What?

24 MS. DUBAJIC: Do you want to speak?

1 MS. KNAPP: No.

2 CHAIRMAN OLSON: I am assuming there is  
3 no one who wishes to speak in opposition to the  
4 request.

5 (No response.)

6 CHAIRMAN OLSON: Anyone have any  
7 questions right now?

8 MR. ENGBERG: Real quick, the standards  
9 for special use here, they provided those answers  
10 into their application. Would you like those in  
11 the public record?

12 MS. DUBAJIC: Yes.

13 MS. KNAPP: Sure.

14 MR. ENGBERG: Sure, yes.

15 CHAIRMAN OLSON: All right. Since all  
16 public testimony regarding this petition is  
17 taken, may I have a motion please to close the  
18 taking of the public hearing?

19 MR. VINYARD: So moved.

20 MR. WILLIAMS: Second.

21 MS. YOUNG: Olson.

22 CHAIRMAN OLSON: Yes.

23 MS. YOUNG: Vinyard.

24 MR. VINYARD: Yes.

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MS. YOUNG: Williams.

MR. WILLIAMS: Yes.

MS. YOUNG: Hyett.

MR. HYETT: Yes.

MS. YOUNG: Goins.

MS. GOINS: Yes.

MS. YOUNG: And Millen.

MR. MILLEN: Yes.

CHAIRMAN OLSON: The public hearing  
portion of the meeting is closed.

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

---o0o---

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

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

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

17 As certification thereof, I have hereunto set  
18 my hand this 20th day of June, A.D., 2023.

19 Christine M Vitosh

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

22  
23  
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## PZC - Public Hearing - June 14, 2023

<b>0</b>	<b>B</b>	<b>D</b>		
<b>084-002883</b> [1] - 9:20	<b>Bailey</b> [5] - 4:24, 5:1, 5:14, 6:1, 6:15	<b>Danny</b> [1] - 2:4 <b>Development</b> [2] - 2:11, 5:22 <b>direction</b> [1] - 9:15 <b>Director</b> [2] - 2:11, 5:22 <b>dream</b> [1] - 6:13 <b>drinks</b> [1] - 6:5 <b>DUBAJIC</b> [5] - 5:15, 5:18, 5:21, 6:24, 7:12 <b>Dubajic</b> [1] - 5:22 <b>duly</b> [2] - 3:22, 5:19 <b>during</b> [1] - 3:24	3:6, 3:7, 3:24, 4:6, 4:24, 7:18, 8:9, 8:12, 9:5 <b>hello</b> [1] - 5:21 <b>hereby</b> [1] - 9:4 <b>hereto</b> [1] - 9:11 <b>hereunto</b> [1] - 9:16 <b>high</b> [1] - 6:1 <b>High</b> [1] - 6:12 <b>HYETT</b> [2] - 4:20, 8:4 <b>Hyett</b> [3] - 2:5, 4:19, 8:3	<b>members</b> [1] - 3:7 <b>met</b> [1] - 5:24 <b>Millen</b> [2] - 2:6, 8:7 <b>millen</b> [1] - 4:11 <b>MILLEN</b> [2] - 4:12, 8:8 <b>Minute</b> [1] - 2:13 <b>motion</b> [2] - 4:5, 7:17 <b>moved</b> [2] - 4:8, 7:19 <b>MR</b> [14] - 4:8, 4:9, 4:12, 4:16, 4:18, 4:20, 7:8, 7:14, 7:19, 7:20, 7:24, 8:2, 8:4, 8:8 <b>MS</b> [21] - 4:11, 4:13, 4:15, 4:17, 4:19, 4:21, 4:22, 5:15, 5:21, 6:23, 6:24, 7:1, 7:12, 7:13, 7:21, 7:23, 8:1, 8:3, 8:5, 8:6, 8:7
<b>1</b>	<b>Bakehouse</b> [2] - 4:7, 5:2 <b>bakery</b> [3] - 5:5, 6:2, 6:3 <b>Barksdale</b> [1] - 2:10 <b>Barksdale-Noble</b> [1] - 2:10 <b>become</b> [1] - 6:18 <b>bedroom</b> [1] - 5:7 <b>bites</b> [1] - 6:4 <b>bringing</b> [1] - 6:15 <b>business</b> [3] - 5:1, 5:6, 6:18	<b>E</b>	<b>I</b>	<b>N</b>
<b>1</b> [1] - 9:6 <b>101</b> [1] - 5:8 <b>14</b> [1] - 1:21			<b>ideal</b> [1] - 6:6 <b>ILLINOIS</b> [2] - 1:7, 9:1 <b>Illinois</b> [5] - 1:18, 5:4, 5:12, 5:13, 9:20 <b>inclusive</b> [1] - 9:6 <b>invite</b> [1] - 3:7	<b>name</b> [1] - 3:16 <b>Noble</b> [1] - 2:10 <b>northwest</b> [1] - 5:12 <b>number</b> [1] - 4:6
<b>2</b>			<b>J</b>	<b>O</b>
<b>2022-05</b> [1] - 4:7 <b>2023</b> [2] - 1:21, 9:17 <b>20th</b> [1] - 9:17 <b>23</b> [1] - 6:9		<b>Economic</b> [1] - 5:22 <b>ENGBERG</b> [2] - 7:8, 7:14 <b>Engberg</b> [1] - 2:12 <b>evolution</b> [1] - 6:14 <b>evolves</b> [1] - 6:5 <b>existing</b> [1] - 5:8	<b>Jason</b> [1] - 2:12 <b>Jeff</b> [1] - 2:2 <b>job</b> [1] - 6:10 <b>June</b> [2] - 1:21, 9:17	<b>OF</b> [3] - 1:6, 9:1, 9:2 <b>Olson</b> [3] - 2:2, 4:13, 7:21 <b>OLSON</b> [12] - 3:4, 3:23, 4:10, 4:14, 4:23, 5:17, 6:20, 7:2, 7:6, 7:15, 7:22, 8:9 <b>one</b> [4] - 3:4, 3:15, 5:11, 7:3 <b>open</b> [1] - 4:6 <b>operate</b> [2] - 5:5, 6:7 <b>opposition</b> [2] - 4:4, 7:3 <b>order</b> [1] - 3:23 <b>orientated</b> [1] - 6:19 <b>original</b> [1] - 9:11
<b>4</b>	<b>C</b>	<b>F</b>	<b>K</b>	<b>P</b>
<b>47</b> [1] - 5:13	<b>catalyst</b> [1] - 6:17 <b>Center</b> [2] - 5:8, 5:12 <b>certificate</b> [1] - 9:10 <b>certification</b> [1] - 9:16 <b>Certified</b> [1] - 9:3 <b>certified</b> [1] - 9:12 <b>certify</b> [2] - 9:4, 9:10 <b>Chairman</b> [1] - 2:2 <b>CHAIRMAN</b> [12] - 3:4, 3:23, 4:10, 4:14, 4:23, 5:17, 6:20, 7:2, 7:6, 7:15, 7:22, 8:9 <b>Christine</b> [2] - 9:3, 9:20 <b>City</b> [3] - 5:3, 5:23, 6:8 <b>CITY</b> [1] - 1:6 <b>clearly</b> [1] - 3:15 <b>close</b> [1] - 7:17 <b>closed</b> [1] - 8:10 <b>COMMISSION</b> [1] - 1:10 <b>Commission</b> [2] - 3:6, 3:9 <b>Community</b> [1] - 2:10 <b>complete</b> [1] - 9:7 <b>computer</b> [1] - 9:7 <b>computer-generated</b> [1] - 9:7 <b>consultant</b> [1] - 5:23 <b>control</b> [1] - 9:15 <b>copies</b> [2] - 9:12, 9:14 <b>corner</b> [1] - 5:12 <b>correct</b> [1] - 9:7 <b>County</b> [1] - 5:4 <b>COUNTY</b> [1] - 9:2 <b>CSR</b> [2] - 9:20, 9:20	<b>favor</b> [2] - 4:2, 6:21 <b>filed</b> [1] - 5:3 <b>first</b> [3] - 5:6, 5:15, 5:19 <b>following</b> [1] - 3:1 <b>follows</b> [2] - 4:1, 5:20 <b>foregoing</b> [1] - 9:6	<b>Kendall</b> [1] - 5:4 <b>KNAPP</b> [3] - 6:23, 7:1, 7:13 <b>Knapp</b> [2] - 4:24, 5:1 <b>Krysti</b> [1] - 2:10	<b>p.m</b> [1] - 1:22 <b>Pages</b> [1] - 9:6 <b>park</b> [1] - 6:18 <b>people</b> [1] - 4:3 <b>perhaps</b> [1] - 6:18 <b>persons</b> [2] - 3:10, 3:14 <b>petition</b> [1] - 7:16 <b>Petition</b> [1] - 4:6
<b>6</b>		<b>G</b>	<b>L</b>	
<b>651</b> [1] - 1:17		<b>generally</b> [1] - 5:11 <b>generated</b> [1] - 9:7 <b>Goins</b> [3] - 2:7, 4:21, 8:5 <b>GOINS</b> [2] - 4:22, 8:6 <b>graduated</b> [1] - 6:11 <b>Greg</b> [1] - 2:6	<b>LASALLE</b> [1] - 9:2 <b>level</b> [2] - 5:6, 5:7 <b>list</b> [1] - 3:17 <b>LLC</b> [1] - 5:2 <b>Loaf</b> [2] - 4:7, 5:2 <b>located</b> [2] - 5:8, 5:11 <b>location</b> [5] - 6:2, 6:5, 6:6, 6:15, 6:17 <b>low</b> [1] - 6:2 <b>LYNN</b> [1] - 5:18 <b>Lynn</b> [1] - 5:22	
<b>7</b>		<b>H</b>	<b>M</b>	
<b>7:00</b> [1] - 1:22		<b>hand</b> [3] - 3:20, 9:13, 9:17 <b>happy</b> [1] - 4:4 <b>hear</b> [1] - 4:4 <b>heard</b> [2] - 3:9, 3:13 <b>HEARING</b> [1] - 1:11 <b>hearing</b> [11] - 3:3, 3:5,	<b>Marlys</b> [1] - 2:13 <b>meeting</b> [2] - 8:10, 8:13	
<b>9</b>				
<b>9</b> [1] - 9:6				
<b>A</b>				
<b>A.D</b> [1] - 9:17 <b>accuracy</b> [1] - 9:14 <b>achieve</b> [1] - 6:13 <b>acre</b> [1] - 5:11 <b>aforsaid</b> [1] - 9:9 <b>ago</b> [1] - 6:1 <b>ahead</b> [1] - 5:17 <b>ALSO</b> [1] - 2:9 <b>AND</b> [1] - 1:10 <b>annexed</b> [1] - 9:10 <b>answers</b> [1] - 7:9 <b>apartment</b> [1] - 5:7 <b>application</b> [2] - 5:3, 7:10 <b>applies</b> [1] - 9:11 <b>assume</b> [1] - 9:13 <b>assuming</b> [1] - 7:2 <b>authorization</b> [1] - 5:5				

PZC - Public Hearing - June 14, 2023

<p><b>petitioner</b> [3] - 3:13, 4:2, 5:2  <b>phenomenal</b> [1] - 6:16  <b>place</b> [1] - 9:9  <b>plan</b> [1] - 3:19  <b>Planner</b> [1] - 2:12  <b>PLANNING</b> [1] - 1:10  <b>Planning</b> [1] - 3:5  <b>podium</b> [1] - 5:20  <b>Pointe</b> [1] - 1:17  <b>portion</b> [2] - 8:10, 8:12  <b>Prairie</b> [1] - 1:17  <b>present</b> [1] - 3:11  <b>PRESENT</b> [2] - 2:1, 2:9  <b>presentation</b> [2] - 4:1, 5:14  <b>proceedings</b> [4] - 3:2, 8:11, 9:5, 9:8  <b>property</b> [1] - 5:10  <b>proposed</b> [1] - 3:8  <b>provided</b> [1] - 7:9  <b>public</b> [1] - 9:5  <b>PUBLIC</b> [1] - 1:11  <b>public</b> [12] - 3:2, 3:4, 3:8, 3:10, 3:24, 4:6, 4:24, 7:11, 7:16, 7:18, 8:9, 8:12  <b>purpose</b> [1] - 3:6  <b>PZC</b> [1] - 4:6</p>	<p>9:13  <b>restaurant</b> [1] - 6:4  <b>richard</b> [1] - 2:3  <b>roll</b> [1] - 4:10  <b>Route</b> [1] - 5:13  <b>Rusty</b> [1] - 2:5</p>	<p><b>V</b></p> <p><b>VINYARD</b> [4] - 4:9, 4:16, 7:19, 7:24  <b>Vinyard</b> [3] - 2:3, 4:15, 7:23  <b>Vitosh</b> [2] - 9:3, 9:20  <b>vote</b> [1] - 4:10</p>
<p><b>Q</b></p>	<p><b>S</b></p> <p><b>scheduled</b> [1] - 3:5  <b>School</b> [1] - 6:12  <b>searched</b> [1] - 6:1  <b>second</b> [2] - 4:9, 7:20  <b>Senior</b> [1] - 2:12  <b>set</b> [1] - 9:16  <b>Shorthand</b> [1] - 9:3  <b>sign</b> [1] - 3:17  <b>signed</b> [1] - 9:12  <b>small</b> [1] - 6:4  <b>special</b> [2] - 5:5, 7:9  <b>SS</b> [1] - 9:1  <b>stand</b> [1] - 3:20  <b>standards</b> [1] - 7:8  <b>state</b> [1] - 3:16  <b>STATE</b> [1] - 9:1  <b>Street</b> [2] - 5:9, 5:12  <b>structure</b> [1] - 5:8  <b>sworn</b> [2] - 3:22, 5:19</p>	<p><b>W</b></p> <p><b>Wednesday</b> [1] - 1:21  <b>West</b> [1] - 5:8  <b>WHEREUPON</b> [1] - 3:1  <b>WILLIAMS</b> [4] - 4:8, 4:18, 7:20, 8:2  <b>Williams</b> [3] - 2:4, 4:17, 8:1  <b>wish</b> [3] - 3:11, 4:2, 4:3  <b>wishes</b> [2] - 6:21, 7:3  <b>wishing</b> [1] - 3:14  <b>Witnesses</b> [1] - 3:22  <b>woman</b> [1] - 6:11  <b>wonderful</b> [1] - 6:13</p>
<p><b>R</b></p>	<p><b>T</b></p> <p><b>Taker</b> [1] - 2:13  <b>tapas</b> [1] - 6:4  <b>testified</b> [1] - 5:19  <b>testify</b> [1] - 3:14  <b>testimony</b> [4] - 3:7, 3:10, 3:24, 7:16  <b>thereof</b> [2] - 9:12, 9:16  <b>thereupon</b> [1] - 3:22  <b>tonight</b> [5] - 3:9, 3:15, 3:19, 3:24, 4:24  <b>tonight's</b> [1] - 3:5  <b>transcribed</b> [1] - 9:4  <b>transcript</b> [2] - 9:8, 9:11  <b>true</b> [1] - 9:7  <b>two</b> [1] - 5:7  <b>two-bedroom</b> [1] - 5:7</p>	<p><b>Y</b></p> <p><b>year</b> [1] - 6:1  <b>yearned</b> [1] - 6:9  <b>years</b> [1] - 6:9  <b>YORKVILLE</b> [2] - 1:6, 1:7  <b>Yorkville</b> [7] - 1:18, 5:4, 5:13, 5:23, 6:9, 6:11, 6:12  <b>YOUNG</b> [12] - 4:11, 4:13, 4:15, 4:17, 4:19, 4:21, 7:21, 7:23, 8:1, 8:3, 8:5, 8:7  <b>Young</b> [1] - 2:13</p>
<p><b>quarter</b> [1] - 5:11  <b>questions</b> [2] - 3:12, 7:7  <b>quick</b> [1] - 7:8</p>	<p><b>U</b></p>	<p><b>Z</b></p>
<p><b>raise</b> [2] - 3:20  <b>Reagan</b> [1] - 2:7  <b>real</b> [1] - 7:8  <b>really</b> [1] - 6:3  <b>receiving</b> [1] - 3:23  <b>record</b> [1] - 7:11  <b>regarding</b> [3] - 3:8, 3:13, 7:16  <b>repeat</b> [1] - 3:21  <b>Reporter</b> [1] - 9:4  <b>represent</b> [1] - 3:16  <b>reproduced</b> [1] - 9:14  <b>request</b> [5] - 3:8, 3:12, 3:13, 6:22, 7:4  <b>requesting</b> [1] - 5:4  <b>resident</b> [1] - 6:10  <b>response</b> [1] - 7:5  <b>responsibility</b> [1] -</p>	<p><b>under</b> [2] - 9:12, 9:14  <b>UNITED</b> [1] - 1:6  <b>United</b> [1] - 5:3  <b>up</b> [1] - 4:24  <b>upper</b> [1] - 5:7</p>	<p><b>ZONING</b> [1] - 1:10  <b>Zoning</b> [1] - 3:6</p>