

In the Matter Of:

IN RE: 19-0465, 19-0392, 19-0395, 19-0396

REPORT OF PROCEEDINGS

June 05, 2019

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BEFORE THE PLAN COMMISSION
CITY OF AURORA, ILLINOIS

IN RE:)
19-0465, 19-0392, 19-0395,)
19-0396.)

REPORT OF PROCEEDINGS had at the Public
Hearing in the above-entitled cause before the Plan
Commission at the City of Aurora Council Chambers,
44 East Downer Place, Second Floor, Aurora, Illinois,
on the 5th day of June, 2019, at 7:00 o'clock p.m.

PRESENT:

PLAN COMMISSION:

Mr. Don Pilmer
Mr. Kenneth Cameron
Mr. Greg Elsbree
Mr. Ivan Chambers
Mr. Raymond Hull
Ms. Shanita Anderson
Ms. Carol Tidwell
Mr. Pedro Gonzales
Ms. Kathy Duncan
Ms. Lynn Head
Mr. Patrick J. Divine
Mr. Mike Reynolds
Ms. Yvonne Owusu-Safo

Mr. Edward T. Sieben, Director
Mr. Jill Morgan, Planner

REPORTED BY NICOLE M. BREYTSBRAAK, CSR, RPR, CRC, CRR.

1 (Whereupon the public meeting
2 was called to order at
3 7:02 p.m.)

4 COMMISSIONER PILMER: I would like to call to
5 order the City of Aurora Planning Commission meeting
6 for Wednesday, June 5th.

7 Please call the roll.

8 MR. SIEBEN: Oh, sorry.

9 Sue is out.

10 Let's see.

11 Chairman Pilmer.

12 COMMISSIONER PILMER: Here.

13 MR. SIEBEN: Mrs. Anderson.

14 COMMISSIONER ANDERSON: Here.

15 MR. SIEBEN: Mr. Cameron.

16 COMMISSIONER CAMERON: Here.

17 MR. SIEBEN: Mr. Chambers.

18 COMMISSIONER CHAMBERS: Here.

19 MR. SIEBEN: Mr. Divine.

20 COMMISSIONER DIVINE: Here.

21 MR. SIEBEN: Mrs. Duncan.

22 COMMISSIONER DUNCAN: Here.

23 MR. SIEBEN: Mr. Elsbree.

24 COMMISSIONER ELSBREE: Here.

1 MR. SIEBEN: Mr. Gonzales.

2 COMMISSIONER GONZALES: Here.

3 MR. SIEBEN: Mrs. Head.

4 COMMISSIONER HEAD: Here.

5 MR. SIEBEN: Mr. Hull.

6 COMMISSIONER HULL: Here.

7 MR. SIEBEN: Mrs. Owusu-Safo.

8 COMMISSIONER OWUSU-SAFO: Here.

9 MR. SIEBEN: Mr. Reynolds.

10 COMMISSIONER REYNOLDS: Here.

11 MR. SIEBEN: Ms. Tidwell.

12 COMMISSIONER TIDWELL: Here.

13 MR. SIEBEN: We have all 13. Okay, good.

14 COMMISSIONER PILMER: Before you are the
15 minutes of our -- the Plan Commission meeting from
16 May 22nd, 2019.

17 Are there any additions or
18 corrections?

19 Hearing none, can we have a motion to
20 approve?

21 COMMISSIONER TIDWELL: Move approval.

22 COMMISSIONER ANDERSON: Second.

23 COMMISSIONER PILMER: Motion made by
24 Ms. Tidwell and seconded by Mrs. Anderson.

1 Please call the roll.

2 MR. SIEBEN: Mrs. Anderson.

3 COMMISSIONER ANDERSON: Yes.

4 MR. SIEBEN: Mr. Cameron.

5 COMMISSIONER CAMERON: Yes.

6 MR. SIEBEN: Mr. Chambers.

7 COMMISSIONER CHAMBERS: Pass.

8 MR. SIEBEN: Mr. Divine.

9 COMMISSIONER DIVINE: Yes.

10 MR. SIEBEN: Mrs. Duncan.

11 COMMISSIONER DUNCAN: Pass.

12 MR. SIEBEN: Mr. Elsbree.

13 COMMISSIONER ELSBREE: Yes.

14 MR. SIEBEN: Mr. Gonzales.

15 COMMISSIONER GONZALES: Yes.

16 MR. SIEBEN: Mrs. Head.

17 COMMISSIONER HEAD: Pass.

18 MR. SIEBEN: Mr. Hull.

19 COMMISSIONER HULL: Pass.

20 MR. SIEBEN: Mrs. Owusu-Safo.

21 COMMISSIONER OWUSU-SAFO: Pass.

22 MR. SIEBEN: Mr. Reynolds.

23 COMMISSIONER REYNOLDS: Yes.

24 MR. SIEBEN: Ms. Tidwell.

1 COMMISSIONER TIDWELL: Yes.

2 COMMISSIONER PILMER: Before we begin tonight's
3 meeting or our agenda on tonight's meeting, this is
4 an open meeting in alliance with the State of
5 Illinois rules.

6 If anyone is in the audience that
7 would like to come before the Commission and speak
8 about any item that is not a public hearing, you
9 have three minutes to do so.

10 Please note, for the record, that
11 no one came forward.

12 And then we'll move to the first item
13 on our agenda.

14 It's an ordinance granting a special
15 use permit for a special purpose recreational
16 institution use on the property located at
17 1 to 11 North Broadway and 100 to 104 East Galena
18 Boulevard (Yetee Station Arcade).

19 This is a public hearing.

20 MS. MORGAN: So the petitioner is requesting a
21 special use for a special purpose recreational use
22 at -- for an arcade at 1 through 11 North Broadway.

23 This building is downtown core zoned.
24 It's a multi-tenant commercial building with

1 residential above.

2 So just to let you know, this
3 property is multi-tenant. The petitioner is
4 proposing to go into 11 North Broadway. It used to
5 be the old pawn shop but because of the -- there's
6 multiple units on one zoning lot, the special use is
7 for the entire lot, so it covers multiple units, so
8 the whole zoning would now be downtown core with
9 special use on the entire property.

10 You may have saw some of the signage
11 was on both of the sides of the elevation because
12 it's the whole property but they're only looking at
13 this moment 11 -- I'm sorry -- yeah --
14 11 North Broadway to go into for their arcade.

15 So it's -- they're looking at
16 approximately 1700 square feet. This shows you the
17 floor plan that they're looking at.

18 Yetee Station Arcade, it would be for
19 all ages. Their business model would be one
20 admission that you pay at the door and then it's
21 unlimited play.

22 They're looking at 70 restored gaming
23 machines. I think they might change out throughout
24 the year. It would feature arcades games from,

1 like, 1980s to today. They're not -- not now asking
2 for alcohol, so that's not a case in this situation.

3 Staff is still working with the owner
4 on some facade improvements. That's kind of
5 separate from the special use. Since we're still
6 working through some facade improvements possibly
7 for the whole facade on that property, just to let
8 you know.

9 So, some background on it.

10 The staff felt like the development
11 of the space into a family arcade would be a good
12 use for this location. It brings some new energy
13 and some new clientele and just kind of a use that
14 kinda fits for the rest of the area, recreational
15 uses and the arts and stuff that we're kind of
16 promoting in downtown.

17 They're backing up to what's called
18 Parking Lot E, so there's plenty of parking. The
19 City is actually looking to do some improvements to
20 that parking lot as well in the upcoming years. So
21 kind of even more enhancing that parking lot and
22 hopefully bring more people to the area, including
23 this building.

24 So that is kind of why staff would

1 support the special use at this location.

2 Is there any questions for staff
3 before I hand it over to the petitioner?

4 COMMISSIONER TIDWELL: I assume there's no
5 gambling here?

6 MS. MORGAN: Correct. It is just kids type of
7 arcade games.

8 COMMISSIONER PILMER: Any other questions of
9 staff?

10 If not, we'll turn it over to
11 petitioners.

12 This is a public hearing, so Ed will
13 swear you in.

14 (Petitioners sworn.)

15 MR. SIEBEN: Give your name and address and
16 sign in, please.

17 MR. FRIEDERS: My name is Joel Frieders. I've
18 been working with Mike Mancuso, the owner of the
19 Yetee, LLC. It is a T-shirt company that used to be
20 located downtown and they're now located off of
21 Mallette Road in -- towards the I-88 corridor.
22 They're a T-shirt company.

23 This is an offshoot of their
24 merchandising brand, which is called Yetee Station.

1 We had originally planned for 150 to
2 200 games. Right now we have space for about 65 to
3 75 arcade games. All owned by Mr. Mancuso here.

4 So there is no operable coin
5 mechanisms in any of the machines. They are set to
6 free play. You come in and you get a ticket and
7 you're there all day.

8 If you have -- if you're not familiar
9 with this type of arcade, there's three in the area
10 that I honestly think you should take a trip to.
11 Number one is Galloping Ghost in Brookfield. They
12 are the largest in the world. They have over 700
13 video games all set to free play. They open at
14 11:00 a.m. and they close at, like, 2:00 a.m. A
15 little bit different than what we're talking about
16 here, but you spend 20 bucks and you can literally
17 relive your childhood on video games in this
18 facility.

19 Also, two more, Pixel Blast and
20 Prince Arcades. All of these models bring in a
21 large number of children and teens to the area. The
22 beautiful thing about this is once a game gets
23 boring, they just go 3 feet to the right or 3 feet
24 to the left and start over.

1 The cool thing about this also is it
2 kind of complements all of the businesses in the
3 area.

4 As you can see my T-shirt, we're
5 affiliated with Beebee's Deli, which we've been
6 working through the permitting process, on the
7 corner of River and New York. We're also affiliated
8 with Gillerson's Grubbery. So in addition to having
9 the ability to purchase food and have it either
10 delivered there or to meet someone at the
11 restaurant, we are basically a partnership with
12 businesses downtown of some relatively younger
13 generation people trying to have a good time that
14 does not involve the Paramount or the crowd that
15 they bring. But also remember that people that show
16 up at the Paramount, sometimes they have kids with
17 no babysitter. Not saying that we are a babysitter,
18 but a lot of people spend more than \$20 for entrance
19 to take care of their children. Well, as long as
20 you're well-behaved, Yetee Station Arcade has, like
21 I said, between 65 and 75 different arcade games.
22 Not to mention the fact there are a lot of
23 communities in the area that are based around video
24 games.

1 Mike's arcade here, Yetee Station,
2 will have a number of activities basically geared
3 towards those people in those types of communities.

4 So this is a totally different type
5 of environment for them that has not existed in
6 Aurora ever.

7 When we first started this
8 conversation, the conversation was about, Well, how
9 are you going to tax each individual machine? These
10 machines are not registered with the State. They
11 have no operable coin mechanisms. Every game in the
12 entire building will be completely free play.

13 That means there are no games of
14 redemption, there are no stuffed animals, there is
15 nothing that you win. All of this is basically go
16 in and play.

17 And if, again, if you have not been
18 to Prince Arcades, Pixel Blast, or Galloping Ghosts,
19 I strongly recommend you take the day, because it
20 will take you a day to get through Galloping Ghost,
21 but try to enjoy one of these things because you'll
22 find yourself completely lost to the fact that time
23 is no issue when you're in one of these
24 establishments.

1 So right here where we're talking
2 about on the corner, we've been working with
3 JDR Construction and JH Real Estate. We think this
4 is an excellent way to kick off the fact that
5 Downtown Aurora is a place for families, for
6 children, for teenagers and it's not always about
7 Paramount or about restaurants, it's about just
8 being here.

9 If you've ever been to a First
10 Friday, you'll know that Mr. Mancuso here with the
11 Yetee has done a lot to bring people downtown.

12 In addition to just having the
13 arcade, one of the things that he had before at the
14 Yetee T-shirt Factory over on Cross Street off of
15 River was the fact that people would show up and
16 play these arcade games, one, two, three, four, or
17 five. Now we're talking about bringing of 65 to 75
18 games to Downtown Aurora.

19 Like I said, all free play; one
20 single admission, but, hopefully, we're going to
21 bring a whole lot more people Downtown that are not
22 looking for burgers or beers or theater tickets.

23 COMMISSIONER PILMER: Thank you.

24 MR. FRIEDERS: Any questions?

1 COMMISSIONER TIDWELL: Is there a minimum age?

2 MR. FRIEDERS: Walking. They have to be
3 walking.

4 MR. MANCUSO: Yeah. I'm Mike Mancuso. I'm the
5 owner of The Yetee, LLC, in Aurora and Yetee
6 Station.

7 I think we're going to have if you're
8 under 12, you need to be accompanied by a parent.
9 So no -- like Joel said, we're not babysitters. 13
10 and over, I think that -- we're looking to close
11 between, on the weekdays, 10:00 and on the weekends
12 midnight. So no late nights for young kids.

13 COMMISSIONER REYNOLDS: How are you staffed?

14 Will the staff be at the facility?

15 MR. MANCUSO: Right now I have one staff. He's
16 helping me restore some of the games because they're
17 30-plus years old. He's going to be my general
18 manager. We have another general manager -- or
19 another manager that's come in. So there will be
20 two or three people on premises at all times.

21 Mostly a manager and maybe someone
22 walking the floor to help make sure people are doing
23 what they need to do and not destroying our antique
24 games.

1 COMMISSIONER TIDWELL: Is there a maximum age?

2 MR. MANCUSO: No.

3 COMMISSIONER HEAD: Do you have '70s pinball?

4 MR. MANCUSO: Yes. I have pinball all through
5 the eras. I'm trying to have at least two from the
6 '70s, '80s, and the '90s, and the resurgence of the
7 2000s at all times.

8 COMMISSIONER ELSBREE: Is it Mike?

9 MR. MANCUSO: Yes, it's Mike.

10 COMMISSIONER ELSBREE: I'm familiar with your
11 old shop down and your new one up there.

12 I'm just curious, we mentioned staff.
13 You have a unique staff generally, a good young
14 group of people. I'm hoping you're going to
15 continue that thought.

16 MR. MANCUSO: Yeah. Well, since we've moved
17 into the old Kelmscott Printing, our staff is over
18 20 people now, which is somewhere I never thought
19 I'd be, employing 20 people from the local area.

20 Right now I have -- he's actually a
21 community manager for local video games already, so
22 he's -- I'm hoping to build community here and he's
23 the general manager, and then the other manager I'm
24 bringing in, he's an electrical engineer. So he can

1 get into a machine and make sure it's operable.

2 They're both, you know, under 25 and
3 they --

4 COMMISSIONER ELSBREE: You're doing a great job
5 of employing young people.

6 MR. MANCUSO: Yeah.

7 COMMISSIONER ELSBREE: I hope to continue
8 there.

9 MR. MANCUSO: Oh, yeah, yeah. The amount of
10 talent, I don't have to go any farther than the
11 Fox Valley area to find amazing people.

12 COMMISSIONER ELSBREE: Young and local.

13 MR. MANCUSO: Yeah.

14 COMMISSIONER ELSBREE: I like it.

15 MR. MANCUSO: I'm the old guy at work.

16 COMMISSIONER PILMER: Any other questions?

17 COMMISSIONER HULL: I'm curious, if you have 65
18 games, what would be the capacity of the number of
19 people that could be in at any one time? In other
20 words, 65 people playing?

21 MR. FRIEDERS: Yeah, the Fire Marshal -- yeah,
22 so 49 is the recommendation from the Fire Marshal.
23 So as we're closer to requiring occupancy, we'll
24 have a definite number and that would be a clicker

1 for the staff.

2 COMMISSIONER PILMER: Very well.

3 Okay. If you have a seat and then
4 I'll open the public hearing.

5 This is a public hearing. If anyone
6 in the audience would like to come before the
7 Commission and ask questions regarding this case,
8 please raise your hand and we'll swear you in.

9 Please note for the record that
10 no one came forward.

11 And I'll close the public hearing and
12 ask for a recommendation from staff.

13 MS. MORGAN: Staff recommends conditional
14 approval on the special use for a special purpose
15 recreational institution (5200) use on Lot 7 in the
16 original town of Aurora located at 1 through
17 11 North Broadway and 100 through 104 East Galena
18 Boulevard with the following condition: That the
19 building owner continues to work with staff on
20 facade improvements to the building.

21 COMMISSIONER PILMER: You've heard the staff's
22 recommendation.

23 Is there a motion?

24 COMMISSIONER CAMERON: Don.

1 On the -- can you review again the
2 nature of the zoning and how it applies to the
3 building and what -- once it's applied to that
4 building, does it stay with it? And can you then
5 expand the uses to whatever the capacity of the
6 building is, assuming that it's successful, and just
7 kind of run through that for me, please?

8 MS. MORGAN: Yes.

9 So this is a special use over the
10 entire property, which is multiple units due to not
11 being able to -- for zoning we don't like to split
12 zoning halfway -- on portions of a parcel.

13 So this would be for the entire
14 parcel. So it does give them the option if they
15 like this building, they like this area -- that
16 particular area, and they want to expand, if it's
17 feasible, the special use would cover parts of the
18 rest of the building.

19 There's issues with Code that they
20 would have to address as far as getting from one
21 unit to another. But the special use would have an
22 entire building, on the first floor anyway.
23 Residential is only permitted above.

24 COMMISSIONER CAMERON: Okay. And what is the

1 square footage of the building? What do we have
2 potential for expansion on this?

3 MR. SIEBEN: I think this unit is about 1700,
4 roughly, and it's probably less than a quarter or
5 fifth of the building.

6 MS. MORGAN: I have the entire building is
7 about 18,000.

8 MR. SIEBEN: That includes --

9 MS. MORGAN: That includes the upper floors as
10 well.

11 COMMISSIONER ELSBREE: It says 7,800.

12 7800, does that sound right?

13 MR. SIEBEN: That might be the first floor.

14 COMMISSIONER PILMER: Can you clarify, it's
15 more of a public -- it's a special use, not
16 necessarily rezoning?

17 MS. MORGAN: Correct. It's a special use. So
18 it still would be the downtown core with a special
19 use for the special purpose recreational use.

20 COMMISSIONER CAMERON: And will it apply with a
21 change of ownership or do they have to refile for a
22 special use --

23 MS. MORGAN: It will run with the property.

24 COMMISSIONER CAMERON: With the property.

1 MR. SIEBEN: So the property then is eligible
2 if they were to expand, a different arcade comes in,
3 it's eligible for the whole property. That doesn't
4 mean they're ever going to expand beyond 11.

5 COMMISSIONER CAMERON: Thank you.

6 COMMISSIONER PILMER: I would ask for a motion.

7 COMMISSIONER CHAMBERS: Move for approval with
8 the conditions listed in the staff report.

9 COMMISSIONER HULL: Second.

10 COMMISSIONER PILMER: We heard -- a motion has
11 been made and seconded.

12 Please call the roll.

13 MR. SIEBEN: Mrs. Anderson.

14 COMMISSIONER ANDERSON: Yes.

15 MR. SIEBEN: Mr. Cameron.

16 COMMISSIONER CAMERON: Yes.

17 MR. SIEBEN: Mr. Chambers.

18 COMMISSIONER CHAMBERS: Yes.

19 MR. SIEBEN: Mr. Divine.

20 COMMISSIONER DIVINE: Yes.

21 MR. SIEBEN: Mrs. Duncan.

22 COMMISSIONER DUNCAN: Yes.

23 MR. SIEBEN: Mr. Elsbree.

24 COMMISSIONER ELSBREE: Yes.

1 MR. SIEBEN: Mr. Gonzales.

2 COMMISSIONER GONZALES: Yes.

3 MR. SIEBEN: Mrs. Head.

4 COMMISSIONER HEAD: Yes.

5 MR. SIEBEN: Mr. Hull.

6 COMMISSIONER HULL: Yes.

7 MR. SIEBEN: Mrs. Owusu-Safo.

8 COMMISSIONER OWUSU-SAFO: Yes.

9 MR. SIEBEN: Mr. Reynolds.

10 COMMISSIONER REYNOLDS: Yes.

11 MR. SIEBEN: Ms. Tidwell.

12 COMMISSIONER TIDWELL: Yes.

13 COMMISSIONER PILMER: Motion carries.

14 We will evaluate the proposal with
15 respect to the following: Is the proposal in
16 accordance with all applicable official physical
17 development policies and other related official
18 plans and policies of the City of Aurora?

19 COMMISSIONER CHAMBERS: These are listed in the
20 staff report.

21 COMMISSIONER PILMER: Does the proposal
22 represent the logical establishment and/or
23 consistent extension of the requested classification
24 in consideration of the existing land uses, existing

1 zoning classifications, and essential character of
2 the general area of the property in question?

3 COMMISSIONER REYNOLDS: The proposal does
4 represent a very good use with a lot of potential.

5 COMMISSIONER PILMER: Is the proposal
6 consistent with a desirable trend of development in
7 the general area of the property in question,
8 occurring since the property in question was placed
9 in its present zoning classification, desirability
10 being defined as the trend's consistency with
11 applicable official physical development policies
12 and other related official plans and policies of the
13 City of Aurora?

14 COMMISSIONER REYNOLDS: The proposal does
15 represent good use of the property with great
16 potential.

17 COMMISSIONER PILMER: Will the proposal
18 maintain a compatible relationship with the traffic
19 pattern and traffic volume of adjacent streets and
20 not have an adverse effect upon traffic or
21 pedestrian movement and safety in the general area
22 of the property in question?

23 COMMISSIONER CHAMBERS: With the additional
24 parking in the back, it should not have any adverse

1 effect in parking.

2 COMMISSIONER PILMER: Will the proposal allow
3 for the provision of adequate public services and
4 facilities to the property in question and have no
5 adverse effect upon existing public services and
6 facilities?

7 COMMISSIONER ANDERSON: I believe these are all
8 in place.

9 COMMISSIONER PILMER: Does the proposal take
10 adequate measures or will they be taken to provide
11 ingress and egress so designed as to maximize
12 pedestrian and vehicular circulation ease and
13 safety, minimize traffic congestion, and not
14 substantially increase the congestion in the public
15 streets?

16 COMMISSIONER OWUSU-SAFO: The proposal does
17 take these things into consideration, yes.

18 COMMISSIONER PILMER: And we could ask
19 additional standards for special use petitions.

20 Will the special use not preclude the
21 normal and orderly development and improvement of
22 surrounding properties due to the saturation or
23 concentration of similar uses in the general area?

24 I would state that there is going to

1 be no saturation and there are no similar uses of
2 this type in the general area.

3 And is the special use in all other
4 respects in conformance to the applicable
5 regulations of the district in which it is located,
6 except as such regulations may in each instance be
7 modified by the City Council pursuant to the
8 recommendations of the Plan Commission?

9 It is in conformance with the
10 applicable regulations of the district.

11 This ends our findings of fact.

12 If you could state when this will
13 next be heard.

14 MS. MORGAN: So due to the restructuring of our
15 committees, the Planning Development Committee is
16 now part of -- is being -- a new committee is
17 created called Building and Zoning and Economic
18 Committee.

19 So the next will be heard at that
20 committee next Wednesday instead of our typical
21 Thursday, so next Wednesday the 12th, still at
22 4:00 o'clock.

23 COMMISSIONER PILMER: Thank you and
24 congratulations.

1 Good luck.

2 Next item on the agenda is the
3 Building, Zoning, and Economic Development Committee
4 resolution approving the final plat for the
5 Laurelton Place Subdivision being vacant land
6 located north of Hafenrichter Road, east of
7 Barrington Drive, and west of Whitethorn Drive,
8 Ward 9.

9 MS. MORGAN: Could you also read in the next
10 related.

11 COMMISSIONER PILMER: And the next case: A
12 Building, Zoning, and Economic Development Committee
13 resolution approving the final plan on Lots 1
14 through 48 of Laurelton Place Subdivision located
15 north of Hafenrichter Road, east of Barrington
16 Drive, and west of Whitethorn Drive for a one
17 family -- for a one-family dwelling use, Ward 9.

18 MS. MORGAN: So this recently just became
19 before you for a plan description/revision of the
20 preliminary plan, so they're just following up with
21 the final plan and plat.

22 So just -- so they are proposing
23 48 lots. 41 of the lots are buildable. 6 lots are
24 outlots for engineering's request to allow some

1 water flow issues for the water to flow to the
2 detention and then there's a detention pond that
3 they're proposing.

4 This, as we mentioned before when it
5 came for the preliminary, they do meet all of the
6 minimum requirements of the 8,000 square feet and
7 60-foot widths as required by the plan description
8 as well as the 25-foot setback line.

9 The average lot size is 10,000 square
10 feet. The average width is about 73 feet. The
11 minimum lot size is about 8600. The minimum lot
12 width is around 67 feet. So they are similar to the
13 surrounding subdivision.

14 The building elevations provide four
15 models with three to four variations per model. The
16 elevations are mostly two stories with a one-story
17 garage portion.

18 The homes are clad in vinyl siding
19 with several models being made -- having some
20 masonry on the first story. Some are also
21 accentuated by vertical board siding, column
22 porches, and faux brackets and timbering.

23 The landscape plan features street
24 trees, storm detention with native plantings, as

1 well as the -- our typical one tree in each lot and
2 one on every exterior side yard.

3 Concurrently with the proposal
4 there's also the final plat basically subdividing
5 the lots.

6 The petitioner is also requesting an
7 abrogation of a landscape easement. The landscape
8 easement is an easement to the adjacent property to
9 the south but it does require City approval to
10 remove or vary this easement; therefore, it has to
11 go before City Council. It is not a vacation on the
12 Planning Commission, this will be -- go straight to
13 the Building, Zoning, and Economic Committee, but
14 just to let you know. And then they're also doing a
15 vacation of City easements as well and storm water
16 detention easements to allow this proposal to be
17 developed.

18 So just to kind of give you a little
19 background for some additional information on some
20 of the conditions that's mentioned in the staff
21 report. One of the conditions was that the final
22 plan and plat be revised to reflect the comments
23 from the Planning and Zoning review memo dated
24 May 23rd, 2019. Subsequently the petitioner has

1 submitted revised documents. They seem to conform
2 with staff's comments.

3 Most of the comments were formatting,
4 just to let you know. One of the comments did deal
5 with landscaping, which the petitioner has addressed
6 to staff's satisfaction.

7 One comment that we're still working
8 on that we were wanting to get some feedback from
9 the Planning Commission is the elevations.

10 Staff had originally asked for four
11 of the several elevations that they're proposing to
12 have a little bit more of an upgrade, whether it's
13 additional masonry or some other features, like the
14 vertical board siding or timbering, and this is due
15 to a few -- staff looked at the development on
16 Whitethorn Drive as well as a development to the
17 north that has a lot of -- a lot of them have first
18 story masonry units.

19 So the petitioner will address that a
20 little further, kind of explaining where they're
21 coming from and the changes that they have made to
22 some of their regular base models.

23 So -- and then from there the
24 Planning Commission has recommendations whether they

1 look at what the petitioner is proposing or if there
2 are any changes that you might recommend, we can
3 address that once we get to the conditions.

4 Is there any questions for staff?

5 And they have a PowerPoint
6 presentation which will show the elevations, each
7 one individually, that they can go through to give
8 you a better idea.

9 COMMISSIONER TIDWELL: Yes.

10 I read 0395 it referenced conditions
11 by staff but I didn't see any. Are they in 0396?

12 MS. MORGAN: That was a little mistake by
13 staff. The staff didn't condition the final plat
14 because the only comments really we had were
15 formatting, so I didn't feel like we needed to
16 actually condition that.

17 It was a straight out approval at
18 final plat.

19 COMMISSIONER TIDWELL: So 0395 has no
20 recommended conditions?

21 MS. MORGAN: Yes, correct.

22 COMMISSIONER TIDWELL: Thank you.

23 COMMISSIONER PILMER: Any other questions of
24 staff?

1 Hearing none, we ask the petitioner
2 to come forward.

3 MR. WHITAKER: Good evening.

4 Russ Whitaker. I'm an attorney with
5 the Law Firm of Rosanova & Whitaker, 127 Aurora
6 Avenue in Naperville.

7 As Jill said, we were before you
8 recently. I'm not going to go through a lot of
9 details because I think it was just four or
10 six weeks ago that we were here last time.

11 But one of the things that we did
12 talk about was this project being a sort of
13 continuation of sorts of what had happened at
14 Deerbrook recently.

15 So Pulte had and used 47 lots. They
16 were developed lots at that time in Deerbrook.

17 In Deerbrook we were offering two
18 different products lines, a 40-foot product line --
19 when I say a 40-foot product line, it's the building
20 is 40 feet wide -- we also offered a 50-foot product
21 line, building 50-foot wide.

22 With a 50-foot building instead of a
23 40-foot building, you can imagine you have a 20-foot
24 wide garage and you get a lot more -- you get a lot

1 more in and out elevation, generally speaking, when
2 you have a 50-foot wide home over a 40-foot wide
3 home where you have really 50 percent of the house
4 being that garage elevation.

5 So we had the two plans at Deerbrook.
6 Three of our best sellers were in that 50-foot
7 product line. So what we decided to do with
8 New Song is to bring those three best sellers, all
9 50-foot elevations, and sort of build off the
10 success that had been -- that we achieved at
11 Deerbrook.

12 So what you see in front of you is
13 what we built at Deerbrook with the addition of one
14 other 50-foot product line because we just didn't
15 want to try to mix in the 40-foot product in this
16 community.

17 I would also note that we've looked
18 very closely at sales in the surrounding
19 neighborhoods. I would note that we talked about
20 sales pricing when we were here last time. We
21 anticipate base sale prices are in, roughly, 340-
22 range, rising from there.

23 We do anticipate that these houses
24 will be selling with roughly 30- to \$60,000 worth of

1 upgrades to each unit. That's kind of a figure that
2 Pulte pushes through the selling process.

3 So with the upgrades, figuring
4 conservatively at a \$30,000 number, these homes are
5 expected to sell at roughly a 25 percent premium to
6 everything in the single family market that's
7 adjacent to us.

8 With the project here, we are already
9 pushing the market beyond how it is performing
10 today. We're comfortable doing that based on what
11 just happened at Deerbrook. But when we talk about
12 entry price, that's something that's very important.
13 We want to be able to maintain that entry price as
14 opposed to adding some additional elements that may
15 push that entry price a little higher.

16 As we look at the elevations, by way
17 of example, this is one of the -- this is one of the
18 entry-level elevations. This is not a base
19 elevation that you would see from Pulte. What we
20 did here, these are already upgraded elevations for
21 this project.

22 You can see that there are by way of
23 example window mullions in all of the windows giving
24 them some depth. In this elevation we've added

1 shutters. You can see actually to the left of the
2 garage there's an opportunity for a third-car garage
3 here. That window would disappear and you would
4 have a third-car garage option in this instance.

5 It is uniformly lap siding or
6 horizontal siding, but as you'll see when we provide
7 other elevation options for this same floor plan,
8 that's when we begin to mix it up.

9 So this is the same house, just a
10 different elevation option. You can see it takes
11 the same form, the same general shape, but there's
12 some additional peaks that have been built in and
13 this is going to be part of the increase in the
14 sales price and the additional options that we'll be
15 offering. And in this one you can see that we've
16 added the vertical siding and some of the shutters
17 have some off in this elevation just as a result of
18 how it lays off. You can see the brackets in the
19 roof element.

20 I would also point out even on the
21 base elevation you do see that there is a covered
22 frontage.

23 So, again, stepping up through the
24 elevations, this is all the Greenfield Model. If

1 you look at the top -- I guess the top left-hand
2 side of the screen, you can see Greenfield Model
3 Elevation HR2G.

4 Hilltop Model. So this is a larger
5 home than the Greenfield. This is one of the
6 elevations that staff had suggested that they would
7 like to see us eliminate. This was a -- this was
8 a -- this was an elevation that was offered in
9 Deerbrook. With respect to all of the Hilltop
10 Models that sold, I would note that only 22 percent
11 of these models that sold in Deerbrook selected this
12 option. So most of the people, 75 percent of the
13 people, were selecting upgraded elevations off of
14 this. But, again, important for us to provide
15 options because there's certainly some people who
16 are going to choose to upgrade a kitchen or upgrade
17 a bathroom over upgrading the exterior of the home.

18 So we still think that you have an
19 attractive home here. You do have a covered front
20 entry that I would point out above the garage rather
21 than having a flat plane there, there is the roof
22 element that returns across the front of it to
23 provide sort of that pedestrian element. You can
24 see that there's banding across the middle

1 separating the first and second floor. You can see
2 the banding around the windows and on all of the
3 corners.

4 So what you see here, while not
5 necessarily a lot of brick, is sort of on tune with
6 where the market is today, that sort of modern
7 American design. Modern farmhouse is what a lot of
8 people are talking about if you watch remodel shows.
9 While I wouldn't necessarily characterize this that
10 way, the design elements are simple, and that's what
11 has become very popular in the market.

12 As you move through, you can see just
13 some minor changes. The front porch is changing
14 here. There's a wainscot of brick that's being
15 added on. But from a design and an architectural
16 standpoint, very similar to the last model.

17 This is the third elevation that we
18 would offer for the Hilltop Model, adding a little
19 additional brick and changing a little bit of the
20 roof line.

21 And the last elevation, which is
22 adding a lot of different elements. We're adding a
23 vertical siding element here along with some stone
24 to go along with the brick.

1 So the Riverton Model here. This is
2 actually the base elevation that we would be
3 offering. Interestingly enough, it's not the base
4 elevation but it's the second elevation which is the
5 one that staff has suggested that we eliminate here.

6 You can see that one of the primary
7 differences here, while this is all your lap siding
8 as opposed to including the vertical siding, on this
9 elevation we've gone to a covered front porch.

10 Again, a very popular element in today's market but
11 you have the front porch covering not just the front
12 entry but covering that front third of the house, so
13 you've got some vertical breaks in the plane along
14 with all of the horizontal breaks in the plane of
15 this elevation.

16 Continuing through the Riverton here,
17 just a couple of additional upgraded elevations.

18 So all of these elevations are going
19 to create a diverse streetscape throughout the
20 community. Again, there's only 41 lots that are
21 buildable in the community. We have four models.
22 Each of the models has four elevations, so we have
23 16 different options across 41 lots, so we don't
24 expect there to be a lot of repeat of these.

1 Let me catch up with my notes here.

2 And with the Westchester, this is the
3 Westchester base elevation. This is one of the
4 other ones that staff had suggested that we
5 eliminate.

6 Again, we can see some upgrades in
7 the elevation from what a standard elevation would
8 be. You can see that you've got the roof elements
9 that run across the first floor of the house. You
10 can see the shutters. You can see the banding
11 across the top and the bottom of the windows. You
12 can see the shutters being added on.

13 So even as you compare it to some of
14 the others, again, primarily -- there's no masonry
15 element even on this second level elevation but it
16 does change up just the material pallet a little bit
17 adding in some vertical siding.

18 So at the end of the day elevations
19 are one of those things where I think it's beauty is
20 in the eye of the beholder. We've had some success
21 selling the base elevations. And from a concerned
22 standpoint, that success hasn't been so dramatic
23 that it's 50 or 75 percent of the community. But of
24 the three elevations that we're taking from

1 Deerbrook and proposing here, the -- two of the base
2 elevations have sold -- have been 22 -- have been
3 selected 22 percent of the time and the other base
4 elevations has been selected 50 percent of the time.
5 So if we're rounding it out, about a third of the
6 overall homes would be the base elevation.

7 We think that provides sufficient
8 diversity in the subdivision.

9 We would also have an anti-monotony
10 provision that I think we went through the last time
11 we were here. The anti-monotony provision would
12 restrict across the street and on each side both
13 elevation and color as well. So you couldn't build
14 two of the Westchester Model, each one being
15 adjacent or immediately across the street from each
16 other.

17 So I think that kind of covers it.
18 Those are the -- the elevations being the only issue
19 that's really outstanding here, otherwise we're
20 dotting I's and crossing T's on final engineering
21 plans and landscape plans.

22 If you have questions or specific
23 concerns with respect to the elevations, we'd be
24 happy to discuss them.

1 COMMISSIONER TIDWELL: This is a basic
2 question. When you use the word "elevation," do you
3 mean facade?

4 MR. WHITAKER: Facade, yes.

5 COMMISSIONER TIDWELL: Can you or staff,
6 perhaps, give a ballpark number for what the masonry
7 that staff is asking be added or suggesting be
8 added?

9 MR. SIEBEN: I don't even think we're saying it
10 has to be masonry.

11 Maybe, Jill, do you want to touch on
12 that?

13 MS. MORGAN: Yes.

14 While -- the adjacent neighborhoods,
15 it was -- the masonry was really predominantly.
16 Most -- good portion of the first story seemed
17 masonry. I felt any masonry -- some additional
18 feature just so it's not as plain.

19 For instance, some of the ones they
20 have that is still all completely vinyl siding, they
21 did, like, the vertical board siding or did some of
22 those little brackets and some faux timbering, so
23 some little architectural feature that kind of --
24 that provides a little more interest to the facade.

1 COMMISSIONER TIDWELL: Okay. So then what
2 would the cost of these suggested changes be to the
3 base house?

4 MR. WHITAKER: I don't know -- well, it's
5 hard -- we don't know exactly the changes would be
6 right now, so it's hard to say.

7 We're thinking that a minimum it's
8 going to be a couple of thousand dollars.

9 From our perspective, the difficulty
10 is as much getting to the changes as it is making
11 the changes because we have plans at Deerbrook that
12 we're proposing here that have been built just down
13 the street. The City have reviewed and permitted
14 those plans. Getting architectural drawings that
15 are currently out for bid completely redrawn is a
16 process that we would have to go through, so it's
17 going to be a setback from our perspective in terms
18 of timing and being able to get in the ground this
19 year, and it is much that element as it is the cost.

20 I don't know what to downplay the
21 cost, that's certainly an element. To the extent we
22 can advertise a base price, that is something that
23 is certainly important and will be part of our
24 marketing that's all over the signs that I think

1 we've submitted as a proposed package.

2 MR. SIEBEN: Can I respond?

3 So over the weekend or right before
4 the weekend Pulte did respond to staff and we do
5 appreciate Pulte's response. What they're looking
6 for and maybe, I'm not sure if Russ got into those
7 base prices, you may touch on those four base
8 prices, again, where you said that is really the
9 advertised starting point and then you can go up to
10 the 30- to 60,000 add-on.

11 We do appreciate that, you know, you
12 kind of want to advertise at a certain base but then
13 hopefully you sell here.

14 The other fact that they are
15 indicating -- they've eliminated the three smallest
16 models, which they currently sell at Deerbrook and
17 Deerbrook actually are larger lots than these lots
18 and it's the same school district, this is Oswego
19 School District 308, so similar kind of marketing
20 deal. But, you know, they indicated that these are
21 all 50-foot wide elevations, minimum 2600,
22 21-square feet up to 3300 square foot.

23 So we do appreciate the response that
24 we got from Pulte really just before the weekend but

1 we just -- we just wanted to present it to you and
2 maybe just have you guys justify what that issue
3 was.

4 MR. BROLLEY: Yeah, absolutely.

5 My name is Matt Brolley. I'm with
6 Pulte Homes.

7 I drafted up -- I'm looking at the
8 same print that Ed is, actually.

9 The one thing that I would add is
10 it's more marketing and sales to us, frankly. The
11 base price that we set for the whole development is
12 really what attracts customers into our door and
13 it's the job of our sales folks that are on the
14 floor to not only get them in a home that they can
15 afford but get them in one that they're happy with
16 and sell them upgrades that they can afford.

17 So while it might only be, you know,
18 2- to 5-, \$7,000 per house, that raises the base and
19 all of the other homes in our product, and we're
20 already currently -- the lowest base we have is 3 --
21 that's the Greenfield base elevation, which is 335-.
22 The current MLS listings for that area that we
23 pulled were about 307-, so we're already going to
24 be, I guess, providing an upgrade from the

1 neighbors.

2 And the one thing that I would touch
3 on that we talked a lot about today is we went out
4 and took some photos of the area -- and we did not
5 include all of those in the presentation -- but the
6 one thing that's notable to us is that we are
7 providing that 50-foot wide house and it creates a
8 more substantial elevation from the street view, not
9 to mention it's a bigger house and has more value
10 than -- but that in and of itself provides more
11 substantial elevation, I think, and a higher quality
12 home.

13 So with that, we are requesting that
14 we be allowed to use the base elevations that we've
15 presented, but, again, defer to the Plan Commission
16 for your deliberations and your recommendations.

17 Thank you.

18 COMMISSIONER PILMER: Ken?

19 COMMISSIONER CAMERON: I know why you do it but
20 it always seems to me that when you -- on the
21 exteriors you have that are brick, when you coat the
22 front of the house, typically in the front of the
23 garage -- and I'm not sure of the white -- right
24 word is chintzy, but when the return from the front

1 of the garage to the house moves into siding, I
2 don't have a problem -- some of them you have a
3 recess or an area on, what, Winchester model where
4 there's a recessed back to the door that has siding
5 there, that doesn't bother me as much as somehow it
6 just breaks the whole facade. And I realize it's
7 the dollars and it's expensive to fill that area.

8 On one of the models you have, you
9 took the photo of, there's a big broad expanse, but
10 there's no easy way to do that because it -- from
11 the garage it runs up in a horizontal plane and
12 that's a massive amount of brick, plus you can't
13 support it anywhere.

14 But all of the models you have look
15 to me like they're contained in terms of a stop
16 point that's basically on the first floor level.
17 So -- and I realize the same things apply as far as
18 the need to have the wider foundation and you have
19 to make some changes, but that to me at least is
20 probably my concern more than, you know -- most of
21 your base elevations are acceptable, you know.
22 They're not great but everybody can't afford brick
23 either and seems as though you were selling to a
24 market that you're able to distribute those upgrades

1 so that the neighbors that so desire can have a
2 better looking house than the neighbors who are
3 poorer. But that's the marketing part of it.

4 But just my opinion and I don't know
5 if anybody else has that. But that's where I kind
6 of set on the brick elevations themselves.

7 COMMISSIONER HEAD: I do have a question.

8 Will you have a limit on each
9 elevation per -- per name of the -- per style?

10 So -- just take math out of it
11 because I don't want to spend that time in my head.
12 But if you could by using the repeat method have no
13 house next door or on either side, but if that same
14 elevation is done 20 times instead of -- do you have
15 a limit to how many times the same elevation can be
16 done?

17 MR. WHITAKER: I have no -- there is. From a
18 mathematical standpoint I have no idea. It would
19 take me too long to figure that out. One of these
20 guys probably could.

21 COMMISSIONER HEAD: Okay. So you could have
22 the starter, every single house in there could be
23 the lowest elevation?

24 MR. WHITAKER: No, no, no. It couldn't because

1 the provision says you can't have the same elevation
2 across the street or on the side. So really
3 every -- I guess every fourth house, maybe, it would
4 work out that way but probably not exactly.

5 COMMISSIONER HEAD: Thank you.

6 MR. WHITAKER: So I don't think you could have
7 maybe more than ten or eight or something like that.

8 MR. SIEBEN: If you have 41 lots with, I think,
9 16 variations with the 4 by 4, you're not going to
10 get too many.

11 And the anti-monotony section in the
12 zoning ordinance, it's adjacent and right across the
13 street, so what Russ said is correct.

14 COMMISSIONER HEAD: Thank you.

15 COMMISSIONER PILMER: Any other questions for
16 the petitioner?

17 Hearing none, we'll ask for the
18 staff's recommendation.

19 MS. MORGAN: So staff, I think at this point,
20 would recommend conditional approval of the
21 Building, Zoning, Economic development -- I'm sorry.
22 Let's start with the first one, the final plat.

23 So for the final plat staff would
24 recommend approval of the Building, Zoning, and

1 Economic Development Committee resolution approving
2 the final plat for Laurelton Place Subdivision being
3 vacant land located north of Hafenrichter Road, east
4 of Barrington Drive, and west of Whitethorn Drive.

5 COMMISSIONER PILMER: We've heard the staff's
6 recommendation.

7 Is there a motion?

8 COMMISSIONER CAMERON: Move for approval.

9 COMMISSIONER ANDERSON: Second.

10 COMMISSIONER PILMER: Motion has been made and
11 seconded.

12 Please call the roll.

13 MR. SIEBEN: Mrs. Anderson.

14 COMMISSIONER ANDERSON: Yes.

15 MR. SIEBEN: Mr. Cameron.

16 COMMISSIONER CAMERON: Yes.

17 MR. SIEBEN: Mr. Chambers.

18 COMMISSIONER CHAMBERS: Yes.

19 MR. SIEBEN: Mr. Divine.

20 COMMISSIONER DIVINE: Yes.

21 MR. SIEBEN: Mrs. Duncan.

22 COMMISSIONER DUNCAN: Yes.

23 MR. SIEBEN: Mr. Elsbree.

24 COMMISSIONER ELSBREE: Yes.

1 MR. SIEBEN: Mr. Gonzales.

2 COMMISSIONER GONZALES: Yes.

3 MR. SIEBEN: Mrs. Head.

4 COMMISSIONER HEAD: Yes.

5 MR. SIEBEN: Mr. Hull.

6 COMMISSIONER HULL: Yes.

7 MR. SIEBEN: Mrs. Owusu-Safo.

8 COMMISSIONER OWUSU-SAFO: Yes.

9 MR. SIEBEN: Mr. Reynolds.

10 COMMISSIONER REYNOLDS: Yes.

11 MR. SIEBEN: Ms. Tidwell.

12 COMMISSIONER TIDWELL: Yes.

13 COMMISSIONER PILMER: Motion carries.

14 And then the second recommendation.

15 MS. MORGAN: So for the final plans staff would
16 recommend conditional approval of the Building,
17 Zoning, and Economic Committee resolution approving
18 a final plan on Lots 1 through 48 of the Laurelton
19 Place Subdivision located north of Hafenrichter
20 Road, east of Barrington Drive, and west of
21 Whitethorn Drive for a one-family dwelling (1110)
22 use with the following condition: Staff will alter
23 this a little bit based on their re-submittal. So,
24 one, that the final plan be -- actually, 1, That the

1 petitioner continue to work with staff on the
2 elevations; 2, That the outlots for Lots 43 through
3 48 be owned and maintained by the homeowner
4 association; 3, That all of the comments of the
5 engineering division be addressed prior to the
6 approval of final engineering; 4, That the
7 petitioner have an approved CLOMR before start of
8 construction of the public improvements.

9 And the Comments 2 through 3 reflects
10 engineering revision concerns, two of which were on
11 the previous preliminary plan and plat.

12 COMMISSIONER PILMER: You heard the staff's
13 recommendation.

14 Is there a motion?

15 COMMISSIONER TIDWELL: I move approval with the
16 conditions as explained by staff.

17 COMMISSIONER CHAMBERS: Second.

18 COMMISSIONER PILMER: Motion has been made and
19 seconded.

20 Please call the roll.

21 MR. SIEBEN: Mrs. Anderson.

22 COMMISSIONER ANDERSON: Yes.

23 MR. SIEBEN: Mr. Cameron.

24 COMMISSIONER CAMERON: Yes.

1 MR. SIEBEN: Mr. Chambers.

2 COMMISSIONER CHAMBERS: Yes.

3 MR. SIEBEN: Mr. Divine.

4 COMMISSIONER DIVINE: Yes.

5 MR. SIEBEN: Mrs. Duncan.

6 COMMISSIONER DUNCAN: Yes.

7 MR. SIEBEN: Mr. Elsbree.

8 COMMISSIONER ELSBREE: Yes.

9 MR. SIEBEN: Mr. Gonzales.

10 COMMISSIONER GONZALES: Yes.

11 MR. SIEBEN: Mrs. Head.

12 COMMISSIONER HEAD: Yes.

13 MR. SIEBEN: Mr. Hull.

14 COMMISSIONER HULL: Yes.

15 MR. SIEBEN: Mrs. Owusu-Safo.

16 COMMISSIONER OWUSU-SAFO: Yes.

17 MR. SIEBEN: Mr. Reynolds.

18 COMMISSIONER REYNOLDS: Yes.

19 MR. SIEBEN: Ms. Tidwell.

20 COMMISSIONER TIDWELL: Yes.

21 COMMISSIONER PILMER: Motion carries.

22 If staff would just report where this
23 will next be heard.

24 MS. MORGAN: So this will also next to be heard

1 next Wednesday, the 12th, by the Building, Zoning,
2 and Economic Committee at 4:00 o'clock -- Economic
3 Development Committee at 4:00 o'clock.

4 COMMISSIONER PILMER: Good luck.

5 Anything else to come before the
6 Commission this evening?

7 MR. SIEBEN: Sorry. No. I'm looking
8 backwards.

9 Our next meeting will be June --
10 What's two weeks from today?

11 COMMISSIONER PILMER: 19th.

12 MR. SIEBEN: Yes. 19th, 7:00 p.m.

13 COMMISSIONER PILMER: No questions for staff,
14 I'd entertain a motion to adjourn.

15 COMMISSIONER CHAMBERS: Move for adjournment.

16 COMMISSIONER ANDERSON: Second.

17 COMMISSIONER PILMER: Motions were made and
18 seconded.

19 All those in favor say aye.

20 THE COMMISSION: Aye.

21 COMMISSIONER PILMER: Motion carries.

22 We are adjourned.

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Thank you.

 (Whereupon the public meeting
 was adjourned at 7:55 p.m.)

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF K A N E)

3

4 I, NICOLE M. BREYTSpraak, a Certified
5 Shorthand reporter of the State of Illinois, do
6 hereby certify that I reported in shorthand the
7 proceedings had at the hearing aforesaid and that the
8 foregoing is a true, complete, and correct transcript
9 of the proceedings of said hearing as appears from my
10 stenographic notes so taken and transcribed by me.

11 IN WITNESS WHEREOF, I do hereunto set my
12 hand at Aurora, Illinois, this 6th day of June 2019.

13

14

15

Nicole M. Breytspreek

Certified Shorthand Reporter
State of Illinois

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19 CSR License No. 084-003835.

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