In the Matter Of:

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

REPORT OF PROCEEDINGS

June 05, 2019

Grove & Associates Reporting & Video Services
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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. BREYTSPRAAK, CSR, RPR, CRC, CRR.
(Whereupon the public meeting was called to order at 7:02 p.m.)

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

Please call the roll.

MR. SIEBEN: Oh, sorry.

Sue is out.

Let's see.

Chairman Pilmer.

COMMISSIONER PILMER: Here.

MR. SIEBEN: Mrs. Anderson.

COMMISSIONER ANDERSON: Here.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Here.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Here.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Here.

MR. SIEBEN: Mrs. Duncan.

COMMISSIONER DUNCAN: Here.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Here.
MR. SIEBEN: Mr. Gonzales.

COMMISSIONER GONZALES: Here.

MR. SIEBEN: Mrs. Head.

COMMISSIONER HEAD: Here.

MR. SIEBEN: Mr. Hull.

COMMISSIONER HULL: Here.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Here.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Here.

MR. SIEBEN: Ms. Tidwell.

COMMISSIONER TIDWELL: Here.

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

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

Are there any additions or corrections?

Hearing none, can we have a motion to approve?

COMMISSIONER TIDWELL: Move approval.

COMMISSIONER ANDERSON: Second.

COMMISSIONER PILMER: Motion made by Ms. Tidwell and seconded by Mrs. Anderson.
Please call the roll.

MR. SIEBEN: Mrs. Anderson.

COMMISSIONER ANDERSON: Yes.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Pass.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mrs. Duncan.

COMMISSIONER DUNCAN: Pass.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.

MR. SIEBEN: Mr. Gonzales.

COMMISSIONER GONZALES: Yes.

MR. SIEBEN: Mrs. Head.

COMMISSIONER HEAD: Pass.

MR. SIEBEN: Mr. Hull.

COMMISSIONER HULL: Pass.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Pass.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.
COMMISSIONER TIDWELL: Yes.

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

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

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

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

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

This is a public hearing.

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

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

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

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

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

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

They're looking at 70 restored gaming machines. I think they might change out throughout the year. It would feature arcades games from,
like, 1980s to today. They're not -- not now asking for alcohol, so that's not a case in this situation.

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

So, some background on it.

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

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

So that is kind of why staff would
support the special use at this location.

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

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

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

COMMISSIONER PILMER: Any other questions of staff?

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

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

(Petitioners sworn.)

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

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

This is an offshoot of their merchandising brand, which is called Yetee Station.
We had originally planned for 150 to 200 games. Right now we have space for about 65 to 75 arcade games. All owned by Mr. Mancuso here.

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

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

Also, two more, Pixel Blast and Prince Arcades. All of these models bring in a large number of children and teens to the area. The beautiful thing about this is once a game gets boring, they just go 3 feet to the right or 3 feet to the left and start over.
The cool thing about this also is it kind of complements all of the businesses in the area.

As you can see my T-shirt, we're affiliated with Beebee's Deli, which we've been working through the permitting process, on the corner of River and New York. We're also affiliated with Gillerson's Grubbery. So in addition to having the ability to purchase food and have it either delivered there or to meet someone at the restaurant, we are basically a partnership with businesses downtown of some relatively younger generation people trying to have a good time that does not involve the Paramount or the crowd that they bring. But also remember that people that show up at the Paramount, sometimes they have kids with no babysitter. Not saying that we are a babysitter, but a lot of people spend more than $20 for entrance to take care of their children. Well, as long as you're well-behaved, Yetee Station Arcade has, like I said, between 65 and 75 different arcade games. Not to mention the fact there are a lot of communities in the area that are based around video games.
Mike's arcade here, Yetee Station, will have a number of activities basically geared towards those people in those types of communities. So this is a totally different type of environment for them that has not existed in Aurora ever.

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

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

And if, again, if you have not been to Prince Arcades, Pixel Blast, or Galloping Ghosts, I strongly recommend you take the day, because it will take you a day to get through Galloping Ghost, but try to enjoy one of these things because you'll find yourself completely lost to the fact that time is no issue when you're in one of these establishments.
So right here where we're talking about on the corner, we've been working with JDR Construction and JH Real Estate. We think this is an excellent way to kick off the fact that Downtown Aurora is a place for families, for children, for teenagers and it's not always about Paramount or about restaurants, it's about just being here.

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

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

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

COMMISSIONER PILMER: Thank you.

MR. FRIEDERS: Any questions?
COMMISSIONER TIDWELL: Is there a minimum age?

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

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

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

COMMISSIONER REYNOLDS: How are you staffed?

Will the staff be at the facility?

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

Mostly a manager and maybe someone walking the floor to help make sure people are doing what they need to do and not destroying our antique games.
COMMISSIONER TIDWELL: Is there a maximum age?

MR. MANCUSO: No.

COMMISSIONER HEAD: Do you have '70s pinball?

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

COMMISSIONER ELSBREE: Is it Mike?

MR. MANCUSO: Yes, it's Mike.

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

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

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

Right now I have -- he's actually a community manager for local video games already, so he's -- I'm hoping to build community here and he's the general manager, and then the other manager I'm bringing in, he's an electrical engineer. So he can
get into a machine and make sure it's operable.

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

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

MR. MANCUSO: Yeah.

COMMISSIONER ELSBREE: I hope to continue there.

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

COMMISSIONER ELSBREE: Young and local.

MR. MANCUSO: Yeah.

COMMISSIONER ELSBREE: I like it.

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

COMMISSIONER PILMER: Any other questions?

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

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

COMMISSIONER PILMER: Very well.

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

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

Please note for the record that no one came forward.

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

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

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

Is there a motion?

COMMISSIONER CAMERON: Don.
On the -- can you review again the nature of the zoning and how it applies to the building and what -- once it's applied to that building, does it stay with it? And can you then expand the uses to whatever the capacity of the building is, assuming that it's successful, and just kind of run through that for me, please?

MS. MORGAN: Yes.

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

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

There's issues with Code that they would have to address as far as getting from one unit to another. But the special use would have an entire building, on the first floor anyway.

Residential is only permitted above.

COMMISSIONER CAMERON: Okay. And what is the
square footage of the building? What do we have potential for expansion on this?

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

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

MR. SIEBEN: That includes --

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

COMMISSIONER ELSBREE: It says 7,800.

7800, does that sound right?

MR. SIEBEN: That might be the first floor.

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

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

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

MS. MORGAN: It will run with the property.

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

COMMISSIONER CAMERON: Thank you.

COMMISSIONER PILMER: I would ask for a motion.

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

COMMISSIONER HULL: Second.

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

Please call the roll.

MR. SIEBEN: Mrs. Anderson.

COMMISSIONER ANDERSON: Yes.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mrs. Duncan.

COMMISSIONER DUNCAN: Yes.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.
MR. SIEBEN: Mr. Gonzales.

COMMISSIONER GONZALES: Yes.

MR. SIEBEN: Mrs. Head.

COMMISSIONER HEAD: Yes.

MR. SIEBEN: Mr. Hull.

COMMISSIONER HULL: Yes.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Yes.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.

COMMISSIONER TIDWELL: Yes.

COMMISSIONER PILMER: Motion carries.

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

COMMISSIONER CHAMBERS: These are listed in the staff report.

COMMISSIONER PILMER: Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing
zoning classifications, and essential character of the general area of the property in question?

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

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

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

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

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

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

COMMISSIONER ANDERSON: I believe these are all in place.

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

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

COMMISSIONER PILMER: And we could ask additional standards for special use petitions. Will the special use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

I would state that there is going to
be no saturation and there are no similar uses of this type in the general area.

And is the special use in all other respects in conformance 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 Plan Commission?

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

This ends our findings of fact.

If you could state when this will next be heard.

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

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

COMMISSIONER PILMER: Thank you and congratulations.
Good luck.

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

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

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

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

So just -- so they are proposing 48 lots. 41 of the lots are buildable. 6 lots are outlots for engineering's request to allow some
water flow issues for the water to flow to the
detention and then there's a detention pond that
they're proposing.

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

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

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

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

The landscape plan features street
trees, storm detention with native plantings, as
well as the -- our typical one tree in each lot and one on every exterior side yard.

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

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

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

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

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

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

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

    So -- and then from there the Planning Commission has recommendations whether they
look at what the petitioner is proposing or if there are any changes that you might recommend, we can address that once we get to the conditions.

Is there any questions for staff?

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

COMMISSIONER TIDWELL: Yes.

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

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

It was a straight out approval at final plat.

COMMISSIONER TIDWELL: So 0395 has no recommended conditions?

MS. MORGAN: Yes, correct.

COMMISSIONER TIDWELL: Thank you.

COMMISSIONER PILMER: Any other questions of staff?
Hearing none, we ask the petitioner to come forward.

MR. WHITAKER: Good evening.

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

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

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

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

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

With a 50-foot building instead of a 40-foot building, you can imagine you have a 20-foot wide garage and you get a lot more -- you get a lot
more in and out elevation, generally speaking, when
you have a 50-foot wide home over a 40-foot wide
home where you have really 50 percent of the house
being that garage elevation.

So we had the two plans at Deerbrook.

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

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

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

We do anticipate that these houses
will be selling with roughly 30- to $60,000 worth of
upgrades to each unit. That's kind of a figure that
Pulte pushes through the selling process.

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

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

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

You can see that there are by way of
element window mullions in all of the windows giving
them some depth. In this elevation we've added
shutters. You can see actually to the left of the
garage there's an opportunity for a third-car garage
here. That window would disappear and you would
have a third-car garage option in this instance.

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

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

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

So, again, stepping up through the
elevations, this is all the Greenfield Model. If
you look at the top -- I guess the top left-hand side of the screen, you can see Greenfield Model Elevation HR2G.

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

So we still think that you have an attractive home here. You do have a covered front entry that I would point out above the garage rather than having a flat plane there, there is the roof element that returns across the front of it to provide sort of that pedestrian element. You can see that there's banding across the middle
separating the first and second floor. You can see the banding around the windows and on all of the corners.

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

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

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

And the last elevation, which is adding a lot of different elements. We're adding a vertical siding element here along with some stone to go along with the brick.
So the Riverton Model here. This is actually the base elevation that we would be offering. Interestingly enough, it's not the base elevation but it's the second elevation which is the one that staff has suggested that we eliminate here. You can see that one of the primary differences here, while this is all your lap siding as opposed to including the vertical siding, on this elevation we've gone to a covered front porch. Again, a very popular element in today's market but you have the front porch covering not just the front entry but covering that front third of the house, so you've got some vertical breaks in the plane along with all of the horizontal breaks in the plane of this elevation.

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

So all of these elevations are going to create a diverse streetscape throughout the community. Again, there's only 41 lots that are buildable in the community. We have four models. Each of the models has four elevations, so we have 16 different options across 41 lots, so we don't expect there to be a lot of repeat of these.
Let me catch up with my notes here.

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

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

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

So at the end of the day elevations are one of those things where I think it's beauty is in the eye of the beholder. We've had some success selling the base elevations. And from a concerned standpoint, that success hasn't been so dramatic that it's 50 or 75 percent of the community. But of the three elevations that we're taking from
Deerbrook and proposing here, the -- two of the base elevations have sold -- have been 22 -- have been selected 22 percent of the time and the other base elevations has been selected 50 percent of the time. So if we're rounding it out, about a third of the overall homes would be the base elevation.

We think that provides sufficient diversity in the subdivision.

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

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

If you have questions or specific concerns with respect to the elevations, we'd be happy to discuss them.
COMMISSIONER TIDWELL: This is a basic question. When you use the word "elevation," do you mean facade?

MR. WHITAKER: Facade, yes.

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

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

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

MS. MORGAN: Yes.

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

For instance, some of the ones they have that is still all completely vinyl siding, they did, like, the vertical board siding or did some of those little brackets and some faux timbering, so some little architectural feature that kind of -- that provides a little more interest to the facade.
COMMISSIONER TIDWELL: Okay. So then what would the cost of these suggested changes be to the base house?

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

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

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

I don't know what to downplay the cost, that's certainly an element. To the extent we can advertise a base price, that is something that is certainly important and will be part of our marketing that's all over the signs that I think
we've submitted as a proposed package.

    MR. SIEBEN: Can I respond?

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

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

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

    So we do appreciate the response that
we got from Pulte really just before the weekend but
we just -- we just wanted to present it to you and
maybe just have you guys justify what that issue
was.

MR. BROLLEY: Yeah, absolutely.

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

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

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

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

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

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

Thank you.

COMMISSIONER PILMER: Ken?

COMMISSIONER CAMERON: I know why you do it but it always seems to me that when you -- on the exteriors you have that are brick, when you coat the front of the house, typically in the front of the garage -- and I'm not sure of the white -- right word is chintzy, but when the return from the front
of the garage to the house moves into siding, I
don't have a problem -- some of them you have a
recess or an area on, what, Winchester model where
there's a recessed back to the door that has siding
there, that doesn't bother me as much as somehow it
just breaks the whole facade. And I realize it's
the dollars and it's expensive to fill that area.

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

But all of the models you have look
to me like they're contained in terms of a stop
point that's basically on the first floor level.
So -- and I realize the same things apply as far as
the need to have the wider foundation and you have
to make some changes, but that to me at least is
probably my concern more than, you know -- most of
your base elevations are acceptable, you know.
They're not great but everybody can't afford brick
either and seems as though you were selling to a
market that you're able to distribute those upgrades
so that the neighbors that so desire can have a better looking house than the neighbors who are poorer. But that's the marketing part of it. But just my opinion and I don't know if anybody else has that. But that's where I kind of set on the brick elevations themselves.

COMMISSIONER HEAD: I do have a question. Will you have a limit on each elevation per -- per name of the -- per style? So -- just take math out of it because I don't want to spend that time in my head. But if you could by using the repeat method have no house next door or on either side, but if that same elevation is done 20 times instead of -- do you have a limit to how many times the same elevation can be done?

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

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

MR. WHITAKER: No, no, no. It couldn't because
the provision says you can't have the same elevation
cross the street or on the side. So really
every -- I guess every fourth house, maybe, it would
work out that way but probably not exactly.

COMMISSIONER HEAD: Thank you.

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

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

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

COMMISSIONER HEAD: Thank you.

COMMISSIONER PILMER: Any other questions for
the petitioner?

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

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

So for the final plat staff would
recommend approval of the Building, Zoning, and
Economic Development Committee resolution approving the final plat for Laurelton Place Subdivision being vacant land located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive.

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

Is there a motion?

COMMISSIONER CAMERON: Move for approval.

COMMISSIONER ANDERSON: Second.

COMMISSIONER PILMER: Motion has been made and seconded.

Please call the roll.

MR. SIEBEN: Mrs. Anderson.

COMMISSIONER ANDERSON: Yes.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mrs. Duncan.

COMMISSIONER DUNCAN: Yes.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.
MR. SIEBEN: Mr. Gonzales.
COMMISSIONER GONZALES: Yes.
MR. SIEBEN: Mrs. Head.
COMMISSIONER HEAD: Yes.
MR. SIEBEN: Mr. Hull.
COMMISSIONER HULL: Yes.
MR. SIEBEN: Mrs. Owusu-Safo.
COMMISSIONER OWUSU-SAFO: Yes.
MR. SIEBEN: Mr. Reynolds.
COMMISSIONER REYNOLDS: Yes.
MR. SIEBEN: Ms. Tidwell.
COMMISSIONER TIDWELL: Yes.
COMMISSIONER PILMER: Motion carries.

And then the second recommendation.

MS. MORGAN: So for the final plans staff would recommend conditional approval of the Building, Zoning, and Economic Committee resolution approving a final plan on Lots 1 through 48 of the Laurelton Place Subdivision located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive for a one-family dwelling (1110) use with the following condition: Staff will alter this a little bit based on their re-submittal. So, one, that the final plan be -- actually, 1, That the
petitioner continue to work with staff on the elevations; 2, That the outlots for Lots 43 through 48 be owned and maintained by the homeowner association; 3, That all of the comments of the engineering division be addressed prior to the approval of final engineering; 4, That the petitioner have an approved CLOMR before start of construction of the public improvements.

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

COMMISSIONER PILMER: You heard the staff's recommendation.

Is there a motion?

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

COMMISSIONER CHAMBERS: Second.

COMMISSIONER PILMER: Motion has been made and seconded.

Please call the roll.

MR. SIEBEN: Mrs. Anderson.

COMMISSIONER ANDERSON: Yes.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.
MR. SIEBEN: Mr. Chambers.
COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.
COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mrs. Duncan.
COMMISSIONER DUNCAN: Yes.

MR. SIEBEN: Mr. Elsbree.
COMMISSIONER ELSBREE: Yes.

MR. SIEBEN: Mr. Gonzales.
COMMISSIONER GONZALES: Yes.

MR. SIEBEN: Mrs. Head.
COMMISSIONER HEAD: Yes.

MR. SIEBEN: Mr. Hull.
COMMISSIONER HULL: Yes.

MR. SIEBEN: Mrs. Owusu-Safo.
COMMISSIONER OWUSU-SAFO: Yes.

MR. SIEBEN: Mr. Reynolds.
COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.
COMMISSIONER TIDWELL: Yes.

COMMISSIONER PILMER: Motion carries.
If staff would just report where this will next be heard.

MS. MORGAN: So this will also next to be heard
next Wednesday, the 12th, by the Building, Zoning, and Economic Committee at 4:00 o'clock -- Economic Development Committee at 4:00 o'clock.

COMMISSIONER PILMER: Good luck.

Anything else to come before the Commission this evening?

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

Our next meeting will be June --

What's two weeks from today?

COMMISSIONER PILMER: 19th.

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

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

COMMISSIONER CHAMBERS: Move for adjournment.

COMMISSIONER ANDERSON: Second.

COMMISSIONER PILMER: Motions were made and seconded.

All those in favor say aye.

THE COMMISSION: Aye.

COMMISSIONER PILMER: Motion carries.

We are adjourned.
Thank you.

(Whereupon the public meeting was adjourned at 7:55 p.m.)
STATE OF ILLINOIS  )  
COUNTY OF KANE  )  SS:

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

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

Nicole M. Breytspraak
Certified Shorthand Reporter
State of Illinois

CSR License No. 084-003835.
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