

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

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

**Wednesday, January 13, 2021 7:00pm**

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

**Meeting Called to Order**

Chairman Jeff Olson called the meeting to order at 7:02pm, roll was called and a quorum was established.

**Roll Call:** All the following Commissioners attended the meeting remotely unless otherwise noted: Deborah Horaz-yes, Danny Williams-yes, Richard Vinyard-yes, Jeff Olson-yes (in-person attendance), Greg Millen-yes, Don Marcum-yes. Roll was called twice due to Zoom issues and to establish quorum)

Absent: Rusty Hyett

**City Staff** (All attended remotely unless otherwise noted):

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner (in-person attendance)

**Other Guests** (All attended remotely)

Christine Vitosh, Vitosh Reporting Service

Lynn Dubajic, City Consultant

Matt Asselmeier, Kendall County

Bruce Mellen, DR Horton

David Schultz, HR Green

Ashley Shields, Abby Properties

Chris Lester

**Previous Meeting Minutes** September 9, 2020

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

Roll call: Williams-yes, Vinyard-abstain, Olson-yes, Millen-yes, Marcum-yes, Horaz-present. Carried 4-yes, 1 abstain, 1 present

**Citizen's Comments** None

**Public Hearing**

Chairman Olson explained the procedure for the Hearing. At approximately 7:05pm a motion was made by Mr. Williams and seconded by Ms. Horaz to open the Hearing.

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

Chairman Olson read the Public Hearing as follows:

1. **PZC 2020-14** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The amendment to the text is related to non-conforming signs which proposes to define the term “maintenance” of said signage. Additionally, the text amendment will provide an exemption for the replacement of existing non-conforming freestanding monument static message board signs with electronic message board signs along a major thoroughfare, if such replacement does not increase the overall existing sign size.

*(See Court Reporter Transcript)*

The Hearing was closed at approximately 7:21pm on a motion by Mr. Williams and second by Mr. Marcum.

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

**Unfinished Business** None

**New Business**

1. **PZC 2020-11** Luz M. Padilla, Abby Properties, LLC, petitioner, is seeking Final Plat approval for an approximately 20.7-acre site consisting of 72 lots for single-family attached dwelling units and 2 lots for open space and a future phase of development. The properties being subdivided are Phases 2 and 3 of the Kendall Marketplace Townhome Development.

Mr. Engberg said the petitioner is requesting a final plat. Phase I was done earlier in the year and the current area is 72 lots. This request has been discussed at Plan Council and EDC and all comments have been addressed.

**Action Item:**

Final Plat

There was no further discussion and a motion for approval was made and seconded by Mr. Williams and Mr. Millen, respectively. Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Subdivision for the Kendall Marketplace Development Lot 52, Phases 2 and 3, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised January 6, 2021.

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

2. **PZC 2020-12** Bruce A. Mellen, on behalf of DR Horton, Inc.-Midwest, petitioner, is seeking Final Plat amendment approval to convert the existing 17 EBE (Exception to Blanket Easements) parcels to 80 “fee simple” lots consisting of approximately 7.236 acres in Grande Reserve Units 15 and 22 in Neighborhood 5. The lots are planned for new residential townhome units and are located south of Mill Road and east of Kennedy Road.

Ms. Noble said the petitioner is asking to replat these lots to make them fee simple and not under the EBE. This matter has been discussed at Plan Council and staff has asked the petitioner to identify the lots by units, rather than neighborhoods. There was no discussion among Commissioners.

**Action Item:**

Final Plat

Mr. Williams moved and Ms. Horaz seconded to approve the Final Plat and Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Grande Reserve for Units 15 & 22 (Neighborhood 5) First Resubdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by Manhard Consultants, LTD dated last revised 12-03-20.

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

- 3. PZC 2020-13** Kris and Hillary Wieschhaus, petitioners, are requesting a variance to allow installation of a driveway at zero feet (0') from the eastern property line instead of the required five-foot (5') setback. The approximately 6.4-acre property is located at 9261 Kennedy Road which is about a half mile east of Route 47 on the north side of Kennedy Road. The property is adjacent to the rear of 9227 Kennedy Road which fronts the right-of-way.

Mr. Engberg said the residents are petitioning the County and this is a 1.5 Mile Review. They are requesting a driveway on the lot line to avoid being in the flood plain and the driveway does not access directly onto Kennedy Rd. They desire to build a house at the location in the future. Staff and county officials had no objections to this.

**Action Item:**

1.5 Mile Review

A motion for approval was made and seconded by Mr. Williams and Ms. Horaz, respectively. Mr. Williams read the motion as follows: In consideration of the proposed mile and half review of Kendall County Case 20-30 for a variance located at 9261 Kennedy Road, the Planning and Zoning Commission recommends the City Council to not object to the request.

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

- 4. PZC 2020-14 Text Amendment** (see full description under Public Hearing)

Ms. Noble presented information about non-conforming signs in the Public Hearing and asked for any comments or questions. The UDO process will restart in May and she said UDO will address this topic. Mr. Vinyard said he would prefer not to change the sign ordinance for a couple of requests and wait until the UDO continues. Mr. Marcum asked if the action tonight should include the non-major roadway language, to which all Commissioners concurred.

**Action Item:**

Text Amendment

A motion to approve was made by Mr. Williams and seconded by Mr. Millen. Mr. Williams read the motion as follows: In consideration of testimony presented during a

Public Hearing on January 13, 2021 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for text amendment to Sections 10-20-4: Definitions and 10-20-11: Nonconforming Signs of the City's Zoning Ordinance to allow for certain existing nonconforming freestanding monument signs to be modified without the requirement to bring the sign fully into compliance with the current code regulations, as recommended in a staff memo dated January 4, 2021.

Roll call: Horaz-yes, Williams-yes, Vinyard-no, Olson-yes, Millen-yes, Marcum-yes. Carried 5 yes and 1 no.

**Additional Business**

**1. City Council Action Updates:**

PZC 2020-08 Sign Variance for Hillside Rehab was approved by the City Council.

**Adjournment**

There was no further business and the meeting was adjourned at 7:41pm on a motion by Commissioners Williams and Horaz, respectively. Approved on voice vote.

Respectfully submitted by  
Marlys Young, Minute Taker (remote attendance)

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, January 13, 2021  
7:00 p.m.

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PRESENT:

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

ALSO PRESENT:

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

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

4 CHAIRMAN OLSON: We have one public  
5 hearing scheduled tonight for the meeting.  
6 Obviously the purpose of this hearing is to  
7 invite testimony from members of the public which  
8 are not here, so in this case we're going to have  
9 presentations.

10 Anybody wishing to speak for or  
11 against it also is not here, so we're just going  
12 to skip all that, we don't need to swear anybody  
13 in, and we will go first to the petitioner  
14 presentation.

15 May I have a motion then to open the  
16 public hearing on Petition Number PZC 2020-14,  
17 United City of Yorkville, Text Amendment, Chapter  
18 20: Signs?

19 COMMISSIONER WILLIAMS: So moved.

20 COMMISSIONER HORAZ: Second.

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

23 MS. YOUNG: Vinyard.

24 COMMISSIONER VINYARD: Yes.

1 MS. YOUNG: Olson.

2 CHAIRMAN OLSON: Yes.

3 MS. YOUNG: Millen.

4 COMMISSIONER MILLEN: Yes.

5 MS. YOUNG: Marcum.

6 COMMISSIONER MARCUM: Yes.

7 MS. YOUNG: Horaz.

8 COMMISSIONER HORAZ: Yes.

9 MS. YOUNG: And Williams.

10 COMMISSIONER WILLIAMS: Yes.

11 MS. YOUNG: Thank you.

12 CHAIRMAN OLSON: All right. The public  
13 hearing up for discussion tonight is PZC 2020-14,  
14 United City of Yorkville, Kendall County,  
15 Illinois, petitioner, is proposing a text  
16 amendment for consideration of updates to Chapter  
17 20: Signs, in the United City of Yorkville  
18 Zoning Ordinance.

19 The amendment to the text is related  
20 to non-conformational signs which proposes to  
21 define the term maintenance of said signage.

22 Additionally, the text amendment  
23 will provide an exemption for the replacement of  
24 existing non-conforming freestanding monument



1 static message board signs with electronic  
2 message board signs along a major thoroughfare,  
3 if such replacement does not increase the overall  
4 existing sign size.

5 Are you guys ready to make --  
6 Krysti, are you going to make it or is Jason?

7 MS. NOBLE: Yes. Before I start, I'm  
8 having trouble hearing everyone, so if you don't  
9 mind muting until questions? Thank you.

10 CHAIRMAN OLSON: There we go. That's  
11 better.

12 MS. NOBLE: All right. So this public  
13 hearing is in regard to a text amendment that was  
14 brought forth from the City Council, particularly  
15 the Mayor, asking the City look at amending our  
16 ordinance so that property owners who have  
17 legally non-conforming signs -- which meant at  
18 the time they erected their sign it was legal  
19 according to the Zoning Ordinance at that period,  
20 but is no longer in conformance with our current  
21 Zoning Ordinance -- that they can exchange their  
22 existing manual copy portion of their sign out  
23 for an electric digital sign, so it will be a  
24 one-to-one exchange, and then, therefore, they

1 would not have to revise their sign to meet the  
2 sign ordinance requirement as far as height or  
3 wherever they aren't currently meeting the  
4 standard.

5 This is borne out of a petitioner  
6 who applied for a building permit and was denied  
7 that permit because the replacement that they  
8 were doing was not considered maintenance because  
9 it was changing the actual frame of the sign. It  
10 was denied by Staff and they petitioned the City  
11 Council and the Mayor to see if we can amend our  
12 Zoning Ordinance to allow for some flexibility  
13 for those individuals that are trying to upgrade  
14 their technology to meet the changing times, but  
15 don't want to do the full investment of re-doing  
16 a complete sign.

17 So Staff looked at areas where we  
18 felt this would make sense; in particular, we  
19 looked at all the signs along the major  
20 thoroughfares in the City which have been  
21 recently affected by widening of roadways, as  
22 well as setbacks of property lines being  
23 adjusted.

24 So when we looked at those major

1 thoroughfares, we found that there were a total  
2 of about 100 and -- almost roughly 130 signs  
3 along 47, 34, Eldamain, which is considered a  
4 thoroughfare, Illinois 71 and 126.

5 So out of those 128 signs, 130  
6 roughly, we found that 36 were permitted through  
7 some type of government approval, annexation  
8 agreement, PUD ordinance or some other amendment,  
9 maybe a variance of some sort, but 56 of those  
10 signs were considered legally non-conforming, so  
11 when we looked at those 56, we looked at what  
12 they had in common -- and this is just for the  
13 major thoroughfare -- and we found that a lot of  
14 them were impacted by recent widening of the  
15 roads, as I mentioned, or they existed prior to  
16 our current sign ordinance.

17 The City had undergone a  
18 Comprehensive Sign Ordinance update in 2008 and  
19 then again in 2014 as part of the Comprehensive  
20 Zoning Code update.

21 So we then looked at non-major  
22 thoroughfares, so if you look at the public  
23 hearing notice, we only address the ones that  
24 were on the major thoroughfares, and then we were

1 asked subsequently to look at the ones on  
2 non-major thoroughfares, and we found an  
3 additional 45 signs, and those streets are listed  
4 in your packet as well.

5 16 of those, again, were part of an  
6 annexation, PUD, or some other approval  
7 mechanism, and 25 of those signs were potentially  
8 legally non-conforming.

9 It is Staff's opinion that there is  
10 merit to a relook at the Zoning Code as far as  
11 the sign code because you don't -- we have this  
12 breakdown of COVID happening, we want to be  
13 business friendly, but also we have some physical  
14 changes in the area, and we felt that if we  
15 clearly defined what maintenance was in our  
16 ordinance -- which we don't right now -- to say  
17 that you can change a bulb, you can replace nuts  
18 and bolts, but you can't change the frame, that  
19 would give petitioners an idea of what they can  
20 and cannot do going forward, which was part of  
21 the misconception of this individual applying for  
22 a permit.

23 But, further, we felt that we could  
24 exempt out those existing monument signs that

1 already have some type of manual copy to allow  
2 them to do a one-for-one exchange for digital.

3 That would bring down the number in  
4 that case to about probably 25 of the overall  
5 signs on the major thoroughfares, so it will be  
6 about 45 percent could pursue this as an  
7 opportunity, and then of the non-major streets,  
8 you'd probably look at about 40 percent of those  
9 being able to do it, so it would be more than a  
10 handful of signs, but it's only specific to the  
11 monument sign.

12 One last thing that we did, we  
13 looked at some historical data of signs that we  
14 had dismissed or denied as part of the building  
15 permit process and we found that, you know, those  
16 types of requests that are similar to what this  
17 petitioner is requesting accounted for less than  
18 one percent of all the permits applied in the  
19 last five years, and those are non-conforming  
20 signs looking to do something that they're not  
21 permitted to do without bringing the full sign  
22 into compliance, so we don't think this would  
23 heavily impact people rushing to do these  
24 changes, but we may see a slight uptick in those

1 petitions coming in, where we would allow a  
2 non-conforming sign to do something that we  
3 wouldn't have permitted prior.

4           There is a draft motion in there  
5 that specifically includes the non-thoroughfare  
6 streets, so if you want to include that in there,  
7 that language is already in there; if you would  
8 like to exclude those areas, you can do that as  
9 well, and the reason being is the thoroughfare  
10 signs are the ones that are trying to catch the  
11 attention of drivers that the location isn't a  
12 destination, it's convenience or an impulse  
13 buy, they're trying to communicate something to  
14 the public and, therefore, there is merit in  
15 that.

16           The non-thoroughfare signs tend to  
17 just be -- the monument signs tend to just be  
18 signs that identify the business and not  
19 necessarily are trying to convey information to  
20 the driver because they tend to be destinations  
21 where people know that they're going in the first  
22 place.

23           So if you have any questions, Staff  
24 is available to ask -- to answer those, and in

1 your packet you also have information related to  
2 where a lot of these developments are occurring  
3 for the signage along our development map.

4 Thank you.

5 CHAIRMAN OLSON: Questions for Krysti  
6 right now?

7 COMMISSIONER VINYARD: Yes, I have three  
8 questions. Hi, Krysti, how are you?

9 MS. NOBLE: I'm good, how are you?

10 COMMISSIONER VINYARD: Good. It's nice  
11 to see you. Hold on, let me -- Sorry, I don't  
12 have video.

13 How many of the 130 of these signs  
14 were non-conforming in 2014 when we did the  
15 comprehensive review?

16 MS. NOBLE: So I don't have that number  
17 as of 2014.

18 COMMISSIONER VINYARD: Okay.

19 MS. NOBLE: I only have the current. I  
20 can go back and research that.

21 COMMISSIONER VINYARD: No, that's not a  
22 huge -- that's not a huge deal. I'm just -- I'm  
23 not quite certain I agree with this being  
24 considered maintenance. I mean, this is

1 replacement. I understand --

2 MS. NOBLE: No, this --

3 COMMISSIONER VINYARD: I understand  
4 everything --

5 MS. NOBLE: Staff isn't purporting that  
6 this would be maintenance. We're clearing up the  
7 definition for maintenance. This would be  
8 outside of maintenance.

9 COMMISSIONER VINYARD: Outside of  
10 maintenance.

11 MS. NOBLE: Yes. This would be an  
12 exemption that they don't have to bring the  
13 entire sign into full conformance.

14 COMMISSIONER VINYARD: Okay. So  
15 couldn't this petitioner have just asked for a  
16 variance on this sign?

17 MS. NOBLE: They could have asked for a  
18 variance; I don't think that they meet the  
19 standards for variance. Variance has to be  
20 something that isn't self-imposed.

21 COMMISSIONER VINYARD: Self-imposed,  
22 right.

23 MS. NOBLE: It has to be something that  
24 is unique to the site, so I don't think they



1 would have qualified for a variance; however,  
2 they could have asked for -- like Mr. Millen did  
3 with his request, they could have asked for an  
4 appeal.

5 COMMISSIONER VINYARD: Appeal, okay.  
6 All right. And, I'm sorry, that's -- that's  
7 where I was going with it.

8 I guess I see the 130 in all this,  
9 but, I mean, one person asked and we're -- I  
10 mean, we've been doing this for almost eight  
11 years, signs have been 90 percent of what's come  
12 in front of us since I've been on the Board.

13 I don't -- Is it worth changing  
14 because one person requested it? I mean, is  
15 this -- are we going to find ourselves in a few  
16 years readjusting signs yet again?

17 MS. NOBLE: I can answer that,  
18 definitely, we will.

19 COMMISSIONER VINYARD: Okay.

20 MS. NOBLE: Signs was going to be part  
21 of the UDL, so it was going to be a comprehensive  
22 look at signs, so we may end up adjusting this  
23 further in the near future.

24 CHAIRMAN OLSON: What drawback does it

1 have for us to allow non-conforming signs to  
2 switch out something in the name of trying to  
3 drum up business? I don't know -- I'm saying  
4 this truthfully, I don't think that I can see any  
5 drawback to doing that. What could be the  
6 argument?

7 MS. NOBLE: Well, there -- there could  
8 be a couple -- I'm sorry. There could be a  
9 couple of drawbacks.

10 So one drawback could be that it  
11 prolongs the life of a sign that we no -- a type  
12 of sign or size of sign that we no longer  
13 permit. It would prolong the life of that sign,  
14 and the original intent of the code is that as  
15 those signs that were legally non-conforming,  
16 their use ends, that would be the appropriate  
17 time to bring them into conformance, into the  
18 design of what the City saw as a whole. That's  
19 one drawback.

20 Another drawback would be we have  
21 denied permits similar to these requests in the  
22 past, so those individuals who did, you know, pay  
23 and put the expense to bring their signs into  
24 conformance will have missed out on this

1 opportunity that we will be allowing people in  
2 the future to do.

3 COMMISSIONER VINYARD: Yeah, and I get  
4 it, I'm sympathetic in between, but like I said,  
5 this is -- signs have been an issue for me since  
6 going through all this, and, I mean, I don't want  
7 to -- was this something like -- When did they  
8 catch this? Like --

9 MS. NOBLE: So the sign isn't up at this  
10 point. This was a building --

11 COMMISSIONER VINYARD: Yeah, okay.  
12 Okay.

13 MS. NOBLE: This was a building permit  
14 that the petitioner requested that was denied.

15 COMMISSIONER VINYARD: Gotcha. Okay.  
16 Thank you. I was just trying to make sure that  
17 like -- because in my opinion it's a whole other  
18 story if somebody went out and ordered a whole  
19 new sign without checking the conformity, then  
20 that's -- that's an issue, but okay. Thank you.  
21 Those are the -- You answered the three questions  
22 that I needed. Thank you.

23 MS. NOBLE: You're welcome.

24 CHAIRMAN OLSON: What other questions do

1 we have for Krysti?

2 COMMISSIONER WILLIAMS: I've got two.  
3 So, one, from Staff's opinion, is there an  
4 economic interest in this as in allowing this I'm  
5 assuming is more business friendly than saying --  
6 forcing businesses to become in compliance along  
7 with upgrading to electronic signs, is that part  
8 of the reasoning behind it?

9 MS. NOBLE: Sure, that was part of the  
10 reason for the request that Staff address this.  
11 It's part of the decision to say there is some  
12 merit to this discussion because some of the  
13 impact to the business owner was not their doing,  
14 it was, you know, state right-of-way and  
15 increased traffic along the roadway, so that did  
16 play a role in the recommendation and, of course,  
17 now we're in a situation where our businesses  
18 need the assistance --

19 COMMISSIONER WILLIAMS: Totally.

20 MS. NOBLE: -- right now to stay alive.

21 COMMISSIONER WILLIAMS: Totally. And  
22 that's exactly where I was going with that.  
23 Thank you, Krysti.

24 My only other one then is do you

1 have a recommendation as if we should apply these  
2 standards to just the major thoroughfares or also  
3 the non-major thoroughfares?

4 I know you have mentioned that there  
5 is wording for both allowances; do you have any  
6 preference?

7 MS. NOBLE: So originally Staff  
8 suggested the major thoroughfares only because  
9 those are the ones that are heavily impacted and  
10 it made more sense as to why they would want to  
11 be messaging to their --

12 CHAIRMAN OLSON: Why would you limit it,  
13 though?

14 MS. NOBLE: -- customers?

15 CHAIRMAN OLSON: Why would you limit it  
16 to one location rather than everywhere?

17 MS. NOBLE: So I am getting to that.  
18 When I was asked to look at the non-major  
19 thoroughfares, initially Staff didn't think that  
20 there would be a need for those areas; like I  
21 mentioned, those are typical designation  
22 locations.

23 But when I did the data and the  
24 research, I found that there were a significant

1 amount of signs along there that did have  
2 monument-type signs and some that did have  
3 changeable copy, so it could assist those  
4 individuals, especially the ones that are not  
5 necessarily on the, you know, corner of where a  
6 thoroughfare and a non-major thoroughfare  
7 intersect, but a little bit ways off, so there is  
8 some benefit to it.

9 COMMISSIONER WILLIAMS: That was all I  
10 had. Thank you.

11 CHAIRMAN OLSON: I would argue that -- I  
12 would argue that just -- just like we were  
13 saying, some people would pass the sign and miss  
14 out on the opportunity to do this, I wouldn't  
15 want to miss out on the opportunity to do it just  
16 because I'm not on a major thoroughfare.

17 I've been in this town for 40  
18 years and I don't know where everything is. I  
19 mean, you go back into the commercial parts and  
20 you say oh, I didn't know that existed there.  
21 Those signs in my opinion are just as important  
22 as the major thoroughfares signs. That's my two  
23 cents.

24 Do we have any other questions?

1 (No response.)

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

7 COMMISSIONER WILLIAMS: So moved.

8 COMMISSIONER VINYARD: Second.

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

11 MS. YOUNG: Olson.

12 CHAIRMAN OLSON: Yes.

13 MS. YOUNG: Millen.

14 COMMISSIONER MILLEN: Yes.

15 MS. YOUNG: Marcum.

16 COMMISSIONER MARCUM: Yes.

17 MS. YOUNG: Horaz. Horaz.

18 COMMISSIONER HORAZ: On mute, sorry.

19 Yes.

20 MS. YOUNG: Okay, thank you. Williams.

21 COMMISSIONER WILLIAMS: Yes.

22 MS. YOUNG: And Vinyard.

23 COMMISSIONER VINYARD: Yes.

24 MS. YOUNG: Thank you.

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CHAIRMAN OLSON: All right. The public hearing portion of tonight's meeting is closed.

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

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

3 I, Christine M. Vitosh, a Certified Shorthand  
4 Reporter, do hereby certify that I transcribed  
5 the proceedings had at the public hearing and that  
6 the foregoing, Pages 1 through 21 inclusive, is a  
7 true, correct and complete computer-generated  
8 transcript of the proceedings had at the time and  
9 place aforesaid.

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

16 As certification thereof, I have hereunto set  
17 my hand this 21st day of January, A.D., 2021.

18 *Christine M Vitosh*

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

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## PZC - Public Hearing - January 13, 2021

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