

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, JULY 23, 2024

Mayor Purcell called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Corneils	Present

Staff in attendance at City Hall: City Clerk Behland, Deputy Chief of Police Mikolasek, Attorney Orr, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Staff in attendance electronically: Community Development Director Barksdale-Noble

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:

<https://us02web.zoom.us/j/85840051365?pwd=PLS1RRS2VWahMTeU6ULch7pJhiLFoj.1>.

The Zoom meeting ID was 858 4005 1365.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell noted that Mayor’s Report #4: CC 2024-58 Resolution Approving Memorandum of Agreement for the Management of the EPA Climate Pollution Reduction Grant Award will have no vote and has been pulled from the agenda.

Alderman Soling asked to remove Consent Agenda #5: PW 2024-59 2023 Water Main Replacement – Contract A – Change Order No 2. (Final Balancing) and place it on the Public Works Committee Report for discussion.

PRESENTATIONS

None.

PUBLIC HEARINGS

1. Kelaka, LLC - Annexation
2. Hagemann - Annexation

Please see the attached transcript from the court reporter regarding the public hearing portion of the meeting.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Bill Payments for Approval
 - \$ 420,092.40 (vendors – FY 24)
 - \$ 2,693,295.92 (vendors – FY 25)
 - \$ 398,929.48 (payroll period ending 07/05/24)
 - \$ 3,512,317.80 (total)
2. Heartland Meadows – One Year Maintenance Guarantee Release – *authorize the release of performance guarantee in the amount of \$133,399.30 upon receipt of a separate guarantee to cover the costs of the remaining sidewalks* (PW 2024-55)
3. Windett Ridge Unit 2 – Consideration of Acceptance – *accept the public improvements of water main, sanitary sewer, storm sewer, paving, sidewalk, street lighting and parkway trees as described on the Bill of Sale for ownership and maintenance by the City, subject to receipt of a maintenance guarantee in the amount of \$95,599.15, subject to verification that the developer has no outstanding debt owed to the City for this project and subject to receipt of a signed Bill of Sale* (PW 2024-56)
4. Timber Ridge Estates Water Main Extension – Plat of Easement – *approve and accept the plat of easement for the construction of the Timber Ridge Estates water main extension and authorize the Mayor, City Clerk, and City Engineer to execute* (PW 2024-57)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Koch; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR’S REPORT

**Planned Unit Development Agreement – C1 Yorkville, LLC -
Amendment Updates (Cyrus One) – Informational Item
(PZC 2024-15 & EDC 2024-41)**

Since its approval, Community Development Director Barksdale-Noble reported two updates to the PUD agreement with C1 Yorkville, LLC (Cyrus One). The first change was regarding the possible right-of-way acquisitions and utility pole relocations. C1 Yorkville, LLC and the City will split these possible costs 50/50. The second change clarified that the cost of right-of-way acquisition shall be excluded from the 15% contingency calculation.

**Appointments to Boards and Commissions
(CC 2024-56)**

Mayor Purcell entertained a motion to approve the Mayor’s appointment of Margaret Linnane to the Planning and Zoning Commission for a partial term ending May 2026. So moved by Alderman Tarulis; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

Ordinance 2024-34

**Authorizing the Acquisition of Certain Easements for the
Construction of Water Mains (Loftus Easement)
(CC 2024-57)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Water Mains (Loftus Easement). So moved by Alderman Soling; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

PUBLIC WORKS COMMITTEE REPORT

**2023 Water Main Replacement – Contract A –
Change Order No. 2 (Final Balancing)**

(PW 2024-59)

*(Pulled from Consent Agenda and placed
on the Public Works Committee Report)*

Alderman Koch made a motion to approve the 2023 Water Main Replacement – Contract A – Change Order No. 2 (Final Balancing) and authorize the Mayor to execute; seconded by Alderman Funkhouser.

Alderman Soling stated there are still outstanding items that need to be completed before this item is closed out. Engineer Sanderson noted this is just for the final amount and does not close the project out. He stated they would go through the punch list items before the final close of the project. Alderman Soling shared that the contractor has not been forthcoming, and the residents have concerns. Engineer Sanderson said they are holding a field meeting and inviting Alderman Soling to participate. He stated they will not issue until all items are addressed. The completion of items might have to wait until August due to the weather. Normal practice is holding a percentage of the contract for any unfinished items, which Engineer Sanderson estimated to be around \$25,000.

Motion approved by a roll call vote. Ayes-6 Nays-1 Present-1
Plocher-present, Funkhouser-aye, Tarulis-aye, Transier-aye,
Solving-nay, Marek-aye, Corneils-aye, Koch-aye

**2024 Local Road Program – Change
Order No. 1 (Faxon Road)**

(PW 2024-58)

Alderman Koch made a motion to approve the 2024 Local Road Program – Change Order No. 1 (Faxon Road) and authorize the Mayor to execute; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye

Water Study Update – Informational Item

(PW 2024-60)

Alderman Koch said they wanted to bring this to the Council to ensure everyone heard the update. During the last water loss testing, the loss percentage dropped to 8%, but now it has returned to 14%. Engineer Sanderson reported that IDNR requires the water loss percentage to be under 10%, which is the City's goal. The City has taken aggressive initiatives to lower this number. He shared that the city has been improving water mains, working on water leak protection, and replacing individual water meters in homes. He believes they may need to move up the water meter replacements in some of the older communities.

**Route 126 Water Main Improvements –
Design Engineering Agreement**

(PW 2024-61)

Alderman Koch made a motion to approve the Route 126 Water Main Improvements – Agreement for Professional Services – Design Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye

**Lake Michigan South Receiving Station Standpipe –
Design Engineering Agreement**

(PW 2024-62)

Alderman Koch made a motion to approve the Lake Michigan South Receiving Station Standpipe – Agreement for Professional Services – Design Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0
Solving-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye

**Northwest Elevated Water Storage Tank –
Design Engineering Agreement
(PW 2024-63)**

Alderman Koch made a motion to approve the Northwest Elevated Water Storage Tank – Agreement for Professional Services – Design Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Alderman Soling asked if this will be large enough storage for future development? Engineer Sanderson reported they have projected out a number of years to be able to handle storage needs until 2040/2050. He stated that if developments come in, this should be fine, but they will keep track of any changes needed.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye

**YBSD Water Main Extension –
Contract Award
(PW 2024-64)**

Alderman Koch made a motion to table to the August 13, 2024 City Council meeting; seconded by Alderman Soling.

Motion unanimously approved by a viva voce vote.

**YBSD Water Main Extension – Construction
Engineering Agreement
(PW 2024-65)**

Alderman Koch made a motion to table to the August 13, 2024 City Council meeting; seconded by Alderman Soling.

Motion unanimously approved by a viva voce vote.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

River Fest

Parks and Recreation Director Evans reported that River Fest had a fantastic turnout. He said they had great weather and the biggest turnout yet.

National Night Out

Parks and Recreation Director Evans reported National Night Out with the Yorkville Police Department will take place on Tuesday, August 6, 2024, from 5:30 to 7:30 p.m. at Riemenschneider Park. The theme this year is Ghostbusters Save Yorkville. This event includes many family activities.

PLANNING AND ZONING COMMISSION

Ordinance 2024-35

**Approving the Final Plat of Subdivision for
Grande Reserve Units 10A and 11A
(PZC 2024-14 & EDC 2024-40)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of Subdivision for Grande Reserve Units 10A and 11A and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

Community Development Director Barksdale-Noble reported that this 22-acre site is the initial development phase for two units in Grande Reserve. This will consist of 158 new single residential lots. At the entire build-out, there will be about 312 townhome units. The HOA declarations are within the packet provided as a reference, which City staff has reviewed. The City asked the petitioner to ensure cul-de-sacs within the development will be snowplowed by the HOA. Alderman Koch asked how the communication between the City’s Public Works plows and the HOA plows regarding the cul-de-sacs will work. Community Development Director Barksdale-Noble shared that Public Works Director Dhuse was a part of all the plan reviews and is aware of the HOA plowing these areas. There are also other areas

currently handled by the HOA. Mayor Purcell mentioned the initial plat was done 20 years ago and was never recorded; this is just a continuation of filling out the original Grande Reserve plan.

Motion approved by a roll call vote. Ayes-6 Nays-0 Present-1
Plocher-aye, Funkhouser-no vote, Tarulis-aye, Transier-aye,
Soling-present, Marek-aye, Corneils-aye, Koch-aye
*(Alderman Funkhouser left the Council Chambers
during the Grande Reserve discussion and vote.)*

CITY COUNCIL REPORT

No report.

CITY CLERK’S REPORT

City Clerk Behland reported that the Illinois State Board of Elections released their abbreviated calendar of dates. The petition circulation and filing dates for the Consolidated Election moved up a month. Petition circulation begins on August 20, 2024. The first day to file candidate petitions is November 12, 2024. Once the ISBE publishes the 2025 Candidate’s Guide and the 2025 Election & Campaign Finance Calendar, we can finalize and publish our notices on the City’s election webpage.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR’S REPORT (cont’d)

City Buildings Update
(CC 2021-04)

No report.

Water Study Update
(CC 2021-38)

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

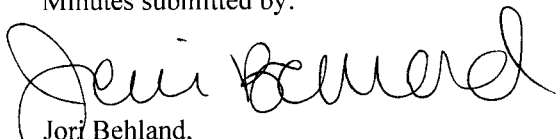
ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Plocher; seconded by Alderman Funkhouser.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:49 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING
PUBLIC HEARINGS

651 Prairie Pointe
Yorkville, Illinois

Tuesday, July 23, 2024
7:00 p.m.

1 PRESENT:

2 Mr. John Purcell, Mayor;

3 Mr. Dan Transier, Alderman;

4 Mr. Ken Koch, Alderman;

5 Mr. Craig Soling, Alderman;

6 Mr. Arden Joe Plocher, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Matt Marek, Alderman;

9 Mr. Rusty Corneils, Alderman;

10 Mr. Seaver Tarulis, Alderman.

11 ALSO PRESENT: (In-person and via Zoom)

12 Ms. Jori Behland, City Clerk;

13 Ms. Erin Willrett, Assistant City

14 Administrator;

15 Ms. Kathleen Field Orr, City Attorney;

16 Mr. Rob Fredrickson, Finance Director;

17 Chief James Jensen, Yorkville Police

18 Department;

19 Mr. Tim Evans, Parks and Recreation

20 Director;

21 Ms. Krysti Barksdale-Noble, Community

22 Development Director;

23 Mr. Brad Sanderson, City Engineer.

24 - - - - -

1 APPEARANCES:

2 PEDERSEN & HOUPPT by
3 MR. KEVIN KEARNEY,
4 161 North Clark Street, Suite 2700
Chicago, Illinois 60601
(312) 261-2291

5 Appeared on behalf of the
6 Petitioner, Green Door Capital;

7 SCHOENBERG, FINKEL, BEEDERMAN, BELL &
8 GLAZER, LLC by
9 MS. MONICA SHAMASS
300 South Wacker Drive, Suite 1500
Chicago, Illinois 60606
(312) 775-3605

10 Appeared on behalf of Property
11 Owners Lisa Prather, Mike
12 Riesenbeck, and Nick and Nicki
Dodd.

13 - - - - -

14 I N D E X

15 WITNESS	PAGE
16 Kevin Kearney	4
17 Monica Shamass	6
18 Sara Buchanan	16

19 - - - - -

1 (WHEREUPON, the following
2 proceedings were had in the public
3 hearing portion of the meeting,
4 commencing at 7:04 p.m.)

5 MAYOR PURCELL: We have two public
6 hearings. I would like to open the Kelaka, LLC
7 annexation public hearing. Public hearing is now
8 open.

9 Is there anyone in the public who
10 would like to speak to the Kelaka, LLC annexation
11 public hearing? If so, step to the microphone,
12 state your name, please.

13 KEVIN KEARNEY,
14 testified from the podium as follows:

15 MR. KEARNEY: Good evening, everyone.
16 My name is Kevin Kearney. I represent the
17 petitioner, Green Door Capital Investments. I am
18 here tonight to represent petitioner on this
19 application for annexation and the annexation
20 agreement. There is another item on the agenda
21 that I will be speaking to as well.

22 I'd just like to make a couple
23 general points about this. It is a voluntary
24 annexation into the city. It's done consistent

1 with the state statutes regarding annexation.
2 It's contiguous to the city. It's
3 unincorporated. It's got the permission of the
4 property owner.

5 We are the contract buyer, will
6 become the property owner if all things go
7 through, and we feel that the annexation is an
8 opportunity to continue a great relationship that
9 we have with the city and build upon it, and also
10 to -- the rezoning that's also considered in the
11 annexation agreement represents the best possible
12 use of the property.

13 So we are happy to answer any
14 questions that you may have about the petition
15 itself, but we feel it's fairly straightforward.
16 It's a voluntary annexation coming into the city.

17 Thank you.

18 MAYOR PURCELL: Thank you. Is there
19 anyone else who would like to speak to the
20 Kelaka, LLC annexation public hearing?

21 (No response.)

22 MAYOR PURCELL: Seeing and hearing none,
23 the Kelaka, LLC annexation public hearing is
24 closed.

1 Next I would like to open the public
2 hearing for the Hagemann, Hagemann, however you
3 pronounce it, apologize, annexation public
4 hearing. The Hagemann annexation public hearing
5 is now open. Same rules.

6 If anyone would like to speak to
7 that, please step to the microphone and state
8 your name for the record.

9 MONICA SHAMASS,
10 testified from the podium as follows:

11 MS. SHAMASS: Hi, everyone. My name is
12 Monica Shamass and I am an attorney for Lisa
13 Prather, Mike Riesenbeck, and Nick and Nicki
14 Dodd.

15 If you don't know them, or maybe you
16 do, they are actually some of the families who
17 are being affected by this annexing and this
18 rezoning.

19 These families have invested their
20 lives, savings and dreams into these homes and I
21 think that there is a little bit of a disparate
22 consequence to them that is probably kind of
23 happening because of how swiftly this is going
24 on.

1 Despite their diligent efforts to
2 find comparable properties at affordable prices,
3 these families are confronted with options that
4 are in either serious disrepair, not the same
5 size, and, if they are, lots of that land or
6 portions of that land are unusable; for example,
7 some of them are marsh.

8 When they do find land or property
9 that is maybe a similar lateral move, they are
10 finding that it is significantly more costly.

11 The current annexation plan
12 effectively isolates their properties, cutting
13 them off and surrounding them with industrial and
14 manufacturing uses making these residential lots
15 unmarketable.

16 This isolation inevitably will
17 diminish their property values. We are not
18 saying that this is something that would stop the
19 annexation, right?

20 What we are saying is the result of
21 the annexation and then turning their properties
22 into an island will effectively force them to
23 have to sell.

24 If they stay and then they want to

1 sell sometime in the future, they have diminished
2 property values, they won't be able to sell the
3 land to future buyers with the same understanding
4 that the property will be used in equal way or at
5 equal value as to what it is being used now.

6 So with that understanding, and that
7 the real option is to sell, my clients have made
8 attempts to engage with Green Door Capital
9 seeking substantive discussion and fair
10 negotiations; however, their efforts have been
11 met with insufficient or non-substantive
12 responses.

13 Green Door Capital's offers are what
14 it deems to be appropriate compensation, but
15 unfortunately they fail to consider the drastic
16 changes in the housing market since my clients
17 have purchased their homes.

18 It also fails to include the
19 understanding that there is higher interest
20 rates, increased housing costs, and that they
21 operate specific businesses out of their
22 properties, and with those specific businesses
23 they have unique uses that they need from each
24 individual property that they will eventually

1 move to, and that inventory for those properties
2 is very scarce, so it takes time. These families
3 were approached regarding this matter only a
4 short time ago, I believe in late June, and
5 unfortunately some notices that were mailed never
6 arrived. I even checked to see, you know, the
7 tracking number. One of them is still in
8 transit.

9 Now, with that saying, they need a
10 few more months to conduct proper due diligence
11 on homes, seek out replacement properties and
12 understand the valuations of their home now.

13 Green Door Capital I believe and my
14 understanding is is basing their evaluation on
15 when they purchased these homes several years
16 ago. Many of you understand that the housing
17 market has changed. Some of you may have
18 purchased home and understand that personally.

19 Now, with that said, our clients
20 need the ability to understand what is happening
21 to them and what is uprooting their families and
22 their lives and to be able to make informed
23 decisions moving forward based on that
24 information. They need time to negotiate with

1 Green Door Capital and considering, you know, the
2 weight of this decision.

3 Public policy should not uproot
4 families from their homes and push them into
5 financial hardship. Instead we need time to
6 collaborate with Green Door Capital to ensure
7 that these family are not just compensated for
8 properties that they bought based on numbers that
9 are not -- or at least we haven't been given
10 enough evidence for, but to rightfully make them
11 whole.

12 They need time to look for
13 properties, they need time to talk to brokers and
14 seek appraisal or see the appraisal that Green
15 Door Capital is possibly using and then be able
16 to respond, and so what we are looking for is a
17 little bit more time to give them the ability to
18 go ahead and do that and for us to actively, you
19 know, seek proper discussion with I believe
20 Mr. Kearney here and see where we can get, so
21 that way both parties feel like they are getting
22 a good deal.

23 Thank you for the time, and I yield.

24 MAYOR PURCELL: Thank you. Is there

1 anyone else who would like to speak for the
2 Hagemann annexation?

3 MR. KEARNEY: Thank you, Mr. Mayor.
4 Again, my name is Kevin Kearney, I represent
5 Green Door Capital Investments. So just a few
6 points.

7 This, like the Kelaka annexation, is
8 a voluntary annexation. This is done, the
9 property owners approaching the city, to ask to
10 annex into the City's jurisdiction.

11 Under Illinois law it really only
12 requires contiguity, it requires notice to be
13 sent to the fire protection district, library
14 districts, townships, and it requires that the
15 land be unincorporated, so from an annexation
16 perspective, Green Door has satisfied all the
17 requirements for voluntary annexation.

18 For the rezoning aspect of this
19 discussion, this rezoning is under the city's
20 UDO, should be evaluated like any other map
21 amendment or rezoning within the municipality,
22 and that requires analyzing is it consistent with
23 the Comprehensive Plan that the city has in
24 place. It does.

1 This rezoning to an M-2 is
2 consistent with the City's Comprehensive Plan,
3 which designates all this property as general
4 industrial, and if you look directly to the south
5 of the property that's proposed to be annexed in,
6 you will see that BrightFarms is general
7 industrial with a PUD, south of that is M-2 as
8 you are well aware, so this is consistent with
9 the -- not only the existing zoning uses that are
10 along Eldamain, but also consistent with what the
11 city envisioned starting in 2019 this whole area
12 being zoned as, and if you look, it's not in
13 Yorkville, but across the street, there is likely
14 going to be a similar use across the street in
15 Plano, so those are the considerations that this
16 Council is supposed to evaluate when determining
17 whether or not to proceed with an annexation
18 agreement that contemplates the zoning change,
19 and that's the only thing that that annexation
20 agreement is looking for.

21 It's looking simply for a zoning
22 change because, without it, it would annex in as
23 R-1, which is the lowest intensity use, and
24 that's really not what the highest, best use of

1 the property is.

2 I'm not going to speak to valuations
3 with the other properties; I haven't been
4 involved in those discussions, so I can't really
5 speak to them intelligently, but I do know that
6 my client has been working with adjacent property
7 owners to come to some agreements there.

8 They haven't agreed yet, but nothing
9 about annexation and rezoning will stop the
10 property owners from using the property as-is.
11 They are unincorporated; they will remain
12 unincorporated. They will continue using the
13 property the way they are using it currently, and
14 that won't change upon annexation, and, also,
15 annexation and rezoning doesn't mean immediate
16 development.

17 We still have to locate a developer
18 for the site, we don't have an idea of who is
19 going to use the site. All of that is going to
20 require further approvals by the City Council in
21 due course, and specific issues that can be
22 raised at that time can be addressed then, but we
23 can't even speak what to those issues might be
24 because we don't have any concrete plans for a

1 development of the site, we are just looking to
2 annex in and to be zoned appropriately for that
3 annexation.

4 Thank you.

5 MAYOR PURCELL: Thank you. Is there
6 anyone else who would like to speak to the
7 Hagemann annexation public hearing?

8 MS. SHAMASS: Am I allowed to go one
9 more time, or no?

10 MAYOR PURCELL: If you are quick, I'll
11 let you go.

12 MS. SHAMASS: Thank you, I appreciate
13 it.

14 MAYOR PURCELL: I can be nice.

15 MS. SHAMASS: Thank you so much. Just
16 to respond to some of those things, yes,
17 everything is being done by the book, no one is
18 questioning what counsel is doing in terms of
19 process, but what we want to point out is that
20 there will be an effect on your community
21 members, and public policy is there to protect
22 the community.

23 We are nothing without the community
24 and we have to think about what the ramifications

1 are of these processes that we are using and we
2 are implementing, and so just because everything
3 is following the process doesn't mean that it
4 doesn't have a disparate impact on families.

5 Yes, the presumption is maybe the
6 way they live their life won't change, but we
7 don't know that, and as they said, they don't
8 know what they are going to put in there and we
9 don't know how long construction is going to take
10 and we don't know how long noise will last for
11 or, you know, smells or anything like that, they
12 have young children in those homes, and they were
13 not invited to annex in, right, so there is I
14 think things that can be handled, it just needs a
15 little bit more time, and that's what they are
16 requesting for this.

17 So no one is trying to be
18 unreasonable, no one is, you know, pointing
19 fingers and saying anybody is doing anything
20 incorrectly; we are just saying there are
21 ramifications to this that need to be thought
22 about and need to be considered.

23 With that, I yield.

24 MAYOR PURCELL: Fine. Is there anyone

1 else who would like to speak to the Hagemann
2 annexation public hearing?

3 SARA BUCHANAN,

4 testified from the podium as follows:

5 MS. BUCHANAN: My name is Sara Buchanan.
6 I am representing for my mother, Mary Auer, and
7 she is one of the houses that's being affected by
8 this, and where her house is, there is only three
9 houses on the -- on this proper -- you know, by
10 each other and that, and my mom is 83 years old,
11 sorry, and this is going to affect her, too. My
12 mom right now is in the hospital and I have been
13 in the hospital with her since Friday, and so I
14 came down here to talk on her behalf.

15 My mom, you know, we -- like they
16 said, we just got this note, you know, to tell
17 that they are going to put something behind her
18 house, you know, and before my father passed
19 away, he told us that he was grandfathered in,
20 that their house is not going to be affected in
21 that, you know, of agriculture and their business
22 that they have and everything, so of them
23 changing the zoning, that's going to affect my
24 family's business, too, on top of it, too, so I

1 just thank you very much for listening to me.

2 MAYOR PURCELL: Thank you for coming.
3 Is there anyone else who would like to speak to
4 the Hagemann annexation public hearing?

5 (No response.)

6 MAYOR PURCELL: Seeing none, we will
7 close the public hearing.

8 (Which were all the proceedings had
9 in the public hearing portion of
10 the meeting, concluding at 7:17
11 p.m.)

12 ---o0o---

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

3 I, CHRISTINE M. VITOSH, a Certified
4 Shorthand Reporter of the State of Illinois, do
5 hereby certify:

6 That the foregoing public hearing
7 transcript, Pages 1 through 19, was reported
8 stenographically by me by means of machine
9 shorthand, was simultaneously reduced to
10 typewriting via computer-aided transcription
11 under my personal direction, and constitutes a
12 true record of the testimony given and the
13 proceedings had;

14 That the said public hearing was taken
15 before me at the time and place specified;

16 That I am not a relative or employee or
17 attorney or counsel, nor a relative or employee
18 of such attorney or counsel for any of the
19 parties hereto, nor interested directly or
20 indirectly in the outcome of this action.

21 I further certify that my certificate
22 attached hereto applies to the original
23 transcript and copies thereof signed and
24 certified under my hand only. I assume no

responsibility for the accuracy of any reproduced
copies not made under my control or direction.

IN WITNESS WHEREOF, I do hereunto set my
hand at Leland, Illinois, this 30th day of July,
2024.

/s/ *Christine M Vitosh*

CHRISTINE M. VITOSH,
C.S.R. Certificate No. 084-02883.

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