PLANNING & ZONING COMMISSION
City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL
Wednesday, August 13, 2025 7:00pm

Meeting Called to Order
Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call
Chad Green-yes, Marge Linnane-yes, Richard Vinyard-yes, Danny Williams-yes, Ryan Forristall-yes, Michael Crouch-yes

City Staff
Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner1
David Hansen, Senior Planner
Megan Lamb, City Attorney
Brad Sanderson, EEI/City Engineer
Ken Koch, Alderman via Zoom
Drea Sandoval, Planning Intern
Lynn Dubajic Kellogg, City Consultant
Katelyn Gregory, Community Engagement & Marketing Coordinator

Other Guests

Chris Vitosh, Vitosh Reporting Service	Mike Konicek
George Ostreko	Larry Longman, Prologis
Tim O'Neill	J. C. Whit, Prologis
Katie Fraser, Prologis	Clare Chandler, Prologis
Greg Jones/Ancel Glink, Prologis	Sam Woodworth, WSPY
Mike Battaglia	Lydia Battaglia
Tom DeCarlo, KEO IL, LLC	Ed Schulz
Don Vogel	Tammi Schleining
Josh Schleining	John Bryan, Legacy Farms
Dan Nagel	

Via Zoom:

Shannon Westberg	Aimee Lalime
Michael Duderstadt	Kim Kaskel
Diane (no last name shown)	Jason Hanna, JHET

Previous Meeting Minutes July 9, 2025
Motion by Mr. Crouch and second by Mr. Williams to approve the minutes as presented. Roll call: Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes, Green-yes. Carried 6-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard stated there was one Hearing for this meeting and explained the procedure to be followed and the taking of testimony. He swore in those who would speak and also made a statement about decorum and order for the meeting.

Chairman Vinyard entertained a motion to open the Hearing. A motion was made and seconded by Mr. Williams and Mr. Green, respectively and the Public Hearing was opened at approximately 7:04pm. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes, Green-yes, Linnane-yes. Carried 6-0.

The Public Hearing was read by Chairman Vinyard:
1. **PZC 2025-07 Prologis, L.P.,** the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. and Marilee Foltz, have submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 540 acres across sixteen (16) parcels. The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District to accommodate a high-tech data center campus, including eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations and associated stormwater detention basins. The applicants are also requesting deviations from the Yorkville Unified Development Ordinance (UDO) related to interior yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements. The subject property is generally located east of Eldamain Road between Corneils Road to the south and Galena Road to the north.

(See Court Reporter's transcript of Public Hearings)
(Petitioner's Standards & Responses to be included in the Official Record)
(Email from Matt Gilbert of Green Door Capital to be included in record)

The Public Hearing was closed at approximately 7:50pm a motion by Mr. Williams and second by Ms. Linnane. Roll call: Williams-yes, Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes. Carried 6-0.

Unfinished Business   None

New Business:
1. **PZC 2025-07 Prologis, L.P.** (see full description above)
Ms. Noble gave a history of the property and overview of the petition. She also focused on the recommendations. This 540-acre property was originally slated to be the Westbury residential development, but it was never moved forward for annexation or rezoning. She described the surrounding uses and said the area is trending towards manufacturing. The petitioner must meet one standard for flexibility in the PUD. They believe they meet standards for construction of public roadway and regional utility improvements, both of which will benefit the site and surrounding areas. The 18 buildings will be constructed in phases dependent on ComEd. This location straddles both the Yorkville and Plano School Districts. Vacation of W. Beecher Rd. is being requested, however it is part of Bristol Township now and can only be vacated after annexation into the city and then a Public Hearing. Ms. Noble said 3 parcels would be affected

on W. Beecher and the homes would be demolished after vacation. The petitioner is working with the city and Cardinal Development on the re-alignment of the road. Thirteen deviations are being requested, said Ms. Noble, and she also gave brief information about them.

Ms. Amy Lalime of Soundscape Engineering gave a very brief report on the sound levels and 3-D modeling. She said the city ordinance can be met with the chillers.

Ms. Noble then addressed street design and recommendations of the roads the petitioner should improve or reconstruct. She discussed the property being subject to 2 recaptures which include Eldamain Road. Any property along Eldamain Rd. that is annexed, is required to pay their share of the improvement costs done in the past. This amount of $295,000 will be paid at time of final plat. Second, Bright Farms extended some of the utilities previously and that dollar amount is not known at this time. She also noted additional recommendations including no nuclear use, requirement of noise studies, per review by third party. Continual noise devices will be required to be installed from start of construction and reports will be issued to the city throughout the life of the project. She also listed the various safety aspects required. Ms. Noble also provided information on a development agreement outside of the PUD which could include infrastructure funding and other benefits to the city. There are ongoing talks with the petitioner.

Discussion/Comments from Commissioners:
Commissioner Green asked if the new location for Beecher Rd. would go through the petitioner's property. Engineer Sanderson said the location would be on the eastern edge of their property. Commissioner Crouch asked if there is any way to deal with the issue that Mr. Gilbert addressed in his email concerning vacation of W. Beecher and rerouting of Beecher Road. Mr. Sanderson said they are having discussions with Mr. Gilbert. Mr. Green also said that Ms. Tammi Schleining had some valid points regarding possible water contamination, to which Ms. Noble said she has had conversations with Ms. Schleining. Chairman Vinyard asked if the developer would be willing to add or subtract berm by the Schleinings. Attorney Jones said they have added additional berm and will provide responses to Ms. Schleining. Commissioner Williams asked if city water would be run near Beecher Rd. Mr. Sanderson said the water main will be looped in multiple locations and go down E. Beecher Road. Rob Roy Creek impacts the entire area, said Mr. Crouch and he asked if the developer had talked with the petitioner yet. Attorney Jones said they are seeking preliminary approval and will have discussions.

Standards
Ms. Noble then read the standards and responses, for the record, for **rezoning map amendment**. There were no comments on this.

The standards and responses for **Special Use** were then read by Ms. Noble. Commissioners had some comments. Mr. Green and Mr. Williams said they did not agree that property values surrounding the proposed development would increase. It was clarified to Mr. Williams that if Beecher Rd. is vacated, there will be a separate meeting. Mr. Williams said he did not agree with all of standard #3 regarding PUD's, but agreed with the spirit. Chairman Vinyard said standard #4 is a benefit to the Rob Roy Drainage District and for runoff. Regarding standard #5, traffic, Mr. Green said construction will be an issue during that time.

PUD standards and responses were read and did not result in any comments and there was no other discussion.

Action Item
Rezone

Chairman Vinyard asked for a motion to approve PZC 2025-07 Project Steel – Rezoning. So moved by Mr. Williams and Mr. Crouch, respectively. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Since the motion had not been read, the vote was retaken after the motion was read as follows by Mr. Williams. Motion: In consideration of testimony presented during a Public Hearing on August 13, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District for Project Steel, a proposed future data center campus, generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north totaling approximately 540 acres. Vote retaken: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Action Item
Special Use for Planned Unit Development

Moved by Mr. Williams and seconded by Ms. Linnane to approve PZC 2025-07 Special Use for PUD. Motion read by Mr. Williams as follows: In consideration of testimony presented during a Public Hearing on August 13, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization of a Planned Unit Development for Project Steel, a data center campus, to be generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north totaling approximately 540 acres, subject to the conditions enumerated in a staff memorandum dated August 4, 2025. Roll call: Forristall-yes, Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Linnane-yes. Carried 6-0.

Action Item
Preliminary PUD Plan

Moved by Mr. Williams and seconded by Mr. Crouch to approve PZC 2025-07 Preliminary PUD Plan. Motion read by Mr. Williams as follows: The Planning and Zoning Commission recommends approval to the City Council of the Project Steel – Preliminary PUD Site Plan prepared by Langan Engineering dated 5-16-2025 and revised July 25, 2025. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Additional Business

Ms. Drea Sandoval, Planning Intern, provided an update on recent petitions considered by the City Council.

1. City Council Action Updates

    a. PZC 2025-10 Greg Marker, on behalf of Marker, Inc. and Heartland Meadows West, LLC. Final Plat was approved by City Council

    b. PZC 2025-11 Patrick Winninger, on behalf of 1115, LLC. Final plat approved by City Council.

Adjournment

There was no further business and the meeting was adjourned at 8:44pm on a motion by Mr. Williams and second by Ms. Linnane. Unanimous voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker

UNITED CITY OF YORKVILLE

YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION

PUBLIC HEARING

651 Prairie Pointe Drive

Yorkville, Illinois

Wednesday, August 13, 2025

7:00 p.m.

1   PRESENT:

2   Mr. Rich Vinyard, Chairman,

3   Mr. Danny Williams, Commissioner,

4   Mr. Ryan Forristall, Commissioner,

5   Ms. Marge Linnane, Commissioner,

6   Mr. Michael Crouch, Commissioner,

7   Mr. Chad Green, Commissioner.

8

9   ALSO PRESENT: (Present in person and via Zoom)

10   Ms. Krysti Barksdale-Noble, Community

11   Development Director;

12   Ms. Sara Mendez, Senior Planner;

13   Mr. David Hansen, Senior Planner;

14   Mr. Ken Koch, Alderman;

15   Ms. Lynn Dubajic Kellogg, City

16   Consultant;

17   Ms. Katelyn Gregory, Community

18   Engagement & Marketing Coordinator;

19   Mr. Brad Sanderson, City Engineer;

20   Ms. Alexandria Sandoval, Administrative

21   Intern;

22   Ms. Marlys Young, Minute Taker.

23

24   - - - - -

1   APPEARANCES:

2   OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,
         LTD.
3   BY: MS. MEGAN LAMB
         1804 North Naper Boulevard, Suite 350
4   Naperville, Illinois 60563
         (630) 682-0085
5
             appeared on behalf of the United City of
6   Yorkville;

7   ANCEL GLINK
         BY: MR. GREG JONES
8   140 South Dearborn, Suite 600
         Chicago, Illinois 60603
9   (312) 604-9195

10   appeared on behalf of the Applicant,
             Prologis, L.P.
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1   (WHEREUPON, the following

2   proceedings were had in

3   public hearing, commencing

4   at 7:01 p.m. as follows:)

5   CHAIRMAN VINYARD: There is one public

6 hearing scheduled for tonight, for tonight's

7 Planning and Zoning Commission meeting. The

8 purpose of these hearings is to invite testimony

9 from members of the public regarding proposed

10 requests that are being considered before this

11 Commission tonight.

12   Public testimony from persons

13 present who wish to speak may be for or against

14 the request or to ask the petitioner regarding

15 the request being heard.

16   Once all public hearings on

17 tonight's agenda are closed, the Commission will

18 deliberate and vote on their recommendation to

19 the City Council for each of the matters that was

20 subject of a hearing.

21   Those persons wishing to speak --

22 wishing to testify are asked to speak clearly,

23 one at a time, state your name and who you

24 represent. You are also asked to sign in at the

1   podium.

2   If you plan to speak during

3   tonight's public hearing as a petitioner or as a

4   member of the public, please stand, raise your

5   right hand and repeat after me.

6   (Witnesses sworn.)

7   CHAIRMAN VINYARD: For those of you in

8   the public, if you were planning to speak

9   tonight, that would have been time you also need

10   to be put under oath. Any of you in the back

11   want to --

12   MS. BATTAGLIA: Yes, definitely.

13   CHAIRMAN VINYARD: Okay.

14   MS. BATTAGLIA: I didn't understand what

15   you were saying.

16   CHAIRMAN VINYARD: I'm sorry.

17   MS. BATTAGLIA: Your computer is right

18   in front of me, so I was a little confused.

19   CHAIRMAN VINYARD: Anyone who wishes to

20   speak tonight has to swear in, so if you would

21   like to speak tonight or are planning to speak

22   tonight, this is the time to swear in.

23   (Witness sworn.)

24   CHAIRMAN VINYARD: Please be seated.

1   All right. Before we begin I'd like to review a

2   few rules to ensure an orderly and productive

3   hearing.

4   When speaking, please make comments

5   focused on the matter at hand. Avoid personal

6   attacks, unrelated topics or repeating points

7   that were already made. As Chairman, I may limit

8   repetitive remarks or redirect speakers to stay

9   on topic.

10   Any member of the public who

11   repeatedly disrupts or interrupts any portion of

12   tonight's hearing may be asked to leave the

13   chambers.

14   We ask that audience members remain

15   silent during tonight's hearing unless they are

16   speaking at the podium.

17   The court reporter must record

18   tonight's testimony and the cooperation from the

19   audience will be essential in making her job

20   easier and the transcript of those hearings more

21   accurate.

22   Commission members may ask

23   clarifying questions at any time and the public

24   may direct relevant questions to the petitioner

1   either through myself or via direct

2   cross-examination.

3   Likewise, the petitioner may respond

4   to public comments and ask for clarifying

5   questions of public speakers.

6   Once all public comments have been

7   heard, I will formally close the public comment

8   period, after which the Commission will

9   deliberate and vote.

10   Thank you for your cooperation and

11   your participation.

12   The order for receiving testimony

13   will be as follows: The petitioner's

14   presentation, followed by those who wish to speak

15   in favor or opposition of the request.

16   So may I have a motion to open

17   public hearing on petition number PZC 2025-07,

18   Prologis, L.P.?

19   COMMISSIONER WILLIAMS: So moved.

20   COMMISSIONER GREEN: Second.

21   CHAIRMAN VINYARD: Roll call vote on the

22   motion, please.

23   MS. YOUNG: Vinyard.

24   CHAIRMAN VINYARD: Yes.

1   MS. YOUNG: Williams.

2   COMMISSIONER WILLIAMS: Yes.

3   MS. YOUNG: Forristall.

4   COMMISSIONER FORRISTALL: Yes.

5   MS. YOUNG: Crouch.

6   COMMISSIONER CROUCH: Yes.

7   MS. YOUNG: Green.

8   COMMISSIONER GREEN: Yes.

9   MS. YOUNG: Linnane.

10   COMMISSIONER LINNANE: Yes.

11   CHAIRMAN VINYARD: All right. PZC

12   2025-07, Prologis, L.P., Project Steel,

13   petitioner, is seeking a rezoning, special use

14   for a planned unit development and preliminary

15   PUD plan approval for a 540-acre data center

16   campus generally located east of Eldamain Road

17   between Corneils Road to the south and Galena

18   Road to the north in unincorporated Kendall

19   County.

20   Is the petitioner present and

21   prepared to make their proposed request?

22   MR. WITT: We are.

23   CHAIRMAN VINYARD: Please.

24   J.C. WITT,

1 having been first duly sworn, testified before

2 the Commission as follows:

3   MR. WITT: Good evening. My name is

4 J.C. Witt. I handle data center investments for

5 Prologis in the central United States, and I will

6 give a quick overview on who Prologis is and then

7 Greg will get into more details on the project

8 specifics.

9   So Prologis has been in business for

10 about 40 years now. We have ownership all across

11 the globe. We like to say we are a global owner

12 of real estate with local presence.

13   We have about 205,000,000,000 assets

14 under management, and of those, there is about 30

15 data centers in the portfolio, and we have been

16 building data centers for the better part of

17 25 years.

18   Like I said, are a global company

19 with local presence. We have been in Chicago for

20 quite some time. We own about 80,000,000 square

21 feet in Chicago all across -- all across the

22 greater metroplex, but with the majority of that

23 being industrial -- industrial product and then a

24 sprinkling of data center assets around O'Hare

1   Airport.

2   We take community involvement very

3   seriously, and here is a picture of our team just

4   this year on our impact day volunteering at the

5   food bank, and are active in all the areas that

6   we own our real estate in, and with that, I will

7   pass it over to Greg to get into the project.

8   GREG JONES,

9   having been first duly sworn, testified before

10   the Commission as follows:

11   MR. JONES: Thank you, J.C. Good

12   evening, everyone. My name is Greg Jones, I am a

13   partner with the law firm of Ancel Glink, and I

14   represent Prologis here tonight. Excited to be

15   here to introduce Project Steel.

16   We have had an opportunity to meet

17   with the Economic Development commission, staff

18   numerous times, the City Council, and this is our

19   next stop, so excited to have a conversation with

20   you folks and learn more about the project.

21   So we have several slides presented

22   for tonight. I am going to start off at about

23   30,000 feet and then we will zoom in a little bit

24   closer.

1   If you have questions at any point

2   during, just please shout, raise your hand, feel

3   free to interrupt. We are here to answer as much

4   as we can tonight.

5   So the property in question is 540

6   acres. It's located on the center of the screen.

7   It's kind of a teal color is probably the

8   closest. Galena Road is on the north, Eldamain

9   on the west, Corneils is located on the south.

10   The property is currently bisected

11   by ComEd power lines. That's the blue relatively

12   vertical line that cuts from Galena Road down

13   south, and those transmission lines feed into the

14   ComEd substation that's just south of Corneils.

15   It's the bright green kind of rectangular shape

16   on the screen there.

17   The property, as was noted earlier,

18   is located in unincorporated Kendall County, and

19   Prologis is before you tonight because we are

20   proposing to annex the property into Yorkville,

21   rezone the property to the M-2 zoning district,

22   which is generally consistent with the zoning of

23   property to the west and to the south, and obtain

24   special use approval for a preliminary planned

1   unit development for the site.

2   We have included responses to all of

3   the relevant code standards from the UDO in our

4   application. For the sake of time, I am not

5   going to read those tonight, but those are part

6   of the record, and if you have any questions

7   about them, we are happy to answer those

8   questions, too.

9   But the purpose of these zoning

10   entitlement requests is to facilitate

11   construction of a data center campus on the

12   property.

13   The proposal is consistent with both

14   the prevailing development trends in the area.

15   There is the CyrusOne data center project located

16   further to the south, ComEd substation is closer

17   to the south, and the ComEd power lines are

18   immediately east of the western half of the site.

19   Project Cardinal, which is another

20   proposed data center, albeit larger than ours, is

21   located north of Galena Road, so adjacent to us

22   on the north, and there are other industrial

23   scale facilities further down the Eldamain

24   corridor.

1   So we think that this project is

2   consistent with that development trend as well as

3   the City's Comprehensive Plan, which designates

4   much of the Eldamain corridor in this area for

5   manufacturing and industrial scale development.

6   Next slide, please. Thank you.

7   So we will zoom in a little bit

8   closer here. Same -- just to get everybody

9   oriented, same directions, Galena Road is up at

10   the top, up is north, down is south, just like

11   the last slide.

12   Prologis proposes to construct an 18

13   data center campus. The buildings appear in dark

14   gray on the screen. There are also three

15   electric substations that are part of this

16   proposal. Those are the slightly lighter gray

17   rectangles that are located kind of on the

18   southern portion of each of these three nodes --

19   you see the top node, the middle node and the one

20   on the right -- and stormwater facilities, access

21   roads and related public and other improvements.

22   Stormwater facilities are blue like

23   water, the landscaped areas are green like grass,

24   and the access roads are light gray then like a

1   road.

2   We also propose to modernize and

3   reorient to a certain extent the roadway network

4   that currently accesses the area.

5   Presently Beecher Road kind of forms

6   a fork, and there is like West Beecher Road and

7   East Beecher Road and they T into each other

8   roughly in the middle of the site, and I will get

9   into the details on how that would be reoriented

10   a little later in our presentation.

11   Prologis does anticipate at this

12   time a 15 to 20-year build-out period for the

13   full campus, so this is not a quick project.

14   Next slide. Okay.

15   So we will zoom in a little bit

16   closer now. This is a rendering of what a

17   portion of the campus would look like. You see

18   four data center facilities kind of in the

19   background, internal access drives, parking lots,

20   landscaping.

21   Each data center will be two stories

22   tall, measuring between 60 and 70 feet in height.

23   The data centers will be built primarily of

24   tilt-up concrete and metal panels consistent with

1   construction methods used for data centers

2   elsewhere in the country and really around the

3   world.

4   There will be accent materials as

5   well, glass, glazing. We are going to tend to

6   focus those materials on the entry points for

7   each data center, which provides more of a

8   welcoming front door for the project, and then

9   you also see there are -- there is rooftop

10   mechanical equipment, those are chillers, and

11   then also an equipment yard you will see in the

12   closest data center. Those kind of rectangular

13   boxes that are smaller than the building, that's

14   representing the equipment there as well. Next

15   slide, please.

16   Here is an even closer look. This

17   is one of the entrances to the data centers.

18   This helps you get an appreciation for the

19   different materials and treatments that Prologis

20   likes to use on its facilities.

21   You will see closer to the ground

22   the human scale elements. You've got horizontal

23   banding, darker materials near the areas where

24   people will be walking and less detail as you get

1   higher up on the facade.

2   We find that this design provides,

3   again, kind of a welcoming entrance to the

4   development and a good focal point to welcome

5   folks in.

6   These renderings aren't construction

7   grade drawings, they are renderings, so -- but

8   they are representative of the type of product

9   that Prologis intends to build here, gives you an

10   idea of the touch and feel of what the buildings

11   will look like, and that's what's expected to be

12   built. Next slide, please.

13   So I mentioned earlier that there is

14   approximately a 15 to 20-year build period. This

15   diagram shows the phasing that we anticipate, and

16   these conversations are still ongoing. Phasing

17   is largely driven by decisions that are somewhat

18   out of Prologis's hands. ComEd's power delivery

19   schedule kind of influences which portion of the

20   site would be developed first.

21   We have been having endless

22   conversations with ComEd, and those continue.

23   This phasing plan represents our best guess at

24   this point on how the site will be developed.

1   Phase 1 is on the east side of the

2   site and then the phasing plan anticipates

3   proceeding counter-clockwise around the property.

4   The northern node would be the second phase,

5   thank you, and then the central node, Phase 3, is

6   right there as well.

7   Again, these conversations with

8   ComEd are continuing, so we are trying to find --

9   we are trying to find what phasing schedule

10   worked best, but this is our best guess at the

11   moment.

12   Each phase is intended to function

13   independently, so what that means is six data

14   centers per phase, one substation per phase.

15   Each phase has its own independent stormwater

16   detention, access roads, utilities, so it is one

17   campus, but each phase functions -- is able to

18   stand on its own. Next slide, please.

19   So we wanted to highlight some of

20   the key design elements that are associated with

21   this. It would be kind of hard to appreciate

22   with a site plan on such a large, large site.

23   We have collaborated closely with

24   city staff to present a plan that balances both

1   the city's feedbacks and the site's unique

2   constraints.

3   This is kind of an odd site with the

4   ComEd right-of-way bisecting it. It presents

5   some unique challenges. We think we have

6   addressed those challenges well, but still

7   challenges nonetheless.

8   The project it's worth noting at

9   this point, too, has shrunk in size significantly

10   from when we initially approached the city. The

11   initial plan called for 24 data center

12   facilities, but through discussions with city

13   staff and evaluating and addressing the issues,

14   the site has been revised down to 18 facilities,

15   and that's the plan that's before you this

16   evening.

17   So a few highlights. All data

18   center structures will be set back at least

19   500 feet from existing residential structures,

20   and in most cases the data center facilities are

21   farther away, far farther away than 500 feet from

22   residential homes.

23   At the City's request, a

24   100-foot-wide landscape buffer around key

1   portions of the site along Eldamain, Galena and

2   Beecher. That's kind of the darker green, if you

3   are looking at the screen, the darker green frame

4   or border. Those are -- that's largely the

5   hundred foot landscape buffer.

6   This area will be landscaped, it's

7   not just going to be grass. It will be

8   landscaped consistent with City standards and --

9   with the idea of providing an appealing front

10   door to the development. We will provide a

11   little bit more detail on what that landscaping

12   looks like in a little bit.

13   But within the buffer, too, it's

14   important to note that we have proposed in some

15   cases an eight-foot tall berm, which would also

16   be covered with screening on top to provide an

17   even greater level of screening than what you

18   would just otherwise have with just trees.

19   That berm is primarily located

20   around the perimeter of the site, although in

21   response to some resident feedback, we have

22   expanded the berm adjacent to the M-1 zoned

23   property just on the western edge along Eldamain,

24   thank you for highlighting that, so it's a pretty

1   extensive berm system.

2   Prologis also proposes to construct

3   a ten-foot use -- or ten-foot-wide multi-use path

4   along much of the site's perimeter. This

5   provides benefits to obviously more than just

6   Prologis, residents in the area, recreation

7   enthusiasts, and it helps the City build out its

8   relatively extensive network of trails and

9   continue to take an active leadership role in

10   creating a, you know, healthy and well community.

11   And, finally, Prologis also plans to

12   replace some substandard rural roadways with

13   nearly a mile and a half of new City standard

14   compliant street. That's the road along the

15   eastern side of the site, other side, just to the

16   right of the detention -- there you go -- the new

17   East Beecher Road from Corneils up to Galena.

18   This is intended to provide regional access and

19   circulation benefits in a way that will enhance

20   circulation for the region. Next slide, please.

21   I touched on landscaping a little

22   bit earlier. Here is a depiction, a schematic,

23   of what Prologis intends to provide, although the

24   landscaping -- if you are looking at the picture

1 on the left, that's far narrower than the hundred

2 foot buffer that Prologis is proposing, so it's

3 representative in terms of types of plantings,

4 but ours is expected to be even deeper and

5 include more plantings beyond that.

6 The idea is to provide four-season

7 appeal; it will be a mix of conifer and deciduous

8 trees, lower plantings, perhaps something

9 consistent with what you would see in a prairie.

10 It will provide different looks throughout

11 different times of the year while still

12 accomplishing the goal of providing screening as

13 well. Next slide, please.

14 And we can't talk about data centers

15 without talking about noise. Prologis

16 understands that this is possibly the number one

17 question that comes up during data center

18 discussions. I am sure the Commission is well

19 familiar with that as well.

20 Data centers come in many different

21 shapes and sizes, and one thing that is common to

22 all data centers is that they use a lot of

23 electrical equipment, including chillers and

24 servers.

1   You can't have a data center without

2   this equipment. Our data center incorporates

3   those. It's a fact of life.

4   That said, we have been working

5   closely with staff to ensure the project complies

6   with the City's noise standards, and we can

7   confirm tonight that the project meets the City's

8   noise ordinance, and in most cases is actually

9   quieter than what the City allows.

10   The City code allows up to 60

11   decibels during the day and 50 decibels at night;

12   our analysis provides 40 and 45 decibels, which

13   is 20 to 25 percent quieter than what City code

14   allows.

15   What I just said is intended to be

16   depicted on the screen on the right, it's -- the

17   dark green band is the between 40 and 45-decibel

18   reading.

19   This is challenging to read. We are

20   happy to share this with anybody that wants to

21   take a closer look. Some things translate better

22   in Power Point than others. I apologize.

23   We have accomplished compliance and

24   actually, you know, exceeding what the City

1　requires from a sound standpoint, by using a

2　combination of sound walls, berms, landscaping,

3　equipment screenings, reduced fan speed and

4　related measures.

5　　　　　　　This has been challenging work, it

6　always is, but it's worth it to ensure that the

7　project does not have an adverse impact on the

8　surrounding area. Next slide, please.

9　　　　　　　We also continue to have extensive

10　discussions with staff about utilities. I

11　mentioned earlier that data centers come in all

12　different shapes and sizes, and some data centers

13　rely heavily, incredibly heavy, on water to cool

14　the equipment that's inside the facility.

15　　　　　　　We understand that Yorkville, along

16　with Oswego and Montgomery, have recently

17　committed to securing Lake Michigan water for the

18　community, which is a big investment and,

19　frankly, a big deal. That's -- Lake Michigan

20　water is kind of the gold standard as all of you

21　know out here.

22　　　　　　　We are responsible for being a

23　responsible corporate citizen and not imposing an

24　undue burden on the City's water resources, so to

1 be clear, this data center complex is not a heavy

2 water user. These facilities are not cooled

3 primarily by water, and our analysis indicates

4 that the project will use on average roughly the

5 same amount of water that a 50-home subdivision

6 would use.

7 So to use more numbers, it's about

8 22,500 gallons per day after the cooling tower on

9 site is filled.

10 Now, let's provide a little context.

11 I know in the packet tonight there was some

12 information on Westbury Village, was that the

13 prior proposal from about 20 years ago, which

14 would have introduced more than 2,000 homes to

15 this property had the City approved it.

16 I don't know how far it got in the

17 process, but to a certain extent it doesn't

18 matter.

19 Prologis's development is expected

20 to utilize less than ten percent of the water

21 that would have been required to serve Westbury

22 Village, and it will, in fact, consume less water

23 than many single-family subdivisions currently

24 located in the city.

1   For additional context, agriculture

2   water use, agriculture use relies on water. If

3   you are growing crops, you need water to

4   fertilize to have a successful yield.

5   Water use depends on the type of

6   crop and the location, but a good rule of thumb

7   is roughly a thousand gallons per day per acre.

8   If you apply that assumption to this

9   property, the total daily water usage from a farm

10   would be more than 20 times greater than the

11   water usage that is anticipated needed to serve

12   these data centers.

13   Prologis also plans to construct

14   modern stormwater management infrastructure.

15   That includes detention basins, retention basins,

16   and that will result in a much more controlled

17   collection and release of stormwater on land that

18   has largely sheet drained for -- for probably

19   ever.

20   In addition, Prologis plans to

21   invest heavily in water and sewer extensions, so

22   water mains, sewer mains, roadway improvements

23   and related infrastructure, all at Prologis's own

24   cost.

1   This will likely include up to

2   three miles of new water and sewer main, and we

3   are working with the City to provide a looped and

4   more resilient water system, which helps ensure

5   water consistency and a high level of service.

6   Investing in these improvements will

7   help Prologis no doubt, but they will also

8   provide much needed utility capacity for the

9   potential redevelopment of surrounding

10   properties, and that will help the City unlock

11   the region's potential and realize the

12   development goals that are spelled out in the

13   City's Comprehensive Plan. Next slide, please.

14   One investment Prologis plans to

15   make is to rework the existing Beecher Road

16   network, and I mentioned this a little bit

17   earlier during my presentation.

18   Beecher Road currently splits. It's

19   in the middle of the screen here. The southern

20   leg is in bright green and then it goes teal up

21   and to the left, so it's kind of a fork. It

22   currently splits the center of the site.

23   Both of these roads are

24   underimproved township roads that have primarily

1   served agricultural uses for the foreseeable

2   past.

3   Prologis plans to reorient the

4   roadway network and bring these streets up to

5   City standards. First, the section in teal, so

6   the upper left, would be vacated, and next, the

7   segment highlighted in green would be realigned

8   by shifting it to the property's eastern

9   boundary. Next slide, please.

10   And that shift to the eastern

11   boundary is reflected in that blue vertical line

12   that goes from Galena down to Corneils. That

13   would be the realigned mile-and-a-half East

14   Beecher Road.

15   This will result in a single Beecher

16   Road without a jog in it between Corneils and

17   Galena, in addition to curb, gutter and other

18   improvements that the City requires for any new

19   street.

20   It also eliminates the underutilized

21   right-of-way, which is West Beecher Road, that

22   bisected the site and created numerous design

23   issues.

24   It's worth noting concerning West

1   Beecher Road that the only properties with

2   driveways that access West Beecher Road are part

3   of the site that Prologis needs to develop in

4   that manner. Next slide, please.

5   I also want to spend a quick minute

6   to talk about the intersection of realigned

7   Beecher and Corneils. The plans currently --

8   that we have submitted to the City currently show

9   a traditional intersection, so a T intersection,

10 four-way intersection.

11   We think that works best and will

12 produce an acceptable level of service for that

13 intersection and the surrounding region and the

14 folks that use it.

15   The City has expressed a preference

16 for a couple of alternate designs; one which

17 would include two roundabouts, that's on the left

18 of the side of the screen, and the second design

19 would involve kind of a meandering curve from the

20 intersection up to the eastern boundary of our

21 site.

22   The City's options are intended to

23 keep traffic moving efficiently in and around the

24 site, and we share that goal, and we are

1   continuing to have discussions with staff on what

2   these alternatives look like and what's feasible

3   from a development standpoint. Next slide,

4   please.

5   And this is my next slide and I will

6   stop talking, I promise. I wanted to provide an

7   overview of some of the other benefits that

8   Prologis's development will provide to the

9   community.

10   Developing any 500-plus-acre campus

11 will necessarily involve a significant number of

12 construction jobs, and we expect that to be the

13 case here. Approximately 450 jobs per building

14 is what is expected, and this is an 18-building

15 campus.

16   In addition, Prologis is investing

17 in the community by creating 500-plus permanent,

18 good paying jobs. These jobs pay much more than

19 a living wage and will help solidify Yorkville as

20 a destination for employees and their families.

21   This development will also produce

22 significant property tax revenue. Our estimates

23 indicate that upon build-out the project will

24 annually produce approximately $75 million in

1   property tax revenue.

2   Assuming a build-out period between

3   10 and 15 years, the project is expected to

4   generate in the neighborhood of a billion and a

5   half dollars over a 30-year period.

6   That's real money for the school

7   districts and the City to continue to deliver the

8   high level of service that the community expects.

9   And, as discussed earlier, Prologis

10   is spending significant, significant money on

11   infrastructure upgrades that will open the door

12   to further redevelopment and investment on

13   surrounding properties as well.

14   I'd like to thank the Commission for

15   its time, and be happy to answer any questions

16   you have.

17   CHAIRMAN VINYARD: Thank you. Do you

18   guys have any questions you want answered real

19   quick?

20   (No response.)

21   CHAIRMAN VINYARD: We will get back to

22   you. Thank you.

23   MR. JONES: Thank you.

24   CHAIRMAN VINYARD: Is there anyone

1   present who wishes to speak in favor or

2   opposition of this request? This is your only

3   time to speak.

4   MR. BRYAN: I would like to, and I did

5   not swear in.

6   CHAIRMAN VINYARD: Yeah. Can I swear

7   you in?

8   MR. BRYAN: Yes.

9   (Witness sworn.)

10   CHAIRMAN VINYARD: Thank you, sir.

11   JOHN BRYAN,

12   having been first duly sworn, testified before

13   the Commission as follows:

14   MR. BRYAN: Hi. My name is John Bryan.

15   I live at in Legacy -- Estates of Legacy Farms,

16   and I actually have some property on East Beecher

17   Road, which is how I got the notice for this

18   meeting.

19   I just want to -- I'm not -- I am

20   just going to make some really quick points on

21   the presentation based on Project Cardinal, which

22   is proposed 750 feet from my house, so I am just

23   going to go really quick because I don't want to

24   take the time because I know a lot of you guys

1   are getting sick and tired of me.

2   So I find it interesting that it's

3   540 acres with 18 -- 18 buildings and a 15 to

4   20-year build-out when Project Cardinal and their

5   1,037-acre campus was 17,000,000 square feet and

6   is a 10 -- is according to them is a 10-year

7   build-out.

8   The presenter said he was going to

9   have a welcoming front door to the site for the

10   buildings, and the rest of the buildings I guess

11   are just going to look like regular brick and

12   mortar, or no, I mean, they will be concrete

13   panels.

14   A 100-foot landscape buffer, I mean,

15   that's great with an eight-foot berm. That

16   eight-foot berm will definitely not stop the

17   noise, which because they are going to go with --

18   instead of water cooled it will be air cooled,

19   the chillers on the top of those buildings are

20   immensely more loud than they would be if they

21   were water cooled, and that eight-foot buffer on

22   a 50-foot building will do nothing.

23   Utilities, not a heavy water user.

24   I guess, I mean, I understand that, that it's

1   less than a subdivision, but a subdivision brings

2   in people that actually support businesses in the

3   community.

4   Stormwater management. Every single

5   development has to provide stormwater management.

6   Infrastructure improvement. Every

7   single development has to pay for their own

8   infrastructure improvements which are on city

9   right-of-way, so that's not this great big gift

10   to the city. That is normal operating procedures

11   for any development, whether it be housing,

12   whether it be industrial.

13   A $75,000,000 property -- or

14   $75,000,000 that will come into the City, the

15   United City of Yorkville, after completion. Last

16   night it was stated by the City Administrator

17   that a hundred million dollars -- that the

18   1,037 acres, 17,000,000 square foot data center,

19   that they said would bring in a hundred million

20   dollars when it's completed, quote, unquote, will

21   be a fraction of that. So I don't know how a

22   hundred million dollars all of a sudden is a

23   fraction and now they're saying it's $75,000,000.

24   And that's it. Those are my quick

1   points. I didn't expect to speak. I'm sorry

2   that I didn't take my oath earlier, but I

3   appreciate the opportunity.

4   CHAIRMAN VINYARD: Thank you. Would you

5   like to speak, sir?

6   MR. NAGEL: Yes.

7   CHAIRMAN VINYARD: Did you take the

8   oath?

9   MR. NAGEL: No, I did not.

10   CHAIRMAN VINYARD: All right. Anybody

11   else who wants to do this?

12   MS. BATTAGLIA: I will stand, too.

13   CHAIRMAN VINYARD: Very good.

14   (Witnesses sworn.)

15   CHAIRMAN VINYARD: Please. Could you

16   restate your name when you get up here?

17   DAN NAGEL,

18   having been first duly sworn, testified before

19   the Commission as follows:

20   MR. NAGEL: Dan Nagel. I am a

21   commissioner of the Rob Roy Drainage District.

22   All I am asking is we have not been

23   contacted as far as the commissioners on where

24   your water is going, which it goes to our

1 drainage district.

2   We have about 14 to 18,000 acres

3 that run into it, so we know you're going to have

4 to no matter what because you're consolidating

5 it, so that's one of my -- that's the reason why

6 I'm here, because I just wanted to find out

7 what's going on and how they are going to do it,

8 because this Cardinal one that John was talking

9 about is the same situation, goes into the Rob

10 Roy drainage system, so both of them are

11 pertaining to quite a bit of drainage. Actually,

12 most everything on the east side of Eldamain Road

13 goes in our drainage district, so we are

14 wondering what's going to happen to our little

15 creek that's going to get, you know -- we

16 understand it's all controlled, engineering and

17 everything else, but having seen -- and I know

18 they are going through the plans, but some of

19 this stuff, so everyone knows what's got to be

20 done, is you're rerouting roads and everything

21 else, so please, if you don't mind. Krysti knows

22 who I am, so -- so anyway. Thank you very much.

23 Okay?

24   CHAIRMAN VINYARD: Thank you, sir.

1   MR. NAGEL: All right.

2   MS. SCHLEINING: I am not ready yet.

3   CHAIRMAN VINYARD: You are not ready

4   yet?

5   MS. SCHLEINING: No.

6   CHAIRMAN VINYARD: Are you sure.

7   MS. SCHLEINING: Yeah, I will wait a

8   few. Thanks.

9   CHAIRMAN VINYARD: Does anyone else have

10   anything. Would you like to speak?

11   LYDIA BATTAGLIA,

12   having been first duly sworn, testified before

13   the Commission as follows:

14   MS. BATTAGLIA: My name is Lydia

15   Battaglia and I have a few things to say. I am

16   kind of in a unique situation. I won't repeat

17   anything that he said, I agree.

18   So me and my family actually moved

19   here from Ohio a year, almost two years ago. We

20   have been in Yorkville for a year. Don't know

21   anybody in Illinois or anything like that.

22   Being from Ohio, I am very, very

23   familiar with data centers. If you guys don't

24   know, Ohio is the hot spot. It's the hot spot.

1   So I guess for me and my family

2   moving here -- and I was on the call that they --

3   they had -- and I'm going to be honest, like the

4   way you are presenting tonight is not what you

5   were kind of saying on the call. There is a lot

6   of discrepancies that you just presented tonight.

7   But in general my biggest thing is

8   Yorkville, we moved to this community because we

9   were like very similar potentials for economic

10   growth, for community growth, for our children,

11   we have three children, what does that look like

12   in 30 years for our children, so I guess I have a

13   few things I would like to bring up that I would

14   like to just say to Yorkville.

15   Don't sell yourself short. You are

16   selling yourself short. And I'd like to say that

17   we were not contacted. We actually just built a

18   beautiful home in a subdivision very close to

19   where these are going to be going.

20   We were never notified because only

21   people within 500 feet of your buildings, which

22   is a whole whopping few people, but I am also in

23   your second largest ward, and your second largest

24   ward was not notified, and there is -- I want to

1　get more involved with the community more and

2　more and I feel like ever since I have moved here

3　into Yorkville, I feel like I almost can't

4　breathe because I am trying to play catch up of

5　like what -- I can't make heads or tails of half

6　the things, and trying to find things on your

7　website and contacting different people and

8　things like that, it's honestly not very

9　community friendly.

10　　　　　　　We came from a place that went from

11　a township into an extremely thriving, one of the

12　most thriving cities growth-wise in Ohio, so we

13　are no -- we know growth, but the comments of

14　like oh, well, we're using less water than a

15　resident, like you said, you are a building,

16　people make communities, okay, you want to give

17　money to our schools? What children are going to

18　go to our schools?

19　　　　　　　So I feel like there needs to be a

20　different vision for Yorkville as far as what do

21　you want for your future, what do you want for

22　your children's future?

23　　　　　　　I really thought this was a place

24　that we were going to raise our children forever

1 and maybe our grandchildren would come back, but

2 like what I see happening with these different

3 data centers -- and I am not against data

4 centers, I want to say that. I am not against

5 data centers.

6 But the industry I am very familiar

7 with and things like that, but the gold mine that

8 Yorkville is sitting on with the potential of

9 that area, I'm just kind of like scratching my

10 head like what?

11 You have a place that grows

12 vegetables. Awesome, let's do that, you know.

13 And you are talking about like oh, crops take

14 this much water. I am not super familiar, but

15 from what I can tell, all that area you are

16 developing, I didn't see any irrigation for those

17 crops, so you could just take that off your list,

18 too.

19 So I just -- just like some of these

20 points you are making, I'm just like well, you

21 want to make a community path. I'm sorry, what

22 communities did you notify that hey, we're going

23 to make a community path?

24 What communities are you connecting

1   that you care about that you are actually not

2   bringing into the equation?

3   And I think we have to look at this

4   as a whole, Yorkville, because you have already

5   approved one data center, you have another one,

6   you've got another one.

7   Like the sound, that eight-foot berm

8   thing, I mean, I'm very familiar with data center

9   areas and stuff like that, that's -- I'm sorry,

10   that doesn't really do anything, and you are

11   going to put trees that are -- have leaves for

12   five, six months out of the year, and then the

13   rest of it? It's just like -- and jobs.

14   Now it's four, five -- how many jobs

15   did you say? I mean, you have to take the

16   construction jobs out of it because what does

17   that do long-term? Because let's be serious,

18   with all the AI coming and stuff like that, 500

19   permanent jobs, there's going to be a fourth of

20   those jobs in 30 years because it's all going to

21   be self-diagnosed and blah, blah, blah, blah,

22   blah, and all the things.

23   So from an outsider coming in, I am

24   just -- I am very confused as to what this

1 actually does for the community long-term. I

2 look at Yorkville on a map, look at it, and I am

3 just like you guys have so much potential to grow

4 your city, to be something grand, but when you

5 start letting mega companies with billions of

6 dollars, billions of dollars, just say hey, put

7 some money in your pocket, we're going to give

8 all this money to you, when does my property tax

9 goes down, because let's be serious, it's not

10 going to happen.

11   Our water bill has already gone up

12 40 percent. Like I'm -- I'm just -- I'm very

13 confused of like you guys say you're going one

14 way, but in another way you're not.

15   So do you want to invest in

16 community, in people, in businesses that are

17 actually going to, I don't know, put food in your

18 stomach, if you want to let manufacturers come in

19 or something like that, or Menards is right

20 there, where you are going to get supplies to

21 build a house or something?

22   No. We're building data centers one

23 right after another. It's just like you have no

24 mixed medium whatsoever, you're just going to

1   make one big massive mess, and I'm not even going

2   to talk about the impacts of it long-term on the

3   environment and how to get rid of all of that

4   stuff, yada, yada, yada, and it goes on and on

5   and on.

6   And the sound barrier thing, again,

7   you guys go oh, well, our site does this, plus

8   another site, plus another company, plus another

9   company.

10   Let's be serious. We already

11   have -- Where my subdivision is, we already have

12   a noise ordinance issue with a business,

13   especially late at night there is supposed to be

14   less noise. There is actually way more noise and

15   it's frustrating.

16   I can't even sit on my back porch

17   and enjoy sweet tea or something, like it's -- at

18   night it's such a loud hum, and that's just the

19   businesses not far from us, and you guys just

20   want to put one mega thing after another. You

21   want to invest in buildings. You're not

22   investing in the future.

23   So I guess that's what I'm going to

24   say tonight, and I agree with every single thing

1   you said and more. Eight-foot berm. Okay, do

2   the math, one plus one. Thank you.

3   CHAIRMAN VINYARD: Thank you. Second

4   lady.

5   TAMMI SCHLEINING,

6   having been first duly sworn, testified before

7   the Commission as follows:

8   MS. SCHLEINING: Hi. My name is Tammi

9   Schleining. I am probably the closest property

10   to this development out of anyone. We are

11   enveloped at 790 Eldamain Road directly around

12   all of this.

13   Be thankful I forgot my phone at

14   home because it had everything I wanted to hit on

15   tonight.

16   I did send Krysti an email about

17   some situations that I feel are going to deeply

18   impact us. I know there is more impact to the

19   community, but I'm just here to talk about

20   basically me.

21   We have a dwelling that is within

22   500 feet of building number ten I believe it is.

23   Our drive on trends actually has the entrance

24   right next door, the main entrance to this

1 facility, with their signage.

2   I brought up concerns about that

3 being directly next to our drive, I brought up

4 concerns about our well. We are on a well and

5 septic system.

6   I am deeply concerned about our well

7 being impacted by this development from

8 construction, sediment, contamination, to

9 affecting the ground water, to where I have seen

10 several reports of facilities that are nearby

11 these developments further than us that are

12 having deep impacts on their well.

13   I have a problem with the multi-use

14 walkway, which I think is ridiculous, to go from

15 a dead end to another dead end. It's basically

16 going from our property line to Galena Road and

17 around, so it basically is just a little tiny

18 multi-use walkway.

19   I'm not even sure who is really

20 going to use that out in the middle of nowhere,

21 maybe the 30 employees that will work full-time,

22 because I was -- I believe I was told it would be

23 three shifts of ten employees at some point.

24   UNIDENTIFIED AUDIENCE MEMBER: Right.

```
 1    Right.

 2            MS. SCHLEINING:  So I'm not even sure

 3    after construction phase --

 4            MS. LAMB:  I am so sorry to cut you off,

 5    ma'am.  I apologize right here.  Can the

 6    audience, please, while she is speaking, keep it

 7    down?  Thank you so much.

 8            CHAIRMAN VINYARD:  Thank you.

 9            MS. SCHLEINING:  So I'm not sure

10    long-term where all of these employees are going

11    to come from if it's only being ran by three

12    shifts of ten employees each.

13                So maybe that walkway would be good

14    during their break, but otherwise I think it's

15    pointless to have a walkway that's going to

16    basically take no one nowhere but from my

17    property line around the building down Galena

18    Road to the other road.

19                I also am concerned about the noise.

20    Generators.  When these generators are running,

21    the effect that it's going to have on us with the

22    level of that noise.  I have seen some locations

23    that limit generator usage to so many hours per

24    year.
```

1   I am also concerned about

2   electricity. With all this coming in, how many

3   times is my electricity going to go out? I run a

4   small business out of there, I am concerned about

5   my equipment with power going on and off

6   constantly.

7   I don't know what that looks like

8   with ComEd building. I am not sure what that

9   looks like when the power goes out from the power

10   grid and now these generators are running at

11   night, which I believe they are only supposed to

12   run during the daytime is what I was told. I'm

13   not sure if that's just testing of them.

14   I am concerned, I know in the back

15   they had made a change to put a berm up, which,

16   for me, I will take any little bit of spacing I

17   can, even though it's not really going to affect

18   any sound, it just gives us more space between

19   them and us.

20   The new proposal has a berm going

21   behind us, but I would like to see that on the

22   side that has the dwelling all the way down to

23   the entrance as well to be wrapped around, give

24   us a little bit more room.

1   The lighting. I was told it had

2   some kind of low lighting, but it's also a very

3   tall building, so for us it's probably going to

4   look like daylight 24/7.

5   Contamination. Just, you know, what

6   happens with, you know, ground water

7   contamination. I mean, there is just so many

8   things.

9   So I did send Krysti an email of all

10 of my concerns, but for me, I'm just looking to

11 see if a lot of that just can be addressed

12 before -- I know this is more about the land

13 changing to manufacturing, but before any of that

14 other stuff gets finalized, you know, I'd like to

15 be involved a little bit to make sure that it's

16 not affecting us longer term than it is.

17   So that's all I had. Thank you.

18   CHAIRMAN VINYARD: Thank you. Would

19 anyone else like to speak?

20   (No response.)

21   CHAIRMAN VINYARD: Anyone in Zoomland?

22   (No response.)

23   CHAIRMAN VINYARD: Anyone in Zoomland,

24 you will need to raise your hand so that we know

1   who would like to speak.

2   (No response.)

3   CHAIRMAN VINYARD: All right. Seeing as

4   there is nothing --

5   MR. JONES: Were you going to raise the

6   comment into the record?

7   CHAIRMAN VINYARD: Yes. Would you like

8   that to be added into the record?

9   MS. NOBLE: No, his -- the --

10   MR. JONES: Yes, that Green Door

11 submitted into the record.

12   CHAIRMAN VINYARD: Gotcha. You want it

13 placed into the record. Everyone got a memo from

14 Mr. Gilbert, it was sent on 8-13 over the EDC

15 meeting. Has everyone had a chance to see this?

16 Does anyone have any questions with it?

17   (No response.)

18   CHAIRMAN VINYARD: All right. He would

19 like this to be entered into the record.

20   MS. NOBLE: Would like you to read it.

21   CHAIRMAN VINYARD: Just letting them

22 know. Members of the Planning and Zoning

23 Commission, we write in opposition to certain

24 proposals submitted by Prologis, L.P. in regards

1   to their Project Steel data center development.

2   Specifically, we object to one, the

3   proposed vacation of West Beecher Road adjacent

4   to our property, the former Hagemann property,

5   and, two, the proposed rerouting of Beecher Road

6   through the former Meyer property.

7   First, the vacation of West Beecher

8   would eliminate a secondary access point to our

9   138-acre site, the former Hagemann property.

10   As you know, this property is zoned

11   M-2, General Manufacturing District, which

12   permits a wide variety of manufacturing,

13   industrial and related uses.

14   Green Door has marketed and intends

15   to develop the Hagemann property consistent with

16   such uses. Vacating West Beecher Road would

17   devalue the Hagemann property and severely impact

18   future development by eliminating secondary

19   access to the site.

20   Similarly, the proposed rerouting of

21   Beecher Road through the former Meyer property

22   would significantly impact the development

23   potential of this site.

24   The Project Steel proposal would

1   effectively cut the property into two,

2   eliminating the contiguous nature of the site and

3   rendering the property worthless from a

4   developmental purpose -- perspective.

5   It is important to note, unlike the

6   Project Steel site, both Hagemann and Meyer

7   properties are currently annexed to the City.

8   MS. NOBLE: They can't hear you on Zoom.

9   Sorry.

10   CHAIRMAN VINYARD: I've got to get

11   closer?

12   MS. NOBLE: Yeah, there you go.

13   CHAIRMAN VINYARD: Green Door truly

14   values its relationship with the City and we look

15   forward to more successful projects in Yorkville

16   and continued productive collaboration with the

17   United City of Yorkville team.

18   Respectfully, Green Door Capital

19   manager, Yorkville Nexus, LLC, owner, J.D.

20   Hagemann, and Yorkville Nexus 5, LLC, owner, J.D.

21   Meyer. Matt Gilbert from Green Door Capital.

22   Good?

23   All right. Petitioner, would you

24   like to have your standard responses entered into

1   the public hearing tonight?

2   MR. JONES: Yes, please.

3   CHAIRMAN VINYARD: All right, very good.

4   This is the conclusion of the public hearing.

5   Since all public testimony regarding

6   this petition has been taken, may I have a motion

7   to close the taking of testimony in this public

8   hearing?

9   COMMISSIONER WILLIAMS: So moved.

10   COMMISSIONER LINNANE: Second.

11   CHAIRMAN VINYARD: Roll call vote on the

12   motion, please.

13   MS. YOUNG: Yes. Williams.

14   COMMISSIONER WILLIAMS: Yes.

15   MS. YOUNG: Forristall.

16   COMMISSIONER FORRISTALL: Yes.

17   MS. YOUNG: Crouch.

18   COMMISSIONER CROUCH: Yes.

19   MS. YOUNG: Green.

20   COMMISSIONER GREEN: Yes.

21   MS. YOUNG: Linnane.

22   COMMISSIONER LINNANE: Yes.

23   MS. YOUNG: And Vinyard.

24   CHAIRMAN VINYARD: Yes. The public

1   hearing portion of tonight's meeting is now

2   closed.

3   (Which were all the proceedings had

4   in the public hearing, concluding

5   at 7:50 p.m.)

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 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 55, 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
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1   responsibility for the accuracy of any reproduced

2   copies not made under my control or direction.

3   IN WITNESS WHEREOF, I do hereunto set my

4   hand at Leland, Illinois, this 8th day of

5   September, 2025.

6

7

8   */s/ Christine M. Vitosh*

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

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18

19

20

21

22

23

24

bill [1] - 42:11
billion [1] - 31:4
billions [2] - 42:5, 42:6
bisected [2] - 12:10, 28:22
bisecting [1] - 19:4
bit [11] - 11:23, 14:7, 15:15, 20:11, 20:12, 21:22, 27:16, 36:11, 47:16, 47:24, 48:15
blah [5] - 41:21, 41:22
blue [3] - 12:11, 14:22, 28:11
border [1] - 20:4
Boulevard [1] - 3:3
boundary [3] - 28:9, 28:11, 29:20
boxes [1] - 16:13
Brad [1] - 2:19
break [1] - 46:14
breathe [1] - 39:4
brick [1] - 33:11
bright [2] - 12:15, 27:20
bring [3] - 28:4, 34:19, 38:13
bringing [1] - 41:2
brings [1] - 34:1
brought [2] - 45:2, 45:3
BRYAN [5] - 4:5, 32:4, 32:8, 32:11, 32:14
Bryan [1] - 32:14
buffer [6] - 19:24, 20:5, 20:13, 22:2, 33:14, 33:21
build [9] - 15:12, 17:9, 17:14, 21:7, 30:23, 31:2, 33:4, 33:7, 42:21
build-out [5] - 15:12, 30:23, 31:2, 33:4, 33:7
building [10] - 10:16, 16:13, 30:13, 33:22, 39:15, 42:22, 44:22, 46:17, 47:8, 48:3
buildings [8] - 14:13, 17:10, 33:3, 33:10, 33:19, 38:21, 43:21
built [3] - 15:23, 17:12, 38:17
burden [1] - 24:24
business [3] - 10:9, 43:12, 47:4
businesses [3] - 34:2, 42:16, 43:19
BY [2] - 3:3, 3:7

C

C.S.R [1] - 55:9
campus [9] - 9:16, 13:11, 14:13, 15:13, 15:17, 18:17, 30:10, 30:15, 33:5
capacity [1] - 27:8
Capital [2] - 51:18, 51:21
Cardinal [4] - 13:19, 32:21, 33:4, 36:8
care [1] - 41:1
case [1] - 30:13
cases [3] - 19:20, 20:15, 23:8
CASTALDO [1] - 3:2
catch [1] - 39:4
center [24] - 9:15, 10:4, 10:24, 12:6, 13:11, 13:15, 13:20, 14:13, 15:18, 15:21, 16:7, 16:12, 19:11, 19:18, 19:20, 22:17, 23:1, 23:2, 25:1, 27:22, 34:18, 41:5, 41:8, 50:1
centers [17] - 10:15, 10:16, 15:23, 16:1, 16:17, 18:14, 22:14, 22:20, 22:22, 24:11, 24:12, 26:12, 37:23, 40:3, 40:4, 40:5, 42:22
central [2] - 10:5, 18:5
certain [3] - 15:3, 25:17, 49:23
Certificate [1] - 55:9
certificate [1] - 54:21
Certified [1] - 54:3
certified [1] - 54:24
certify [2] - 54:5, 54:21
Chad [1] - 2:7
CHAIRMAN [39] - 5:5, 6:7, 6:13, 6:16, 6:19, 6:24, 8:21, 8:24, 9:11, 9:23, 31:17, 31:21, 31:24, 32:6, 32:10, 35:4, 35:7, 35:10, 35:13, 35:15, 36:24, 37:3, 37:6, 37:9, 44:3, 46:8, 48:18, 48:21, 48:23, 49:3, 49:7, 49:12, 49:18, 49:21, 51:10, 51:13, 52:3, 52:11, 52:24
Chairman [2] - 2:2,

7:7
challenges [3] - 19:5, 19:6, 19:7
challenging [2] - 23:19, 24:5
chambers [1] - 7:13
chance [1] - 49:15
change [1] - 47:15
changing [1] - 48:13
Chicago [3] - 3:8, 10:19, 10:21
children [5] - 38:10, 38:11, 38:12, 39:17, 39:24
children's [1] - 39:22
chillers [3] - 16:10, 22:23, 33:19
Christine [1] - 55:8
CHRISTINE [2] - 54:3, 55:9
circulation [2] - 21:19, 21:20
cities [1] - 39:12
citizen [1] - 24:23
CITY [1] - 1:6
city [7] - 18:24, 19:10, 19:12, 25:24, 34:8, 34:10, 42:4
City [26] - 2:15, 2:19, 3:5, 5:19, 11:18, 20:8, 21:7, 21:13, 23:9, 23:10, 23:13, 23:24, 25:15, 27:3, 27:10, 28:5, 28:18, 29:8, 29:15, 31:7, 34:14, 34:15, 34:16, 51:7, 51:14, 51:17
City's [7] - 14:3, 19:23, 23:6, 23:7, 24:24, 27:13, 29:22
city's [1] - 19:1
clarifying [2] - 7:23, 8:4
clear [1] - 25:1
clearly [1] - 5:22
clockwise [1] - 18:3
close [3] - 8:7, 38:18, 52:7
closed [2] - 5:17, 53:2
closely [2] - 18:23, 23:5
closer [8] - 11:24, 13:16, 14:8, 15:16, 16:16, 16:21, 23:21, 51:11
closest [3] - 12:8, 16:12, 44:9
code [3] - 13:3, 23:10, 23:13
collaborated [1] -

18:23
collaboration [1] - 51:16
collection [1] - 26:17
color [1] - 12:7
combination [1] - 24:2
ComEd [8] - 12:11, 12:14, 13:16, 13:17, 17:22, 18:8, 19:4, 47:8
ComEd's [1] - 17:18
coming [3] - 41:18, 41:23, 47:2
commencing [1] - 5:3
comment [2] - 8:7, 49:6
comments [4] - 7:4, 8:4, 8:6, 39:13
COMMISSION [1] - 1:10
commission [2] - 7:22, 11:17
Commission [13] - 5:7, 5:11, 5:17, 8:8, 10:2, 11:10, 22:18, 31:14, 32:13, 35:19, 37:13, 44:7, 49:23
commissioner [1] - 35:21
Commissioner [5] - 2:3, 2:4, 2:5, 2:6, 2:7
COMMISSIONER [14] - 8:19, 8:20, 9:2, 9:4, 9:6, 9:8, 9:10, 52:9, 52:10, 52:14, 52:16, 52:18, 52:20, 52:22
commissioners [1] - 35:23
committed [1] - 24:17
common [1] - 22:21
communities [3] - 39:16, 40:22, 40:24
community [16] - 11:2, 21:10, 24:18, 30:9, 30:17, 31:8, 34:3, 38:8, 38:10, 39:1, 39:9, 40:21, 40:23, 42:1, 42:16, 44:19
Community [2] - 2:10, 2:17
companies [1] - 42:5
company [3] - 10:18, 43:8, 43:9
completed [1] - 34:20
completion [1] - 34:15
complex [1] - 25:1
compliance [1] - 23:23

compliant [1] - 21:14
complies [1] - 23:5
Comprehensive [2] - 14:3, 27:13
computer [2] - 6:17, 54:10
computer-aided [1] - 54:10
concerned [5] - 45:6, 46:19, 47:1, 47:4, 47:14
concerning [1] - 28:24
concerns [3] - 45:2, 45:4, 48:10
concluding [1] - 53:4
conclusion [1] - 52:4
concrete [2] - 15:24, 33:12
confirm [1] - 23:7
confused [3] - 6:18, 41:24, 42:13
conifer [1] - 22:7
connecting [1] - 40:24
considered [1] - 5:10
consistency [1] - 27:5
consistent [7] - 12:22, 13:13, 14:2, 15:24, 20:8, 22:9, 50:15
consolidating [1] - 36:4
constantly [1] - 47:6
constitutes [1] - 54:11
constraints [1] - 19:2
construct [3] - 14:12, 21:2, 26:13
construction [7] - 13:11, 16:1, 17:6, 30:12, 41:16, 45:8, 46:3
Consultant [1] - 2:16
consume [1] - 25:22
contacted [2] - 35:23, 38:17
contacting [1] - 39:7
contamination [3] - 45:8, 48:5, 48:7
context [2] - 25:10, 26:1
contiguous [1] - 51:2
continue [4] - 17:22, 21:9, 24:9, 31:7
continued [1] - 51:16
continuing [2] - 18:8, 30:1
control [1] - 55:2
controlled [2] - 26:16, 36:16
conversation [1] - 11:19
conversations [3] -

17:16, 17:22, 18:7
cool [1] - 24:13
cooled [4] - 25:2, 33:18, 33:21
cooling [1] - 25:8
cooperation [2] - 7:18, 8:10
Coordinator [1] - 2:18
copies [2] - 54:23, 55:2
Corneils [7] - 9:17, 12:9, 12:14, 21:17, 28:12, 28:16, 29:7
corporate [1] - 24:23
corridor [2] - 13:24, 14:4
cost [1] - 26:24
Council [2] - 5:19, 11:18
counsel [2] - 54:17, 54:18
counter [1] - 18:3
counter-clockwise [1] - 18:3
country [1] - 16:2
COUNTY [1] - 54:2
County [2] - 9:19, 12:18
couple [1] - 29:16
court [1] - 7:17
covered [1] - 20:16
created [1] - 28:22
creating [2] - 21:10, 30:17
creek [1] - 36:15
crop [1] - 26:6
crops [3] - 26:3, 40:13, 40:17
cross [1] - 8:2
cross-examination [1] - 8:2
Crouch [1] - 2:6
crouch [2] - 9:5, 52:17
CROUCH [2] - 9:6, 52:18
curb [1] - 28:17
curve [1] - 29:19
cut [2] - 46:4, 51:1
cuts [1] - 12:12
CyrusOne [1] - 13:15

D

daily [1] - 26:9
DAN [2] - 4:6, 35:17
Dan [1] - 35:20
Danny [1] - 2:3
dark [2] - 14:13, 23:17
darker [3] - 16:23,

20:2, 20:3
data [39] - 9:15, 10:4, 10:15, 10:16, 10:24, 13:11, 13:15, 13:20, 14:13, 15:18, 15:21, 15:23, 16:1, 16:7, 16:12, 16:17, 18:13, 19:11, 19:17, 19:20, 22:14, 22:17, 22:20, 22:22, 23:1, 23:2, 24:11, 24:12, 25:1, 26:12, 34:18, 37:23, 40:3, 40:5, 41:5, 41:8, 42:22, 50:1
David [1] - 2:13
daylight [1] - 48:4
daytime [1] - 47:12
dead [2] - 45:15
deal [1] - 24:19
Dearborn [1] - 3:8
decibels [3] - 23:11, 23:12
deciduous [1] - 22:7
decisions [1] - 17:17
deep [1] - 45:12
deeper [1] - 22:4
deeply [2] - 44:17, 45:6
definitely [2] - 6:12, 33:16
deliberate [2] - 5:18, 8:9
deliver [1] - 31:7
delivery [1] - 17:18
depicted [1] - 23:16
depiction [1] - 21:22
design [4] - 17:2, 18:20, 28:22, 29:18
designates [1] - 14:3
designs [1] - 29:16
destination [1] - 30:20
detail [2] - 16:24, 20:11
details [2] - 10:7, 15:9
detention [3] - 18:16, 21:16, 26:15
devalue [1] - 50:17
develop [2] - 29:3, 50:15
developed [2] - 17:20, 17:24
developing [2] - 30:10, 40:16
Development [2] - 2:11, 11:17
development [20] - 9:14, 13:1, 13:14, 14:2, 14:5, 17:4, 20:10, 25:19, 27:12, 30:3, 30:8, 30:21,

34:5, 34:7, 34:11, 44:10, 45:7, 50:1, 50:18, 50:22
developmental [1] - 51:4
developments [1] - 45:11
diagnosed [1] - 41:21
diagram [1] - 17:15
different [8] - 16:19, 22:10, 22:11, 22:20, 24:12, 39:7, 39:20, 40:2
DiNOLFO [1] - 3:2
direct [2] - 7:24, 8:1
direction [2] - 54:11, 55:2
directions [1] - 14:9
directly [3] - 44:11, 45:3, 54:19
Director [1] - 2:11
discrepancies [1] - 38:6
discussed [1] - 31:9
discussions [4] - 19:12, 22:18, 24:10, 30:1
disrupts [1] - 7:11
district [3] - 12:21, 36:1, 36:13
District [2] - 35:21, 50:11
districts [1] - 31:7
dollars [6] - 31:5, 34:17, 34:20, 34:22, 42:6
done [1] - 36:20
Door [5] - 49:10, 50:14, 51:13, 51:18, 51:21
door [5] - 16:8, 20:10, 31:11, 33:9, 44:24
doubt [1] - 27:7
down [9] - 12:12, 13:23, 14:10, 19:14, 28:12, 42:9, 46:7, 46:17, 47:22
Drainage [1] - 35:21
drainage [4] - 36:1, 36:10, 36:11, 36:13
drained [1] - 26:18
drawings [1] - 17:7
drive [2] - 44:23, 45:3
Drive [1] - 1:17
driven [1] - 17:17
drives [1] - 15:19
driveways [1] - 29:2
Dubajic [1] - 2:15
duly [6] - 10:1, 11:9, 32:12, 35:18, 37:12,

44:6
during [8] - 6:2, 7:15, 12:2, 22:17, 23:11, 27:17, 46:14, 47:12
dwelling [2] - 44:21, 47:22

E

easier [1] - 7:20
East [4] - 15:7, 21:17, 28:13, 32:16
east [4] - 9:16, 13:18, 18:1, 36:12
eastern [4] - 21:15, 28:8, 28:10, 29:20
economic [1] - 38:9
Economic [1] - 11:17
EDC [1] - 49:14
edge [1] - 20:23
effect [1] - 46:21
effectively [1] - 51:1
efficiently [1] - 29:23
eight [6] - 20:15, 33:15, 33:16, 33:21, 41:7, 44:1
eight-foot [6] - 20:15, 33:15, 33:16, 33:21, 41:7, 44:1
either [1] - 8:1
Eldamain [8] - 9:16, 12:8, 13:23, 14:4, 20:1, 20:23, 36:12, 44:11
electric [1] - 14:15
electrical [1] - 22:23
electricity [2] - 47:2, 47:3
elements [2] - 16:22, 18:20
eliminate [1] - 50:8
eliminates [1] - 28:20
eliminating [2] - 50:18, 51:2
elsewhere [1] - 16:2
email [2] - 44:16, 48:9
employee [2] - 54:16, 54:17
employees [5] - 30:20, 45:21, 45:23, 46:10, 46:12
end [2] - 45:15
endless [1] - 17:21
Engagement [1] - 2:18
Engineer [1] - 2:19
engineering [1] - 36:16
enhance [1] - 21:19

enjoy [1] - 43:17
ensure [4] - 7:2, 23:5, 24:6, 27:4
entered [2] - 49:19, 51:24
enthusiasts [1] - 21:7
entitlement [1] - 13:10
entrance [4] - 17:3, 44:23, 44:24, 47:23
entrances [1] - 16:17
entry [1] - 16:6
enveloped [1] - 44:11
environment [1] - 43:3
equation [1] - 41:2
equipment [8] - 16:10, 16:11, 16:14, 22:23, 23:2, 24:3, 24:14, 47:5
especially [1] - 43:13
essential [1] - 7:19
estate [2] - 10:12, 11:6
Estates [1] - 32:15
estimates [1] - 30:22
evaluating [1] - 19:13
evening [3] - 10:3, 11:12, 19:16
examination [1] - 8:2
exceeding [1] - 23:24
excited [2] - 11:14, 11:19
existing [2] - 19:19, 27:15
expanded [1] - 20:22
expect [2] - 30:12, 35:1
expected [5] - 17:11, 22:4, 25:19, 30:14, 31:3
expects [1] - 31:8
expressed [1] - 29:15
extensions [1] - 26:21
extensive [3] - 21:1, 21:8, 24:9
extent [2] - 15:3, 25:17
extremely [1] - 39:11

F

facade [1] - 17:1
facilitate [1] - 13:10
facilities [10] - 13:23, 14:20, 14:22, 15:18, 16:20, 19:12, 19:14, 19:20, 25:2, 45:10
facility [2] - 24:14, 45:1
fact [2] - 23:3, 25:22
familiar [5] - 22:19,

invest [3] - 26:21, 42:15, 43:21
investing [3] - 27:6, 30:16, 43:22
investment [3] - 24:18, 27:14, 31:12
investments [1] - 10:4
invite [1] - 5:8
involve [2] - 29:19, 30:11
involved [2] - 39:1, 48:15
involvement [1] - 11:2
irrigation [1] - 40:16
issue [1] - 43:12
issues [2] - 19:13, 28:23

J

J.C [3] - 4:3, 10:4, 11:11
j.C [1] - 9:24
J.D [2] - 51:19, 51:20
job [1] - 7:19
jobs [9] - 30:12, 30:13, 30:18, 41:13, 41:14, 41:16, 41:19, 41:20
jog [1] - 28:16
JOHN [2] - 4:5, 32:11
John [2] - 32:14, 36:8
Jones [1] - 11:12
JONES [8] - 3:7, 4:4, 11:8, 11:11, 31:23, 49:5, 49:10, 52:2

K

Katelyn [1] - 2:17
keep [2] - 29:23, 46:6
Kellogg [1] - 2:15
Ken [1] - 2:14
Kendall [2] - 9:18, 12:18
key [2] - 18:20, 19:24
kind [18] - 12:7, 12:15, 14:17, 15:5, 15:18, 16:12, 17:3, 17:19, 18:21, 19:3, 20:2, 24:20, 27:21, 29:19, 37:16, 38:5, 40:9, 48:2
knows [2] - 36:19, 36:21
Koch [1] - 2:14
Krysti [4] - 2:10, 36:21, 44:16, 48:9

L

L.P [4] - 3:10, 8:18, 9:12, 49:24
lady [1] - 44:4
Lake [2] - 24:17, 24:19
LAMB [2] - 3:3, 46:4
land [2] - 26:17, 48:12
landscape [3] - 19:24, 20:5, 33:14
landscaped [3] - 14:23, 20:6, 20:8
landscaping [5] - 15:20, 20:11, 21:21, 21:24, 24:2
large [2] - 18:22
largely [3] - 17:17, 20:4, 26:18
larger [1] - 13:20
largest [2] - 38:23
LASALLE [1] - 54:2
last [2] - 14:11, 34:15
late [1] - 43:13
law [1] - 11:13
leadership [1] - 21:9
learn [1] - 11:20
least [1] - 19:18
leave [1] - 7:12
leaves [1] - 41:11
left [4] - 22:1, 27:21, 28:6, 29:17
leg [1] - 27:20
Legacy [2] - 32:15
Leland [1] - 55:4
less [6] - 16:24, 25:20, 25:22, 34:1, 39:14, 43:14
letting [2] - 42:5, 49:21
level [5] - 20:17, 27:5, 29:12, 31:8, 46:22
life [1] - 23:3
light [1] - 14:24
lighter [1] - 14:16
lighting [2] - 48:1, 48:2
likely [1] - 27:1
likewise [1] - 8:3
limit [2] - 7:7, 46:23
line [4] - 12:12, 28:11, 45:16, 46:17
lines [3] - 12:11, 12:13, 13:17
LINNANE [3] - 9:10, 52:10, 52:22
Linnane [3] - 2:5, 9:9, 52:21
list [1] - 40:17
live [1] - 32:15

living [1] - 30:19
LLC [2] - 51:19, 51:20
local [2] - 10:12, 10:19
located [9] - 9:16, 12:6, 12:9, 12:18, 13:15, 13:21, 14:17, 20:19, 25:24
location [1] - 26:6
locations [1] - 46:22
long-term [4] - 41:17, 42:1, 43:2, 46:10
look [12] - 15:17, 16:16, 17:11, 23:21, 30:2, 33:11, 38:11, 41:3, 42:2, 48:4, 51:14
looking [3] - 20:3, 21:24, 48:10
looks [4] - 20:12, 22:10, 47:7, 47:9
looped [1] - 27:3
loud [2] - 33:20, 43:18
low [1] - 48:2
lower [1] - 22:8
LTD [1] - 3:2
LYDIA [2] - 4:7, 37:11
Lydia [1] - 37:14
Lynn [1] - 2:15

M

M-1 [1] - 20:22
M-2 [2] - 12:21, 50:11
ma'am [1] - 46:5
machine [1] - 54:8
main [2] - 27:2, 44:24
mains [2] - 26:22
majority [1] - 10:22
management [4] - 10:14, 26:14, 34:4, 34:5
manager [1] - 51:19
manner [1] - 29:4
manufacturers [1] - 42:18
manufacturing [3] - 14:5, 48:13, 50:12
Manufacturing [1] - 50:11
map [1] - 42:2
Marge [1] - 2:5
marketed [1] - 50:14
Marketing [1] - 2:18
Marlys [1] - 2:22
massive [1] - 43:1
materials [4] - 16:4, 16:6, 16:19, 16:23
math [1] - 44:2
Matt [1] - 51:21

matter [3] - 7:5, 25:18, 36:4
matters [1] - 5:19
mean [6] - 33:12, 33:14, 33:24, 41:8, 41:15, 48:7
meandering [1] - 29:19
means [2] - 18:13, 54:8
measures [1] - 24:4
measuring [1] - 15:22
mechanical [1] - 16:10
medium [1] - 42:24
meet [1] - 11:16
meeting [4] - 5:7, 32:18, 49:15, 53:1
meets [1] - 23:7
mega [2] - 42:5, 43:20
MEGAN [1] - 3:3
member [2] - 6:4, 7:10
MEMBER [1] - 45:24
members [4] - 5:9, 7:14, 7:22, 49:22
memo [1] - 49:13
Menards [1] - 42:19
Mendez [1] - 2:12
mentioned [3] - 17:13, 24:11, 27:16
mess [1] - 43:1
metal [1] - 15:24
methods [1] - 16:1
metroplex [1] - 10:22
Meyer [4] - 50:6, 50:21, 51:6, 51:21
Michael [1] - 2:6
Michigan [2] - 24:17, 24:19
middle [4] - 14:19, 15:8, 27:19, 45:20
mile [2] - 21:13, 28:13
mile-and-a-half [1] - 28:13
miles [1] - 27:2
million [4] - 30:24, 34:17, 34:19, 34:22
mind [1] - 36:21
mine [1] - 40:7
Minute [1] - 2:22
minute [1] - 29:5
mix [1] - 22:7
mixed [1] - 42:24
modern [1] - 26:14
modernize [1] - 15:2
moment [1] - 18:11
money [5] - 31:6, 31:10, 39:17, 42:7, 42:8

Montgomery [1] - 24:16
months [1] - 41:12
mortar [1] - 33:12
most [4] - 19:20, 23:8, 36:12, 39:12
motion [4] - 8:16, 8:22, 52:6, 52:12
moved [5] - 8:19, 37:18, 38:8, 39:2, 52:9
moving [2] - 29:23, 38:2
MR [15] - 3:7, 9:22, 10:3, 11:11, 31:23, 32:4, 32:8, 32:14, 35:6, 35:9, 35:20, 37:1, 49:5, 49:10, 52:2
MS [29] - 3:3, 6:12, 6:14, 6:17, 8:23, 9:1, 9:3, 9:5, 9:7, 9:9, 35:12, 37:2, 37:5, 37:7, 37:14, 44:8, 46:2, 46:4, 46:9, 49:9, 49:20, 51:8, 51:12, 52:13, 52:15, 52:17, 52:19, 52:21, 52:23
multi [3] - 21:3, 45:13, 45:18
multi-use [3] - 21:3, 45:13, 45:18
must [1] - 7:17

N

NAGEL [6] - 4:6, 35:6, 35:9, 35:17, 35:20, 37:1
Nagel [1] - 35:20
name [7] - 5:23, 10:3, 11:12, 32:14, 35:16, 37:14, 44:8
Naper [1] - 3:3
Naperville [1] - 3:4
narrower [1] - 22:1
nature [1] - 51:2
near [1] - 16:23
nearby [1] - 45:10
nearly [1] - 21:13
necessarily [1] - 30:11
need [3] - 6:9, 26:3, 48:24
needed [2] - 26:11, 27:8
needs [2] - 29:3, 39:19
neighborhood [1] - 31:4

network [4] - 15:3, 21:8, 27:16, 28:4
never [1] - 38:20
new [5] - 21:13, 21:16, 27:2, 28:18, 47:20
next [17] - 11:19, 14:6, 15:14, 16:14, 17:12, 18:18, 21:20, 22:13, 24:8, 27:13, 28:6, 28:9, 29:4, 30:3, 30:5, 44:24, 45:3
Nexus [2] - 51:19, 51:20
night [5] - 23:11, 34:16, 43:13, 43:18, 47:11
Noble [1] - 2:10
NOBLE [4] - 49:9, 49:20, 51:8, 51:12
node [4] - 14:19, 18:4, 18:5
nodes [1] - 14:18
noise [9] - 22:15, 23:6, 23:8, 33:17, 43:12, 43:14, 46:19, 46:22
nonetheless [1] - 19:7
normal [1] - 34:10
north [5] - 9:18, 12:8, 13:21, 13:22, 14:10
North [1] - 3:3
northern [1] - 18:4
note [2] - 20:14, 51:5
noted [1] - 12:17
nothing [2] - 33:22, 49:4
notice [1] - 32:17
notified [2] - 38:20, 38:24
notify [1] - 40:22
noting [2] - 19:8, 28:24
nowhere [2] - 45:20, 46:16
number [4] - 8:17, 22:16, 30:11, 44:22
numbers [1] - 25:7
numerous [2] - 11:18, 28:22

O

O'Hare [1] - 10:24
oath [3] - 6:10, 35:2, 35:8
object [1] - 50:2
obtain [1] - 12:23
obviously [1] - 21:5
odd [1] - 19:3
OF [3] - 1:6, 54:1, 54:2

Ohio [4] - 37:19, 37:22, 37:24, 39:12
once [2] - 5:16, 8:6
one [24] - 5:5, 5:23, 14:19, 16:17, 18:14, 18:16, 22:16, 22:21, 27:14, 29:16, 36:5, 36:8, 39:11, 41:5, 41:6, 42:13, 42:22, 43:1, 43:20, 44:2, 46:16, 50:2
ongoing [1] - 17:16
open [2] - 8:16, 31:11
operating [1] - 34:10
opportunity [2] - 11:16, 35:3
opposition [3] - 8:15, 32:2, 49:23
options [1] - 29:22
order [1] - 8:12
orderly [1] - 7:2
ordinance [2] - 23:8, 43:12
oriented [1] - 14:9
original [1] - 54:22
Oswego [1] - 24:16
otherwise [2] - 20:18, 46:14
OTTOSEN [1] - 3:2
outcome [1] - 54:20
outsider [1] - 41:23
overview [2] - 10:6, 30:7
own [6] - 10:20, 11:6, 18:15, 18:18, 26:23, 34:7
owner [3] - 10:11, 51:19, 51:20
ownership [1] - 10:10

P

p.m [3] - 1:22, 5:4, 53:5
packet [1] - 25:11
PAGE [1] - 4:2
Pages [1] - 54:7
panels [2] - 15:24, 33:13
parking [1] - 15:19
part [4] - 10:16, 13:5, 14:15, 29:2
participation [1] - 8:11
parties [1] - 54:19
partner [1] - 11:13
pass [1] - 11:7
past [1] - 28:2
path [3] - 21:3, 40:21,

40:23
pay [2] - 30:18, 34:7
paying [1] - 30:18
people [7] - 16:24, 34:2, 38:21, 38:22, 39:7, 39:16, 42:16
per [7] - 18:14, 25:8, 26:7, 30:13, 46:23
percent [3] - 23:13, 25:20, 42:12
perhaps [1] - 22:8
perimeter [2] - 20:20, 21:4
period [5] - 8:8, 15:12, 17:14, 31:2, 31:5
permanent [2] - 30:17, 41:19
permits [1] - 50:12
person [1] - 2:9
personal [2] - 7:5, 54:11
persons [2] - 5:12, 5:21
perspective [1] - 51:4
pertaining [1] - 36:11
petition [2] - 8:17, 52:6
petitioner [7] - 5:14, 6:3, 7:24, 8:3, 9:13, 9:20, 51:23
petitioner's [1] - 8:13
Phase [2] - 18:1, 18:5
phase [7] - 18:4, 18:12, 18:14, 18:15, 18:17, 46:3
phasing [5] - 17:15, 17:16, 17:23, 18:2, 18:9
phone [1] - 44:13
picture [2] - 11:3, 21:24
place [4] - 39:10, 39:23, 40:11, 54:15
placed [1] - 49:13
plan [8] - 6:2, 9:15, 17:23, 18:2, 18:22, 18:24, 19:11, 19:15
Plan [2] - 14:3, 27:13
planned [2] - 9:14, 12:24
Planner [2] - 2:12, 2:13
planning [2] - 6:8, 6:21
PLANNING [1] - 1:10
Planning [2] - 5:7, 49:22
plans [7] - 21:11, 26:13, 26:20, 27:14, 28:3, 29:7, 36:18

plantings [3] - 22:3, 22:5, 22:8
play [1] - 39:4
plus [4] - 43:7, 43:8, 44:2
pocket [1] - 42:7
podium [2] - 6:1, 7:16
point [6] - 12:1, 17:4, 17:24, 19:9, 45:23, 50:8
Point [1] - 23:22
Pointe [1] - 1:17
pointless [1] - 46:15
points [5] - 7:6, 16:6, 32:20, 35:1, 40:20
porch [1] - 43:16
portfolio [1] - 10:15
portion [5] - 7:11, 14:18, 15:17, 17:19, 53:1
portions [1] - 20:1
possibly [1] - 22:16
potential [5] - 27:9, 27:11, 40:8, 42:3, 50:23
potentials [1] - 38:9
power [6] - 12:11, 13:17, 17:18, 47:5, 47:9
Power [1] - 23:22
Prairie [1] - 1:17
prairie [1] - 22:9
preference [1] - 29:15
preliminary [2] - 9:14, 12:24
prepared [1] - 9:21
presence [2] - 10:12, 10:19
PRESENT [2] - 2:1, 2:9
present [5] - 2:9, 5:13, 9:20, 18:24, 32:1
presentation [4] - 8:14, 15:10, 27:17, 32:21
presented [2] - 11:21, 38:6
presenter [1] - 33:8
presenting [1] - 38:4
presently [1] - 15:5
presents [1] - 19:4
pretty [1] - 20:24
prevailing [1] - 13:14
primarily [4] - 15:23, 20:19, 25:3, 27:24
problem [1] - 45:13
procedures [1] - 34:10
proceeding [1] - 18:3
proceedings [3] - 5:2, 53:3, 54:13

process [1] - 25:17
produce [3] - 29:12, 30:21, 30:24
product [2] - 10:23, 17:8
productive [2] - 7:2, 51:16
project [14] - 10:7, 11:7, 11:20, 13:15, 14:1, 15:13, 16:8, 19:8, 23:5, 23:7, 24:7, 25:4, 30:23, 31:3
Project [8] - 9:12, 11:15, 13:19, 32:21, 33:4, 50:1, 50:24, 51:6
projects [1] - 51:15
Prologis [27] - 3:10, 8:18, 9:12, 10:5, 10:6, 10:9, 11:14, 12:19, 14:12, 15:11, 16:19, 17:9, 21:2, 21:6, 21:11, 21:23, 22:2, 22:15, 26:13, 26:20, 27:7, 27:14, 28:3, 29:3, 30:16, 31:9, 49:24
Prologis's [4] - 17:18, 25:19, 26:23, 30:8
promise [1] - 30:6
properties [4] - 27:10, 29:1, 31:13, 51:7
property [29] - 12:5, 12:10, 12:17, 12:20, 12:21, 12:23, 13:12, 18:3, 20:23, 25:15, 26:9, 30:22, 31:1, 32:16, 34:13, 42:8, 44:9, 45:16, 46:17, 50:4, 50:6, 50:9, 50:10, 50:15, 50:17, 50:21, 51:1, 51:3
property's [1] - 28:8
proposal [5] - 13:13, 14:16, 25:13, 47:20, 50:24
proposals [1] - 49:24
propose [1] - 15:2
proposed [8] - 5:9, 9:21, 13:20, 20:14, 32:22, 50:3, 50:5, 50:20
proposes [2] - 14:12, 21:2
proposing [2] - 12:20, 22:2
provide [12] - 20:10, 20:16, 21:18, 21:23, 22:6, 22:10, 25:10,

significant [4] - 30:11, 30:22, 31:10
significantly [2] - 19:9, 50:22
silent [1] - 7:15
similar [1] - 38:9
similarly [1] - 50:20
simultaneously [1] - 54:9
single [5] - 25:23, 28:15, 34:4, 34:7, 43:24
single-family [1] - 25:23
sit [1] - 43:16
site [27] - 13:1, 13:18, 15:8, 17:20, 17:24, 18:2, 18:22, 19:3, 19:14, 20:1, 20:20, 21:15, 25:9, 27:22, 28:22, 29:3, 29:21, 29:24, 33:9, 43:7, 43:8, 50:9, 50:19, 50:23, 51:2, 51:6
site's [2] - 19:1, 21:4
sitting [1] - 40:8
situation [2] - 36:9, 37:16
situations [1] - 44:17
six [2] - 18:13, 41:12
size [1] - 19:9
sizes [2] - 22:21, 24:12
slide [14] - 14:6, 14:11, 15:14, 16:15, 17:12, 18:18, 21:20, 22:13, 24:8, 27:13, 28:9, 29:4, 30:3, 30:5
slides [1] - 11:21
slightly [1] - 14:16
small [1] - 47:4
smaller [1] - 16:13
solidify [1] - 30:19
somewhat [1] - 17:17
Sorry [1] - 51:9
sorry [5] - 6:16, 35:1, 40:21, 41:9, 46:4
sound [5] - 24:1, 24:2, 41:7, 43:6, 47:18
South [1] - 3:8
south [8] - 9:17, 12:9, 12:13, 12:14, 12:23, 13:16, 13:17, 14:10
southern [2] - 14:18, 27:19
space [1] - 47:18
spacing [1] - 47:16
speakers [2] - 7:8, 8:5
speaking [3] - 7:4,

7:16, 46:6
special [2] - 9:13, 12:24
specifically [1] - 50:2
specifics [1] - 10:8
specified [1] - 54:15
speed [1] - 24:3
spelled [1] - 27:12
spend [1] - 29:5
spending [1] - 31:10
splits [2] - 27:18, 27:22
spot [2] - 37:24
sprinkling [1] - 10:24
square [3] - 10:20, 33:5, 34:18
SS [1] - 54:1
staff [6] - 11:17, 18:24, 19:13, 23:5, 24:10, 30:1
stand [3] - 6:4, 18:18, 35:12
standard [3] - 21:13, 24:20, 51:24
standards [4] - 13:3, 20:8, 23:6, 28:5
standpoint [2] - 24:1, 30:3
start [2] - 11:22, 42:5
state [1] - 5:23
STATE [1] - 54:1
State [1] - 54:4
States [1] - 10:5
stay [1] - 7:8
Steel [5] - 9:12, 11:15, 50:1, 50:24, 51:6
stenographically [1] - 54:8
still [3] - 17:16, 19:6, 22:11
stomach [1] - 42:18
stop [3] - 11:19, 30:6, 33:16
stories [1] - 15:21
stormwater [7] - 14:20, 14:22, 18:15, 26:14, 26:17, 34:4, 34:5
street [2] - 21:14, 28:19
streets [1] - 28:4
structures [2] - 19:18, 19:19
stuff [5] - 36:19, 41:9, 41:18, 43:4, 48:14
subdivision [5] - 25:5, 34:1, 38:18, 43:11
subdivisions [1] - 25:23
subject [1] - 5:20

submitted [3] - 29:8, 49:11, 49:24
special [2] - 9:13,
substandard [1] - 21:12
substation [3] - 12:14, 13:16, 18:14
substations [1] - 14:15
successful [2] - 26:4, 51:15
sudden [1] - 34:22
Suite [2] - 3:3, 3:8
super [1] - 40:14
supplies [1] - 42:20
support [1] - 34:2
supposed [2] - 43:13, 47:11
surrounding [4] - 24:8, 27:9, 29:13, 31:13
swear [4] - 6:20, 6:22, 32:5, 32:6
sweet [1] - 43:17
sworn [10] - 6:6, 6:23, 10:1, 11:9, 32:9, 32:12, 35:14, 35:18, 37:12, 44:6
system [4] - 21:1, 27:4, 36:10, 45:5

T

tails [1] - 39:5
Taker [1] - 2:22
tall [3] - 15:22, 20:15, 48:3
Tammi [1] - 44:8
TAMMI [2] - 4:8, 44:5
tax [3] - 30:22, 31:1, 42:8
tea [1] - 43:17
teal [3] - 12:7, 27:20, 28:5
team [2] - 11:3, 51:17
ten [6] - 21:3, 25:20, 44:22, 45:23, 46:12
ten-foot [1] - 21:3
ten-foot-wide [1] - 21:3
tend [1] - 16:5
term [5] - 41:17, 42:1, 43:2, 46:10, 48:16
terms [1] - 22:3
testified [6] - 10:1, 11:9, 32:12, 35:18, 37:12, 44:6
testify [1] - 5:22
testimony [7] - 5:8, 5:12, 7:18, 8:12,

52:5, 52:7, 54:12
testing [1] - 47:13
thankful [1] - 44:13
thereof [1] - 54:23
thousand [1] - 26:7
three [6] - 14:14, 14:18, 27:2, 38:11, 45:23, 46:11
thriving [2] - 39:11, 39:12
throughout [1] - 22:10
thumb [1] - 26:6
tilt [1] - 15:24
tilt-up [1] - 15:24
tiny [1] - 45:17
tired [1] - 33:1
tonight [18] - 5:6, 5:11, 6:9, 6:20, 6:21, 6:22, 11:14, 11:22, 12:4, 12:19, 13:5, 23:7, 25:11, 38:4, 38:6, 43:24, 44:15, 52:1
tonight's [7] - 5:6, 5:17, 6:3, 7:12, 7:15, 7:18, 53:1
top [4] - 14:10, 14:19, 20:16, 33:19
topic [1] - 7:9
topics [1] - 7:6
total [1] - 26:9
touch [1] - 17:10
touched [1] - 21:21
tower [1] - 25:8
township [2] - 27:24, 39:11
traditional [1] - 29:9
traffic [1] - 29:23
trails [1] - 21:8
transcript [3] - 7:20, 54:7, 54:23
transcription [1] - 54:10
translate [1] - 23:21
transmission [1] - 12:13
treatments [1] - 16:19
trees [3] - 20:18, 22:8, 41:11
trend [1] - 14:2
trends [2] - 13:14, 44:23
true [1] - 54:12
truly [1] - 51:13
trying [4] - 18:8, 18:9, 39:4, 39:6
two [5] - 15:21, 29:17, 37:19, 50:5, 51:1
type [2] - 17:8, 26:5
types [1] - 22:3

typewriting [1] - 54:10

U

UDO [1] - 13:3
under [5] - 6:10, 10:14, 54:11, 54:24, 55:2
underimproved [1] - 27:24
underutilized [1] - 28:20
undue [1] - 24:24
UNIDENTIFIED [1] - 45:24
unincorporated [2] - 9:18, 12:18
unique [3] - 19:1, 19:5, 37:16
unit [2] - 9:14, 13:1
United [4] - 3:5, 10:5, 34:15, 51:17
UNITED [1] - 1:6
unless [1] - 7:15
unlike [1] - 51:5
unlock [1] - 27:10
unquote [1] - 34:20
unrelated [1] - 7:6
up [18] - 14:9, 14:10, 15:24, 17:1, 21:17, 22:17, 23:10, 27:1, 27:20, 28:4, 29:20, 35:16, 38:13, 39:4, 42:11, 45:2, 45:3, 47:15
upgrades [1] - 31:11
upper [1] - 28:6
usage [3] - 26:9, 26:11, 46:23
user [2] - 25:2, 33:23
uses [3] - 28:1, 50:13, 50:16
utilities [3] - 18:16, 24:10, 33:23
utility [1] - 27:8
utilize [1] - 25:20

V

vacated [1] - 28:6
vacating [1] - 50:16
vacation [2] - 50:3, 50:7
values [1] - 51:14
variety [1] - 50:12
vegetables [1] - 40:12
vertical [2] - 12:12, 28:11

via [3] - 2:9, 8:1, 54:10
Village [2] - 25:12, 25:22
VINYARD [39] - 5:5, 6:7, 6:13, 6:16, 6:19, 6:24, 8:21, 8:24, 9:11, 9:23, 31:17, 31:21, 31:24, 32:6, 32:10, 35:4, 35:7, 35:10, 35:13, 35:15, 36:24, 37:3, 37:6, 37:9, 44:3, 46:8, 48:18, 48:21, 48:23, 49:3, 49:7, 49:12, 49:18, 49:21, 51:10, 51:13, 52:3, 52:11, 52:24
Vinyard [3] - 2:2, 8:23, 52:23
vision [1] - 39:20
Vitosh [1] - 55:8
VITOSH [2] - 54:3, 55:9
volunteering [1] - 11:4
vote [4] - 5:18, 8:9, 8:21, 52:11

W

wage [1] - 30:19
wait [1] - 37:7
walking [1] - 16:24
walkway [4] - 45:14, 45:18, 46:13, 46:15
walls [1] - 24:2
wants [2] - 23:20, 35:11
ward [2] - 38:23, 38:24
water [30] - 14:23, 24:13, 24:17, 24:20, 24:24, 25:2, 25:3, 25:5, 25:20, 25:22, 26:2, 26:3, 26:5, 26:9, 26:11, 26:21, 26:22, 27:2, 27:4, 27:5, 33:18, 33:21, 33:23, 35:24, 39:14, 40:14, 42:11, 45:9, 48:6
website [1] - 39:7
Wednesday [1] - 1:21
welcome [1] - 17:4
welcoming [3] - 16:8, 17:3, 33:9
West [7] - 15:6, 28:21, 28:24, 29:2, 50:3, 50:7, 50:16
west [2] - 12:9, 12:23

Westbury [2] - 25:12, 25:21
western [2] - 13:18, 20:23
whatsoever [1] - 42:24
WHEREOF [1] - 55:3
WHEREUPON [1] - 5:1
whole [2] - 38:22, 41:4
whopping [1] - 38:22
wide [2] - 21:3, 50:12
Williams [3] - 2:3, 9:1, 52:13
WILLIAMS [4] - 8:19, 9:2, 52:9, 52:14
wise [1] - 39:12
wish [2] - 5:13, 8:14
wishes [2] - 6:19, 32:1
wishing [2] - 5:21, 5:22
WITNESS [2] - 4:2, 55:3
Witness [2] - 6:23, 32:9
witnesses [1] - 35:14
Witnesses [1] - 6:6
Witt [1] - 10:4
WITT [4] - 4:3, 9:22, 9:24, 10:3
wondering [1] - 36:14
works [1] - 29:11
world [1] - 16:3
worth [3] - 19:8, 24:6, 28:24
worthless [1] - 51:3
wrapped [1] - 47:23
write [1] - 49:23

Y

yada [3] - 43:4
yard [1] - 16:11
year [6] - 11:4, 22:11, 37:19, 37:20, 41:12, 46:24
years [7] - 10:10, 10:17, 25:13, 31:3, 37:19, 38:12, 41:20
yield [1] - 26:4
YORKVILLE [2] - 1:6, 1:7
Yorkville [18] - 1:18, 3:6, 12:20, 24:15, 30:19, 34:15, 37:20, 38:8, 38:14, 39:3, 39:20, 40:8, 41:4, 42:2, 51:15, 51:17, 51:19, 51:20

YOUNG [12] - 8:23, 9:1, 9:3, 9:5, 9:7, 9:9, 52:13, 52:15, 52:17, 52:19, 52:21, 52:23
Young [1] - 2:22
yourself [2] - 38:15, 38:16

Z

zoned [2] - 20:22, 50:10
zoning [3] - 12:21, 12:22, 13:9
ZONING [1] - 1:10
Zoning [2] - 5:7, 49:22
zoom [3] - 11:23, 14:7, 15:15
Zoom [2] - 2:9, 51:8
Zoomland [2] - 48:21, 48:23