

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

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

**Wednesday, February 8, 2023 7:00pm**

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

**Meeting Called to Order**

Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

All attendees were in person unless otherwise noted.

**Roll Call**

Danny Williams-yes, Deborah Horaz-yes, Jeff Olson-yes, Richard Vinyard-yes

Absent: Rusty Hyett, Greg Millen

**City Staff**

Krysti Barksdale-Noble, Community Development Director

**Other Guests**

Lynn Dubajic Kellogg, City Consultant

Chris Vitosh, Vitosh Reporting Service

Tom Ryan, New Leaf Energy

Jordan Newell, Attorney-Massie & Quick

Dean Smith, New Leaf Energy, via Zoom

Aaron Vanagaitis, Attorney

Mike Dinelli, Mid America Carpentry Regional Council

Mark Johnston, JYJ Inc.

Robert Loftus

Kent & Kristin Shaw

R. Bruce Johnston, JYJ, LLC

Connor Glow, New Leaf Energy, via Zoom

**Previous Meeting Minutes** December 14, 2022

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

Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

**Citizen's Comments** None

## **Public Hearings**

1. **PZC 2022-24** new Leaf Energy, Inc. dba Beecher Solar 1, LLC, petitioner, on behalf of Robert M. and Ildefonsa Loftus, owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and special use authorization. The real property is generally located north and south of the Burlington Northern Santa Fe railroad line, east of Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to A-1 Agricultural District (contingent on approval of annexation by the City Council). The petitioner is requesting special use permit approval pursuant to Section 10-6-0 of the Yorkville City Code for a solar farm.
2. **PZC 2022-25** Giovanna Schmieder, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 0.40-acre parcel located at 105 E. Spring Street in Yorkville, Illinois. The real property is located at the northeast corner of the Route 47 (Bridge Street) and Spring Street intersection. The petitioner is seeking to rezone the parcel from the R-2 Single-Family Traditional Residence District to the B-2 Retail Commerce Business District.

Chairman Olson said there are two Public Hearings for this meeting. He stated the order of business for the Hearings and swore in those who would give testimony. At approximately 7:02pm he entertained a motion to enter into the Public Hearings. So moved by Commissioners Williams and Horaz, respectively.

Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

*(See Court Reporter's full transcript of Public Hearings)*

*(Both Petitioner's responses and presentation to be included as part of public record)*

A motion was made and seconded at about 7:16pm by Ms. Horaz and Mr. Vinyard, respectively, to close the Hearings. Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 4-0.

**Unfinished Business** None

## **New Business**

1. **PZC 2022-24 New Leaf Energy** (full description above)

Ms. Noble said this goes to Public Hearing next week for annexation approval contingent upon rezoning and special use approval. There were no issues with the rezoning, but staff had several recommendations and conditions for the special use portion. A photometric plan and glare study were provided. A 7-foot fence will be erected and staff requested slats in the frontage along Beecher Rd. A Knox Box was requested for BKFD and the city building department. The Petitioner will pay a proportionate amount for Beecher Rd. improvements, a landscape plan will be provided and a security guarantee of \$283,078 for potential decommissioning will be escrowed with a 3% inflation rate. A blanket easement was also requested by the city. With those conditions, staff recommends approval of the special use request.

Discussion: Mr. Vinyard asked if there was any conflict with the Comp Plan. Ms. Noble said staff is OK with change of land use. He also asked about fencing with slats only on one side, saying that the area will probably expand in 20-40 years. Mr. Olson added that the land west of Whispering Meadows is owned by the school district, with a new school possible there. Ms. Noble added that the distance from Whispering Meadows is far enough that staff did not ask for additional screening. Commissioner Vinyard also asked about possible contamination of soil or Rob Roy Creek if the solar panels failed. Tom Ryan of New Leaf answered that silicon is used in the panels and he could not imagine any adverse effects.

Ms. Horaz asked about **insolation** (access to sunlight) mentioned in the lease contract, concerned that rays are not blocked. There would be no issues with trees or homes, said Mr. Ryan and they are set back far enough.

Mr. Williams asked if New Leaf Energy has any plans to expand south of the train tracks, which they do not.

Property owner Mr. Robert Loftus commented that when the industrial park on Eldamain was constructed, the owner Mr. Don Hamman, expressed an interest in putting in a storm sewer along the south side of this property.

#### **Action Item**

##### Rezoning

A motion was made and seconded by Mr. Williams and Mr. Vinyard, respectively, for approval of the rezoning request PZC 2022-24. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2023 and discussion 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 Residential to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation by the City Council, for a property generally located north and south of the Burlington Northern Santa Fe railroad line, east of Beecher Road.

Roll call: Vinyard-yes, Williams-yes, Horaz-yes, Olson-yes. Carried 4-0.

#### **Action Item**

##### Special Use

Chairman Olson entertained a motion for approval of PZC 2022-24 Special Use. So moved by Mr. Williams and seconded by Mr. Vinyard. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation by the City Council, for a property generally located north and south of the Burlington Northern Santa Fe railroad line, east of Beecher Road, subject to staff recommendations in a memo dated February 1, 2023.

Roll call: Williams-yes, Horaz-yes, Olson-yes, Vinyard-yes. Carried 4-0.

**2. PZC 2022-25 Giovanna Schmieder** (full description above)

Ms. Noble said the property owner is seeking rezoning on a half acre property at 105 E. Spring St., which fronts on Rt. 47. The existing home will be used for a real estate office and the detached garage will be used for storage. The petitioner will install a hard surface drive for parking. The rezoning request is consistent with trends in the area and staff is OK with this request. Ms. Noble also asked that the Petitioner's responses be entered into the public record.

Discussion: Ms. Horaz asked about the impact if the business left and she also noted that the property ingress/egress is located close to the stop light. Ms. Noble replied the property would remain commercial or could be rezoned. Mr. Williams asked if any advertising would be used. Any signage would be covered by the rezoning. Responding to Mr. Vinyard's questions about parking, Ms. Noble replied that there will be 3 spaces, which is based on the square footage.

**Action Item**

**Rezoning**

Moved by Mr. Williams to approve PZC 2022-25 rezoning request and seconded by Mr. Vinyard. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property located at 105 E. Spring Street from R-2 Single-Family Traditional Residence to the B-2 Retail Commerce Business District. Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

**Additional Business**

**1. 2022 Year in Review**

Ms. Noble said the Year in Review will be on the website soon. The review was compiled by Jason Engberg and talks about development, permits issued and links to developer websites. There is also info about the Senior Lifecycle Living and UDO.

**2. City Council Action Updates**

The Final Plat for the Bowman Subdivision has been approved

**Adjournment**

There was no further business and the meeting was adjourned at 7:36pm on a motion by Mr. Williams and second by Mr. Vinyard with a unanimous voice vote.

Respectfully submitted by  
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, February 8, 2023  
7:00 p.m.

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PRESENT:

Mr. Jeff Olson, Chairman,  
Ms. Deborah Horaz,  
Mr. Richard Vinyard,  
Mr. Danny Williams.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community  
Development Director;  
Ms. Marlys Young, Minute Taker.

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

4 CHAIRMAN OLSON: There are two public  
5 hearings scheduled for tonight's Planning and  
6 Zoning Commission meeting. The purpose of this  
7 hearing is to invite testimony from members of  
8 the public regarding the proposed request that is  
9 being considered before this Commission tonight.

10 Public testimony from persons  
11 present who wish to speak may be for or may be  
12 against the request or to ask questions of the  
13 petitioner regarding the request being heard.

14 Those persons wishing to testify are  
15 asked to speak clearly, one at a time, and state  
16 your name and who you represent, if anyone at  
17 all. You are also asked to sign in, which I  
18 think everyone did.

19 If you plan to speak tonight during  
20 the public hearing as a petitioner or as a member  
21 of the public, please stand now, raise your right  
22 hand and repeat after me.

23 (Witnesses sworn.)

24 CHAIRMAN OLSON: All right. The way we

1 do this is in the public hearing, we have the  
2 petitioners do their presentation and then we  
3 have those who wish to speak in favor of the  
4 request go first, and then we have those who wish  
5 to speak in opposition of the request go second.

6 So to get that started, may I have a  
7 motion, please, then to open the public hearing  
8 on PZC 2022-24, New Leaf Energy zoning  
9 reclassification special use request, and PZC  
10 2022-25, rezoning classification on Spring  
11 Street?

12 MR. WILLIAMS: So moved.

13 MS. HORAZ: Second.

14 CHAIRMAN OLSON: Roll call vote on that  
15 motion, please.

16 MS. YOUNG: Yes. Olson.

17 CHAIRMAN OLSON: Yes.

18 MS. YOUNG: Vinyard.

19 MR. VINYARD: Yes.

20 MS. YOUNG: Williams.

21 MR. WILLIAMS: Yes.

22 MS. YOUNG: Horaz.

23 MS. HORAZ: Yes.

24 MS. YOUNG: Thank you.



1 CHAIRMAN OLSON: All right. The public  
2 hearing up for tonight is -- at least the first  
3 one is PZC 2022-24 New Leaf Energy, Incorporated,  
4 d/b/a Beecher Solar One, LLC, petitioner, on  
5 behalf of Robert M. and --

6 Can you help me with that first  
7 name? Hdefonsa.

8 MS. NOBLE: Hdefonsa.

9 CHAIRMAN OLSON: One more time for me.

10 MS. NOBLE: Hdefonsa.

11 CHAIRMAN OLSON: Thank you. Loftus,  
12 owners, has filed applications with the United  
13 City of Yorkville, Kendall County, Illinois,  
14 requesting rezoning classification and special  
15 use authorization.

16 The real property is generally  
17 located north and south of the Burlington  
18 Northern Sante Fe railroad line, east of Beecher  
19 Road.

20 The petitioner is requesting  
21 rezoning approval from R-1 Single-Family Suburban  
22 Residential District to A-1 Agricultural District  
23 (contingent on approval of annexation by the City  
24 Council). The petitioner is requesting special

1 use permit approval pursuant to Section 10-6-0 of  
2 the Yorkville City Code for a solar farm.

3 All right. We also have PZC  
4 2022-25, Giovanna Schmieder, petitioner, has  
5 filed an application with the United City of  
6 Yorkville, Kendall County, Illinois, requesting  
7 rezoning classification of an approximately  
8 0.40-acre parcel located at 105 East Spring  
9 Street in Yorkville, Illinois.

10 The real property is located at the  
11 northeast corner of the Route 47 and Spring  
12 Street intersection. The petitioner is seeking  
13 to rezone the parcel from the R-2 Single-Family  
14 Traditional Residence District to the B-2 Retail  
15 Commerce Business District.

16 All right. Is the petitioner for  
17 PZC 2022-24, New Leaf Energy, present and  
18 prepared to make a presentation of their proposed  
19 request?

20 MR. RYAN: Yes.

21 CHAIRMAN OLSON: By all means. We  
22 usually have a podium.

23 MS. NOBLE: I think it --

24 CHAIRMAN OLSON: Yeah. What was your

1 name, sir?

2 MR. RYAN: My name is Tom Ryan.

3 CHAIRMAN OLSON: Tom Ryan.

4 MR. RYAN: New Leaf Energy.

5 CHAIRMAN OLSON: All right.

6 TOM RYAN,

7 having been first duly sworn, testified from the  
8 podium as follows:

9 MR. RYAN: Good evening, everybody.

10 Thank you for coming, thanks for having us. Like  
11 I said, my name is Tom Ryan. I am the local  
12 employee for New Leaf Energy, I am a product  
13 developer for the state of Illinois, and why we  
14 are here tonight is to inquire about receiving a  
15 special use permit and also rezoning.

16 We are one meeting ahead of the City  
17 Council, we're supposed to have a -- sorry, do an  
18 annexation of the property prior, so this is a  
19 little bit out of order, so we're looking to  
20 rezone and get a special use permit on this  
21 meeting today. So -- Go ahead, one more.

22 So tonight with me I have Jordan  
23 Newell, who is our external counsel, and on the  
24 line we have two of our civil engineers, Dean

1 Smith and Connor Glow.

2 So I'd be happy to answer any  
3 questions, or if anything comes up that I can't,  
4 whether in legal or civil terms, they will be  
5 happy to step in.

6 So to give you a little history of  
7 New Leaf Energy, it is a pretty new name. We are  
8 not a new company, the name began around July,  
9 but you might have heard of Borrego Solar.  
10 Borrego Solar has been around for about 40 years,  
11 started about 40 years ago in California, and we  
12 progressed and moved our office over to  
13 Massachusetts, Lowell, Massachusetts, where we  
14 moved our main headquarters, and then from there  
15 we spread and have another headquarters in  
16 Albany, New York, and now here in Chicago, here  
17 in Illinois and Chicago, and that is where I'm  
18 based out of.

19 So we are not new to Illinois, we  
20 came back here in around 2017, 2018, when first  
21 FEJA passed, as you know, and then unfortunately  
22 we ran out of capacity on our projects, so we had  
23 to start, so we are not new to Illinois, but then  
24 we came back when SEJA Financial Job Act passed,

1 so, as you know, you are probably getting a lot  
2 more solar projects being proposed. But we are  
3 not new to Illinois, been around for a bit, we've  
4 had about 40 projects statewide.

5 Just to give a little heads up about  
6 some of the things that are happening, some  
7 people get a little intimidated by the idea of  
8 solar because there is two different kinds of  
9 solars. There is utility scale, which you can  
10 see from that picture and by the size it's  
11 greater than 500 acres, so that is a huge utility  
12 scale solar farm.

13 What we're doing here, what we are  
14 looking to get a permit for, is a community solar  
15 site, which is just about 25, 35 acres. In this  
16 case actually we are looking at 19 acres, so it  
17 can be done on even a smaller plot of land.

18 So this is the project site we are  
19 looking at. It's right down the street here on  
20 Beecher Road. It's owned by Bob and Hdefonsa  
21 Loftus. It is a parcel of land that is actually  
22 in Kendall County, it is not yet in the United  
23 City of Yorkville, which we are looking to do, so  
24 where we'll be, but it's three parcels of land,

1 pretty small, amounting to about 43 acres, and  
2 we're only looking to use 19 acres of that, which  
3 is going to be enough to make five megawatts of  
4 power, which is a pretty large amount for that  
5 small size.

6 We use a fixed till system, which  
7 means it's not actually got a tracking system,  
8 this is going to be fixed till, so it's going to  
9 be stationary, in one position the whole time.

10 The access to this site is coming  
11 right off Beecher Road there, so not doing any  
12 kind of sitings. Proper wiring is right there,  
13 we call it three phase wiring, going down Beecher  
14 Road leading to the Com Ed substation up north  
15 there.

16 So the reason why we picked this is  
17 because it's the perfect land, it's the perfect  
18 location as far as substations and the wiring,  
19 which you think you can make a solar farm  
20 anywhere, but obviously you have to have these  
21 criteria to fall into, and luckily Bob and  
22 Hdefonsa's land fell right into those criteria.

23 So this gives you a little idea of  
24 what the layout looks like on a solar farm if you

1 aren't familiar with it. So the panels are  
2 what's called arrays and they're lined up like  
3 that, going from -- in this case it's going to  
4 the south, facing east and west, and what we do  
5 is we hook up to the Com Ed lines right on  
6 Beecher Road there. It's called the point of  
7 connection, so once we hook up there, everything  
8 else, all the wiring throughout the solar farm as  
9 we will call it, is underground to all those  
10 different arrays, so there is no poles or wires  
11 above the solar farm, it's just the solar panels  
12 themselves, and the wiring is all below ground,  
13 and what we'll do is we'll just have -- the north  
14 side is a gravel road which comes off of Beecher  
15 leading to the site, and the site will be  
16 surrounded completely by a seven-foot high fence  
17 just to prevent any accidents from happening or  
18 any intruders, whether it's nature or people, and  
19 we are observing proper setbacks from Beecher  
20 Road there, and then north and south both  
21 50 feet, and the rear there, you really have  
22 to -- the second parcel there is actually Bob's  
23 as well, so we don't really have to worry about  
24 setback. We are still in a little ways from Roy

1 Creek, Rob Roy Creek.

2 And so this one is a kind of a step  
3 back, like I said, we are one meeting ahead of  
4 time, so we are looking to annex the land because  
5 we looked at it and I felt like this would be a  
6 good way to unify the United City of Yorkville  
7 because it seems kind of funny that we have land  
8 on the west there that is the United City of  
9 Yorkville and on the east, but then you have this  
10 little land bridge that is not, so what we are  
11 looking to do is to annex this to the city.

12 Then you go to the next one, the  
13 issue we have, one of the requests I have tonight  
14 is to rezone because what happens, it's in the  
15 ordinance, that if you do annex any land to the  
16 United City of Yorkville, it has to become an R-1  
17 zoned territory, so unfortunately according to  
18 the ordinance as well, you cannot have a special  
19 use, in this case a solar farm, on an R-1, so we  
20 are looking to rezone the newly annexed property  
21 contingent to -- the meeting is next week, to an  
22 A-1 zoned property, so we can use the special use  
23 property to put the solar farm on there.

24 And just to give you some ideas of



1 the benefits of a solar farm, this is just -- a  
2 solar farm is only for an interim amount of time.  
3 We are not taking over the land for good. I like  
4 to call it preservation. So some people say oh,  
5 you are taking away the farm land, what I say is  
6 we are actually preserving it.

7 So what we do, we have a lease with  
8 Bob and Hdefonsa right now for 20 years with the  
9 offer to extend, so it's only there temporarily.  
10 What it does is actually kind of -- it preserves  
11 the land for that amount of time, it makes it  
12 like a box store, it provides benefit to the  
13 taxes, and you will increase taxes by a lot to  
14 the City of Yorkville, but it does not affect the  
15 infrastructure, so unlike adding some kind of  
16 other common business, such as a box store, we're  
17 not going to have a lot of traffic, because once  
18 we put those panels in place, we don't have  
19 people coming and going from the site every day,  
20 they only come a couple times a year to maintain  
21 the property and check on the solar panels and  
22 the system itself.

23 Another benefit of that is what we  
24 do, we don't just put grass down on the site or

1 cement or anything negative in that sense, we put  
2 what's called polyanders, so we do research on  
3 what the local plants are and we put that  
4 underneath the solar panels and any other  
5 surrounding land we affect, and what that does is  
6 that actually prevents erosion or helps the soil  
7 out, so the 20 years to 40 years that it's there,  
8 it's actually going to improve the quality of the  
9 soil by bringing nutrients that might be lacking  
10 and preventing erosion and all that with the root  
11 system.

12 And some other benefits of the solar  
13 farm is that we will provide some jobs during the  
14 construction. We've got 30 to 40 construction  
15 jobs, and then long-term, two to four long-term  
16 jobs, people checking on the site and  
17 maintaining.

18 And I have some other stuff there  
19 about the polinators. We don't use any  
20 pesticides or fertilizers, so we definitely try  
21 to stay organic and don't do any negative  
22 pollution on the property.

23 I didn't mention in the last slides  
24 either, we don't use any -- the only cement we

1 use is kind of a base for the inverter. The  
2 inverter is right there in the center, you can  
3 see in that picture, we use cement for the base  
4 of that. Other than that, we don't -- unlike a  
5 lot of other solar companies or other businesses,  
6 we don't use cement. We just put the tracking  
7 system -- I'm sorry, the racking system directly  
8 into the ground with basically pylons, so there  
9 is no cement, so removal of the system is very  
10 easy as well. And that's the run-through. If  
11 anybody has any questions.

12 CHAIRMAN OLSON: Is there anyone who  
13 wishes to speak in favor of the request?

14 (No response.)

15 CHAIRMAN OLSON: Is there anyone who  
16 wishes to speak in opposition to the request?

17 (No response.)

18 CHAIRMAN OLSON: Seeing as there are  
19 none, we will hold off on questions until the  
20 next round. Thank you.

21 MS. NOBLE: Can we ask the petitioner if  
22 they want to add their responses and their  
23 presentation to the public record?

24 CHAIRMAN OLSON: I would suggest so.

1 MR. RYAN: Yes, please.

2 CHAIRMAN OLSON: Thank you. All right.  
3 Any questions right now for the petitioner?

4 (No response.)

5 CHAIRMAN OLSON: Okay. Is the  
6 petitioner for PZC 2022-25, 105 East Spring  
7 Street present and prepared to make their  
8 presentation of their proposed request?

9 MR. VANAGAITIS: I can speak.

10 MS. NOBLE: He needs to be sworn in.

11 CHAIRMAN OLSON: Oh, he does. All  
12 right, my friend. State your name, please.

13 MR. VANAGAITIS: Aaron Vanagaitis.

14 CHAIRMAN OLSON: One more time?

15 MR. VANAGAITIS: Aaron Vanagaitis,  
16 V-A-N-A-G-A-I-T-I-S.

17 CHAIRMAN OLSON: I think you've done  
18 that before, haven't you?

19 MR. VANAGAITIS: Yeah, a few times.

20 AARON VANAGAITIS,  
21 having been duly sworn, testified from the podium  
22 as follows:

23 CHAIRMAN OLSON: All right. So by all  
24 means, go right ahead.

1 MR. VANAGAITIS: So I am Aaron  
2 Vanagaitis. I am an attorney representing  
3 Giovanna Schmieder. She owns 105 East Spring  
4 Street off of 47 and Spring in downtown  
5 Yorkville. She is looking to rezone it from a  
6 standard residential to a business unit. She is  
7 looking to turn it into a standard real estate  
8 office. They are not expanding parking there;  
9 they would pave the parking lot as discussed  
10 yesterday at the committee hearing. Pave the  
11 parking lot just to add it so parking can be done  
12 there, but it's not going to be an in and out  
13 office, there is not going to be a lot of clients  
14 coming into the office, it's mainly for her to  
15 have her own location for Keller Williams in  
16 Oswego -- or in Yorkville, sorry, which would  
17 eventually expand to a larger presence with  
18 Keller Williams in downtown Yorkville.

19 They are looking to rezone this just  
20 for that purpose and rent it out as a couple  
21 other office spaces to a local lender as well,  
22 but it is going to be a simple real estate office  
23 right in downtown, and they've been -- we were in  
24 discussion yesterday and that's basically where

1 we are at right now.

2 CHAIRMAN OLSON: Okay. Thank you.

3 MR. VANAGAITIS: Yep.

4 CHAIRMAN OLSON: Is there anyone who  
5 wishes to speak in favor of the request?

6 (No response.)

7 CHAIRMAN OLSON: Is there anyone present  
8 who wishes to speak in opposition to the request?

9 (No response.)

10 CHAIRMAN OLSON: All right. Thank you.

11 MR. VANAGAITIS: Yep, absolutely.

12 CHAIRMAN OLSON: All right. Since all  
13 public testimony regarding these petitions has  
14 been taken, may I have a motion to close the  
15 taking of testimony and this public portion of  
16 the public hearing?

17 MS. HORAZ: So moved.

18 MR. VINYARD: Second.

19 MS. YOUNG: Olson.

20 CHAIRMAN OLSON: Yes.

21 MS. YOUNG: Vinyard.

22 MR. VINYARD: Yes.

23 MS. YOUNG: Williams.

24 MR. WILLIAMS: Yes.

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MS. YOUNG: And Horaz.

MS. HORAZ: Yes.

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

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

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

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 20 inclusive, is a  
8 true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
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17 As certification thereof, I have hereunto set  
18 my hand this 24th day of February, A.D., 2023.

19 *Christine M Vitosh*  
20 \_\_\_\_\_

21 Christine M. Vitosh, CSR  
22 Illinois CSR No. 084-002883  
23  
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