

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MARCH 5, 2024**

Members Present: Laurel Moad
 Karen Hibel
 Jeffery Funke
 Colleen Wiese
 Zachary Ewoldt
 Dave Rosenberg
 John Fitzgerald
 Peter Vargulich

Members Absent: Gary Gruber

Also Present: Rachel Hitzemann, Planner
 Bruce Sylvester, Assistant Director CD-Planning & Engineering
 Court Reporter

1. Call to order

Chair Vargulich called the meeting to order at 7:00 p.m.

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the February 21, 2024 meeting of the Plan Commission

Motion was made by Ms. Wiese, seconded by Mr. Fitzgerald and unanimously passed by voice vote to approve the minutes of the February 21, 2024 Plan Commission meeting.

**5. 3809 Illinois Ave., Promise Church (Rino Miulli)
 Application for Special Use**

a. Public Hearing

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Wiese to close the public hearing. Seconded by Mr. Ewoldt.

Roll call vote:

Ayes: Moad, Hibel, Funke, Wiese, Ewoldt, Rosenberg, Fitzgerald, Vargulich

Nays: None

Absent: Gruber

Motion carried: 8-0

b. Discussion and Recommendation

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Funke and seconded by Ms. Moad to recommend approval of a Special Use for a Place of Worship for 3809 Illinois Ave., Promise Church (Rino Miulli).

Roll call vote:

Ayes: Moad, Hibel, Funke, Wiese, Ewoldt, Rosenberg, Fitzgerald, Vargulich

Nays: None

Absent: Gruber

Motion carried: 8-0

6. Public Comment - None

7. Additional Business from Plan Commission Members or Staff - None

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, March 19, 2024 at 7:00pm Council Chambers

Tuesday, April 2, 2024 at 7:00pm Council Chambers

Tuesday, April 16, 2024 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, March 11, 2024 at 7:00pm Council Chambers

Monday, April 8, 2024 at 7:00pm Council Chambers

13. Adjournment at 7:25 p.m.



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Transcript of Public Hearing

Date: March 5, 2024

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, March 5, 2024
7:00 p.m. CST

Job: 514864
Pages: 1 - 28
Transcribed by: Sheila Martin

1 Report of proceedings of the St. Charles Plan
2 Commission, held at the location of:

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ST. CHARLES CITY HALL

6

2 East Main Street

7

St. Charles, Illinois 60174

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(630) 377-4400

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Pursuant to agreement, before Lawrence Wallace,
12 Notary Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

- PETER VARGULICH, Member
- DAVID ROSENBERG, Member
- JEFFREY FUNKE, Member
- COLLEEN WIESE, Member
- JOHN FITZGERALD, Member
- ZACHARY EWOLDT, Member
- LAUREL MOAD, Member
- KAREN HIBEL, Member

ALSO PRESENT:

- RACHEL HITZERMANN, Planner
- RINO MIULLI, Speaker

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C O N T E N T S

ITEM NUMBER

PAGE

5 - Passed

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P R O C E E D I N G S

COMMISSIONER VARGULICH: All right. Good evening, everyone. This meeting of the planning commission is called to order. Roll call, Laurel Moad.

COMMISSIONER MOAD: Here.

COMMISSIONER VARGULICH: Colleen Wiese.

COMMISSIONER WIESE: Here.

COMMISSIONER VARGULICH: Jeff Funke.

VICE CHAIR FUNKE: Here.

COMMISSIONER VARGULICH: Karen Hibel.

COMMISSIONER HIBEL: Here.

COMMISSIONER VARGULICH: Zack Ewoldt.

COMMISSIONER EWOLDT: Here.

COMMISSIONER VARGULICH: Dave Rosenberg.

COMMISSIONER ROSENBERG: Here.

COMMISSIONER VARGULICH: Gary Gruber.

(No response.)

COMMISSIONER VARGULICH: John Fitzgerald.

COMMISSIONER FITZGERALD: Here.

COMMISSIONER VARGULICH: All right. The Pledge of Allegiance, please.

(Pledge of Allegiance was recited.)

COMMISSIONER VARGULICH: Thank you. We have

1 a presentation of the meeting notes from our February
2 21st meeting. Is there a motion to approve?

3 UNIDENTIFIED SPEAKER: So moved.

4 COMMISSIONER VARGULICH: And a second?

5 UNIDENTIFIED SPEAKER: Second.

6 COMMISSIONER VARGULICH: Second. All in
7 favor?

8 UNIDENTIFIED SPEAKER: Aye.

9 UNIDENTIFIED SPEAKER: Aye.

10 UNIDENTIFIED SPEAKER: Aye.

11 COMMISSIONER VARGULICH: All right. Motion
12 passes. All right. Item No. 5, 3809 Illinois Avenue,
13 Promise Church. This is an application for special use
14 filed by Rino Miulli.

15 MR. MIULLI: Yes.

16 COMMISSIONER VARGULICH: Did I get that
17 right?

18 MR. MIULLI: Uh-huh.

19 COMMISSIONER VARGULICH: All right. This is
20 a public hearing item. It is the role of the planning
21 commission to conduct public hearings on zoning
22 applications that are filed with the city. All
23 testimony and evidence, both for and against this
24 application, shall be given under oath. Regarding the

1 procedure, first, staff will make a brief presentation
2 followed by the applicant. Then we'll take questions
3 from the commission followed by any comments or
4 questions by members of the public.

5 When the planning commission feels it has
6 gathered enough evidence to make a recommendation to
7 the Planning and Development Committee of the city
8 council, we will close the public hearing. The
9 planning commission will then discuss the evidence
10 gathered relating to the findings of fact, of which
11 there are six, and then vote for a recommendation.

12 Before we begin, anyone who wishes to
13 provide testimony, including questions or providing
14 comments for or against this application shall be sworn
15 in. So anybody providing testimony, please stand
16 today.

17 Do you swear that the testimony you provide
18 tonight will be the truth? If so, say I do.

19 UNIDENTIFIED SPEAKER: I do.

20 UNIDENTIFIED SPEAKER: I do.

21 COMMISSIONER VARGULICH: Great. Thank you.

22 When anyone is speaking, please come to the lectern,
23 spell your name, and state your address for the record.
24 I will note that we have an official meeting packet

1 that was posted on the City's website before the public
2 hearing, and so all of those items are part of the
3 public record. First, we'll have a few comments from
4 our staff on the application. Rachel?

5 MS. HITZERMANN: Yes, this is a special use
6 for a place of worship in the M2 manufacturing zoning
7 district. We do have several spaces throughout the
8 city where we have allowed place of worships in kind of
9 like an office business park setting, which is similar
10 to what we see here.

11 Staff reviewed the plans and didn't have any
12 comments that would affect the special use. The
13 building department and the fire department did have
14 some permit-related comments, so when they do this
15 space, it will trigger some permit-like safety things
16 that they will do inside of the building, but nothing
17 that would impact the -- the special use.

18 COMMISSIONER VARGULICH: All right. Thank
19 you.

20 MR. MIULLI: My first name is Rino, R-I-N-O.
21 My last name is Miulli, M-I-U-L-L-I, and I reside at
22 1250 Bison Trail, Carol Stream, Illinois 60188. First
23 of all, I just want to thank you all very much for
24 hosting us. It's been a wonderful journey that we've

1 been on as we have been partnering with the City of St.
2 Charles for quite some time now.

3 Promise Church was not even a church. We
4 were called in to do some ministerial work at a food
5 pantry during COVID to people of Fortune 500 companies
6 that lost everything in the hospitality industry and
7 resided in the St. Charles area and also Hampton Hills.
8 And in the process, we felt the burden of the people of
9 this community on our shoulders.

10 At that time, during the -- that burden, we
11 felt like we were being called to minister to families.
12 A lot of these families lost everything after being
13 very, very successful. Through that process, we
14 started to meet a lot of other families as well and we
15 started to become a little group or a little community
16 and we started to host just some times of gathering at
17 our food pantry.

18 It wasn't just people coming and getting
19 their food and leaving. there was just a lot of
20 ministry going on. We were taking care of people
21 holistically, both their emotional, mental, physical,
22 mental -- I'm sorry, relational, and of course
23 spiritual needs. And that birthed into the idea of,
24 hey, maybe this is a place that we might be called to

1 plant a church.

2 At that time, a committee of five men who
3 had planted a church before came together with myself,
4 I'm the lead pastor and the lead planter for Promise
5 Church. And we started to look for spaces to meet.
6 And we began a great relationship with the St. Charles
7 Park District.

8 We started leasing from the Haines
9 Gymnasium, which was formerly the Haines Middle School.
10 We had an excellent relationship with people there. We
11 always paid our bills on time there, and we were -- we
12 started to see a beacon of light to those who would
13 come in and play pickleball and had trunk or treat and
14 many different events there, and we started to form a
15 partnership with the community there.

16 And our anticipation was to be held in our
17 lease until 12/31 of this year. Well, I'm not sure if
18 you know, but the elementary schools have faced -- a
19 couple of them have faced some overcrowding. And
20 because of that, the district came forward and said,
21 hey, Park District, we're going to need our building
22 back and we need to get some early childhood
23 development courses going on in that space and we're
24 going to have to ask Promise Church to leave. And they

1 gave us about a 45-day leeway on that.

2 Meanwhile, I have a 75-person congregation
3 and we were all anticipating on staying there until New
4 Year's Eve of this year. And that caused us to go on a
5 frantic hunt with over five realtors, a contractor, and
6 an architect to consider over 40 properties in the City
7 of St. Charles.

8 We felt like we plowed a lot of ground here,
9 so we didn't want to pick up and leave and go to
10 another city, especially because we're already serving
11 kids that go to school in district 303, and we're also
12 ministering to -- to widows, widowers, single moms,
13 single dads, and a lot of people that just really need
14 the encouragement from the church.

15 So in that process, it took a while, but we
16 were able to find 3809 Illinois Avenue. And we feel
17 like we found a landlord who aligns at heart with us as
18 to what our mission is. Our mission is to help people
19 find Jesus, learn the Bible, and maybe some of the
20 biblical principles that will help boost morale and set
21 a moral compass on our society again here, and then
22 build family. That's our mission. And our landlord,
23 our potential landlord I should say, if we're approved,
24 is aligned in the heart and we just want to say we

1 exist for the good of the community, and we wish to
2 serve as a partner with St. Charles, as we have all
3 this time since COVID, since 2020.

4 Just one thing that I -- or actually there's
5 two things as it relates to the application that
6 deserve a little bit of clarity. The first thing is on
7 page one of the staff report for the planning
8 commission meeting, in the section noted summary of
9 proposal, the word remodeled was used there.

10 And we didn't know the extent of what we
11 were going to do yet, because we applied for the permit
12 and then we did a lot of work after that. Some of that
13 was lease negotiations and some of that was working
14 with our designer, who's here with us tonight, to CAD
15 and find out how many people can we really fit in this
16 place?

17 The bottom line is, we don't have to do any
18 remodeling. All we have to do is paint a couple walls,
19 remove and replace some carpet that's been stained, and
20 that's it, and we can move in. So that's the extent of
21 "remodeling" as it relates to the captioning verbiage
22 that is taken in the summary of the proposal there.

23 At this point, we do not anticipate any
24 construction. We will continue to assess capacity. We

1 will comply. We know that we have one of two options
2 if we do grow as a church. What's going to happen is,
3 option one, we go to two services on Sunday, so that
4 way we would not have to spend any of our resources and
5 be able to eradicate that problem immediately.

6 And the second thing is we would consider a
7 possible small construction project that would entail
8 removing some walls in the interior, and then allowing
9 for up to 135 as we CADed and kind of seen that, and
10 then also complying with the parking restrictions that
11 were noted during the -- the process of our
12 application. So we want to stay in compliance. We're
13 very aware of what we need to -- to do to proceed that
14 way.

15 So we wanted you to know that to the outset.
16 The other thing I just wanted to say is, we didn't have
17 this at the time, because like I said we didn't have a
18 lease, but I do have a copy of our lease as it relates
19 to a rider for the time. And this is very important
20 for what we're going to be speaking about today and it
21 is the allotted parking spaces for Promise Church.

22 If you guys would like a copy of that, I do
23 have two. We did not include it in our application
24 because we just didn't have it at the time, and I guess

1 the one-week before meeting moving window, and I
2 apologize for that inconvenience, but I do have it.
3 But for the record, this is what it is. Sundays from
4 10:00 a.m. to 1:00 p.m., we have 40 allotted spaces.
5 During normal working hours, which is 8:00 a.m. to 5:00
6 p.m., we have ten spaces reserved for just some by
7 appointment only meetings at the building.

8 After 5:00 p.m., we have 20 spaces allotted
9 for ourselves so that we can have some midweek ministry
10 or workshops or conferences and stuff like that. But
11 we're a small congregation. We don't anticipate having
12 any more than that. During those hours, there are no
13 other tenants that are there based on our observations
14 and based on our communication with the owner.

15 I think that's it as far as just anything
16 that I think would maybe just kind of get rid of some
17 of the questions that you might have that maybe were a
18 little loose when we submitted our application. But
19 I'm willing to answer any questions. And I also have
20 our designer with us who is very knowledgeable with the
21 space. He spent several hours there doing a field
22 survey. And then we also have the owner of the
23 property with us tonight for any questions you guys
24 might. Okay?

1 COMMISSIONER VARGULICH: All right. Thank
2 you very much.

3 MR. MIULLI: You got it.

4 COMMISSIONER VARGULICH: Any -- any
5 questions from the planning commission?

6 COMMISSIONER FITZGERALD: Rino, quick
7 question on your parking. You went through the
8 numbers, but how will you segregate those spaces, for
9 example, the 20 you have during the day versus the 28
10 or whatever the business would have?

11 MR. MIULLI: Sure.

12 COMMISSIONER FITZGERALD: Are they going to
13 be specifically reserved for you?

14 MR. MIULLI: Sure. if we need signage, we
15 have plenty of that already. We have cones for
16 designated spaces. However, there's plenty of spaces
17 that would -- even after the 40, that would be
18 available because the owner also owns the adjacent
19 property to the east, as you can see in our exhibit
20 here, Exhibit D.

21 And they don't have plans on selling the --
22 the eastern side of the property. It's actually -- if
23 you look at the median there, it's an actual mirror
24 effect of the property at 3809. So if we needed to put

1 signage out, reserved, we're prepared for that. We
2 already have it because we had it at Haines. So we
3 have cones and we have signage. You know, Promise
4 parking with A-frames, and that's not a problem. We
5 can do that.

6 COMMISSIONER FITZGERALD: Thank you.

7 COMMISSIONER VARGULICH: Rachel, I have a
8 question related to the code issues. He was
9 referencing that they weren't making any changes, but
10 what are the code issues that the -- the building
11 department and the fire department have?

12 MS. HIZERMANN: Sure. So they're -- the use
13 is changing to an assembly use, which triggers some
14 certain like panic hardware. So potentially changing
15 out doors to like push bar doors if it's -- if it's not
16 already. And then probably, you know, like exit
17 signage and -- and lighting and stuff like that, which
18 is -- is pretty minor. I believe this building already
19 has sprinklers, which is usually the big thing, but
20 this one already has it. So minor kind of fire things
21 that need to be done.

22 And then the building department had a
23 comment about creating a vestibule, but it looks like
24 there may be or may not already be one based on the

1 plans. But, again, that's kind of a minor interior
2 thing that they could do as part of the process.

3 COMMISSIONER VARGULICH: And not that this
4 is like a big thing for us, but from a building code
5 standpoint, with them going to a higher assembly group
6 and the fact that they don't have their own restrooms,
7 how does -- how does that work from a fixture
8 accommodation as it relates to the assembly use?

9 MS. HITZERMANN: So the building department
10 has looked at this, and they have determined that the
11 shared bathrooms is an acceptable based on the
12 occupancy of -- of the whole building and -- and who's
13 there at what times and -- and the amount of people
14 that can occupy the space at the time. But our
15 building and code -- our assistant director of
16 Community Development Building and Code has looked at
17 this and has said that the bathrooms are adequate for
18 -- for the needs.

19 COMMISSIONER VARGULICH: And just as a -- in
20 the event of like they're -- the fact that they have
21 one owner for the building that's to the east of them,
22 and so there is the ability to have an agreement on
23 parking. But then what happens if they -- if they sell
24 the eastern part? And what happens if that user, or

1 whoever buys that building has users that fill that up
2 or the other space is filled up to create a conflict
3 during the week. Or even somebody who wants to use it
4 on the weekend for their business that is a zone --
5 that is a use by right versus a special use. Then what
6 happens on the parking issue?

7 MS. HITZERMANN: So the parking requirement,
8 when I did the calculations, I didn't account for the
9 -- the other building. So it's specifically the
10 parking available on the site at 3809. And in terms of
11 future uses, that would be something where if they came
12 and wanted to redo -- so we don't have business
13 licenses, so we can't track all new businesses that
14 move in.

15 But if someone were to move in and wanted to
16 work, we would take into account that the church is
17 already here so that they would have to meet the
18 requirements. Basically, there would have to be enough
19 parking, even including the church, for them to meet
20 their use.

21 You know, we can't necessarily prevent a
22 special use from moving in when they want to in hopes,
23 you know, in terms of somebody else moving in. But
24 this space is -- is pretty much set up for office, so I

1 would anticipate that another office would move in if
2 somebody vacated the current building. And if not, it
3 would likely be something that would have a similar
4 parking count to an office.

5 Now, if another, you know, church wanted to
6 move in, obviously, there wouldn't be enough parking
7 and that would have to be a special use process and we
8 would say no based on the parking, et cetera. But I
9 don't anticipate that anything but an office would --
10 would move into one of these spaces. And an office
11 requires three spaces per 1,000 square feet of gross
12 floor area. So as long as like retail or a restaurant
13 is not moving in there, they'll be fine.

14 COMMISSIONER VARGULICH: Okay.

15 COMMISSIONER EWOLDT: Rachel, I have a
16 question kind of building off of that. Peter kind of
17 mentioned, you know, we're estimating both properties
18 are owned by the same property owner. Is there a
19 shared parking agreement between the two properties,
20 just for the -- in the chance that they did spin off
21 one of the properties and sold it?

22 MS. HITZERMANN: I'm not sure. Typically,
23 those types of parking agreements are private, and the
24 City doesn't -- we don't like to be a party to those

1 agreements. And so if we usually don't know about
2 them. We could -- we could make it a condition of
3 approval that we see some type of agreement that
4 there's shared parking.

5 COMMISSIONER EWOLDT: Yeah, I mean, I just
6 see that it might just prevent future issues. But I
7 don't think it's -- it's not necessarily necessary with
8 the most current owner owning both, but down the road
9 it might be a better solution.

10 MR. MIULLI: If we get to that point, I
11 think we can control it with signage. And we also must
12 keep in mind that on Sundays there is no business
13 present there. And Sundays would be the only day that
14 we would maximize the parking spaces. And based on the
15 three to one that is code for the City of St. Charles,
16 we're not anywhere near that. We only have 75 with
17 men, women, and children. It's only 25 families.
18 We've been counting (indiscernible). We haven't gone
19 past 28 spaces so far.

20 COMMISSIONER EWOLDT: Yeah, you know, the
21 way I look at it is someone could be there on Sunday,
22 and if your congregation is lucky enough to expand and,
23 you know, or they wanted to park (indiscernible) due to
24 wintertime, things like that, it's more just about it

1 legally allows you to have that, whether the owner
2 changes or it's the same. That's kind of where I was
3 getting at at that point.

4 My question for you, Rino, is in terms of,
5 you know, obviously it's a pretty low intensity use for
6 -- in terms of waste and other impacts around the
7 property. I think I see there's only like one or two
8 dumpsters on the site. Is -- is that just for all the
9 properties that you're aware of, or is it kind of like
10 each person has their own? I'm just kind of curious
11 how that's working on that property?

12 MR. MIULLI: That question would have to go
13 to the owner. I know that in our lease, we do have
14 garbage service included in our (indiscernible) around
15 maintenance. And I know that if we needed an extra
16 dumpster there, we would be okay to get another one. I
17 don't think it would be a problem because we don't
18 really generate a lot of trash at all. But if we
19 needed to, it is in our agreement that they would have
20 to -- we would have to be able to have sufficient
21 storage for trash.

22 COMMISSIONER EWOLDT: Yeah, just was
23 curious. You know, the area is kind of -- but I know
24 you don't use quite, you know, one day a week.

1 MR. MIULLI: Thank you for that. That's a
2 good question.

3 COMMISSIONER VARGULICH: Any other questions
4 from the commission? Is there any questions or
5 comments from members of the public that would like to
6 speak? No? It's fine. All right. So if the planning
7 commission feels we have enough information to make a
8 recommendation to the Planning and Development
9 Committee, a motion to close the public hearing would
10 be in order.

11 COMMISSIONER WIESE: I move to close the
12 public hearing --

13 COMMISSIONER EWOLDT: Second.

14 COMMISSIONER WIESE: -- regarding 3809
15 Illinois Avenue, Promise Church.

16 COMMISSIONER EWOLDT: I second that.

17 COMMISSIONER VARGULICH: Do we have a
18 second? Is there any discussion before we close? All
19 right. We have a roll call on closing the public
20 hearing. Laurel Moad.

21 COMMISSIONER MOAD: Yes.

22 COMMISSIONER VARGULICH: Colleen Wiese.

23 COMMISSIONER WIESE: Yes.

24 COMMISSIONER VARGULICH: Jeff Funke.

1 COMMISSIONER FUNKE: Yes.

2 COMMISSIONER VARGULICH: Karen Hibel.

3 COMMISSIONER HIBEL: Yes.

4 COMMISSIONER VARGULICH: Zach Ewoldt.

5 COMMISSIONER EWOLDT: Yes.

6 COMMISSIONER VARGULICH: Dave Rosenberg.

7 COMMISSIONER ROSENBERG: Yes.

8 COMMISSIONER VARGULICH: John Fitzgerald.

9 COMMISSIONER FITZGERALD: Yes.

10 COMMISSIONER VARGULICH: Myself, yes. All
11 right. With the public hearing closed, we will now
12 take any additional public comments and we'll move to
13 item 5B. This is an opportunity for the planning
14 commission to discuss the information that has been
15 gathered related to the findings of fact that were in
16 the packet and that we must -- to make a positive
17 affirmation, we must agree that all six have been met.
18 Is there anything from staff before we begin?

19 MS. HITZERMANN: I do not have anything.

20 COMMISSIONER VARGULICH: Okay. All right.

21 So the floor is open for our discussion. Do we have
22 any members? Comments?

23 COMMISSIONER MOAD: I would just add that
24 because the church has history at Haines, and it has a

1 frame of reference around the size of the congregation
2 and the patterns of use, I feel comfortable that what
3 these people presented is (inaudible).

4 COMMISSIONER VARGULICH: Thank you. Anyone
5 else? Seeing no additional comments or questions, is
6 there a motion?

7 COMMISSIONER FUNKE: I'll make a motion for
8 approval for the special use for 3809 Illinois Avenue,
9 Promise Church.

10 COMMISSIONER MOAD: Second.

11 COMMISSIONER VARGULICH: We have a motion
12 and a second. The motion is to approve the application
13 for special use by Promise Church for 3809 Illinois
14 Avenue. Any discussion on the motion? All right.
15 We'll have a roll call.

16 COMMISSIONER VARGULICH: Laurel Moad.

17 COMMISSIONER MOAD: Yes.

18 COMMISSIONER VARGULICH: Colleen Wiese.

19 COMMISSIONER WIESE: Yes.

20 COMMISSIONER VARGULICH: Jeff Funke.

21 COMMISSIONER FUNKE: Yes.

22 COMMISSIONER VARGULICH: Karen Hibel.

23 COMMISSIONER HIBEL: Yes.

24 COMMISSIONER VARGULICH: Zack Ewoldt.

1 COMMISSIONER EWOLDT: Yes.

2 COMMISSIONER VARGULICH: Dave Rosenberg.

3 COMMISSIONER ROSENBERG: Yes.

4 COMMISSIONER VARGULICH: Jeff Fitzgerald.

5 COMMISSIONER FITZGERALD: Yes.

6 COMMISSIONER VARGULICH: Myself. Yes. That
7 concludes item five. Thank you.

8 MR. MIULLI: Thank you.

9 COMMISSIONER VARGULICH: Any other public
10 comment tonight? Additional business? Probably not.
11 And I think we have a meeting planned, Rachel, for the
12 19th. Is that still to be true?

13 MS. HITZERMANN: I don't know if we will
14 have anything scheduled. We'll have to get back to you
15 on that.

16 COMMISSIONER VARGULICH: All right. All
17 right. Is there a motion for adjournment?

18 COMMISSIONER FUNKE: I'll make a motion.

19 COMMISSIONER MOAD: Second.

20 COMMISSIONER VARGULICH: Motion and a
21 second. All those in favor?

22 UNIDENTIFIED SPEAKER: Aye.

23 UNIDENTIFIED SPEAKER: Aye.

24 UNIDENTIFIED SPEAKER: Aye.

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UNIDENTIFIED SPEAKER: Aye.

COMMISSIONER VARGULICH: Aye. Thank you
very much. 7:25, goodnight.

(Off the record at 7:25 p.m.)

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CERTIFICATE OF NOTARY PUBLIC

I, Lawrence Wallace, the officer before whom the foregoing proceedings were taken, do hereby certify that said proceedings were electronically recorded by me; that the foregoing transcript, to the best of my ability, knowledge, and belief, is a true and accurate record of the proceedings; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

Lawrence Wallace

LAWRENCE WALLACE, COURT REPORTER FOR
THE STATE OF ILLINOIS

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CERTIFICATE OF TRANSCRIBER

I, Sheila Martin, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding; that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills and ability; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

Sheila Martin

SHEILA MARTIN

MARCH 11, 2024