

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

**VILLAGE OF VILLA PARK**  
**Village Hall, Board Room Chambers**  
**20 S. Ardmore Avenue**  
**Villa Park, IL 60181**

**Planning and Zoning Commission**

**January 14, 2021**

**7:30 PM**

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Eric Luedtke, Michael Orlowski, Dominick Romano, Justin Shlensky and Louis LeMieux

**1. Call to Order - Roll Call**

**2. Amendments to the Agenda**

**3. Approval of Minutes**

3.a Minutes

[General Minutes November 12, 2020.pdf](#)

[Minutes PZ-20-0017 November 12, 2020.pdf](#)

**4. Business**

1. PZ-20-0016. 17W479 Manor Lane, Rezoning from R-4 Single Family Residence District (Unincorporated) to M-1 Light Industrial (Villa Park). Petitioner, Letisia Valdez.

2. PZ-20-0011. 225 S. Harvard Avenue, Special Use for an Elementary School and a Variation to Lot Coverage. Petitioner, Wold Architects, on behalf of School District 45.

3. PZ-20-0013. 150 W. Sunset Drive, North Elementary School, Special Use for an Elementary School and Variation to Lot Coverage. Petitioner, Wold Architects, on behalf of School District 45.

4. PZ-20-0012. 301 W. Jackson Street, Special Use for a Planned Unit Development (PUD) and a Variation to Rear Setback. Petitioner, Wold Architects, on behalf of School District 45.

**5. Public Hearing(s)**

Please note that no further testimony on a matter can be considered after the close of the public hearing.

- a. Staff Input
- b. Presentation of Petitioner
- c. Public Participation and Questions
- d. Questions from the Commission
- e. Closing Comments of Petitioner
- f. Close Public Hearing
- g. Discussion by Commission Members

h. Motion

**6. Public Comments on Non-Agenda Items**

**7. Commissioner Comments**

**8. Village Board Liaison Comments**

**9. Village Staff Comments**

**10. Adjournment**

**Upcoming Hearings**

The following item(s) may be considered at a future commission meeting.

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

## Planning and Zoning Commission Agenda Item Report

**Meeting Date:** January 14, 2021

**Submitted by:** Pat Boksha

**Submitting Department:** Planning and Zoning Commission

**Item Type:** Minutes

**Agenda Section:** Approval of Minutes

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**Subject:**

Minutes

**Suggested Action:**

**Attachments:**

[General Minutes November 12, 2020.pdf](#)

[Minutes PZ-20-0017 November 12, 2020.pdf](#)

IN RE THE MATTER OF: )  
 )  
Regular meeting minutes. )

PROCEEDINGS HAD and testimony taken before  
the VILLAGE OF VILLA PARK PLANNING & ZONING  
COMMISSION, taken at Villa Park Village Hall, 20  
South Ardmore Avenue, Villa Park, Illinois, before  
MARY E. FAILLO, C.S.R., qualified in the State of  
Illinois.

Meeting Minutes  
November 12, 2020

2

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. MIKE ORLOWSKI

4 MR. KEN JACKSON

5 MR. JUSTIN SHLENSKY

6 MR. EDWARD HOFSTRA

7 MR. DOMINICK ROMANO

8 MR. JACK LANENGA

12 ALSO PRESENT:

13 MS. CONSUELO ARGUILLES, Director of Community  
Development

Meeting Minutes  
November 12, 2020

3

1 CHAIRMAN JARRETT: I call this regular  
2 meeting of the Village of Villa Park Planning &  
3 Zoning Commission to order. We'll start with roll  
4 call.

5 Calvert.

6 (Whereupon, there was no response.)

7 CHAIRMAN JARRETT: Hofstra.

8 COMMISSIONER HOFSTRA: Here.

9 CHAIRMAN JARRETT: Jackson.

10 COMMISSIONER JACKSON: Here.

11 CHAIRMAN JARRETT: Lanenga.

12 COMMISSIONER LANENGA: Here.

13 CHAIRMAN JARRETT: Keskic.

14 (Whereupon, there was no response.)

15 CHAIRMAN JARRETT: Orłowski.

16 COMMISSIONER ORŁOWSKI: Here.

17 CHAIRMAN JARRETT: Romano.

18 COMMISSIONER ROMANO: Here.

19 CHAIRMAN JARRETT: Shlensky.

20 COMMISSIONER SHLENSKY: Here.

21 CHAIRMAN JARRETT: I too am present. And  
22 with that, we have quorum.

Meeting Minutes  
November 12, 2020

4

1 So any amendments to the agenda?

2 Hearing none, we'll move on to approval of the  
3 minutes. Is there a motion to approve the minutes  
4 of October 8th, 2020?

5 COMMISSIONER ROMANO: Motion to approve.

6 CHAIRMAN JARRETT: A motion. Second?

7 COMMISSIONER LANENGA: Support.

8 CHAIRMAN JARRETT: All in favor.

9 (Whereupon, there was a collective  
10 aye response from the Commission.)

11 CHAIRMAN JARRETT: Any opposed?

12 (Whereupon, there was no response.)

13 CHAIRMAN JARRETT: Motion passes.

14 Just a reminder too, when we motion and  
15 second, raise a hand. The court reporter can't  
16 read lips.

17 (Whereupon, the public hearing was  
18 held.)

19 CHAIRMAN JARRETT: Okay. Thank you. So that  
20 is our only order of business today.

21 Any public comments on non-agenda items?  
22 Seeing none, Commissioner comments. I do not see

1 the Village Board liaison here, so I'm guessing he  
2 doesn't have any comments. Any Village Staff  
3 comments or updates? I believe Fuel & Creme are  
4 before the Village Board. Is that accurate?

5 MS. ARGUILLES: Yes, that is. Regarding that  
6 request, they were recently before the Board and  
7 received a positive -- they approved their request  
8 for the tent. They did continue it for another  
9 meeting pending tweaks to the Ordinance. So the  
10 Ordinance needs to be tweaked before they formally  
11 adopt the Ordinance, but it sounded like they were  
12 going to be moving in that direction. They were  
13 just wanting to make tweaks to the Ordinance to be  
14 more specific.

15 CHAIRMAN JARRETT: Okay.

16 COMMISSIONER ROMANO: Regarding what? The  
17 tent?

18 MS. ARGUILLES: Yes. The tent.

19 CHAIRMAN JARRETT: Is that the only one of  
20 the items that were before them?

21 MS. ARGUILLES: Yes. Of the request, yes.  
22 So, as you may recall, they originally permitted

1 for four variations. They did get approval for a  
2 storage container. The request that just recently  
3 was heard will continue pending Ordinance changes,  
4 that would be on the tent, and there will be two  
5 other items that are awaiting approval or not  
6 regarding the outdoor entertainment and the  
7 parking variation.

8 CHAIRMAN JARRETT: All right. That's about  
9 all that's been -- any other updates that you can  
10 think of?

11 COMMISSIONER LANENGA: Do you know what's  
12 happening with Belle Tire on Roosevelt Road?

13 MS. ARGUILLES: You would like an update?

14 COMMISSIONER LANENGA: Is it being done or --

15 MS. ARGUILLES: They did get their zoning  
16 approval, so it's just a matter of them breaking  
17 down, continuing the process. They're good from a  
18 zoning perspective. It's just a matter of  
19 following through with the building permit.

20 CHAIRMAN JARRETT: I saw in the Village  
21 newsletter that there was mention that Bucky's was  
22 expecting to break ground in the spring. Is that

Meeting Minutes  
November 12, 2020

7

1 actually -- has there been movement on that with  
2 them, or is that a hope?

3 MS. ARGUILLES: There hasn't been any  
4 movement, but that is the plan that they're going  
5 to be breaking ground this upcoming year.

6 CHAIRMAN JARRETT: Okay. All right. Motion  
7 to adjourn.

8 COMMISSIONER ROMANO: One more item. I don't  
9 want to spin the wheels too long, but I know a few  
10 of us were able to tune into that District 45  
11 meeting regarding Jackson Middle and some of the  
12 tweaks, okay, they did or didn't do on that. I  
13 don't know if everyone was able to tune in or --

14 CHAIRMAN JARRETT: Yeah. I think most of us  
15 tuned in to that.

16 One other thing. We may -- we're going  
17 to try to get at least some of us virtually moving  
18 forward, because I think odds are good that the  
19 numbers aren't going to go down in the next few  
20 months, and we could see tighter restrictions.  
21 We're lucky that we have only one item before us  
22 today and that it was a fairly small group, but if

Meeting Minutes  
November 12, 2020

8

1 we have D45 before us, or two or three agenda  
2 items, it's winter, we can't very well ask members  
3 of the community to stand outside in January and  
4 December. So we're going to try to work on a way  
5 to address that hopefully.

6 COMMISSIONER ORLOWSKI: Change locations.

7 CHAIRMAN JARRETT: That's a possibility.

8 COMMISSIONER ROMANO: Or a simulcast on  
9 YouTube or something.

10 CHAIRMAN JARRETT: Yeah. The tricky part is  
11 you have to find a way that we're all connected,  
12 which you can kind of do through Zoom, but also  
13 allow the public a way to, you know, have their  
14 comments heard. I know that first meeting -- I  
15 believe it was the first meeting we requested  
16 people to submit through e-mail, I believe, and  
17 that worked, but that's not ideal. But I think we  
18 can come up with a way. Just if some of the  
19 Commissioners are virtual, that does open up room  
20 for more public here or -- we'll figure it out,  
21 but hopefully we can get that done. I just wanted  
22 to let you guys know.

Meeting Minutes  
November 12, 2020

9

1 All right. Motion to adjourn.

2 COMMISSIONER ORLOWSKI: So moved.

3 CHAIRMAN JARRETT: Second?

4 COMMISSIONER HOFSTRA: Second.

5 CHAIRMAN JARRETT: All in favor.

6 (Whereupon, there was a collective

7 aye response from the Commission.)

8 CHAIRMAN JARRETT: We're adjourned.

9 (Whereupon, the meeting was

10 adjourned.)

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13

Meeting Minutes  
November 12, 2020

11

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| <p style="text-align: center;"><b>A</b></p> <p><b>able</b> 7:10,13<br/> <b>above-entitled</b> 10:13<br/> <b>accurate</b> 5:4<br/> <b>address</b> 8:5<br/> <b>adjourn</b> 7:7 9:1<br/> <b>adjourned</b> 9:8 9:10<br/> <b>adopt</b> 5:11<br/> <b>agenda</b> 4:1 8:1<br/> <b>allow</b> 8:13<br/> <b>amendments</b> 4:1<br/> <b>approval</b> 4:2 6:1 6:5,16<br/> <b>approve</b> 4:3,5<br/> <b>approved</b> 5:7<br/> <b>Ardmore</b> 1:18<br/> <b>ARGUILLES</b> 2:13 5:5,18,21 6:13,15 7:3<br/> <b>Avenue</b> 1:18<br/> <b>awaiting</b> 6:5<br/> <b>aye</b> 4:10 9:7</p> <p style="text-align: center;"><b>B</b></p> <p><b>believe</b> 5:3 8:15 8:16<br/> <b>Belle</b> 6:12<br/> <b>Board</b> 2:1 5:1,4 5:6<br/> <b>break</b> 6:22<br/> <b>breaking</b> 6:16 7:5<br/> <b>Bucky's</b> 6:21<br/> <b>building</b> 6:19<br/> <b>business</b> 4:20</p> <p style="text-align: center;"><b>C</b></p> <p><b>C.S.R</b> 1:20 10:5<br/> <b>call</b> 3:1,4<br/> <b>Calvert</b> 3:5<br/> <b>cause</b> 10:13<br/> <b>certify</b> 10:7</p> | <p><b>Chairman</b> 2:2 3:1,7,9,11,13 3:15,17,19,21 4:6,8,11,13,19 5:15,19 6:8,20 7:6,14 8:7,10 9:3,5,8<br/> <b>Change</b> 8:6<br/> <b>changes</b> 6:3<br/> <b>collective</b> 4:9 9:6<br/> <b>come</b> 8:18<br/> <b>comments</b> 4:21 4:22 5:2,3 8:14<br/> <b>Commission</b> 1:1 1:6,16 3:3 4:10 9:7 10:9<br/> <b>Commissioner</b> 3:8,10,12,16 3:18,20 4:5,7 4:22 5:16 6:11 6:14 7:8 8:6,8 9:2,4<br/> <b>Commissioners</b> 8:19<br/> <b>community</b> 2:13 8:3<br/> <b>complete</b> 10:14<br/> <b>conditions</b> 10:10<br/> <b>connected</b> 8:11<br/> <b>CONSUELO</b> 2:13<br/> <b>container</b> 6:2<br/> <b>continue</b> 5:8 6:3<br/> <b>continuing</b> 6:17<br/> <b>correct</b> 10:14<br/> <b>County</b> 10:2,6 10:10<br/> <b>court</b> 4:15 10:10<br/> <b>Creme</b> 5:3<br/> <b>CSR</b> 10:21</p> <p style="text-align: center;"><b>D</b></p> <p><b>D45</b> 8:1<br/> <b>December</b> 8:4</p> | <p><b>Development</b> 2:13<br/> <b>direction</b> 5:12<br/> <b>Director</b> 2:13<br/> <b>District</b> 7:10<br/> <b>DOMINICK</b> 2:7<br/> <b>Du</b> 10:2,7<br/> <b>duly</b> 10:6</p> <p style="text-align: center;"><b>E</b></p> <p><b>E</b> 1:20<br/> <b>e-mail</b> 8:16<br/> <b>EDWARD</b> 2:6<br/> <b>entertainment</b> 6:6<br/> <b>entire</b> 10:15<br/> <b>expecting</b> 6:22</p> <p style="text-align: center;"><b>F</b></p> <p><b>FAILLO</b> 1:20 10:5,21<br/> <b>fairly</b> 7:22<br/> <b>favor</b> 4:8 9:5<br/> <b>figure</b> 8:20<br/> <b>find</b> 8:11<br/> <b>first</b> 8:14,15<br/> <b>following</b> 6:19<br/> <b>foregoing</b> 10:13<br/> <b>formally</b> 5:10<br/> <b>forth</b> 10:16<br/> <b>forward</b> 7:18<br/> <b>four</b> 6:1<br/> <b>Fuel</b> 5:3</p> <p style="text-align: center;"><b>G</b></p> <p><b>go</b> 7:19<br/> <b>going</b> 5:12 7:4 7:16,19 8:4<br/> <b>good</b> 6:17 7:18<br/> <b>ground</b> 6:22 7:5<br/> <b>group</b> 7:22<br/> <b>guessing</b> 5:1<br/> <b>guys</b> 8:22</p> | <p style="text-align: center;"><b>H</b></p> <p><b>Hall</b> 1:16<br/> <b>hand</b> 4:15<br/> <b>happening</b> 6:12<br/> <b>heard</b> 6:3 8:14<br/> <b>hearing</b> 4:2,17 10:12<br/> <b>held</b> 4:18<br/> <b>hereinabove</b> 10:16<br/> <b>Hofstra</b> 2:6 3:7,8 9:4<br/> <b>hope</b> 7:2<br/> <b>hopefully</b> 8:5,21</p> <p style="text-align: center;"><b>I</b></p> <p><b>ideal</b> 8:17<br/> <b>Illinois</b> 1:18,22 10:1,6<br/> <b>item</b> 7:8,21<br/> <b>items</b> 4:21 5:20 6:5 8:2</p> <p style="text-align: center;"><b>J</b></p> <p><b>JACK</b> 2:8<br/> <b>Jackson</b> 2:4 3:9 3:10 7:11<br/> <b>January</b> 8:3<br/> <b>JARRETT</b> 2:2 3:1,7,9,11,13 3:15,17,19,21 4:6,8,11,13,19 5:15,19 6:8,20 7:6,14 8:7,10 9:3,5,8<br/> <b>JASON</b> 2:2<br/> <b>JUSTIN</b> 2:5</p> <p style="text-align: center;"><b>K</b></p> <p><b>KEN</b> 2:4<br/> <b>Keskic</b> 3:13<br/> <b>kind</b> 8:12<br/> <b>know</b> 6:11 7:9 7:13 8:13,14</p> | <p>8:22</p> <p style="text-align: center;"><b>L</b></p> <p><b>Lanenga</b> 2:8 3:11,12 4:7 6:11,14<br/> <b>liaison</b> 5:1<br/> <b>lips</b> 4:16<br/> <b>locations</b> 8:6<br/> <b>long</b> 7:9<br/> <b>lucky</b> 7:21</p> <p style="text-align: center;"><b>M</b></p> <p><b>MARY</b> 1:20 10:5,21<br/> <b>matter</b> 1:3 6:16 6:18<br/> <b>meeting</b> 1:4,6 3:2 5:9 7:11 8:14,15 9:9<br/> <b>members</b> 2:1 8:2<br/> <b>mention</b> 6:21<br/> <b>Middle</b> 7:11<br/> <b>MIKE</b> 2:3<br/> <b>minutes</b> 1:4 4:3 4:3<br/> <b>months</b> 7:20<br/> <b>motion</b> 4:3,5,6 4:13,14 7:6 9:1<br/> <b>move</b> 4:2<br/> <b>moved</b> 9:2<br/> <b>movement</b> 7:1,4<br/> <b>moving</b> 5:12 7:17</p> <p style="text-align: center;"><b>N</b></p> <p><b>needs</b> 5:10<br/> <b>newsletter</b> 6:21<br/> <b>non-agenda</b> 4:21<br/> <b>NOVEMBER</b> 1:7<br/> <b>numbers</b> 7:19</p> <p style="text-align: center;"><b>O</b></p> |
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Meeting Minutes  
November 12, 2020

12

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|-------------------------|--------------------------|--------------------------|--------------------------|---------------------|
| <b>October</b> 4:4      | 10:6                     | <b>sounded</b> 5:11      | <b>upcoming</b> 7:5      | <b>1</b>            |
| <b>odds</b> 7:18        | <b>quorum</b> 3:22       | <b>South</b> 1:18        | <b>update</b> 6:13       | <b>12</b> 1:7       |
| <b>okay</b> 4:19 5:15   | <b>R</b>                 | <b>specific</b> 5:14     | <b>updates</b> 5:3 6:9   | <b>2</b>            |
| 7:6,12                  | <b>raise</b> 4:15        | <b>spin</b> 7:9          | <b>usual</b> 10:9        | <b>20</b> 1:16      |
| <b>open</b> 8:19        | <b>read</b> 4:16         | <b>spring</b> 6:22       | <b>V</b>                 | <b>2020</b> 1:7 4:4 |
| <b>opposed</b> 4:11     | <b>recall</b> 5:22       | <b>SS</b> 10:1           | <b>variation</b> 6:7     | <b>3</b>            |
| <b>order</b> 3:3 4:20   | <b>received</b> 5:7      | <b>Staff</b> 5:2         | <b>variations</b> 6:1    | <b>4</b>            |
| <b>Ordinance</b> 5:9    | <b>regarding</b> 5:5,16  | <b>stand</b> 8:3         | <b>Villa</b> 1:1,14,16   | <b>45</b> 7:10      |
| 5:10,11,13 6:3          | 6:6 7:11                 | <b>start</b> 3:3         | 1:18 3:2 10:8            | <b>5</b>            |
| <b>originally</b> 5:22  | <b>regular</b> 1:4,6 3:1 | <b>State</b> 1:20 10:1,6 | <b>Village</b> 1:1,14,16 | <b>6</b>            |
| <b>Orlowski</b> 2:3     | <b>reminder</b> 4:14     | <b>storage</b> 6:2       | 3:2 5:1,2,4              | <b>7</b>            |
| 3:15,16 8:6 9:2         | <b>report</b> 10:14      | <b>subject</b> 10:9      | 6:20 10:8                | <b>7:30</b> 1:7     |
| <b>outdoor</b> 6:6      | <b>reported</b> 10:11    | <b>submit</b> 8:16       | <b>virtual</b> 8:19      | <b>8</b>            |
| <b>outside</b> 8:3      | <b>reporter</b> 4:15     | <b>Support</b> 4:7       | <b>virtually</b> 7:17    | <b>8th</b> 4:4      |
| <b>P</b>                | <b>Reporters</b> 10:10   | <b>T</b>                 | <b>W</b>                 |                     |
| <b>P.M</b> 1:7          | <b>request</b> 5:6,7,21  | <b>taken</b> 1:12,16     | <b>want</b> 7:9          |                     |
| <b>Page</b> 10:2,7      | 6:2 10:7                 | 10:12,15                 | <b>wanted</b> 8:21       |                     |
| <b>Park</b> 1:1,14,16   | <b>requested</b> 8:15    | <b>tent</b> 5:8,17,18    | <b>wanting</b> 5:13      |                     |
| 1:18 3:2 10:8           | <b>response</b> 3:6,14   | 6:4                      | <b>way</b> 8:4,11,13,18  |                     |
| <b>parking</b> 6:7      | 4:10,12 9:7              | <b>terms</b> 10:9        | <b>we'll</b> 3:3 4:2     |                     |
| <b>part</b> 8:10        | <b>restrictions</b> 7:20 | <b>testimony</b> 1:12    | 8:20                     |                     |
| <b>passes</b> 4:13      | <b>right</b> 6:8 7:6 9:1 | 10:12,15                 | <b>we're</b> 7:16,21     |                     |
| <b>pending</b> 5:9 6:3  | <b>Road</b> 6:12         | <b>Thank</b> 4:19        | 8:4,11 9:8               |                     |
| <b>people</b> 8:16      | <b>roll</b> 3:3          | <b>thing</b> 7:16        | <b>wheels</b> 7:9        |                     |
| <b>permit</b> 6:19      | <b>Romano</b> 2:7 3:17   | <b>think</b> 6:10 7:14   | <b>winter</b> 8:2        |                     |
| <b>permitted</b> 5:22   | 3:18 4:5 5:16            | 7:18 8:17                | <b>work</b> 8:4          |                     |
| <b>perspective</b> 6:18 | 7:8 8:8                  | <b>three</b> 8:1         | <b>worked</b> 8:17       |                     |
| <b>place</b> 10:16      | <b>room</b> 8:19         | <b>tighter</b> 7:20      | <b>X</b>                 |                     |
| <b>plan</b> 7:4         | <b>Roosevelt</b> 6:12    | <b>time</b> 10:15        | <b>Y</b>                 |                     |
| <b>Planning</b> 1:1,6   | <b>RPR</b> 10:21         | <b>Tire</b> 6:12         | <b>Yeah</b> 7:14 8:10    |                     |
| 1:14 3:2 10:8           | <b>S</b>                 | <b>today</b> 4:20 7:22   | <b>year</b> 7:5          |                     |
| <b>positive</b> 5:7     | <b>saw</b> 6:20          | <b>transcript</b> 10:14  | <b>YouTube</b> 8:9       |                     |
| <b>possibility</b> 8:7  | <b>second</b> 4:6,15     | <b>tricky</b> 8:10       | <b>Z</b>                 |                     |
| <b>present</b> 2:1,12   | 9:3,4                    | <b>true</b> 10:14        | <b>zoning</b> 1:1,6,14   |                     |
| 3:21                    | <b>see</b> 4:22 7:20     | <b>try</b> 7:17 8:4      | 3:3 6:15,18              |                     |
| <b>proceedings</b>      | <b>Seeing</b> 4:22       | <b>tune</b> 7:10,13      | 10:8                     |                     |
| 1:12 10:11              | <b>set</b> 10:16         | <b>tuned</b> 7:15        | <b>Zoom</b> 8:12         |                     |
| <b>process</b> 6:17     | <b>Shlensky</b> 2:5      | <b>tweaked</b> 5:10      | <b>0</b>                 |                     |
| <b>public</b> 4:17,21   | 3:19,20                  | <b>tweaks</b> 5:9,13     | <b>084-004565</b> 10:5   |                     |
| 8:13,20 10:12           | <b>shorthand</b> 10:11   | 7:12                     |                          |                     |
| <b>Q</b>                | <b>simulcast</b> 8:8     | <b>two</b> 6:4 8:1       |                          |                     |
| <b>qualified</b> 1:20   | <b>small</b> 7:22        | <b>U</b>                 |                          |                     |

VILLAGE OF VILLA PARK  
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:                 )  
                                                                )  
Variation to install an                 ) Petition #PZ-20-0017  
electronic message                         )  
display panel in the                         )  
RS 7.5 District.                                 )

PUBLIC HEARING BEFORE THE  
PLANNING & ZONING COMMISSION  
NOVEMBER 12, 2020  
7:30 P.M.

PROCEEDINGS HAD and testimony taken before  
  
the VILLAGE OF VILLA PARK PLANNING & ZONING  
  
COMMISSION, taken at Villa Park Village Hall, 20  
  
South Ardmore Avenue, Villa Park, Illinois, before  
  
MARY E. FAILLO, C.S.R., qualified in the State of  
  
Illinois.

VILLAGE OF VILLA PARK  
PLANNING & ZONING COMMISSION

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BOARD MEMBERS PRESENT:

MR. JASON JARRETT, Chairman

MR. MIKE ORLOWSKI

MR. KEN JACKSON

MR. JUSTIN SHLENSKY

MR. EDWARD HOFSTRA

MR. DOMINICK ROMANO

MR. JACK LANENGA

ALSO PRESENT:

MS. CONSUELO ARGUILLES, Director of Community  
Development

1           CHAIRMAN JARRETT: All right. So the first  
2 order of business will be Petition PZ-20-0017, 300  
3 South Cornell Avenue. Variation to install an  
4 electronic message display panel in the RS 7.5  
5 district. Petitioner, St. Alexander Catholic  
6 Church.

7                     Just in the way of process real quick, I  
8 will start with Staff input, then give the  
9 petitioner an opportunity to present if they wish,  
10 then any public participation and questions,  
11 questions from the Commission, any closing  
12 comments the petitioner may have, and then we will  
13 close the public hearing and discuss amongst  
14 ourselves, and make a motion and vote if  
15 necessary.

16                    All right. So, Consuelo, when you're  
17 ready.

18           MS. ARGUILLES: Sure. The petitioner before  
19 you tonight is requesting a sign variation to  
20 allow an electronic message center board for the  
21 property at St. Alexander Catholic Church, and  
22 this is the parking lot that's facing Ardmore

1 Avenue. The two variations that are before you  
2 tonight are, one, to install an electronic message  
3 display panel in the Ardmore Avenue Business  
4 District, and, number two, a variation to allow an  
5 electronic message center display panel measuring  
6 62.4 percent of the allowed sign area.

7           The petitioner submitted some plans  
8 indicating the existing parking lot along with the  
9 site plan indicating the distance that the  
10 proposed sign would measure from the west property  
11 line.

12           The west property line does abut Ardmore  
13 Avenue. As shown on the plans, the proposed sign  
14 would be set back 10 feet away from the west  
15 property line.

16           The sign drawings indicate the height  
17 and the width of the proposed sign. The sign  
18 would measure 6 feet tall and 8 feet and 3 inches  
19 wide. Of that, it would include a 2 feet and 5  
20 inch electronic message board in height, along  
21 with the width would be 8 feet and 3 inches. The  
22 top panel of the sign would be the St. Alexander

1 Catholic Church permanent sign. The depth of the  
2 electronic message board would be about a foot and  
3 6 inches as shown on the proposal. The petitioner  
4 also submitted a landscape plan that indicates a  
5 proposed landscape plan along the sign. It shows  
6 a mixture of some annuals, some evergreens, and  
7 some perennials. The base of the sign would be 14  
8 feet wide by 7 and-a-half feet deep.

9           The Zoning Ordinance includes finding of  
10 fact that the Board must find in order to approve  
11 a variation request. The following is a summary  
12 of those variation requests. Number one, that a  
13 proposed variance at the proposed location is  
14 necessary to overcome a particular hardship or  
15 practical difficulty. Two, that a reasonable  
16 return or use of the property is not possible  
17 under the existing regulations. Three, that the  
18 existing situation is unique. And, four, that the  
19 proposed variation will not alter the essential  
20 character of the locality, impair an adequate  
21 supply of light and air to adjacent property, not  
22 to increase hazard from fire, not to impair

1 property values in the neighborhood, not unduly  
2 increase congestion on the streets, or otherwise  
3 impair public safety, health, and convenience.

4           The petitioner indicates that the  
5 Village created an Ardmore Business District and  
6 did not take into account the needs of the church.  
7 They would like the proposed sign to be able to  
8 reach out to more parishioners during these tough  
9 times. The petitioner also states that due to the  
10 current pandemic and the difficult times facing  
11 local parishes, the variation approval is needed  
12 to reach more parishioners with current events and  
13 mass time. Per the petitioner, the church does  
14 not have the same considerations as other parishes  
15 and competes with the library that has an  
16 electronic message display sign. Further, the  
17 petitioner states that the sign would not alter  
18 the character of the locality or impair supply of  
19 light.

20           While Staff understands the petitioner's  
21 desire to place an electronic message display  
22 sign, Staff is not supportive of the request,

1 because the subject property is within the Ardmore  
2 Avenue Business District, which is considered a  
3 pedestrian-oriented Historic District. In  
4 addition, the petitioner's reasons for an  
5 electronic message display panel are not unique  
6 and are similar to that of other businesses and  
7 churches that are facing difficult times during  
8 this pandemic. The proposed sign would be taking  
9 more than 50 percent of the sign area and will be  
10 placed in close proximity to the electronic  
11 display that's currently at the library property.  
12 It will be placed about 100 feet south of the  
13 library's electronic message sign and about 150  
14 feet away from the Central Boulevard and Ardmore  
15 Avenue intersection potentially causing  
16 distraction and a safety concern. Therefore,  
17 Staff is not recommending approval of the sign.

18 CHAIRMAN JARRETT: All right. Presentation  
19 of the petitioner.

20 Anyone wishing to speak at all tonight,  
21 whether on behalf of the petitioner, or in support  
22 of the project, or anything else, if you could --

1 if you're in that room, just step out long enough  
2 to be sworn in. Stand, and the court reporter  
3 will swear you all in at once if you think you're  
4 going to speak this evening.

5 (Whereupon, the witnesses were  
6 sworn in under oath.)

7 CHAIRMAN JARRETT: Okay. So presentation of  
8 petitioner. If you want to speak on behalf of the  
9 petitioner, you're free to speak from where you're  
10 at. If you want to come up and speak there. If  
11 you're more comfortable there, that's fine.  
12 Whatever works for you. Just speak loudly. Give  
13 your name and address for the record, please, when  
14 you do speak.

15 MR. STREETZ: Thank you. Good evening  
16 everyone. My name is John Streetz, and I'm with  
17 Doyle Signs here on behalf of St. Alexander  
18 Church. I do have several members of the church  
19 with me. One I know will be speaking during this  
20 presentation will be Matt Schmit from  
21 St. Alexander. He's right there.

22 At the core of this request, we are

1 seeking to get a proper sign identification on  
2 Ardmore for the church to communicate  
3 community-oriented events and church-specific  
4 messages using current highly-effective technology  
5 via the message signage.

6 I believe this request is harmonious  
7 with the intent of the Code. The biggest problem  
8 we have is just that Overlay District that  
9 prevents this church from normally having a  
10 message center in that spot. As mentioned, I  
11 believe this is Code compliant based on my  
12 interpretation of the Code. We're satisfying the  
13 overall height. We're satisfying the required  
14 setbacks. I figured the area of the message  
15 center based on the viewing area of the message  
16 center, which is actually two foot high and eight  
17 feet wide. In Code, it does specifically call out  
18 the outer edges of a box for the sign cabinet, but  
19 I couldn't find anything in the Code that called  
20 out specifically a message center. And really  
21 only the viewing area of the message center will  
22 ever have graphics. So I believe if it's

1 interpreted by everyone of this Board the same  
2 way, then that would be Code compliant.

3           The church as an institutional  
4 congregation would normally be allowed a 32 square  
5 foot monument sign with 50 percent of it to be a  
6 message center with special approval normally if  
7 it wasn't in that district. So, for instance, any  
8 one of the four religious institutions or churches  
9 in that area could get a message center that would  
10 be visible to that district.

11           To just call out a few of the churches  
12 I'm referring to, Trinity Lutheran across the  
13 street, Church of St. Francis which is across from  
14 the library, the mason lodge which is about a  
15 block away, across from the Prairie Path, and then  
16 Community Congregation Church which is right  
17 across from the district, in the southern portions  
18 of that Overlay District.

19           Given that all of these nearby churches  
20 could get a message center if they went through  
21 the process and got approval, they would all be  
22 within a portion of that Overlay District. And at

1 the core of this, I think that's the uniqueness of  
2 this location. Years -- I don't know the exact  
3 year, but I believe in 2016 or 2017, they switched  
4 lots with the library. Had they kept that same  
5 lot, they could have had a message center. At  
6 least they could have gone in for approval of that  
7 message center.

8 As mentioned, we are accounting the 10  
9 foot setback requirement. As a result, I believe,  
10 when any traffic is northbound on Ardmore, they  
11 won't really see that sign until they get closer  
12 to or almost past that storage building that's  
13 just south of the property.

14 If this request is approved, the church  
15 will accommodate all the regulations of the  
16 message center, such as how often you can have  
17 messages and what types of messages you can have,  
18 as well as any requirements in terms of hours it  
19 could be illuminated or used and the brightness  
20 level as required by Code.

21 It's been proven that this message  
22 center technology is fantastic for any

1 institutional use. The library has one. The fire  
2 station by the school has one. Willowbrook High  
3 School has one. And they've all confirmed that  
4 that's a very effective use to communicate to the  
5 public.

6 At this moment, I would like to pass the  
7 torch to Matt Schmit who can answer some more --  
8 or can comment on the church and the church's  
9 perspective with regard to the sign request.

10 CHAIRMAN JARRETT: Thank you. And then just  
11 state your name and address for the record,  
12 please.

13 MR. SCHMIT: My name is Matt Schmit. I live  
14 at 454 South Yale Avenue in Villa Park, Illinois.  
15 I've lived here my whole life. Soon to be 39  
16 years.

17 I think the main reason that we looked  
18 into this electronic sign, where it came from,  
19 it's roots, was a negotiation between the library  
20 wanting to expand for community development and  
21 make a great looking library so that our community  
22 can go and further expand and make it a great

1 place, which, honestly, it's taken part from what  
2 you guys have done. The library had to have a  
3 variance and had to have some other situations  
4 also to be able to put the sign where they put it.  
5 They had to go through a lot of processes. And,  
6 honestly, the library has done very well.  
7 Unfortunately, we're in a COVID situation right  
8 now where the library hasn't been able to, you  
9 know, really be seen as much by the community as  
10 it needs to be.

11           With that agreement, when we set that  
12 agreement with the library to swap lots to allow  
13 them to expand, part of that agreement was a  
14 contract that allows us to have so many further  
15 dollars to allow us to put a sign -- to have so  
16 many dollars so that we can have a sign to go and  
17 have exposure, because we had to take down a sign  
18 on the property that we had to allow them to  
19 expand. So we wanted to go and have a sign on the  
20 current property to go and market ourselves so  
21 that people know that we exist. So this has been  
22 in the works for six years. We went through a

1 couple changes in pastors, and we've been  
2 struggling with that. We had to close our school.  
3 Along with a lot of things right now, in this  
4 world that we're in right now, we're trying to  
5 survive. This church has been around for over a  
6 hundred years. Long before this Village building,  
7 that somebody told me early on, ever existed, all  
8 right. This was around when there were farm  
9 fields here and people were putting in corn. They  
10 were pulling those plows with horses, and they  
11 were doing a lot of other things here, all right.  
12 We want to be here for another hundred years. We  
13 don't want to not. And there's a lot of churches  
14 in town that are closing, and I can tell you a few  
15 that are going to close and that are already  
16 closed, and we're not going to allow that. Just  
17 like we want our Village to exist, and the Village  
18 has to make, you know, adjustments to go and make  
19 sure that they exist.

20 I appreciate all of your time and all  
21 the efforts that you guys do. I know that this  
22 probably isn't the most desirable thing to do on

1 a, you know, night like tonight, and maybe you  
2 guys get excited about it, but I can imagine that  
3 it's something that I wouldn't be so excited  
4 about.

5           Please consider helping to support our  
6 hundred-year-old church and giving us the ability  
7 to market our survival going forward. As many of  
8 you know, it's been a special difficult time to do  
9 any sort of business. As a 38-year-old resident,  
10 and a local business owner in town, I can attest  
11 that right now there are many businesses in town  
12 that our backs are to the wall and are trying to  
13 survive, and I hope that everyone in this room  
14 tries to go and support them, because I go out of  
15 my way to, because without small businesses  
16 America isn't the place that it is today.

17           I want to thank you for all your time.  
18 I want to thank you for all your efforts. I hope  
19 that all of you can stay healthy, and I want to,  
20 you know, just say that I pray for you and I pray  
21 for your families every day. I pray for everyone  
22 around here that we can all stay healthy and that

1 we can get through this current situation that  
2 we're in.

3           If you have any consideration of  
4 anything that we're talking about tonight, please  
5 keep in mind that, yes, we have Ordinances, and,  
6 yes, we have -- and various things that we're  
7 going to work on, but the church as a community  
8 and the Village as a community, we're willing to  
9 negotiate to try to make sure that we can make  
10 this work. It's not a hard cut rule that we have  
11 this size sign or this type of plat of land and  
12 that we need to meet these variance or various  
13 situations. We want to work with you guys. Thank  
14 you so much for your time, and God bless you.

15           CHAIRMAN JARRETT: Thank you. Anyone else  
16 wishing to speak on behalf of the petitioner?

17           MR. TRETINA: Good evening gentlemen and  
18 ladies. My name is Matthew Tretina,  
19 T-R-E-T-I-N-A. I live at 525 South Yale here in  
20 Villa Park. I'm one of the deacons at  
21 St. Alexander Catholic Church, and I just wanted  
22 to make one quick emotional appeal and then one

1 technical appeal too. The emotional appeal is I  
2 think the visibility of churches here in the town  
3 is a good thing for potential homeowners that are  
4 looking at a neighborhood to move into. I think  
5 the fact that there's a church, that has  
6 visibility, viability, that looks like it's alive,  
7 that has some technology in the forefront, it is a  
8 good advertisement for a solid community, that  
9 this is a neighborhood that we want to move into,  
10 this is in a community that we want to be a part  
11 of, this is somewhere where we want to be.  
12 Because, as you know, the neighborhood, it turns  
13 over, and there's a lot of older folks, and homes  
14 are turning over. The market's been moving up.  
15 And it's a good advertisement. The other thing is  
16 the technology is also a good advertisement. You  
17 know, that we're moving forward with technology in  
18 this Village. We're improving all the time. Of  
19 course, the library, as Matt mentioned, was a  
20 great improvement. Looks beautiful there. The  
21 sign looks great. And our sign alongside will  
22 look good too. We're only a hundred feet away, so

1 this is my technical appeal. We're only talking  
2 about moving the boundary for the zoning district  
3 a hundred feet.

4           If you've been down that street there --  
5 I'm sure many of you have -- when you cross that  
6 parking lot going south, the real business  
7 district starts at the florist. What we've got is  
8 an open parking lot. So there's really nothing  
9 there but a parking lot. So where the zoning line  
10 to start there at the florist, it would make  
11 sense, because further on you have the storefronts  
12 and all the other things there. So to move it a  
13 hundred feet I don't think really is a big deal.  
14 But that's all I have to say about that. Thank  
15 you for your time, gentlemen and ladies. Have a  
16 good evening.

17           CHAIRMAN JARRETT: Thank you. Anyone else on  
18 behalf of the petitioner.

19           MR. CUZZONE: Trustee Nick Cuzzone, 21 West  
20 Adams in Villa Park. I've been a 35-year  
21 resident, and a 10-year member of St. Alexander's,  
22 and I just have a couple comments.

1           Back about five years ago when the  
2 library was talking about moving the sign, Father  
3 Mark was the pastor at the time, and I had  
4 discussed the sign that they were going to put in,  
5 and we talked with the Community Development  
6 Director at that time who told me that since this  
7 was an institution, an institutional installation  
8 of a sign, that a permit was actually not even  
9 needed. So at that point we were trying to  
10 address whether or not they wanted to get a  
11 permit. Now, current pastor and obviously Matt  
12 Schmit and them are trying to do things the right  
13 way, and getting a permit. So this sign could  
14 have actually been -- what I was told back then,  
15 and I don't know if it's true, was that the sign  
16 actually could have been put in without going in  
17 front of P&Z and without getting a permit. So  
18 they are doing things the right way, and I think  
19 that's something that should be brought up. The  
20 other thing that was brought up was the sign at  
21 Willowbrook, which was put in, I believe, last  
22 year, and that sign came before you guys also for

1 a variance, because it was a large sign. It was  
2 larger than was allowed, and that was allowed.  
3 This sign is actually, from what I heard, 60  
4 percent of what is actually allowed. So if you  
5 compare it to the sign at Willowbrook, it's, you  
6 know, half the size, and I think that's something  
7 that should also be considered here. And, lastly,  
8 I think with what Deacon Matt had said was it's  
9 just a parking lot there, and the commercial  
10 district really starts at the florist shop, and  
11 that should be another consideration I think we  
12 should have for allowing the variances. And  
13 that's all I have. Thank you.

14 CHAIRMAN JARRETT: Okay. Thank you. All  
15 right. Is there anyone -- so, first of all, are  
16 you done, or do you have anything else?

17 MR. STREETZ: I was just going to add a  
18 couple little closing comments, but I can always  
19 do that later, if there's a place for me to do  
20 that.

21 CHAIRMAN JARRETT: Yeah. There will be a  
22 place for you to do that.

1           So is there anyone from the public  
2 wishing to participate or ask questions?

3           All right. Seeing none, I will move to  
4 questions from the Commission. Any questions from  
5 the Commission?

6           COMMISSIONER ORLOWSKI: I have a couple. The  
7 sign itself, as far as the LED portion of it, is  
8 it just like a -- basically a dot matrix? Is it a  
9 full motion color?

10          MR. STREETZ: This is an amber display, so it  
11 won't have full color capabilities, and it is  
12 based on a matrix display. So there's actually  
13 two rows of panels, and I believe eight -- please  
14 don't quote me on this, but I believe it's eight  
15 panels across and two panels down.

16          COMMISSIONER ORLOWSKI: You answered my  
17 question on that.

18          MR. STREETZ: Excellent.

19          COMMISSIONER ORLOWSKI: That was the only  
20 question.

21          COMMISSIONER LANENGA: Is there any way of  
22 doing something other than purple and pink?

1 MR. STREETZ: I would imagine that the church  
2 would be up to discuss color if that is an issue.

3 COMMISSIONER LANENGA: It doesn't seem to fit  
4 the neighborhood, I guess is what I'm saying.

5 Your church is beautiful, stone, it's ornate, and  
6 this is kind of very modern, I guess I would say.

7 MR. STREETZ: Okay. You know, would you be  
8 interested in maybe reversing the color scheme,  
9 you know, having the graphics be the one color and  
10 white being the background?

11 COMMISSIONER LANENGA: I'm just looking for  
12 -- my preference is brick. I don't know about  
13 anybody else, but that's just me, which is what  
14 Willowbrook's is, by the way.

15 COMMISSIONER ROMANO: That's my question.  
16 The material.

17 MR. STREETZ: Yeah. The pole cover is  
18 fabricated from aluminum. It reveals aluminum.  
19 The top cabinet is aluminum construction. The  
20 faces for St. Alexander's Catholic Church, those  
21 are white Lexan with vinyl POD graphics.

22 COMMISSIONER ORLOWSKI: Can you make it look

1 like it's a hundred years old?

2 MR. SCHMIT: One of the considerations is  
3 this is in a parking lot structure, all right, so  
4 there's going to be snow and salt and everything  
5 else, and so I think that's part of this  
6 consideration also is the fact that brick doesn't  
7 necessarily hold up as well in those types of  
8 environments as -- I think it's aluminum that  
9 you're using.

10 MR. STREETZ: Yes.

11 MR. SCHMIT: Aluminum cases will hold up  
12 better for the long haul. We want to be here for  
13 another hundred years, so --

14 COMMISSIONER LANENGA: There's not one piece  
15 of that building that's aluminum.

16 MR. SCHMIT: I understand. If that's the  
17 game changer, then I think we can figure out how  
18 to make it happen.

19 COMMISSIONER LANENGA: I mean, you're going  
20 to have an island around it, right?

21 MR. SCHMIT: Yeah.

22 COMMISSIONER LANENGA: You're going to have

1 an island around it, so --

2 COMMISSIONER ROMANO: Question for Staff  
3 regarding the current Code. If this were not an  
4 electric sign, would it be allowable there?

5 MS. ARGUILLES: Yes.

6 COMMISSIONER ROMANO: Okay. And as far as  
7 the parish is concerned, I understand it's  
8 monochrome amber. Is this the intent for it?  
9 Strictly for announcements, or do you plan on  
10 doing any kind of graphics? I know it's not  
11 color, so it's going to be limited, but any kind  
12 of graphic, rapidly changing, anything, or is it  
13 going to be changed but fairly static in it's  
14 message?

15 MR. SCHMIT: It's going to be a static sign,  
16 just to promote things for our parish and any  
17 other community events, anything that would  
18 support our community in large. But it's not  
19 going to be one of these that changes rapid and  
20 has color, you know, flashing, or anything that's  
21 going to be -- it's going to meet all of your  
22 requirements of, you know, so many seconds in

1 change and everything else, but it's mostly going  
2 to probably just be a static sign that shows, you  
3 know, mass schedules and everything else.

4 COMMISSIONER ORLOWSKI: Pancake breakfast.

5 COMMISSIONER ROMANO: And if it weren't the  
6 business district, an electric sign, the variance  
7 for a sign, what would be the within Code sign  
8 specifications? Is it monument signs now it has  
9 to be? Is that what that second variance is based  
10 on?

11 MS. ARGUILLES: Sure. So the monument sign's  
12 permitted by right. It wouldn't violate our  
13 restrictions being imposed here. It's just the  
14 fact that it's within the district that does not  
15 allow electronic message centers. It would need a  
16 variation. Plus, the electronic display area  
17 exceeds what would be permitted. So that's the  
18 second variation that's needed.

19 MR. SCHMIT: I think our big reason that we  
20 didn't want to do a static sign is because if you  
21 do static signs you can't necessarily have  
22 multiple messages. And, also -- and now

1 containing -- which a majority of you guys have  
2 hand sanitizers that are sitting at your stations.  
3 We have volunteers that go and put up these signs  
4 and everything else. They would physically have  
5 to actually put their hands on it. I don't know  
6 if you guys have been to any churches lately. I  
7 don't really know your backgrounds. But my dad is  
8 part of our church, and he's been there a long  
9 time, and he's 70 plus years of age. He's not  
10 going to go and take his time and risk to go and  
11 do something like that, you know, to put his hands  
12 on something that someone else has, and not  
13 knowing who's walking by and whatever else the  
14 situation is, and to trek through snow and  
15 everything else, so --

16 COMMISSIONER SHLENSKY: I've got a few  
17 questions. First one is for Staff. I am just  
18 taking back on our previous questions to Staff and  
19 just seeking clarification. So on page three of  
20 four of the Staff P&Z memo for this particular  
21 petition. About two -- the second full sentence  
22 says, per Village Code, allowed monument signs are

1 subject to a maximum height limit of 6 feet and  
2 may not exceed 32 square feet in area.

3           So with regard to the Village Code, is  
4 that in particular -- excuse me. Is that  
5 particularly referencing the fact that it is  
6 within close proximity to the residential  
7 district, or is that in general, throughout the  
8 entirety of the Village, no monument sign may  
9 exceed 32 square feet in area?

10           MS. ARGUILLES: It's not a generally. It's  
11 based on the zoning district the property is in.

12           COMMISSIONER SHLENSKY: Okay. Perfect. So  
13 just quick math, 8 and a quarter by 6 feet is 49  
14 and-a-half feet in square area, which exceeds that  
15 32 square foot limitation. Most of which is not  
16 even actually taken out by the electronic display  
17 itself, but the sign. In any event, it is under  
18 consideration tonight, I think, that it is at  
19 least any part outside of the Zoning Code.

20           Secondly, for Staff, despite anyone's  
21 reservation as to the color scheming, it being  
22 aluminum material, we likely do not have

1 discretion as to the color or the scheme of the  
2 exterior sign itself, do we?

3 MS. ARGUILLES: That's correct. It is within  
4 your purview though to add conditions on something  
5 that's going before you for approval.

6 COMMISSIONER SHLENSKY: Okay. But there's no  
7 -- is there a particular requirement as to the  
8 types of material or a general recommended pattern  
9 or scheme of a -- not of the display, but of the  
10 actual blockage?

11 MS. ARGUILLES: No.

12 COMMISSIONER SHLENSKY: Okay. I didn't  
13 anticipate such, but I wanted to clarify.

14 As for the variance of the square  
15 footage itself, knowing that the allowed square  
16 footage is 32 square feet, which is exceeded at  
17 this point, has there been any consideration of  
18 attempting to remove that bottom unused portion to  
19 continue the height, to keep the actual height of  
20 the sign, but remove that bottom block, or is that  
21 bottom block that is not taken up --

22 MS. ARGUILLES: Commissioner Shlensky, the

1 base is not included in the square footage, so  
2 that base that's measuring two feet tall by eight  
3 feet and three inches, that's not included in  
4 the --

5 COMMISSIONER SHLENSKY: Oh, that's not  
6 included in the calculation.

7 MS. ARGUILLES: No.

8 COMMISSIONER SHLENSKY: Okay. So then we'll  
9 add eight and a quarter by four feet.

10 MS. ARGUILLES: Just under 3.8 feet.

11 COMMISSIONER SHLENSKY: Oh, yeah. Okay.

12 MS. ARGUILLES: They're not exceeding the 32  
13 square feet limitation. What they're exceeding is  
14 the size of the electronic message center portion.  
15 That exceeds what would be permitted. It would  
16 require a Special Use if it was not in a special  
17 district. Like the library received a Special  
18 Use, and that does limit the area. So per Code,  
19 an electronic message display can not be more than  
20 50 percent of the sign area.

21 COMMISSIONER SHLENSKY: And it currently is  
22 62.4.

1 MS. ARGUILLES: It is.

2 COMMISSIONER SHLENSKY: Okay. So then your  
3 comment is the best way to move into my next  
4 question. Was it a variance that was requested  
5 and approved for the library?

6 MS. ARGUILLES: It was not a variance. That  
7 was a Special Use. They didn't receive variation  
8 approval. Electronic message centers, they need a  
9 Special Use when it's in a residential district.  
10 They didn't need a variation. They needed a  
11 Special Use.

12 CHAIRMAN JARRETT: Institutional uses in  
13 residential districts can get a message board sign  
14 through a Special Use process, and that's what  
15 happened with the library and with Willowbrook  
16 High School.

17 MR. SCHMIT: Is the church considered an  
18 institution?

19 CHAIRMAN JARRETT: I don't know per our  
20 Zoning Code.

21 MS. ARGUILLES: It is, but the difference  
22 is --

1 CHAIRMAN JARRETT: Right. This is in a  
2 Historic Overlay District.

3 MS. ARGUILLES: Yes.

4 CHAIRMAN JARRETT: Any other questions? I  
5 have a lot of discussion. I don't have any  
6 questions.

7 COMMISSIONER JACKSON: I have a question. So  
8 what if they put the sign on the other side of the  
9 parking lot? Then they would be out of the  
10 historical district, right?

11 CHAIRMAN JARRETT: No. Including the church  
12 is in that district, and the entire parking lot.

13 COMMISSIONER JACKSON: Even if they go up  
14 closer to the stop sign there?

15 CHAIRMAN JARRETT: Yep.

16 COMMISSIONER JACKSON: Okay.

17 MS. ARGUILLES: If you look on page two of  
18 the Staff report, a map of that Ardmore Avenue  
19 Business District is included.

20 COMMISSIONER JACKSON: Okay.

21 MR. SCHMIT: What was the history of when  
22 they created this Ardmore Business District? And

1 why did they include the parking lot?

2 CHAIRMAN JARRETT: We'll ask the questions,  
3 and I think that will come up in discussion,  
4 because I'm going to discuss it.

5 MR. SCHMIT: Sorry.

6 CHAIRMAN JARRETT: That's okay. I just want  
7 you to understand that. That will be discussed  
8 here in a minute, I think.

9 Any other questions?

10 All right. Seeing none, any closing  
11 comments from the petitioner.

12 MR. STREETZ: Certainly. As iterated by  
13 members of the church, thank you everyone for your  
14 time in looking at this. We would not have come  
15 before you unless we thought there was a good  
16 chance of having some good discussion and  
17 potentially an approval. The church is willing  
18 to, you know, tweak some things if that is one of  
19 the conditions of the approval or the  
20 recommendation of approval. With regard to the  
21 Overlay District, you know, if part of that  
22 Overlay District is intended to be for pedestrians

1 walking through that area, as one of the members  
2 of the church mentioned, more of that pedestrian  
3 walkway is east-west along the Prairie Path, along  
4 Central there, and I think if -- I don't know if  
5 that can be done through this process, but if we  
6 just modify the boundary of that Overlay District  
7 so that it doesn't include that parking lot, then  
8 suddenly -- or at least consider that in part of  
9 the approval process, you know, that would make  
10 this sign allowable. And the other part of the  
11 sign area for the message center itself, I'm  
12 hoping we can consider the viewing area, the area  
13 of that, if we can put that at exactly 50 percent  
14 of the area of the sign. The overall sign right  
15 now is 32 square feet. Half of that would be 16.  
16 If I said 18, I meant 16. And that would be  
17 allowable by Code normally. With that said, thank  
18 you again for your time, and I'll be here if there  
19 are any other questions.

20 CHAIRMAN JARRETT: All right. Thank you. So  
21 we will close the public hearing and move to  
22 discussion by Commission members. I know we have

1 a lot of new members up here or relatively new, so  
2 I'll give a little background in the way of  
3 discussion.

4           When we created the Sign Ordinance some  
5 years ago, which was a long and arduous process  
6 that took the better part of two years between  
7 multiple Commissions, including Traffic & Safety,  
8 Economic Development, our own Commission, and then  
9 was tabled by the Village Board for an extended  
10 period of time, probably more than 18 months,  
11 until a new Board came along and finally put it up  
12 to a vote.

13           These districts, St. Charles Avenue,  
14 Ardmore Avenue, and the Villa Avenue District were  
15 created, carved out, at that time in the Sign  
16 Ordinance, because those were areas where we did  
17 not want to see a large number of electronic  
18 signs. St. Charles, there's obviously, given the  
19 size of the lots, if everybody had one, pretty  
20 easy to get a Vegas feel going, right. The  
21 Historic Districts, it should be a little more  
22 obvious why we think those may not be appropriate,

1 or did at the time.

2           You're your own Commissioners. You have  
3 to make your own decisions as we move forward on  
4 this.

5           The library did not seek variations.  
6 They were requesting a Special Use for something  
7 that is outside of this district. It's across the  
8 way. It's 50 feet away or whatever, but it is not  
9 a Historic District. It is different. Same with  
10 Willowbrook.

11           A couple years back, while it was tough  
12 for us to do, and the Village Board did as well,  
13 and I'm sure it was tough for some of them, the  
14 VFW came before us. They had been offered a  
15 digital sign in an area where we had decided we  
16 didn't want to see it. So I would say keep those  
17 things in mind as we discuss. And they did not  
18 get theirs. Some of the uses that they were  
19 comparing themselves to are also within that  
20 Historic District. The church across the street,  
21 the Masonic Temple. What makes this property  
22 different than those? And I understand COVID

1 makes things tough for everybody, but COVID won't  
2 be here a few years from now. Hopefully a few  
3 months, but I'm not going to get my hopes up.

4 So in the way of background, I'm going  
5 to leave it at that. Any discussion up here?

6 COMMISSIONER SHLENSKY: I do have a question  
7 for -- well, I guess with regards to the district  
8 itself that we're looking at. So if we take a  
9 look at the actual boundaries of the district at  
10 question, on the north end of just at the corner  
11 of School and Ardmore, the library falls outside  
12 of that range by 50 feet as --

13 CHAIRMAN JARRETT: Yeah. An estimate.

14 COMMISSIONER SHLENSKY: Approximately. I am  
15 not going to hold you to the exact dimensions of  
16 it. So in this district we currently have  
17 St. Alexander that would fall within the district,  
18 along with Trinity Lutheran that falls within that  
19 district. However, just across to the north of  
20 West School Street we would have St. Francis that  
21 would fall outside of the district. So would  
22 St. Francis be able to have an electronic sign?

1 MS. ARGUILLES: So anything that's falls  
2 outside of this district, they could potentially  
3 qualify for an electronic message center as long  
4 as it complied.

5 CHAIRMAN JARRETT: They would need a  
6 Conditional Use just like Willowbrook and the  
7 library.

8 COMMISSIONER SHLENSKY: Okay. Thank you.

9 COMMISSIONER JACKSON: Would you guys be  
10 opposed to -- to think that the library sign is  
11 right on the border, right? My heart kind of goes  
12 out to them. They gave up that parking lot for  
13 the library and swapped places, and they want to  
14 put up a sign, and I'm not a fan of purple and  
15 pink, but whatever. Maybe they could do a  
16 monument sign similar to the library's. A brick  
17 case or something. I don't know. I don't have a  
18 problem with that. Any comments? We've got one  
19 sign here, one sign there. It's kind of lopsided.

20 COMMISSIONER ORLOWSKI: I have a few  
21 comments. Number one, the church did do -- the  
22 church did do a swap of land so that the library

1 within the Village could do what they needed to  
2 upgrade their current standing and building. If  
3 the church wouldn't of done that, they would not  
4 be able to have their sign. So I look at it,  
5 personally for me, is the church and the library  
6 did a little trading. They made it possible for  
7 the library to enhance the building and amenities  
8 for the Village. I have no issue other than I'll  
9 just say the purple and pink. But the sign  
10 itself, if they would have stuck to their guns and  
11 kept the property they had, they would have their  
12 sign, and they wouldn't have an issue. We allowed  
13 the library to have their sign relatively with no  
14 questions at all. And now we've got this issue  
15 where they're trying to advertise for the same  
16 reason that the library is. That's all I got.

17 COMMISSIONER ROMANO: I want to throw a  
18 comment out there about the evolution of signs,  
19 because the traditional old church sign with the  
20 old slanted letters that you put in, had that been  
21 the plan, that seems like it would have been fine  
22 to put in with the boundaries. So I feel like

1 these monochrome message signs are kind of the  
2 natural evolution of what that message, the old  
3 slotted letter sign, has become these days. You  
4 know, if the intention is to just put up messages,  
5 mass times, whatever, the typical church message,  
6 you know, I think as long as it is within Code, I  
7 mean, I don't see a problem with this. I mean, I  
8 understand it's a Historic District, but let's  
9 call it what it is, it's within the district, but  
10 there's not a lot of history being preserved on  
11 that spot. I mean, if anybody wants to challenge  
12 that idea, I think that's where message signs have  
13 gone. Nobody is going to put up a new slot letter  
14 sign anymore. I don't know the exact term, but --

15 MR. STREETZ: Manual reader board.

16 COMMISSIONER ROMANO: Manual reader board.

17 There you go.

18 So I would think that the Commission  
19 would consider that as well.

20 COMMISSIONER HOFSTRA: I guess my only  
21 concern is what precedent we end up in for the  
22 rest of the Ardmore Business District.

1           CHAIRMAN JARRETT: For me, that's the broader  
2 question as well, because the variation is  
3 supposed to be -- and you can sort out for  
4 yourself, but is it unique. Generally speaking,  
5 it's not a specific standard of ours, but is the  
6 hardship created by the current owner, which if  
7 that's not one of our specific standards, but  
8 something that's generally considered. So our  
9 standards are is there a hardship or practical  
10 difficulty created for you in carrying out the  
11 zoning regulations. That a reasonable return of  
12 use of the property is not possible under the  
13 existing regulations. Your situation is unique,  
14 not applicable to other properties in the area or  
15 zoning classification, and in what respect. The  
16 variation will not alter the essential character  
17 of the locality, impair an adequate supply of  
18 light and air to the adjacent property, not  
19 increase hazard from fire, not impair property  
20 values in the neighborhood, not unduly increase  
21 congestion on the streets, or otherwise impair  
22 public safety, health and convenience.

1 I think the last portion of that is  
2 applicable to a sign of this size. But does it  
3 change the character of the locality? And by  
4 locality, we're not talking about property. We're  
5 talking about the area around it. For me, the  
6 struggle is variations should not set precedence.  
7 They should be a unique situation. And how you  
8 determine that uniqueness is going to be up to  
9 each of you. But is this property unique from the  
10 one across the street? Is it unique from any of  
11 the other business or institutional uses in any of  
12 our districts? Is it different than say the VFW?  
13 And it doesn't necessarily have to be the use. Is  
14 there something unique about the property? I'm  
15 not convinced that there is, but I do understand  
16 the point with the switching of the property with  
17 the library. I get it. I personally am not a fan  
18 of electronic message board signs. I understand  
19 that in commercial districts they're frequently --  
20 especially high traffic ones -- the way of the  
21 future, but I've never seen one that I love, and a  
22 lot of them I can't stand. Willowbrook's I'm okay

1 with. The library's, it's barely an electronic  
2 message board. I mean, let's be honest. That's a  
3 very minimal sign, and they turn the electronic  
4 part off when the library closes. So most of the  
5 time you drive by there, you don't even know it's  
6 an electronic message board sign. It usually just  
7 has a library logo or something on it.

8 COMMISSIONER LANENGA: Jason, I think you  
9 alluded to the thing that's different about this  
10 one and makes it unique, and that's the property  
11 swap as Mike pointed out too. This would not be  
12 an issue. We'd be out of here and sitting in  
13 front of our TVs by this time if this is where  
14 their original sign was. They swapped, and they  
15 swapped in good faith, I assume. As Trustee  
16 Cuzzzone said, that somebody told them that it  
17 wouldn't be a problem to put a sign there.  
18 Whatever kind of sign it was. And it seems to me  
19 that in good faith they swapped it. Now they go  
20 to put the sign in, and it's like, well, wait a  
21 minute. We're 50 feet inside the Historic  
22 District. We weren't before. And I guess that's

1 the difference between them and Trinity and the  
2 catholic church and all the other places there,  
3 that they did a good faith swap, and there's no  
4 reason for them to take the short end it seems to  
5 me.

6 COMMISSIONER SHLENSKY: Is there any  
7 alternative relief that the church can petition  
8 for other than a variance?

9 MS. ARGUILLES: No.

10 CHAIRMAN JARRETT: Then I guess the other  
11 question that I would ask in terms of discussion  
12 is -- I'm not going to ask for consensus of  
13 whether or not everyone is in favor of the sign or  
14 not, but I haven't heard anyone up here that likes  
15 the material choice.

16 COMMISSIONER JACKSON: Let's put a condition.  
17 Let's ask.

18 CHAIRMAN JARRETT: So that would tell me if  
19 there is consensus to approve then there probably  
20 needs to be some additional thought put into that.  
21 So then I guess the question is -- I'm struggling,  
22 because I'm not in favor of the sign at all, but I

1 understand the arguments for. And I'm not saying  
2 that anyone is wrong for feeling that way. I feel  
3 differently, and it has nothing to do with the  
4 use, the church, anything else. It's more the --  
5 and I get that it's a parking lot, but it is a  
6 gateway of sorts once you cross past the library  
7 from the north.

8           So if we have a consensus that somebody  
9 wants to make a motion to approve the sign, I'm  
10 not going to ask anybody to commit to anything,  
11 but that means we may want to take a deeper look  
12 at the sign, the sign design, or ask them to do  
13 that work and come back to us. But we can't do  
14 that without giving them some sort of guidance.

15           COMMISSIONER ORLOWSKI: I have a suggestion.  
16 To the bottom portion of the sign, it's just  
17 basically the base of it. Can we do that in a red  
18 brick that would match the red brick of the  
19 church?

20           MR. SCHMIT: Sure.

21           COMMISSIONER ORLOWSKI: And then the top  
22 portion, can you do that in black and then have

1 all the white lettering?

2 COMMISSIONER JACKSON: Or maybe blue. We  
3 have a blue pylon in the parking lot. Can you  
4 brick that and do like a blue?

5 COMMISSIONER ORLOWSKI: I mean, because it's  
6 aluminum, so --

7 COMMISSIONER LANENGA: You've got to talk a  
8 little bit more about the cost to do it.

9 MR. STREETZ: Well, the masonry is basically  
10 going to be more expensive, but we can paint that  
11 cabinetry.

12 COMMISSIONER ORLOWSKI: I mean, instead of it  
13 being a purple color, you can make it look like  
14 brick.

15 MR. STREETZ: That is an option, yeah. Like  
16 a digital print that simulates masonry base. That  
17 is definitely an option.

18 COMMISSIONER ORLOWSKI: Right.

19 MR. SCHMIT: Put it this way. We're not  
20 going a allow the colors to make the decision on  
21 how this is --

22 COMMISSIONER ORLOWSKI: No. I understand

1 that.

2 MR. SCHMIT: And, honestly, if we need to  
3 change the color to make it work, then that's a  
4 nonfactor, all right. We want it to not  
5 necessarily stick out. We want it to be esthetic  
6 to the property and to the community and  
7 everything else just like all of you do.

8 COMMISSIONER ROMANO: I think that's the key.

9 COMMISSIONER JACKSON: Then let's come to an  
10 agreement of esthetics. And do we want to approve  
11 with the conditions that we can come to an  
12 agreement on, or do we want them to come back with  
13 some new drawings?

14 COMMISSIONER LANENGA: Do you have language  
15 for that? Do you have an idea what we could add?  
16 You do this a little more regularly than we do.

17 MR. STREETZ: In terms of the texture on the  
18 bottom? I mean, there's a variety of things that  
19 we can do to that base to give it a rustic feel or  
20 look like masonry. They manufacture paint finish  
21 to look -- actually literally gives it texture and  
22 paint finish. You know, we did some signs

1 recently at Sawmill Station in Morton Grove where  
2 we digitally printed a wood grain pattern and  
3 added that in some of the reveals and added a  
4 protective layer over it to give a life. That's  
5 an option. I mean, we can go back to the drawing  
6 board and provide an option that's going to look  
7 different, rustic, nicer, matching some of the  
8 architecture or building elements. All of that's  
9 an option. You know, my thought on this is have  
10 it be either a textured coat finish and paint to  
11 match the building or do a digital print of a  
12 masonry that matches the building and go that  
13 route. I mean, ultimately I can accommodate any  
14 idea we have here that would help this get  
15 approved.

16 COMMISSIONER SHLENSKY: I think you used a  
17 few good key words to possibly consider, just some  
18 very quick thoughts for consideration if we are  
19 going to move in this direction. A red brick  
20 coloring and texture consistent with the current  
21 church exterior. Red brick coloring and texture  
22 consistent with current church exterior.

1           COMMISSIONER ROMANO: So can we move to  
2 approve a variation within the Historic District  
3 and then allow for a continuance on approval of  
4 the message center itself, the sign itself?

5           COMMISSIONER ORLOWSKI: We can put it as part  
6 of the approval.

7           COMMISSIONER SHLENSKY: We can condition the  
8 approval tonight.

9           COMMISSIONER LANENGA: Yep. That's why I  
10 asked for language.

11           COMMISSIONER SHLENSKY: To Mike's point  
12 though, that was the bottom portion. Mike, what  
13 were you thinking on the top portion? Blue?

14           COMMISSIONER ORLOWSKI: Well, I was thinking  
15 a black color, just because the white lettering.  
16 I mean, me personally, the whole sign, I'm looking  
17 to see if we can have it match the exterior of the  
18 church and have it -- it's going to flow and be  
19 part of the church. If we make it or have it look  
20 like this, it's not really going to be part of the  
21 church. Does that make sense? I mean, it is, but  
22 visually.

1 MR. SCHMIT: It stands out too much.

2 COMMISSIONER ORLOWSKI: Right.

3 COMMISSIONER LANENGA: Looks like it belongs  
4 to a modern Catholic church.

5 COMMISSIONER ROMANO: Do we also want to make  
6 note of the electronic display to sign area ratio?  
7 Do we want that as a variance, or do we want it  
8 still within the confines of electronic signs?

9 COMMISSIONER JACKSON: That's going above and  
10 beyond what we allow. And if they were across the  
11 street, they could do it.

12 COMMISSIONER ROMANO: It would still have to  
13 be within the confines of electron signs though.

14 COMMISSIONER JACKSON: Right.

15 CHAIRMAN JARRETT: The 60 percent or whatever  
16 the percentage is, that's not because it's in this  
17 district. That's for all --

18 COMMISSIONER JACKSON: Just for the sign.

19 CHAIRMAN JARRETT: Yes. Basically we don't  
20 want somebody building an electronic sign that's  
21 just an electronic sign, which you are starting to  
22 see in a lot of places in the area.

1 MR. SCHMIT: The reason that we didn't put a  
2 bigger size around the sign is the fact that we  
3 would actually lose parking spots if we go bigger  
4 with the structure. We would lose parking spots  
5 and it would cause an issue. I mean, we already  
6 have very limited parking for both the library and  
7 the church.

8 COMMISSIONER ROMANO: It's not the size of  
9 the sign. It's the electronic ratio. If you look  
10 at that size of the sign itself, the four lines of  
11 digital print is 62 percent of the overall sign.  
12 It has to be 50 percent.

13 MR. SCHMIT: Well, did they consider the  
14 structure around the sign as part of that?

15 COMMISSIONER JACKSON: No.

16 MR. SCHMIT: So if we made the top portion  
17 with bigger letters in consideration of the actual  
18 bottom portion, slightly adjusting that, we're  
19 going to --

20 COMMISSIONER ROMANO: It's within height  
21 requirements.

22 (Whereupon, the Commissioners held

1 a discussion off the record.)

2 MR. SCHMIT: We've also got an issue where  
3 we're going to have to plow snow underneath.  
4 We're going to have issues where we're going to  
5 have snow within that 2 foot area underneath.

6 COMMISSIONER ROMANO: That's not part of this  
7 topic. It's the digital.

8 MR. SCHMIT: I understand, but if we went  
9 bigger -- we can't go higher up, because we're  
10 restricted on height.

11 COMMISSIONER ROMANO: So the electronic part  
12 might have to --

13 MR. SCHMIT: We'd have to keep the electronic  
14 portion. But, honestly, it's pretty close. But  
15 if that's going to be in contention and we're  
16 really, really close, let's just work together.

17 MR. STREETZ: If I can make a quick comment.  
18 I'm color blind, so this is partially why I didn't  
19 pick up on this earlier. It's actually blue and  
20 white. There's no pink. There's no purple. If  
21 you're seeing pink here, that's just a simulation  
22 of where the seal is in the sign, and this is

1 blue, this is blue. The only other color is white  
2 and what you see in the amber message center. I  
3 sincerely apologize I didn't pick up on that  
4 earlier, but it's not pink or purple.

5 COMMISSIONER JACKSON: I like that sign a lot  
6 better.

7 MR. SCHMIT: And blue and white is the colors  
8 of our church, and it's been that way for many,  
9 many, many years. But, honestly, we're up for  
10 consideration. Whatever you guys want. We want  
11 to work with you.

12 COMMISSIONER ORLOWSKI: I like that.

13 COMMISSIONER JACKSON: I'm down with blue.  
14 It's not purple. So not to just interject, but  
15 you're colorblind, and you're doing signs and  
16 stuff.

17 MR. STREETZ: I don't think Terry Doyle would  
18 have hired me if he knew I was colorblind.

19 COMMISSIONER JACKSON: Good for you.

20 CHAIRMAN JARRETT: Okay. So let's stay on  
21 track here. So currently there are no conditions  
22 attached to the variation. So do we want to

1 attach a condition or conditions related to the  
2 design? Even if it's the design he just showed,  
3 assuming that someone is going to make a motion to  
4 approve. Even if it's -- what do we call that  
5 color. What do we call that color? Sultan blue?  
6 Is that what it is?

7 MR. STREETZ: Sultan blue, yes. That's the  
8 vinyl.

9 COMMISSIONER ROMANO: I'd obviously like to  
10 attach a condition to the base pedestal just be  
11 graphically more of a brick or something. Not  
12 actual brick, but, yeah.

13 CHAIRMAN JARRETT: Okay. So you're  
14 envisioning blue top portion, and some type of  
15 base that ties into the architectural design of  
16 the church.

17 COMMISSIONER ROMANO: Yes.

18 CHAIRMAN JARRETT: Okay.

19 COMMISSIONER ROMANO: And within a range of  
20 approved ratios.

21 CHAIRMAN JARRETT: Justin, are you getting  
22 this? Because I think you're probably best to

1 condition the -- so are there any other design  
2 considerations?

3 COMMISSIONER HOFSTRA: So are we okay with  
4 the 62.4 percent of it being electronic?

5 COMMISSIONER ROMANO: I would still like it  
6 within the Code.

7 CHAIRMAN JARRETT: So as far as the size --  
8 like I said, I'm not in favor of the sign in any  
9 way, but I don't think increasing the size of the  
10 upper band necessarily helps the sign  
11 esthetically, because you're either going to have  
12 to push the sign, make the sign taller, or push  
13 the sign down and make the top taller, and then  
14 you get kind of -- I think the proportions aren't  
15 bad right now. Especially that they're talking  
16 about three blocks in height, so approximately --  
17 let's call it one foot land base, around the  
18 landscaping base, plus landscaping. I mean,  
19 honestly, you probably won't see a lot of the base  
20 anyway. So I don't have a problem with the  
21 proportion part of it, I mean, esthetically. I  
22 don't know about anybody else.

1 COMMISSIONER ORLOWSKI: I think it's fine. I  
2 would be happy to see some greenery around it.  
3 Anywhere around in that area.

4 CHAIRMAN JARRETT: We do not need to  
5 condition -- do we need to condition the  
6 landscaping? I forget what the Code says about  
7 that. I know Willowbrook did not have to provide  
8 any when we asked them to.

9 MS. ARGUILLES: You can add conditions if  
10 you'd like. The Sign Code does require  
11 landscaping.

12 CHAIRMAN JARRETT: Okay.

13 COMMISSIONER ORLOWSKI: As long as it  
14 requires the landscaping, we're fine, I would  
15 think.

16 MS. ARGUILLES: I would only suggest if you  
17 have specifics that you would like to see as part  
18 of this, to add those conditions. Otherwise, you  
19 do not have to add conditions.

20 Commissioner Jackson, did you have a  
21 question?

22 COMMISSIONER JACKSON: Don't we have a hand

1 drawn --

2 MS. ARGUILLES: Yep. That's it.

3 CHAIRMAN JARRETT: We could attach a  
4 condition, Justin, that says that, you know, in  
5 substantial compliance with the site plan, the  
6 landscape plan.

7 (Whereupon, the Commissioners held  
8 a discussion off the record.)

9 COMMISSIONER LANENGA: Justin, do you have a  
10 motion?

11 COMMISSIONER SHLENSKY: I'm working on it.  
12 Only two conditions; correct?

13 COMMISSIONER JACKSON: Yes, sir.

14 COMMISSIONER SHLENSKY: Okay. All right.

15 CHAIRMAN JARRETT: I don't know if you've got  
16 it formulated as two conditions or one, but we do  
17 have the blue upper band and the brick-ish facade  
18 equivalent language that you had previously  
19 corrected.

20 MR. SCHMIT: If this is consideration for  
21 this whole thing, you know, we want the  
22 landscaping to look nice. I don't know if you

1 guys have ever driven by the church, but the side  
2 of our church and the front of all of our  
3 buildings, we have a committee that takes care of  
4 all the flowers and everything else. I've been by  
5 a couple businesses on St. Charles Road that have  
6 these signs that have just bricks around them. So  
7 I don't know if they have landscaping requirements  
8 or what, but there's a lot of weeds and everything  
9 else growing there. We take a lot of pride in our  
10 landscaping, along with our professional company  
11 that comes out and does a lot of that. So any of  
12 that consideration, we're willing to make this  
13 look nice. We don't want this to look bad. We  
14 want to put our name on it.

15 COMMISSIONER SHLENSKY: All right. I make a  
16 motion to approve the variation to install an  
17 electronic message display panel in the Ardmore  
18 Avenue Business District, and also to approve the  
19 variation to allow an electronic message center  
20 display panel measuring 62.4 percent of the  
21 allowed sign area for the property located at 300  
22 South Cornell Avenue, pin 06-10-110-016,

06-10-110-017, upon the condition such that the 2 foot by 8.25 foot base portion of the sign as proposed by Doyle General Sign Contractors dated September 10th, 2020, need of additional masonry print that matches the red brick and exterior consistent with the current church exterior in the upper 11 and-a-half foot by 8.25 foot portion of the sign be of the Sultan blue coloring as proposed by Doyle General Sign Contractors, proposal dated of 9/10/2020. In addition, such that the August 28th, 2020 proposed landscaping plan from Cutting Edge Property Service be performed within -- to be performed within and comply within substantial -- okay -- the proposed landscaping plan from Cutting Edge Property Service to be performed and substantially comply with Village Code.

COMMISSIONER LANENGA: Support.

COMMISSIONER ORLOWSKI: I second that.

CHAIRMAN JARRETT: We have a motion and second. Any questions or comments on the motion?

All right. Hearing none, roll call

1 vote.

2 Hofstra.

3 COMMISSIONER HOFSTRA: Yes.

4 CHAIRMAN JARRETT: Jackson.

5 COMMISSIONER JACKSON: Yes.

6 CHAIRMAN JARRETT: Lanenga.

7 COMMISSIONER LANENGA: Yes.

8 CHAIRMAN JARRETT: Orłowski.

9 COMMISSIONER ORLOWSKI: Yes.

10 CHAIRMAN JARRETT: Romano.

11 COMMISSIONER ROMANO: Yes.

12 CHAIRMAN JARRETT: Shlensky.

13 COMMISSIONER SHLENSKY: Yes.

14 CHAIRMAN JARRETT: And I vote no. With that,  
15 our motion will -- excuse me -- our recommendation  
16 will pass to the Village Board who can accept,  
17 reject, or modify as they see fit.

18 I hope you understand why I voted the  
19 way I did. I have no problem with the church. I  
20 appreciate your effort, but I don't feel it's  
21 right for the sign.

22 MR. STREETZ: Okay. Thank you.

(Whereupon, the public hearing was  
concluded.)

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1 | STATE OF ILLINOIS )  
 ) SS.

2 | COUNTY OF DU PAGE )

5 I, MARY FAILLO, C.S.R. No. 084-004565,  
6 duly qualified by the State of Illinois, County of  
7 Du Page, do hereby certify that at the request of  
8 the VILLAGE OF VILLA PARK PLANNING & ZONING  
9 COMMISSION, subject to the usual terms and  
10 conditions of County Court Reporters, Inc.,  
11 reported in shorthand the proceedings had and  
12 testimony taken at the public hearing of the  
13 above-entitled cause, and that the foregoing  
14 transcript is a true, correct and complete report  
15 of the entire testimony so taken at the time and  
16 place hereinabove set forth.

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MARY FAILLO, CSR, RPR



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|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> | 3:21 4:22 8:17<br>8:21 16:21<br>36:17<br><b>Alexander's</b><br>18:21 22:20<br><b>alive</b> 17:6<br><b>allow</b> 3:20 4:4<br>13:12,15,18<br>14:16 25:15<br>45:20 48:3<br>49:10 57:19<br><b>allowable</b> 24:4<br>33:10,17<br><b>allowed</b> 4:6 10:4<br>20:2,2,4 26:22<br>28:15 38:12<br>57:21<br><b>allowing</b> 20:12<br><b>allows</b> 13:14<br><b>alluded</b> 42:9<br><b>alongside</b> 17:21<br><b>alter</b> 5:19 6:17<br>40:16<br><b>alternative</b> 43:7<br><b>aluminum</b> 22:18<br>22:18,19 23:8<br>23:11,15 27:22<br>45:6<br><b>amber</b> 21:10<br>24:8 52:2<br><b>amenities</b> 38:7<br><b>America</b> 15:16<br><b>and-a-half</b> 5:8<br>27:14 58:7<br><b>announcements</b><br>24:9<br><b>annuals</b> 5:6<br><b>answer</b> 12:7<br><b>answered</b> 21:16<br><b>anticipate</b> 28:13<br><b>anybody</b> 22:13<br>39:11 44:10<br>54:22<br><b>anymore</b> 39:14 | <b>anyone's</b> 27:20<br><b>anyway</b> 54:20<br><b>apologize</b> 52:3<br><b>appeal</b> 16:22<br>17:1,1 18:1<br><b>applicable</b> 40:14<br>41:2<br><b>appreciate</b> 14:20<br>59:20<br><b>appropriate</b><br>34:22<br><b>approval</b> 6:11<br>7:17 10:6,21<br>11:6 28:5 30:8<br>32:17,19,20<br>33:9 48:3,6,8<br><b>approve</b> 5:10<br>43:19 44:9<br>46:10 48:2<br>53:4 57:16,18<br><b>approved</b> 11:14<br>30:5 47:15<br>53:20<br><b>approximately</b><br>36:14 54:16<br><b>architectural</b><br>53:15<br><b>architecture</b><br>47:8<br><b>Ardmore</b> 1:18<br>3:22 4:3,12 6:5<br>7:1,14 9:2<br>11:10 31:18,22<br>34:14 36:11<br>39:22 57:17<br><b>arduous</b> 34:5<br><b>area</b> 4:6 7:9 9:14<br>9:15,21 10:9<br>25:16 27:2,9<br>27:14 29:18,20<br>33:1,11,12,12<br>33:14 35:15<br>40:14 41:5<br>49:6,22 51:5 | 55:3 57:21<br><b>areas</b> 34:16<br><b>ARGUILLES</b><br>2:13 3:18 24:5<br>25:11 27:10<br>28:3,11,22<br>29:7,10,12<br>30:1,6,21 31:3<br>31:17 37:1<br>43:9 55:9,16<br>56:2<br><b>arguments</b> 44:1<br><b>asked</b> 48:10 55:8<br><b>assume</b> 42:15<br><b>assuming</b> 53:3<br><b>attach</b> 53:1,10<br>56:3<br><b>attached</b> 52:22<br><b>attempting</b><br>28:18<br><b>attest</b> 15:10<br><b>August</b> 58:11<br><b>Avenue</b> 1:18 3:3<br>4:1,3,13 7:2,15<br>12:14 31:18<br>34:13,14,14<br>57:18,22 | 44:17 45:16<br>46:19 53:10,15<br>54:17,18,19<br>58:2<br><b>based</b> 9:11,15<br>21:12 25:9<br>27:11<br><b>basically</b> 21:8<br>44:17 45:9<br>49:19<br><b>beautiful</b> 17:20<br>22:5<br><b>behalf</b> 7:21 8:8<br>8:17 16:16<br>18:18<br><b>believe</b> 9:6,11,22<br>11:3,9 19:21<br>21:13,14<br><b>belongs</b> 49:3<br><b>best</b> 30:3 53:22<br><b>better</b> 23:12<br>34:6 52:6<br><b>beyond</b> 49:10<br><b>big</b> 18:13 25:19<br><b>bigger</b> 50:2,3,17<br>51:9<br><b>biggest</b> 9:7<br><b>bit</b> 45:8<br><b>black</b> 44:22<br>48:15<br><b>bless</b> 16:14<br><b>blind</b> 51:18<br><b>block</b> 10:15<br>28:20,21<br><b>blockage</b> 28:10<br><b>blocks</b> 54:16<br><b>blue</b> 45:2,3,4<br>48:13 51:19<br>52:1,1,7,13<br>53:5,7,14<br>56:17 58:8<br><b>board</b> 2:1 3:20<br>4:20 5:2,10<br>10:1 30:13 |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>B</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>back</b> 4:14 19:1<br>19:14 26:18<br>35:11 44:13<br>46:12 47:5<br><b>background</b><br>22:10 34:2<br>36:4<br><b>backgrounds</b><br>26:7<br><b>backs</b> 15:12<br><b>bad</b> 54:15 57:13<br><b>band</b> 54:10<br>56:17<br><b>barely</b> 42:1<br><b>base</b> 5:7 29:1,2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| 34:9,11 35:12<br>39:15,16 41:18<br>42:2,6 47:6<br>59:16<br><b>border</b> 37:11<br><b>bottom</b> 28:18,20<br>28:21 44:16<br>46:18 48:12<br>50:18<br><b>Boulevard</b> 7:14<br><b>boundaries</b> 36:9<br>38:22<br><b>boundary</b> 18:2<br>33:6<br><b>box</b> 9:18<br><b>breakfast</b> 25:4<br><b>brick</b> 22:12 23:6<br>37:16 44:18,18<br>45:4,14 47:19<br>47:21 53:11,12<br>58:5<br><b>brick-ish</b> 56:17<br><b>bricks</b> 57:6<br><b>brightness</b> 11:19<br><b>broader</b> 40:1<br><b>brought</b> 19:19<br>19:20<br><b>building</b> 11:12<br>14:6 23:15<br>38:2,7 47:8,11<br>47:12 49:20<br><b>buildings</b> 57:3<br><b>business</b> 3:2 4:3<br>6:5 7:2 15:9,10<br>18:6 25:6<br>31:19,22 39:22<br>41:11 57:18<br><b>businesses</b> 7:6<br>15:11,15 57:5 | <b>cabinetry</b> 45:11<br><b>calculation</b> 29:6<br><b>call</b> 9:17 10:11<br>39:9 53:4,5<br>54:17 58:22<br><b>called</b> 9:19<br><b>capabilities</b><br>21:11<br><b>care</b> 57:3<br><b>carrying</b> 40:10<br><b>carved</b> 34:15<br><b>case</b> 37:17<br><b>cases</b> 23:11<br><b>catholic</b> 3:5,21<br>5:1 16:21<br>22:20 43:2<br>49:4<br><b>cause</b> 50:5 61:13<br><b>causing</b> 7:15<br><b>center</b> 3:20 4:5<br>9:10,15,16,20<br>9:21 10:6,9,20<br>11:5,7,16,22<br>29:14 33:11<br>37:3 48:4 52:2<br>57:19<br><b>centers</b> 25:15<br>30:8<br><b>Central</b> 7:14<br>33:4<br><b>Certainly</b> 32:12<br><b>certify</b> 61:7<br><b>Chairman</b> 2:2<br>3:1 7:18 8:7<br>12:10 16:15<br>18:17 20:14,21<br>30:12,19 31:1<br>31:4,11,15<br>32:2,6 33:20<br>36:13 37:5<br>40:1 43:10,18<br>49:15,19 52:20<br>53:13,18,21<br>54:7 55:4,12 | 56:3,15 58:20<br>59:4,6,8,10,12<br>59:14<br><b>challenge</b> 39:11<br><b>chance</b> 32:16<br><b>change</b> 25:1 41:3<br>46:3<br><b>changed</b> 24:13<br><b>changer</b> 23:17<br><b>changes</b> 14:1<br>24:19<br><b>changing</b> 24:12<br><b>character</b> 5:20<br>6:18 40:16<br>41:3<br><b>Charles</b> 34:13<br>34:18 57:5<br><b>choice</b> 43:15<br><b>church</b> 3:6,21<br>5:1 6:6,13 8:18<br>8:18 9:2,9 10:3<br>10:13,16 11:14<br>12:8 14:5 15:6<br>16:7,21 17:5<br>22:1,5,20 26:8<br>30:17 31:11<br>32:13,17 33:2<br>35:20 37:21,22<br>38:3,5,19 39:5<br>43:2,7 44:4,19<br>47:21,22 48:18<br>48:19,21 49:4<br>50:7 52:8<br>53:16 57:1,2<br>58:6 59:19<br><b>church's</b> 12:8<br><b>church-specific</b><br>9:3<br><b>churches</b> 7:7<br>10:8,11,19<br>14:13 17:2<br>26:6<br><b>clarification</b><br>26:19 | <b>clarify</b> 28:13<br><b>classification</b><br>40:15<br><b>close</b> 3:13 7:10<br>14:2,15 27:6<br>33:21 51:14,16<br><b>closed</b> 14:16<br><b>closer</b> 11:11<br>31:14<br><b>closes</b> 42:4<br><b>closing</b> 3:11<br>14:14 20:18<br>32:10<br><b>coat</b> 47:10<br><b>Code</b> 9:7,11,12<br>9:17,19 10:2<br>11:20 24:3<br>25:7 26:22<br>27:3,19 29:18<br>30:20 33:17<br>39:6 54:6 55:6<br>55:10 58:17<br><b>color</b> 21:9,11<br>22:2,8,9 24:11<br>24:20 27:21<br>28:1 45:13<br>46:3 48:15<br>51:18 52:1<br>53:5,5<br><b>colorblind</b> 52:15<br>52:18<br><b>coloring</b> 47:20<br>47:21 58:8<br><b>colors</b> 45:20 52:7<br><b>come</b> 8:10 32:3<br>32:14 44:13<br>46:9,11,12<br><b>comes</b> 57:11<br><b>comfortable</b><br>8:11<br><b>comment</b> 12:8<br>30:3 38:18<br>51:17<br><b>comments</b> 3:12 | 18:22 20:18<br>32:11 37:18,21<br>58:21<br><b>commercial</b> 20:9<br>41:19<br><b>Commission</b> 1:1<br>1:8,16 3:11<br>21:4,5 33:22<br>34:8 39:18<br>61:9<br><b>Commissioner</b><br>21:6,16,19,21<br>22:3,11,15,22<br>23:14,19,22<br>24:2,6 25:4,5<br>26:16 27:12<br>28:6,12,22<br>29:5,8,11,21<br>30:2 31:7,13<br>31:16,20 36:6<br>36:14 37:8,9<br>37:20 38:17<br>39:16,20 42:8<br>43:6,16 44:15<br>44:21 45:2,5,7<br>45:12,18,22<br>46:8,9,14<br>47:16 48:1,5,7<br>48:9,11,14<br>49:2,3,5,9,12<br>49:14,18 50:8<br>50:15,20 51:6<br>51:11 52:5,12<br>52:13,19 53:9<br>53:17,19 54:3<br>54:5 55:1,13<br>55:20,22 56:9<br>56:11,13,14<br>57:15 58:18,19<br>59:3,5,7,9,11<br>59:13<br><b>Commissioners</b><br>35:2 50:22<br>56:7 |
| <b>C</b><br><b>C.S.R</b> 1:20 61:5<br><b>cabinet</b> 9:18<br>22:19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                |                                         |                                   |                                  |                         |
|--------------------------------|-----------------------------------------|-----------------------------------|----------------------------------|-------------------------|
| <b>Commissions</b><br>34:7     | <b>consensus</b> 43:12<br>43:19 44:8    | <b>couple</b> 14:1<br>18:22 20:18 | <b>desirable</b> 14:22           | <b>distraction</b> 7:16 |
| <b>commit</b> 44:10            | <b>consider</b> 15:5                    | 21:6 35:11                        | <b>desire</b> 6:21               | <b>district</b> 1:5 3:5 |
| <b>committee</b> 57:3          | 33:8,12 39:19                           | 57:5                              | <b>despite</b> 27:20             | 4:4 6:5 7:2,3           |
| <b>communicate</b><br>9:2 12:4 | 47:17 50:13                             | <b>course</b> 17:19               | <b>determine</b> 41:8            | 9:8 10:7,10,17          |
| <b>community</b> 2:13          | <b>consideration</b><br>16:3 20:11      | <b>court</b> 8:2 61:10            | <b>development</b><br>2:13 12:20 | 10:18,22 18:2           |
| 10:16 12:20,21                 | 23:6 27:18                              | <b>cover</b> 22:17                | 19:5 34:8                        | 18:7 20:10              |
| 13:9 16:7,8                    | 28:17 47:18                             | <b>COVID</b> 13:7                 | <b>difference</b> 30:21          | 25:6,14 27:7            |
| 17:8,10 19:5                   | 50:17 52:10                             | 35:22 36:1                        | 43:1                             | 27:11 29:17             |
| 24:17,18 46:6                  | 56:20 57:12                             | <b>created</b> 6:5                | <b>different</b> 35:9,22         | 30:9 31:2,10            |
| <b>community-or...</b><br>9:3  | <b>considerations</b><br>6:14 23:2 54:2 | 31:22 34:4,15                     | 41:12 42:9                       | 31:12,19,22             |
| <b>company</b> 57:10           | <b>considered</b> 7:2                   | 40:6,10                           | 47:7                             | 32:21,22 33:6           |
| <b>compare</b> 20:5            | 20:7 30:17                              | <b>cross</b> 18:5 44:6            | <b>differently</b> 44:3          | 34:14 35:7,9            |
| <b>comparing</b><br>35:19      | 40:8                                    | <b>CSR</b> 61:20                  | <b>difficult</b> 6:10 7:7        | 35:20 36:7,9            |
| <b>competes</b> 6:15           | <b>consistent</b> 47:20                 | <b>current</b> 6:10,12            | 15:8                             | 36:16,17,19,21          |
| <b>complete</b> 61:14          | 47:22 58:6                              | 9:4 13:20 16:1                    | <b>difficulty</b> 5:15           | 37:2 39:8,9,22          |
| <b>compliance</b> 56:5         | <b>construction</b><br>22:19            | 19:11 24:3                        | 40:10                            | 42:22 48:2              |
| <b>compliant</b> 9:11          | <b>Consuelo</b> 2:13                    | 38:2 40:6                         | <b>digital</b> 35:15             | 49:17 57:18             |
| 10:2                           | 3:16                                    | 47:20,22 58:6                     | 45:16 47:11                      | <b>districts</b> 30:13  |
| <b>complied</b> 37:4           | <b>containing</b> 26:1                  | <b>currently</b> 7:11             | 50:11 51:7                       | 34:13,21 41:12          |
| <b>comply</b> 58:14,16         | <b>contention</b> 51:15                 | 29:21 36:16                       | <b>digitally</b> 47:2            | 41:19                   |
| <b>concern</b> 7:16            | <b>continuance</b><br>48:3              | 52:21                             | <b>dimensions</b><br>36:15       | <b>doing</b> 14:11      |
| 39:21                          | <b>continue</b> 28:19                   | <b>cut</b> 16:10                  | <b>direction</b> 47:19           | 19:18 21:22             |
| <b>concerned</b> 24:7          | <b>contract</b> 13:14                   | <b>Cutting</b> 58:12,15           | <b>Director</b> 2:13             | 24:10 52:15             |
| <b>concluded</b> 60:2          | <b>Contractors</b><br>58:3,9            | <b>Cuzzone</b> 18:19              | 19:6                             | <b>dollars</b> 13:15,16 |
| <b>condition</b> 43:16         | <b>convenience</b> 6:3                  | 18:19 42:16                       | <b>discretion</b> 28:1           | <b>DOMINICK</b> 2:7     |
| 48:7 53:1,10                   | 40:22                                   | <b>D</b>                          | <b>discuss</b> 3:13 22:2         | <b>dot</b> 21:8         |
| 54:1 55:5,5                    | <b>convinced</b> 41:15                  | <b>dad</b> 26:7                   | 32:4 35:17                       | <b>Doyle</b> 8:17 52:17 |
| 56:4 58:1                      | <b>core</b> 8:22 11:1                   | <b>dated</b> 58:3,10              | <b>discussed</b> 19:4            | 58:3,9                  |
| <b>Conditional</b> 37:6        | <b>corn</b> 14:9                        | <b>day</b> 15:21                  | 32:7                             | <b>drawing</b> 47:5     |
| <b>conditions</b> 28:4         | <b>Cornell</b> 3:3                      | <b>days</b> 39:3                  | <b>discussion</b> 31:5           | <b>drawings</b> 4:16    |
| 32:19 46:11                    | 57:22                                   | <b>Deacon</b> 20:8                | 32:3,16 33:22                    | 46:13                   |
| 52:21 53:1                     | <b>corner</b> 36:10                     | <b>deacons</b> 16:20              | 34:3 36:5                        | <b>drawn</b> 56:1       |
| 55:9,18,19                     | <b>correct</b> 28:3                     | <b>deal</b> 18:13                 | 43:11 51:1                       | <b>drive</b> 42:5       |
| 56:12,16 61:10                 | 56:12 61:14                             | <b>decided</b> 35:15              | 56:8                             | <b>driven</b> 57:1      |
| <b>confines</b> 49:8,13        | <b>corrected</b> 56:19                  | <b>decision</b> 45:20             | <b>display</b> 1:5 3:4           | <b>Du</b> 61:2,7        |
| <b>confirmed</b> 12:3          | <b>cost</b> 45:8                        | <b>decisions</b> 35:3             | 4:3,5 6:16,21                    | <b>due</b> 6:9          |
| <b>congestion</b> 6:2          | <b>County</b> 61:2,6                    | <b>deep</b> 5:8                   | 7:5,11 21:10                     | <b>duly</b> 61:6        |
| 40:21                          | 61:10                                   | <b>deeper</b> 44:11               | 21:12 25:16                      | <b>E</b>                |
| <b>congregation</b><br>10:4,16 |                                         | <b>definitely</b> 45:17           | 27:16 28:9                       | <b>E 1:20</b>           |
|                                |                                         | <b>depth</b> 5:1                  | 29:19 49:6                       | <b>earlier</b> 51:19    |
|                                |                                         | <b>design</b> 44:12               | 57:17,20                         | 52:4                    |
|                                |                                         | 53:2,2,15 54:1                    | <b>distance</b> 4:9              | <b>early</b> 14:7       |
|                                |                                         |                                   |                                  | <b>east-west</b> 33:3   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>easy</b> 34:20<br/> <b>Economic</b> 34:8<br/> <b>Edge</b> 58:12,15<br/> <b>edges</b> 9:18<br/> <b>EDWARD</b> 2:6<br/> <b>effective</b> 12:4<br/> <b>effort</b> 59:20<br/> <b>efforts</b> 14:21<br/> 15:18<br/> <b>eight</b> 9:16 21:13<br/> 21:14 29:2,9<br/> <b>either</b> 47:10<br/> 54:11<br/> <b>electric</b> 24:4<br/> 25:6<br/> <b>electron</b> 49:13<br/> <b>electronic</b> 1:4<br/> 3:4,20 4:2,5,20<br/> 5:2 6:16,21 7:5<br/> 7:10,13 12:18<br/> 25:15,16 27:16<br/> 29:14,19 30:8<br/> 34:17 36:22<br/> 37:3 41:18<br/> 42:1,3,6 49:6,8<br/> 49:20,21 50:9<br/> 51:11,13 54:4<br/> 57:17,19<br/> <b>elements</b> 47:8<br/> <b>emotional</b> 16:22<br/> 17:1<br/> <b>enhance</b> 38:7<br/> <b>entire</b> 31:12<br/> 61:15<br/> <b>entirety</b> 27:8<br/> <b>environments</b><br/> 23:8<br/> <b>envisioning</b><br/> 53:14<br/> <b>equivalent</b> 56:18<br/> <b>especially</b> 41:20<br/> 54:15<br/> <b>essential</b> 5:19<br/> 40:16</p> | <p><b>esthetic</b> 46:5<br/> <b>esthetically</b><br/> 54:11,21<br/> <b>esthetics</b> 46:10<br/> <b>estimate</b> 36:13<br/> <b>evening</b> 8:4,15<br/> 16:17 18:16<br/> <b>event</b> 27:17<br/> <b>events</b> 6:12 9:3<br/> 24:17<br/> <b>evergreens</b> 5:6<br/> <b>everybody</b> 34:19<br/> 36:1<br/> <b>evolution</b> 38:18<br/> 39:2<br/> <b>exact</b> 11:2 36:15<br/> 39:14<br/> <b>exactly</b> 33:13<br/> <b>exceed</b> 27:2,9<br/> <b>exceeded</b> 28:16<br/> <b>exceeding</b> 29:12<br/> 29:13<br/> <b>exceeds</b> 25:17<br/> 27:14 29:15<br/> <b>Excellent</b> 21:18<br/> <b>excited</b> 15:2,3<br/> <b>excuse</b> 27:4<br/> 59:15<br/> <b>exist</b> 13:21 14:17<br/> 14:19<br/> <b>existed</b> 14:7<br/> <b>existing</b> 4:8 5:17<br/> 5:18 40:13<br/> <b>expand</b> 12:20,22<br/> 13:13,19<br/> <b>expensive</b> 45:10<br/> <b>exposure</b> 13:17<br/> <b>extended</b> 34:9<br/> <b>exterior</b> 28:2<br/> 47:21,22 48:17<br/> 58:5,6</p> <hr/> <p style="text-align: center;"><b>F</b></p> <p><b>fabricated</b> 22:18</p> | <p><b>facade</b> 56:17<br/> <b>faces</b> 22:20<br/> <b>facing</b> 3:22 6:10<br/> 7:7<br/> <b>fact</b> 5:10 17:5<br/> 23:6 25:14<br/> 27:5 50:2<br/> <b>FAILLO</b> 1:20<br/> 61:5,20<br/> <b>fairly</b> 24:13<br/> <b>faith</b> 42:15,19<br/> 43:3<br/> <b>fall</b> 36:17,21<br/> <b>falls</b> 36:11,18<br/> 37:1<br/> <b>families</b> 15:21<br/> <b>fan</b> 37:14 41:17<br/> <b>fantastic</b> 11:22<br/> <b>far</b> 21:7 24:6<br/> 54:7<br/> <b>farm</b> 14:8<br/> <b>Father</b> 19:2<br/> <b>favor</b> 43:13,22<br/> 54:8<br/> <b>feel</b> 34:20 38:22<br/> 44:2 46:19<br/> 59:20<br/> <b>feeling</b> 44:2<br/> <b>feet</b> 4:14,18,18<br/> 4:19,21 5:8,8<br/> 7:12,14 9:17<br/> 17:22 18:3,13<br/> 27:1,2,9,13,14<br/> 28:16 29:2,3,9<br/> 29:10,13 33:15<br/> 35:8 36:12<br/> 42:21<br/> <b>fields</b> 14:9<br/> <b>figure</b> 23:17<br/> <b>figured</b> 9:14<br/> <b>finally</b> 34:11<br/> <b>find</b> 5:10 9:19<br/> <b>finding</b> 5:9<br/> <b>fine</b> 8:11 38:21</p> | <p>55:1,14<br/> <b>finish</b> 46:20,22<br/> 47:10<br/> <b>fire</b> 5:22 12:1<br/> 40:19<br/> <b>first</b> 3:1 20:15<br/> 26:17<br/> <b>fit</b> 22:3 59:17<br/> <b>five</b> 19:1<br/> <b>flashing</b> 24:20<br/> <b>florist</b> 18:7,10<br/> 20:10<br/> <b>flow</b> 48:18<br/> <b>flowers</b> 57:4<br/> <b>folks</b> 17:13<br/> <b>following</b> 5:11<br/> <b>foot</b> 5:2 9:16<br/> 10:5 11:9<br/> 27:15 51:5<br/> 54:17 58:2,2,7<br/> 58:7<br/> <b>footage</b> 28:15,16<br/> 29:1<br/> <b>forefront</b> 17:7<br/> <b>foregoing</b> 61:13<br/> <b>forget</b> 55:6<br/> <b>formulated</b><br/> 56:16<br/> <b>forth</b> 61:16<br/> <b>forward</b> 15:7<br/> 17:17 35:3<br/> <b>four</b> 5:18 10:8<br/> 26:20 29:9<br/> 50:10<br/> <b>Francis</b> 10:13<br/> 36:20,22<br/> <b>free</b> 8:9<br/> <b>frequently</b> 41:19<br/> <b>front</b> 19:17<br/> 42:13 57:2<br/> <b>full</b> 21:9,11<br/> 26:21<br/> <b>further</b> 6:16<br/> 12:22 13:14</p> | <p>18:11<br/> <b>future</b> 41:21</p> <hr/> <p style="text-align: center;"><b>G</b></p> <p><b>game</b> 23:17<br/> <b>gateway</b> 44:6<br/> <b>general</b> 27:7<br/> 28:8 58:3,9<br/> <b>generally</b> 27:10<br/> 40:4,8<br/> <b>gentlemen</b> 16:17<br/> 18:15<br/> <b>getting</b> 19:13,17<br/> 53:21<br/> <b>give</b> 3:8 8:12<br/> 34:2 46:19<br/> 47:4<br/> <b>given</b> 10:19<br/> 34:18<br/> <b>gives</b> 46:21<br/> <b>giving</b> 15:6<br/> 44:14<br/> <b>go</b> 12:22 13:5,16<br/> 13:19,20 14:18<br/> 15:14,14 26:3<br/> 26:10,10 31:13<br/> 39:17 42:19<br/> 47:5,12 50:3<br/> 51:9<br/> <b>God</b> 16:14<br/> <b>goes</b> 37:11<br/> <b>going</b> 8:4 14:15<br/> 14:16 15:7<br/> 16:7 18:6 19:4<br/> 19:16 20:17<br/> 23:4,19,22<br/> 24:11,13,15,19<br/> 24:21,21 25:1<br/> 26:10 28:5<br/> 32:4 34:20<br/> 36:3,4,15<br/> 39:13 41:8<br/> 43:12 44:10<br/> 45:10,20 47:6</p> |
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 47:19 48:18,20<br>49:9 50:19<br>51:3,4,4,15<br>53:3 54:11<br><b>good</b> 8:15 16:17<br>17:3,8,15,16<br>17:22 18:16<br>32:15,16 42:15<br>42:19 43:3<br>47:17 52:19<br><b>grain</b> 47:2<br><b>graphic</b> 24:12<br><b>graphically</b><br>53:11<br><b>graphics</b> 9:22<br>22:9,21 24:10<br><b>great</b> 12:21,22<br>17:20,21<br><b>greenery</b> 55:2<br><b>Grove</b> 47:1<br><b>growing</b> 57:9<br><b>guess</b> 22:4,6 36:7<br>39:20 42:22<br>43:10,21<br><b>guidance</b> 44:14<br><b>guns</b> 38:10<br><b>guys</b> 13:2 14:21<br>15:2 16:13<br>19:22 26:1,6<br>37:9 52:10<br>57:1 | <b>haul</b> 23:12<br><b>hazard</b> 5:22<br>40:19<br><b>health</b> 6:3 40:22<br><b>healthy</b> 15:19,22<br><b>heard</b> 20:3 43:14<br><b>hearing</b> 1:7 3:13<br>33:21 58:22<br>60:1 61:12<br><b>heart</b> 37:11<br><b>height</b> 4:16,20<br>9:13 27:1<br>28:19,19 50:20<br>51:10 54:16<br><b>held</b> 50:22 56:7<br><b>help</b> 47:14<br><b>helping</b> 15:5<br><b>helps</b> 54:10<br><b>hereinabove</b><br>61:16<br><b>high</b> 9:16 12:2<br>30:16 41:20<br><b>higher</b> 51:9<br><b>highly-effective</b><br>9:4<br><b>hired</b> 52:18<br><b>Historic</b> 7:3 31:2<br>34:21 35:9,20<br>39:8 42:21<br>48:2<br><b>historical</b> 31:10<br><b>history</b> 31:21<br>39:10<br><b>Hofstra</b> 2:6<br>39:20 54:3<br>59:2,3<br><b>hold</b> 23:7,11<br>36:15<br><b>homeowners</b><br>17:3<br><b>homes</b> 17:13<br><b>honest</b> 42:2<br><b>honestly</b> 13:1,6<br>46:2 51:14 | 52:9 54:19<br><b>hope</b> 15:13,18<br>59:18<br><b>Hopefully</b> 36:2<br><b>hopes</b> 36:3<br><b>hoping</b> 33:12<br><b>horses</b> 14:10<br><b>hours</b> 11:18<br><b>hundred</b> 14:6,12<br>17:22 18:3,13<br>23:1,13<br><b>hundred-year-...</b><br>15:6                                                                                                                                                                                                                                                                                                | <b>increasing</b> 54:9<br><b>indicate</b> 4:16<br><b>indicates</b> 5:4 6:4<br><b>indicating</b> 4:8,9<br><b>input</b> 3:8<br><b>inside</b> 42:21<br><b>install</b> 1:4 3:3<br>4:2 57:16<br><b>installation</b> 19:7<br><b>instance</b> 10:7<br><b>institution</b> 19:7<br>30:18<br><b>institutional</b><br>10:3 12:1 19:7<br>30:12 41:11<br><b>institutions</b> 10:8<br><b>intended</b> 32:22<br><b>intent</b> 9:7 24:8<br><b>intention</b> 39:4<br><b>interested</b> 22:8<br><b>interject</b> 52:14<br><b>interpretation</b><br>9:12<br><b>interpreted</b> 10:1<br><b>intersection</b> 7:15<br><b>island</b> 23:20 24:1<br><b>issue</b> 22:2 38:8<br>38:12,14 42:12<br>50:5 51:2<br><b>issues</b> 51:4<br><b>iterated</b> 32:12 | 12:10 16:15<br>18:17 20:14,21<br>30:12,19 31:1<br>31:4,11,15<br>32:2,6 33:20<br>36:13 37:5<br>40:1 43:10,18<br>49:15,19 52:20<br>53:13,18,21<br>54:7 55:4,12<br>56:3,15 58:20<br>59:4,6,8,10,12<br>59:14<br><b>Jason</b> 2:2 42:8<br><b>John</b> 8:16<br><b>Justin</b> 2:5 53:21<br>56:4,9                                                                                                                                                           |
| <b>H</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>I</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>J</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>K</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>half</b> 20:6 33:15<br><b>Hall</b> 1:16<br><b>hand</b> 26:2 55:22<br><b>hands</b> 26:5,11<br><b>happen</b> 23:18<br><b>happened</b> 30:15<br><b>happy</b> 55:2<br><b>hard</b> 16:10<br><b>hardship</b> 5:14<br>40:6,9<br><b>harmonious</b> 9:6                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>idea</b> 39:12 46:15<br>47:14<br><b>identification</b><br>9:1<br><b>Illinois</b> 1:18,22<br>12:14 61:1,6<br><b>illuminated</b><br>11:19<br><b>imagine</b> 15:2<br>22:1<br><b>impair</b> 5:20,22<br>6:3,18 40:17<br>40:19,21<br><b>imposed</b> 25:13<br><b>improvement</b><br>17:20<br><b>improving</b> 17:18<br><b>inch</b> 4:20<br><b>inches</b> 4:18,21<br>5:3 29:3<br><b>include</b> 4:19<br>32:1 33:7<br><b>included</b> 29:1,3<br>29:6 31:19<br><b>includes</b> 5:9<br><b>including</b> 31:11<br>34:7<br><b>increase</b> 5:22 6:2<br>40:19,20 | <b>JACK</b> 2:8<br><b>Jackson</b> 2:4 31:7<br>31:13,16,20<br>37:9 43:16<br>45:2 46:9 49:9<br>49:14,18 50:15<br>52:5,13,19<br>55:20,22 56:13<br>59:4,5<br><b>JARRETT</b> 2:2<br>3:1 7:18 8:7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>keep</b> 16:5 28:19<br>35:16 51:13<br><b>KEN</b> 2:4<br><b>kept</b> 11:4 38:11<br><b>key</b> 46:8 47:17<br><b>kind</b> 22:6 24:10<br>24:11 37:11,19<br>39:1 42:18<br>54:14<br><b>knew</b> 52:18<br><b>know</b> 8:19 11:2<br>13:9,21 14:18<br>14:21 15:1,8<br>15:20 17:12,17<br>19:15 20:6<br>22:7,9,12<br>24:10,20,22<br>25:3 26:5,7,11<br>30:19 32:18,21<br>33:4,9,22<br>37:17 39:4,6<br>39:14 42:5<br>46:22 47:9<br>54:22 55:7<br>56:4,15,21,22 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 57:7<br><b>knowing</b> 26:13<br>28:15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>library</b> 6:15 7:11<br>10:14 11:4<br>12:1,19,21<br>13:2,6,8,12<br>17:19 19:2<br>29:17 30:5,15<br>35:5 36:11<br>37:7,10,13,22<br>38:5,7,13,16<br>41:17 42:4,7<br>44:6 50:6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>look</b> 17:22 22:22<br>31:17 36:9<br>38:4 44:11<br>45:13 46:20,21<br>47:6 48:19<br>50:9 56:22<br>57:13,13<br><b>looked</b> 12:17<br><b>looking</b> 12:21<br>17:4 22:11<br>32:14 36:8<br>48:16<br><b>looks</b> 17:6,20,21<br>49:3<br><b>lopsided</b> 37:19<br><b>lose</b> 50:3,4<br><b>lot</b> 3:22 4:8 11:5<br>13:5 14:3,11<br>14:13 17:13<br>18:6,8,9 20:9<br>23:3 31:5,9,12<br>32:1 33:7 34:1<br>37:12 39:10<br>41:22 44:5<br>45:3 49:22<br>52:5 54:19<br>57:8,9,11<br><b>lots</b> 11:4 13:12<br>34:19<br><b>loudly</b> 8:12<br><b>love</b> 41:21<br><b>Lutheran</b> 10:12<br>36:18 | 15:7<br><b>market's</b> 17:14<br><b>MARY</b> 1:20<br>61:5,20<br><b>mason</b> 10:14<br><b>Masonic</b> 35:21<br><b>masonry</b> 45:9,16<br>46:20 47:12<br>58:4<br><b>mass</b> 6:13 25:3<br>39:5<br><b>match</b> 44:18<br>47:11 48:17<br><b>matches</b> 47:12<br>58:5<br><b>matching</b> 47:7<br><b>material</b> 22:16<br>27:22 28:8<br>43:15<br><b>math</b> 27:13<br><b>matrix</b> 21:8,12<br><b>Matt</b> 8:20 12:7<br>12:13 17:19<br>19:11 20:8<br><b>MATTER</b> 1:3<br><b>Matthew</b> 16:18<br><b>maximum</b> 27:1<br><b>mean</b> 23:19 39:7<br>39:7,11 42:2<br>45:5,12 46:18<br>47:5,13 48:16<br>48:21 50:5<br>54:18,21<br><b>means</b> 44:11<br><b>meant</b> 33:16<br><b>measure</b> 4:10,18<br><b>measuring</b> 4:5<br>29:2 57:20<br><b>meet</b> 16:12 24:21<br><b>member</b> 18:21<br><b>members</b> 2:1<br>8:18 32:13<br>33:1,22 34:1<br><b>memo</b> 26:20 | <b>mentioned</b> 9:10<br>11:8 17:19<br>33:2<br><b>message</b> 1:4 3:4<br>3:20 4:2,5,20<br>5:2 6:16,21 7:5<br>7:13 9:5,10,14<br>9:15,20,21<br>10:6,9,20 11:5<br>11:7,16,21<br>24:14 25:15<br>29:14,19 30:8<br>30:13 33:11<br>37:3 39:1,2,5<br>39:12 41:18<br>42:2,6 48:4<br>52:2 57:17,19<br><b>messages</b> 9:4<br>11:17,17 25:22<br>39:4<br><b>Mike</b> 2:3 42:11<br>48:12<br><b>Mike's</b> 48:11<br><b>mind</b> 16:5 35:17<br><b>minimal</b> 42:3<br><b>minute</b> 32:8<br>42:21<br><b>mixture</b> 5:6<br><b>modern</b> 22:6<br>49:4<br><b>modify</b> 33:6<br>59:17<br><b>moment</b> 12:6<br><b>monochrome</b><br>24:8 39:1<br><b>months</b> 34:10<br>36:3<br><b>monument</b> 10:5<br>25:8,11 26:22<br>27:8 37:16<br><b>Morton</b> 47:1<br><b>motion</b> 3:14 21:9<br>44:9 53:3<br>56:10 57:16 |
| <hr/> <b>L</b> <hr/> <b>ladies</b> 16:18<br>18:15<br><b>land</b> 16:11 37:22<br>54:17<br><b>landscape</b> 5:4,5<br>56:6<br><b>landscaping</b><br>54:18,18 55:6<br>55:11,14 56:22<br>57:7,10 58:11<br>58:15<br><b>Lanenga</b> 2:8<br>21:21 22:3,11<br>23:14,19,22<br>42:8 45:7<br>46:14 48:9<br>49:3 56:9<br>58:18 59:6,7<br><b>language</b> 46:14<br>48:10 56:18<br><b>large</b> 20:1 24:18<br>34:17<br><b>larger</b> 20:2<br><b>lastly</b> 20:7<br><b>lately</b> 26:6<br><b>layer</b> 47:4<br><b>leave</b> 36:5<br><b>LED</b> 21:7<br><b>let's</b> 39:8 42:2<br>43:16,17 46:9<br>51:16 52:20<br>54:17<br><b>letter</b> 39:3,13<br><b>lettering</b> 45:1<br>48:15<br><b>letters</b> 38:20<br>50:17<br><b>level</b> 11:20<br><b>Lexan</b> 22:21 | <b>library's</b> 7:13<br>37:16 42:1<br><b>life</b> 12:15 47:4<br><b>light</b> 5:21 6:19<br>40:18<br><b>likes</b> 43:14<br><b>limit</b> 27:1 29:18<br><b>limitation</b> 27:15<br>29:13<br><b>limited</b> 24:11<br>50:6<br><b>line</b> 4:11,12,15<br>18:9<br><b>lines</b> 50:10<br><b>literally</b> 46:21<br><b>little</b> 20:18 34:2<br>34:21 38:6<br>45:8 46:16<br><b>live</b> 12:13 16:19<br><b>lived</b> 12:15<br><b>local</b> 6:11 15:10<br><b>locality</b> 5:20<br>6:18 40:17<br>41:3,4<br><b>located</b> 57:21<br><b>location</b> 5:13<br>11:2<br><b>lodge</b> 10:14<br><b>logo</b> 42:7<br><b>long</b> 8:1 14:6<br>23:12 26:8<br>34:5 37:3 39:6<br>55:13 | <hr/> <b>M</b> <hr/> <b>main</b> 12:17<br><b>majority</b> 26:1<br><b>Manual</b> 39:15<br>39:16<br><b>manufacture</b><br>46:20<br><b>map</b> 31:18<br><b>Mark</b> 19:3<br><b>market</b> 13:20                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 58:20,21 59:15<br><b>move</b> 17:4,9<br>18:12 21:3<br>30:3 33:21<br>35:3 47:19<br>48:1<br><b>moving</b> 17:14,17<br>18:2 19:2<br><b>multiple</b> 25:22<br>34:7                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>nonfactor</b> 46:4<br><b>normally</b> 9:9<br>10:4,6 33:17<br><b>north</b> 36:10,19<br>44:7<br><b>northbound</b><br>11:10<br><b>note</b> 49:6<br><b>NOVEMBER</b><br>1:8<br><b>number</b> 4:4 5:12<br>34:17 37:21                                                                                                                                                                                                                                                                                                                                                                                                          | <b>original</b> 42:14<br><b>Orlowski</b> 2:3<br>21:6,16,19<br>22:22 25:4<br>37:20 44:15,21<br>45:5,12,18,22<br>48:5,14 49:2<br>52:12 55:1,13<br>58:19 59:8,9<br><b>ornate</b> 22:5<br><b>outer</b> 9:18<br><b>outside</b> 27:19<br>35:7 36:11,21<br>37:2<br><b>overall</b> 9:13<br>33:14 50:11<br><b>overcome</b> 5:14<br><b>Overlay</b> 9:8<br>10:18,22 31:2<br>32:21,22 33:6<br><b>owner</b> 15:10<br>40:6     | 1:18 12:14<br>16:20 18:20<br>61:8<br><b>parking</b> 3:22 4:8<br>18:6,8,9 20:9<br>23:3 31:9,12<br>32:1 33:7<br>37:12 44:5<br>45:3 50:3,4,6<br><b>part</b> 13:1,13<br>17:10 23:5<br>26:8 27:19<br>32:21 33:8,10<br>34:6 42:4 48:5<br>48:19,20 50:14<br>51:6,11 54:21<br>55:17<br><b>partially</b> 51:18<br><b>participate</b> 21:2<br><b>participation</b><br>3:10<br><b>particular</b> 5:14<br>26:20 27:4<br>28:7<br><b>particularly</b><br>27:5<br><b>pass</b> 12:6 59:16<br><b>pastor</b> 19:3,11<br><b>pastors</b> 14:1<br><b>Path</b> 10:15 33:3<br><b>pattern</b> 28:8<br>47:2<br><b>pedestal</b> 53:10<br><b>pedestrian</b> 33:2<br><b>pedestrian-ori...</b><br>7:3<br><b>pedestrians</b><br>32:22<br><b>people</b> 13:21<br>14:9<br><b>percent</b> 4:6 7:9<br>10:5 20:4<br>29:20 33:13<br>49:15 50:11,12 | 54:4 57:20<br><b>percentage</b><br>49:16<br><b>perennials</b> 5:7<br><b>Perfect</b> 27:12<br><b>performed</b> 58:13<br>58:13,16<br><b>period</b> 34:10<br><b>permanent</b> 5:1<br><b>permit</b> 19:8,11<br>19:13,17<br><b>permitted</b> 25:12<br>25:17 29:15<br><b>personally</b> 38:5<br>41:17 48:16<br><b>perspective</b> 12:9<br><b>petition</b> 1:4 3:2<br>26:21 43:7<br><b>petitioner</b> 3:5,9<br>3:12,18 4:7 5:3<br>6:4,9,13,17<br>7:19,21 8:8,9<br>16:16 18:18<br>32:11<br><b>petitioner's</b> 6:20<br>7:4<br><b>physically</b> 26:4<br><b>pick</b> 51:19 52:3<br><b>piece</b> 23:14<br><b>pin</b> 57:22<br><b>pink</b> 21:22 37:15<br>38:9 51:20,21<br>52:4<br><b>place</b> 6:21 13:1<br>15:16 20:19,22<br>61:16<br><b>placed</b> 7:10,12<br><b>places</b> 37:13<br>43:2 49:22<br><b>plan</b> 4:9 5:4,5<br>24:9 38:21<br>56:5,6 58:12<br>58:15<br><b>PLANNING</b> 1:1 |
| <hr/> <b>N</b> <hr/> <b>name</b> 8:13,16<br>12:11,13 16:18<br>57:14<br><b>natural</b> 39:2<br><b>nearby</b> 10:19<br><b>necessarily</b> 23:7<br>25:21 41:13<br>46:5 54:10<br><b>necessary</b> 3:15<br>5:14<br><b>need</b> 16:12 25:15<br>30:8,10 37:5<br>46:2 55:4,5<br>58:4<br><b>needed</b> 6:11 19:9<br>25:18 30:10<br>38:1<br><b>needs</b> 6:6 13:10<br>43:20<br><b>negotiate</b> 16:9<br><b>negotiation</b><br>12:19<br><b>neighborhood</b><br>6:1 17:4,9,12<br>22:4 40:20<br><b>never</b> 41:21<br><b>new</b> 34:1,1,11<br>39:13 46:13<br><b>nice</b> 56:22 57:13<br><b>nicer</b> 47:7<br><b>Nick</b> 18:19<br><b>night</b> 15:1 | <hr/> <b>O</b> <hr/> <b>oath</b> 8:6<br><b>obvious</b> 34:22<br><b>obviously</b> 19:11<br>34:18 53:9<br><b>offered</b> 35:14<br><b>Oh</b> 29:5,11<br><b>okay</b> 8:7 20:14<br>22:7 24:6<br>27:12 28:6,12<br>29:8,11 30:2<br>31:16,20 32:6<br>37:8 41:22<br>52:20 53:13,18<br>54:3 55:12<br>56:14 58:14<br>59:22<br><b>old</b> 23:1 38:19<br>38:20 39:2<br><b>older</b> 17:13<br><b>once</b> 8:3 44:6<br><b>ones</b> 41:20<br><b>open</b> 18:8<br><b>opportunity</b> 3:9<br><b>opposed</b> 37:10<br><b>option</b> 45:15,17<br>47:5,6,9<br><b>order</b> 3:2 5:10<br><b>Ordinance</b> 5:9<br>34:4,16<br><b>Ordinances</b> 16:5 | <hr/> <b>P</b> <hr/> <b>P&amp;Z</b> 19:17<br>26:20<br><b>P.M</b> 1:9<br><b>page</b> 26:19 31:17<br>61:2,7<br><b>paint</b> 45:10<br>46:20,22 47:10<br><b>Pancake</b> 25:4<br><b>pandemic</b> 6:10<br>7:8<br><b>panel</b> 1:5 3:4 4:3<br>4:5,22 7:5<br>57:17,20<br><b>panels</b> 21:13,15<br>21:15<br><b>parish</b> 24:7,16<br><b>parishes</b> 6:11,14<br><b>parishioners</b> 6:8<br>6:12<br><b>Park</b> 1:1,14,16 | <hr/> <b>P</b> <hr/> <b>pass</b> 12:6 59:16<br><b>pastor</b> 19:3,11<br><b>pastors</b> 14:1<br><b>Path</b> 10:15 33:3<br><b>pattern</b> 28:8<br>47:2<br><b>pedestal</b> 53:10<br><b>pedestrian</b> 33:2<br><b>pedestrian-ori...</b><br>7:3<br><b>pedestrians</b><br>32:22<br><b>people</b> 13:21<br>14:9<br><b>percent</b> 4:6 7:9<br>10:5 20:4<br>29:20 33:13<br>49:15 50:11,12                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1:8,14 61:8<br><b>plans</b> 4:7,13<br><b>plat</b> 16:11<br><b>please</b> 8:13<br>12:12 15:5<br>16:4 21:13<br><b>plow</b> 51:3<br><b>plows</b> 14:10<br><b>plus</b> 25:16 26:9<br>54:18<br><b>POD</b> 22:21<br><b>point</b> 19:9 28:17<br>41:16 48:11<br><b>pointed</b> 42:11<br><b>pole</b> 22:17<br><b>portion</b> 10:22<br>21:7 28:18<br>29:14 41:1<br>44:16,22 48:12<br>48:13 50:16,18<br>51:14 53:14<br>58:2,7<br><b>portions</b> 10:17<br><b>possible</b> 5:16<br>38:6 40:12<br><b>possibly</b> 47:17<br><b>potential</b> 17:3<br><b>potentially</b> 7:15<br>32:17 37:2<br><b>practical</b> 5:15<br>40:9<br><b>Prairie</b> 10:15<br>33:3<br><b>pray</b> 15:20,20,21<br><b>precedence</b> 41:6<br><b>precedent</b> 39:21<br><b>preference</b><br>22:12<br><b>present</b> 2:1,12<br>3:9<br><b>presentation</b><br>7:18 8:7,20<br><b>preserved</b> 39:10<br><b>pretty</b> 34:19 | 51:14<br><b>prevents</b> 9:9<br><b>previous</b> 26:18<br><b>previously</b> 56:18<br><b>pride</b> 57:9<br><b>print</b> 45:16<br>47:11 50:11<br>58:5<br><b>printed</b> 47:2<br><b>probably</b> 14:22<br>25:2 34:10<br>43:19 53:22<br>54:19<br><b>problem</b> 9:7<br>37:18 39:7<br>42:17 54:20<br>59:19<br><b>proceedings</b><br>1:12 61:11<br><b>process</b> 3:7<br>10:21 30:14<br>33:5,9 34:5<br><b>processes</b> 13:5<br><b>professional</b><br>57:10<br><b>project</b> 7:22<br><b>promote</b> 24:16<br><b>proper</b> 9:1<br><b>properties</b> 40:14<br><b>property</b> 3:21<br>4:10,12,15<br>5:16,21 6:1 7:1<br>7:11 11:13<br>13:18,20 27:11<br>35:21 38:11<br>40:12,18,19<br>41:4,9,14,16<br>42:10 46:6<br>57:21 58:12,15<br><b>proportion</b><br>54:21<br><b>proportions</b><br>54:14<br><b>proposal</b> 5:3 | 58:10<br><b>proposed</b> 4:10<br>4:13,17 5:5,13<br>5:13,19 6:7 7:8<br>58:3,9,11,14<br><b>protective</b> 47:4<br><b>proven</b> 11:21<br><b>provide</b> 47:6<br>55:7<br><b>proximity</b> 7:10<br>27:6<br><b>public</b> 1:7 3:10<br>3:13 6:3 12:5<br>21:1 33:21<br>40:22 60:1<br>61:12<br><b>pulling</b> 14:10<br><b>purple</b> 21:22<br>37:14 38:9<br>45:13 51:20<br>52:4,14<br><b>purview</b> 28:4<br><b>push</b> 54:12,12<br><b>put</b> 13:4,4,15<br>19:4,16,21<br>26:3,5,11 31:8<br>33:13 34:11<br>37:14 38:20,22<br>39:4,13 42:17<br>42:20 43:16,20<br>45:19 48:5<br>50:1 57:14<br><b>putting</b> 14:9<br><b>pylon</b> 45:3<br><b>PZ-20-0017</b> 1:4<br>3:2 | 21:20 22:15<br>24:2 30:4 31:7<br>36:6,10 40:2<br>43:11,21 55:21<br><b>questions</b> 3:10<br>3:11 21:2,4,4<br>26:17,18 31:4<br>31:6 32:2,9<br>33:19 38:14<br>58:21<br><b>quick</b> 3:7 16:22<br>27:13 47:18<br>51:17<br><b>quote</b> 21:14 | <b>record</b> 8:13<br>12:11 51:1<br>56:8<br><b>red</b> 44:17,18<br>47:19,21 58:5<br><b>referencing</b> 27:5<br><b>referring</b> 10:12<br><b>regard</b> 12:9 27:3<br>32:20<br><b>regarding</b> 24:3<br><b>regards</b> 36:7<br><b>regularly</b> 46:16<br><b>regulations</b> 5:17<br>11:15 40:11,13<br><b>reject</b> 59:17<br><b>related</b> 53:1<br><b>relatively</b> 34:1<br>38:13<br><b>relief</b> 43:7<br><b>religious</b> 10:8<br><b>remove</b> 28:18,20<br><b>report</b> 31:18<br>61:14<br><b>reported</b> 61:11<br><b>reporter</b> 8:2<br><b>Reporters</b> 61:10<br><b>request</b> 5:11<br>6:22 8:22 9:6<br>11:14 12:9<br>61:7<br><b>requested</b> 30:4<br><b>requesting</b> 3:19<br>35:6<br><b>requests</b> 5:12<br><b>require</b> 29:16<br>55:10<br><b>required</b> 9:13<br>11:20<br><b>requirement</b><br>11:9 28:7<br><b>requirements</b><br>11:18 24:22<br>50:21 57:7<br><b>requires</b> 55:14 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                             |                          |                         |                          |                          |
|-----------------------------|--------------------------|-------------------------|--------------------------|--------------------------|
| <b>reservation</b><br>27:21 | <b>route</b> 47:13       | 52:2 54:19              | 19:20,22 20:1            | 26:14 40:13              |
| <b>resident</b> 15:9        | <b>rows</b> 21:13        | 55:2,17 59:17           | 20:3,5 21:7              | 41:7                     |
| 18:21                       | <b>RPR</b> 61:20         | <b>seeing</b> 21:3      | 24:4,15 25:2,6           | <b>situations</b> 13:3   |
| <b>residential</b> 27:6     | <b>RS</b> 1:5 3:4        | 32:10 51:21             | 25:7,7,20 27:8           | 16:13                    |
| 30:9,13                     | <b>rule</b> 16:10        | <b>seek</b> 35:5        | 27:17 28:2,20            | <b>six</b> 13:22         |
| <b>respect</b> 40:15        | <b>rustic</b> 46:19 47:7 | <b>seeking</b> 9:1      | 29:20 30:13              | <b>size</b> 16:11 20:6   |
| <b>rest</b> 39:22           | <b>S</b>                 | 26:19                   | 31:8,14 33:10            | 29:14 34:19              |
| <b>restricted</b> 51:10     | <b>safety</b> 6:3 7:16   | <b>seen</b> 13:9 41:21  | 33:11,14,14              | 41:2 50:2,8,10           |
| <b>restrictions</b>         | 34:7 40:22               | <b>sense</b> 18:11      | 34:4,15 35:15            | 54:7,9                   |
| 25:13                       | <b>salt</b> 23:4         | 48:21                   | 36:22 37:10,14           | <b>slanted</b> 38:20     |
| <b>result</b> 11:9          | <b>sanitizers</b> 26:2   | <b>sentence</b> 26:21   | 37:16,19,19              | <b>slightly</b> 50:18    |
| <b>return</b> 5:16          | <b>satisfying</b> 9:12   | <b>September</b> 58:4   | 38:4,9,12,13             | <b>slot</b> 39:13        |
| 40:11                       | 9:13                     | <b>Service</b> 58:12,16 | 38:19 39:3,14            | <b>slotted</b> 39:3      |
| <b>reveals</b> 22:18        | <b>Sawmill</b> 47:1      | <b>set</b> 4:14 13:11   | 41:2 42:3,6,14           | <b>small</b> 15:15       |
| 47:3                        | <b>saying</b> 22:4 44:1  | 41:6 61:16              | 42:17,18,20              | <b>snow</b> 23:4 26:14   |
| <b>reversing</b> 22:8       | <b>says</b> 26:22 55:6   | <b>setback</b> 11:9     | 43:13,22 44:9            | 51:3,5                   |
| <b>right</b> 3:1,16 7:18    | 56:4                     | <b>setbacks</b> 9:14    | 44:12,12,16              | <b>solid</b> 17:8        |
| 8:21 10:16                  | <b>schedules</b> 25:3    | <b>Shlensky</b> 2:5     | 48:4,16 49:6             | <b>somebody</b> 14:7     |
| 13:7 14:3,4,8               | <b>scheme</b> 22:8       | 26:16 27:12             | 49:18,20,21              | 42:16 44:8               |
| 14:11 15:11                 | 28:1,9                   | 28:6,12,22              | 50:2,9,10,11             | 49:20                    |
| 19:12,18 20:15              | <b>scheming</b> 27:21    | 29:5,8,11,21            | 50:14 51:22              | <b>Soon</b> 12:15        |
| 21:3 23:3,20                | <b>Schmit</b> 8:20 12:7  | 30:2 36:6,14            | 52:5 54:8,10             | <b>Sorry</b> 32:5        |
| 25:12 31:1,10               | 12:13,13 19:12           | 37:8 43:6               | 54:12,12,13              | <b>sort</b> 15:9 40:3    |
| 32:10 33:14,20              | 23:2,11,16,21            | 47:16 48:7,11           | 55:10 57:21              | 44:14                    |
| 34:20 37:11,11              | 24:15 25:19              | 56:11,14 57:15          | 58:2,3,8,9               | <b>sorts</b> 44:6        |
| 45:18 46:4                  | 30:17 31:21              | 59:12,13                | 59:21                    | <b>south</b> 1:18 3:3    |
| 49:2,14 54:15               | 32:5 44:20               | <b>shop</b> 20:10       | <b>sign's</b> 25:11      | 7:12 11:13               |
| 56:14 57:15                 | 45:19 46:2               | <b>short</b> 43:4       | <b>signage</b> 9:5       | 12:14 16:19              |
| 58:22 59:21                 | 49:1 50:1,13             | <b>shorthand</b> 61:11  | <b>signs</b> 8:17 25:8   | 18:6 57:22               |
| <b>risk</b> 26:10           | 50:16 51:2,8             | <b>showed</b> 53:2      | 25:21 26:3,22            | <b>southern</b> 10:17    |
| <b>Road</b> 57:5            | 51:13 52:7               | <b>shown</b> 4:13 5:3   | 34:18 38:18              | <b>speak</b> 7:20 8:4,8  |
| <b>roll</b> 58:22           | 56:20                    | <b>shows</b> 5:5 25:2   | 39:1,12 41:18            | 8:9,10,12,14             |
| <b>Romano</b> 2:7           | <b>school</b> 12:2,3     | <b>side</b> 31:8 57:1   | 46:22 49:8,13            | 16:16                    |
| 22:15 24:2,6                | 14:2 30:16               | <b>sign</b> 3:19 4:6,10 | 52:15 57:6               | <b>speaking</b> 8:19     |
| 25:5 38:17                  | 36:11,20                 | 4:13,16,17,17           | <b>similar</b> 7:6 37:16 | 40:4                     |
| 39:16 46:8                  | <b>seal</b> 51:22        | 4:22 5:1,5,7            | <b>simulates</b> 45:16   | <b>special</b> 10:6 15:8 |
| 48:1 49:5,12                | <b>second</b> 25:9,18    | 6:7,16,17,22            | <b>simulation</b> 51:21  | 29:16,16,17              |
| 50:8,20 51:6                | 26:21 58:19,21           | 7:8,9,13,17 9:1         | <b>sincerely</b> 52:3    | 30:7,9,11,14             |
| 51:11 53:9,17               | <b>Secondly</b> 27:20    | 9:18 10:5               | <b>sir</b> 56:13         | 35:6                     |
| 53:19 54:5                  | <b>seconds</b> 24:22     | 11:11 12:9,18           | <b>site</b> 4:9 56:5     | <b>specific</b> 40:5,7   |
| 59:10,11                    | <b>see</b> 11:11 34:17   | 13:4,15,16,17           | <b>sitting</b> 26:2      | <b>specifically</b> 9:17 |
| <b>room</b> 8:1 15:13       | 35:16 39:7               | 13:19 16:11             | 42:12                    | 9:20                     |
| <b>roots</b> 12:19          | 48:17 49:22              | 17:21,21 19:2           | <b>situation</b> 5:18    | <b>specifications</b>    |
|                             |                          | 19:4,8,13,15            | 13:7 16:1                | 25:8                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>specifics</b> 55:17<br><b>spot</b> 9:10 39:11<br><b>spots</b> 50:3,4<br><b>square</b> 10:4 27:2<br>27:9,14,15<br>28:14,15,16<br>29:1,13 33:15<br><b>SS</b> 61:1<br><b>St</b> 3:5,21 4:22<br>8:17,21 10:13<br>16:21 18:21<br>22:20 34:13,18<br>36:17,20,22<br>57:5<br><b>Staff</b> 3:8 6:20,22<br>7:17 24:2<br>26:17,18,20<br>27:20 31:18<br><b>stand</b> 8:2 41:22<br><b>standard</b> 40:5<br><b>standards</b> 40:7,9<br><b>standing</b> 38:2<br><b>stands</b> 49:1<br><b>start</b> 3:8 18:10<br><b>starting</b> 49:21<br><b>starts</b> 18:7 20:10<br><b>state</b> 1:20 12:11<br>61:1,6<br><b>states</b> 6:9,17<br><b>static</b> 24:13,15<br>25:2,20,21<br><b>station</b> 12:2 47:1<br><b>stations</b> 26:2<br><b>stay</b> 15:19,22<br>52:20<br><b>step</b> 8:1<br><b>stick</b> 46:5<br><b>stone</b> 22:5<br><b>stop</b> 31:14<br><b>storage</b> 11:12<br><b>storefronts</b><br>18:11<br><b>street</b> 10:13 18:4<br>35:20 36:20 | 41:10 49:11<br><b>streets</b> 6:2 40:21<br><b>Streetz</b> 8:15,16<br>20:17 21:10,18<br>22:1,7,17<br>23:10 32:12<br>39:15 45:9,15<br>46:17 51:17<br>52:17 53:7<br>59:22<br><b>Strictly</b> 24:9<br><b>structure</b> 23:3<br>50:4,14<br><b>struggle</b> 41:6<br><b>struggling</b> 14:2<br>43:21<br><b>stuck</b> 38:10<br><b>stuff</b> 52:16<br><b>subject</b> 7:1 27:1<br>61:9<br><b>submitted</b> 4:7<br>5:4<br><b>substantial</b> 56:5<br>58:14<br><b>substantially</b><br>58:16<br><b>suddenly</b> 33:8<br><b>suggest</b> 55:16<br><b>suggestion</b> 44:15<br><b>Sultan</b> 53:5,7<br>58:8<br><b>summary</b> 5:11<br><b>supply</b> 5:21 6:18<br>40:17<br><b>support</b> 7:21<br>15:5,14 24:18<br>58:18<br><b>supportive</b> 6:22<br><b>supposed</b> 40:3<br><b>sure</b> 3:18 14:19<br>16:9 18:5<br>25:11 35:13<br>44:20<br><b>survival</b> 15:7 | <b>survive</b> 14:5<br>15:13<br><b>swap</b> 13:12<br>37:22 42:11<br>43:3<br><b>swapped</b> 37:13<br>42:14,15,19<br><b>swear</b> 8:3<br><b>switched</b> 11:3<br><b>switching</b> 41:16<br><b>sworn</b> 8:2,6<br><hr/> <b>T</b><br><hr/> <b>T-R-E-T-I-N-A</b><br>16:19<br><b>tabled</b> 34:9<br><b>take</b> 6:6 13:17<br>26:10 36:8<br>43:4 44:11<br>57:9<br><b>taken</b> 1:12,16<br>13:1 27:16<br>28:21 61:12,15<br><b>takes</b> 57:3<br><b>talk</b> 45:7<br><b>talked</b> 19:5<br><b>talking</b> 16:4 18:1<br>19:2 41:4,5<br>54:15<br><b>tall</b> 4:18 29:2<br><b>taller</b> 54:12,13<br><b>technical</b> 17:1<br>18:1<br><b>technology</b> 9:4<br>11:22 17:7,16<br>17:17<br><b>tell</b> 14:14 43:18<br><b>Temple</b> 35:21<br><b>term</b> 39:14<br><b>terms</b> 11:18<br>43:11 46:17<br>61:9<br><b>Terry</b> 52:17<br><b>testimony</b> 1:12 | 61:12,15<br><b>texture</b> 46:17,21<br>47:20,21<br><b>textured</b> 47:10<br><b>thank</b> 8:15 12:10<br>15:17,18 16:13<br>16:15 18:14,17<br>20:13,14 32:13<br>33:17,20 37:8<br>59:22<br><b>theirs</b> 35:18<br><b>thing</b> 14:22 17:3<br>17:15 19:20<br>42:9 56:21<br><b>things</b> 14:3,11<br>16:6 18:12<br>19:12,18 24:16<br>32:18 35:17<br>36:1 46:18<br><b>think</b> 8:3 11:1<br>12:17 17:2,4<br>18:13 19:18<br>20:6,8,11 23:5<br>23:8,17 25:19<br>27:18 32:3,8<br>33:4 34:22<br>37:10 39:6,12<br>39:18 41:1<br>42:8 46:8<br>47:16 52:17<br>53:22 54:9,14<br>55:1,15<br><b>thinking</b> 48:13<br>48:14<br><b>thought</b> 32:15<br>43:20 47:9<br><b>thoughts</b> 47:18<br><b>three</b> 5:17 26:19<br>29:3 54:16<br><b>throw</b> 38:17<br><b>ties</b> 53:15<br><b>time</b> 6:13 14:20<br>15:8,17 16:14<br>17:18 18:15 | 19:3,6 26:9,10<br>32:14 33:18<br>34:10,15 35:1<br>42:5,13 61:15<br><b>times</b> 6:9,10 7:7<br>39:5<br><b>today</b> 15:16<br><b>told</b> 14:7 19:6,14<br>42:16<br><b>tonight</b> 3:19 4:2<br>7:20 15:1 16:4<br>27:18 48:8<br><b>top</b> 4:22 22:19<br>44:21 48:13<br>50:16 53:14<br>54:13<br><b>topic</b> 51:7<br><b>torch</b> 12:7<br><b>tough</b> 6:8 35:11<br>35:13 36:1<br><b>town</b> 14:14<br>15:10,11 17:2<br><b>track</b> 52:21<br><b>trading</b> 38:6<br><b>traditional</b> 38:19<br><b>traffic</b> 11:10<br>34:7 41:20<br><b>transcript</b> 61:14<br><b>trek</b> 26:14<br><b>Tretina</b> 16:17,18<br><b>tries</b> 15:14<br><b>Trinity</b> 10:12<br>36:18 43:1<br><b>true</b> 19:15 61:14<br><b>Trustee</b> 18:19<br>42:15<br><b>try</b> 16:9<br><b>trying</b> 14:4<br>15:12 19:9,12<br>38:15<br><b>turn</b> 42:3<br><b>turning</b> 17:14<br><b>turns</b> 17:12<br><b>TVs</b> 42:13 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                         |                          |                         |                        |                         |
|-------------------------|--------------------------|-------------------------|------------------------|-------------------------|
| <b>tweak</b> 32:18      | <b>usually</b> 42:6      | <b>vote</b> 3:14 34:12  | 45:19 50:18            | 42:17                   |
| <b>two</b> 4:1,4 5:15   |                          | 59:1,14                 | 51:3,4,4,9,15          | <b>wrong</b> 44:2       |
| 9:16 21:13,15           | <b>V</b>                 | <b>voted</b> 59:18      | 52:9 55:14             | <b>X</b>                |
| 26:21 29:2              | <b>values</b> 6:1 40:20  | <b>W</b>                | 57:12                  | <b>Y</b>                |
| 31:17 34:6              | <b>variance</b> 5:13     | <b>wait</b> 42:20       | <b>we've</b> 14:1 18:7 | <b>Yale</b> 12:14 16:19 |
| 56:12,16                | 13:3 16:12               | <b>walking</b> 26:13    | 37:18 38:14            | <b>yeah</b> 20:21 22:17 |
| <b>type</b> 16:11 53:14 | 20:1 25:6,9              | 33:1                    | 51:2                   | 23:21 29:11             |
| <b>types</b> 11:17 23:7 | 28:14 30:4,6             | <b>walkway</b> 33:3     | <b>weeds</b> 57:8      | 36:13 45:15             |
| 28:8                    | 43:8 49:7                | <b>wall</b> 15:12       | <b>went</b> 10:20      | 53:12                   |
| <b>typical</b> 39:5     | <b>variances</b> 20:12   | <b>want</b> 8:8,10      | 13:22 51:8             | <b>year</b> 11:3 19:22  |
| <b>U</b>                | <b>variation</b> 1:4 3:3 | 14:12,13,17             | <b>weren't</b> 25:5    | <b>years</b> 11:2 12:16 |
| <b>ultimately</b> 47:13 | 3:19 4:4 5:11            | 15:17,18,19             | 42:22                  | 13:22 14:6,12           |
| <b>underneath</b> 51:3  | 5:12,19 6:11             | 16:13 17:9,10           | <b>west</b> 4:10,12,14 | 19:1 23:1,13            |
| 51:5                    | 25:16,18 30:7            | 17:11 23:12             | 18:19 36:20            | 26:9 34:5,6             |
| <b>understand</b>       | 30:10 40:2,16            | 25:20 32:6              | <b>white</b> 22:10,21  | 35:11 36:2              |
| 23:16 24:7              | 48:2 52:22               | 34:17 35:16             | 45:1 48:15             | 52:9                    |
| 32:7 35:22              | 57:16,19                 | 37:13 38:17             | 51:20 52:1,7           | <b>Yep</b> 31:15 48:9   |
| 39:8 41:15,18           | <b>variations</b> 4:1    | 44:11 46:4,5            | <b>wide</b> 4:19 5:8   | 56:2                    |
| 44:1 45:22              | 35:5 41:6                | 46:10,12 49:5           | 9:17                   | <b>Z</b>                |
| 51:8 59:18              | <b>variety</b> 46:18     | 49:7,7,20               | <b>width</b> 4:17,21   | <b>zoning</b> 1:1,8,14  |
| <b>understands</b>      | <b>various</b> 16:6,12   | 52:10,10,22             | <b>willing</b> 16:8    | 5:9 18:2,9              |
| 6:20                    | <b>Vegas</b> 34:20       | 56:21 57:13,14          | 32:17 57:12            | 27:11,19 30:20          |
| <b>unduly</b> 6:1 40:20 | <b>VFW</b> 35:14         | <b>wanted</b> 13:19     | <b>Willowbrook</b>     | 40:11,15 61:8           |
| <b>Unfortunately</b>    | 41:12                    | 16:21 19:10             | 12:2 19:21             | <b>0</b>                |
| 13:7                    | <b>viability</b> 17:6    | 28:13                   | 20:5 30:15             | <b>06-10-110-016</b>    |
| <b>unique</b> 5:18 7:5  | <b>viewing</b> 9:15,21   | <b>wanting</b> 12:20    | 35:10 37:6             | 57:22                   |
| 40:4,13 41:7,9          | 33:12                    | <b>wants</b> 39:11 44:9 | 55:7                   | <b>06-10-110-017</b>    |
| 41:10,14 42:10          | <b>Villa</b> 1:1,14,16   | <b>wasn't</b> 10:7      | <b>Willowbrook's</b>   | 58:1                    |
| <b>uniqueness</b> 11:1  | 1:18 12:14               | <b>way</b> 3:7 10:2     | 22:14 41:22            | <b>084-004565</b> 61:5  |
| 41:8                    | 16:20 18:20              | 15:15 19:13,18          | <b>wish</b> 3:9        | <b>1</b>                |
| <b>unused</b> 28:18     | 34:14 61:8               | 21:21 22:14             | <b>wishing</b> 7:20    | <b>10</b> 4:14 11:8     |
| <b>upgrade</b> 38:2     | <b>Village</b> 1:1,14,16 | 30:3 34:2 35:8          | 16:16 21:2             | <b>10-year</b> 18:21    |
| <b>upper</b> 54:10      | 6:5 14:6,17,17           | 36:4 41:20              | <b>witnesses</b> 8:5   | <b>100</b> 7:12         |
| 56:17 58:7              | 16:8 17:18               | 44:2 45:19              | <b>wood</b> 47:2       | <b>10th</b> 58:4        |
| <b>use</b> 5:16 12:1,4  | 26:22 27:3,8             | 52:8 54:9               | <b>words</b> 47:17     | <b>11</b> 58:7          |
| 29:16,18 30:7           | 34:9 35:12               | 59:19                   | <b>work</b> 16:7,10,13 | <b>12</b> 1:8           |
| 30:9,11,14              | 38:1,8 58:17             | <b>we'll</b> 29:8 32:2  | 44:13 46:3             | <b>14</b> 5:7           |
| 35:6 37:6               | 59:16 61:8               | <b>we're</b> 9:12,13    | 51:16 52:11            | <b>150</b> 7:13         |
| 40:12 41:13             | <b>vinyl</b> 22:21 53:8  | 13:7 14:4,4,16          | <b>working</b> 56:11   | <b>16</b> 33:15,16      |
| 44:4                    | <b>violate</b> 25:12     | 16:2,4,6,8              | <b>works</b> 8:12      | <b>18</b> 33:16 34:10   |
| <b>uses</b> 30:12 35:18 | <b>visibility</b> 17:2,6 | 17:17,18,22             | 13:22                  |                         |
| 41:11                   | <b>visible</b> 10:10     | 18:1 36:8 41:4          | <b>world</b> 14:4      |                         |
| <b>usual</b> 61:9       | <b>visually</b> 48:22    | 41:4 42:21              | <b>wouldn't</b> 15:3   |                         |
|                         | <b>volunteers</b> 26:3   |                         | 25:12 38:3,12          |                         |

|                          |                        |  |  |  |
|--------------------------|------------------------|--|--|--|
| <b>2</b>                 | <b>70</b> 26:9         |  |  |  |
| 2 4:19 51:5 58:1         | <b>8</b>               |  |  |  |
| <b>20</b> 1:16           | <b>8</b> 4:18,21 27:13 |  |  |  |
| <b>2016</b> 11:3         | <b>8.25</b> 58:2,7     |  |  |  |
| <b>2017</b> 11:3         | <b>9</b>               |  |  |  |
| <b>2020</b> 1:8 58:4,11  | <b>9/10/2020</b> 58:10 |  |  |  |
| <b>21</b> 18:19          |                        |  |  |  |
| <b>28th</b> 58:11        |                        |  |  |  |
| <b>3</b>                 |                        |  |  |  |
| <b>3</b> 4:18,21         |                        |  |  |  |
| <b>3.8</b> 29:10         |                        |  |  |  |
| <b>300</b> 3:2 57:21     |                        |  |  |  |
| <b>32</b> 10:4 27:2,9,15 |                        |  |  |  |
| 28:16 29:12              |                        |  |  |  |
| 33:15                    |                        |  |  |  |
| <b>35-year</b> 18:20     |                        |  |  |  |
| <b>38-year-old</b> 15:9  |                        |  |  |  |
| <b>39</b> 12:15          |                        |  |  |  |
| <b>4</b>                 |                        |  |  |  |
| <b>454</b> 12:14         |                        |  |  |  |
| <b>49</b> 27:13          |                        |  |  |  |
| <b>5</b>                 |                        |  |  |  |
| <b>5</b> 4:19            |                        |  |  |  |
| <b>50</b> 7:9 10:5 29:20 |                        |  |  |  |
| 33:13 35:8               |                        |  |  |  |
| 36:12 42:21              |                        |  |  |  |
| 50:12                    |                        |  |  |  |
| <b>525</b> 16:19         |                        |  |  |  |
| <b>6</b>                 |                        |  |  |  |
| <b>6</b> 4:18 5:3 27:1   |                        |  |  |  |
| 27:13                    |                        |  |  |  |
| <b>60</b> 20:3 49:15     |                        |  |  |  |
| <b>62</b> 50:11          |                        |  |  |  |
| <b>62.4</b> 4:6 29:22    |                        |  |  |  |
| 54:4 57:20               |                        |  |  |  |
| <b>7</b>                 |                        |  |  |  |
| <b>7</b> 5:8             |                        |  |  |  |
| <b>7.5</b> 1:5 3:4       |                        |  |  |  |
| <b>7:30</b> 1:9          |                        |  |  |  |