

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

BOARD OF ZONING APPEALS  
VILLAGE OF WESTERN SPRINGS

RE: )  
 )  
 VARIATION REQUEST FOR )  
 4038 LAWN AVENUE. )  
 )

REPORT OF PROCEEDINGS had and testimony  
taken at the Public Hearing of the above-entitled  
cause, held on Tuesday, the 12th day of April,  
2022, at the hour of 6:30 P.M., taken at the  
Village Hall, Western Springs, Illinois, by GLORIA  
APOSTOLOS SIOLIDIS, CSR License No. 084-001205,  
duly qualified and commissioned for the State of  
Illinois.

BOARD MEMBERS PRESENT:

- MR. PATRICK TURNER, Chairman
- MR. MITCH JOHNSON, Member
- MR. JEFFREY FUHS, Member
- MR. MARTIN SCOTT, Director of Community  
Development
  
- MR. MICHAEL T. JURUSIK, Village Attorney

1           MR. TURNER: It is 6:34. Call to order the  
2 Board of Zoning Appeals for Western Springs,  
3 Illinois, Tuesday, April 12th.

4           Marty, do you want to do roll call?

5           MR. SCOTT: Sure. Member Fuhs?

6           MR. FUHS: Present.

7           MR. SCOTT: Member Calvert?

8           MR. CALVERT: Present.

9           MR. SCOTT: Member Fry?

10          MR. FRY: Present.

11          MR. SCOTT: Member Vespa, Member Johnson,  
12 Member Pabian? And Chair Turner.

13          MR. TURNER: Present.

14                 Okay. The next item on the agenda is  
15 the reading of the agenda. And besides approval of  
16 the minutes from the November 15th, 2021 meeting,  
17 we then have public comments.

18                 We have one case to consider this  
19 evening, and that's the public hearing for 4038  
20 Lawn Avenue.

21                 Other business, Mike will be talking  
22 about some stuff, I guess. Is Mike going to be  
23 joining us?

24          MR. SCOTT: He's supposed to be here.

1 MR. TURNER: And then adjournment.

2 So did everyone get a chance to review  
3 the transcripts from the November 15th meeting?  
4 Could I get a motion to approve those minutes?

5 MR. CALVERT: So move.

6 MR. TURNER: Is there a second?

7 MR. FRY: Second?

8 MR. TURNER: All in favor?

9 (All said aye.)

10 MR. TURNER: So no need for any kind of  
11 formal roll call or notes?

12 MR. SCOTT: No. No formal roll call until  
13 you vote on an Ordinance.

14 MR. TURNER: Got it.

15 And then at this point we'll open up  
16 public comment. And we'll close. Public comment.

17 And then we can jump right into the one  
18 and only case for consideration on the agenda, and  
19 that is a variation request for 4038 Lawn Avenue.  
20 And I will turn it over to you.

21 Oh, we need to swear witnesses in.

22 MR. SCOTT: Yes. If you want to open the  
23 public hearing, we should get that done.

24 MR. TURNER: So can I get a motion to open

1 the public hearing?

2 MR. CALVERT: So moved.

3 MR. TURNER: Is there a second?

4 MR. FRY: Second.

5 MR. TURNER: All in favor?

6 (All said aye.)

7 MR. TURNER: Okay. The public hearing is  
8 open. Can you swear in the witnesses.

9 THE COURT REPORTER: Raise your right  
10 hands, please.

11 (The oath was thereupon duly  
12 administered to the witnesses by  
13 the Notary.)

14 MR. TURNER: So whoever is going first,  
15 state your name for the record, and have at it.

16 MR. BALLIETT: Ben Balliet. My wife Cher  
17 could not be here today.

18 We have two young kids. We purchased  
19 the property on Lawn Avenue. And we're very  
20 grateful that we have the opportunity to talk about  
21 this today. So thank for your time.

22 MR. KRESS: I am Timothy Kress. I'm the  
23 architect on the project. And I'll shortly talk  
24 about it, unless the Board has any questions.

1 MR. TURNER: Go right ahead.

2 MR. KRESS: I think I might have been at  
3 that November 15th meeting, and almost the exact  
4 same situation.

5 We've got a house that Ben and Cher  
6 bought that sits slightly in front of the average  
7 front yard setback on the block, required front  
8 yard setback. And we just want to put a second  
9 floor on it, straight up on the existing footprint.  
10 So that's what we're asking for.

11 MR. TURNER: Okay. So we are charged as a  
12 Board with establishing that the findings and fact  
13 have been demonstrated properly. So can you walk  
14 us through the seven criteria? I think someone  
15 prepared a summary which is well put together, but  
16 if we can just get that for the record?

17 MR. KRESS: Yes. So I can walk through all  
18 these points.

19 So the particular hardship the owner  
20 that they were not involved in is that the original  
21 how is that we are working on was built within the  
22 current required front yard setback. They had  
23 nothing to do with that.

24 This is not obviously applicable to

1 most other houses in the area which complied with  
2 the existing front yard setback.

3 The purpose of variation, Ben can speak  
4 to that and already has, but they are planning on  
5 not planning on flipping this house. They are  
6 planning on living there with their family  
7 long-term.

8 This has not been caused by us as we  
9 covered in the first point. Ben and Cher bought  
10 the house without knowledge of exactly where the  
11 front yard setback is. We had to get a survey done  
12 to establish that. So we plan to put a second  
13 floor on it.

14 I don't believe it's detrimental to the  
15 public welfare. I think when they make  
16 improvements to the house, it's going to help  
17 property values in the neighborhood. It's going to  
18 look very nice.

19 Same point. The granting will not  
20 alter the essential character of the neighborhood,  
21 I think the facade we proposed fits in with Western  
22 Springs very well.

23 And I don't believe that we will impair  
24 anyone's life events. The setback reduction is

1 fairly minimal, and the next house that we affect  
2 is across the street.

3 MR. TURNER: Touching on the seven  
4 criteria, let's focus on the first one which is the  
5 hardship. You did a good job of whoever prepared  
6 the summary. And a couple other things I don't  
7 think you just mentioned were to adhere to the Code  
8 would create an undue hardship, as it would require  
9 the second floor to be set back from the existing  
10 building.

11 MR. KRESS: Sure.

12 MR. TURNER: And creating a structural and  
13 aesthetic challenge.

14 MR. KRESS: Sure.

15 MR. TURNER: That's obviously from an  
16 architectural standpoint.

17 MR. KRESS: Yes. I read that. I didn't  
18 want to just re-read, but I can elaborate on that a  
19 little bit.

20 Obviously, if we adhere to the existing  
21 setback, the second floor of the house is going to  
22 be set back, I don't know the exact dimension,  
23 about a foot or two feet from the first floor,  
24 which we'll have to provide some kind of roof for,

1 which structurally would require some gymnastics  
2 and also might look a little strange.

3 MR. TURNER: Got it. Okay. Does anyone  
4 else have any questions?

5 MR. FRY: The only question I have is the  
6 adjacent neighbors don't have any concerns?

7 MR. KRESS: Not to my knowledge. Marty?

8 MR. SCOTT: No. We received just a few  
9 calls of a general nature inquiring about what the  
10 request was, but nothing for or against.

11 MR. TURNER: That's all I need to know. Do  
12 any of the Board Members have questions?

13 MR. CALVERT: Does the staff have a  
14 recommendation?

15 MR. SCOTT: My recommendation after  
16 reviewing this, we looked back at similar cases, as  
17 I mentioned in the report, that we've had before  
18 that have been either front or side or side yard  
19 and we recommended approval. We recommend approval  
20 of this.

21 When we looked at the Code changes,  
22 this is one we mentioned the last time that we  
23 haven't gotten to that we know there needs to be  
24 some leeway, some flexibility added into existing



1 legal nonconforming properties where we've got to  
2 add some flexibility there so they can expand,  
3 versus something that might wind up being a  
4 teardown.

5 So that's our approach from it. And  
6 definitely by the next time we meet that's  
7 something that we will have in process for approval  
8 by the Board.

9 MR. TURNER: Thank you. Any other  
10 questions by any of the Board?

11 MR. FUHS: Not from me.

12 MR. TURNER: Well, I mean I think it's a  
13 pretty straightforward application. And as we have  
14 done in past meetings, tried to streamline, I think  
15 we can kind of take all seven criteria  
16 collectively, and if anyone else wants to go  
17 through them individually, I obviously have no  
18 problem doing that. But do we feel as a Board that  
19 all seven criteria have been satisfied?

20 MR. FRY: Yes.

21 MR. FUHS: Yes.

22 MR. CALVERT: Yes.

23 MR. TURNER: Again, I think it's pretty  
24 straightforward.

1           There are cases that have established  
2 precedent, like Marty mentioned. There's three in  
3 I think your staff report that you mentioned, you  
4 called out the actual addresses.

5           MR. SCOTT: Yes.

6           MR. TURNER: So at this point I would  
7 entertain a motion to approve the variation as  
8 requested.

9           MR. FUHS: I'll make a motion to approve.

10          MR. TURNER: Is there a second?

11          MR. FRY: Second.

12          MR. TURNER: So roll call?

13          MR. SCOTT: Sure. Member Calvert?

14          MR. CALVERT: Yes.

15          MR. SCOTT: Member Fuhs?

16          MR. FUHS: Yes.

17          MR. SCOTT: Member Fry?

18          MR. FRY: Yes.

19          MR. SCOTT: And Chair Turner?

20          MR. TURNER: Yes.

21          MR. SCOTT: The motion passes.

22          MR. TURNER: Okay. So can I get a motion  
23 to close the public hearing?

24          MR. FUHS: So move.

1 MR. TURNER: Is there a second?

2 MR. FRY: Second.

3 MR. TURNER: So the public hearing is  
4 closed.

5

6 (Which were all the proceedings  
7 had and testimony taken at the  
8 Public Hearing of the above-  
9 entitled cause.)

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF DU PAGE)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

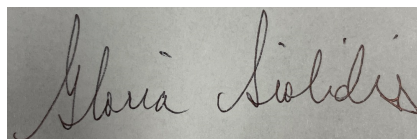
21

22

23

24

I, GLORIA APOSTOLOS SIOLIDIS, C.S.R., duly qualified and commissioned for the State of Illinois, County of DuPage, do hereby certify that I reported in shorthand the proceedings had and testimony taken at the Public Hearing of the above-entitled cause, and that the foregoing transcript is a true, correct, and complete report of the entire testimony so taken at the time and place hereinabove set forth.



GLORIA APOSTOLOS SIOLIDIS

CSR License #084-001205

<b>0</b>	<b>approve</b> 3:4 10:7,9	<b>caused</b> 6:8	<b>detrimental</b> 6:14
<b>084-001205</b> 1:13 12:17	<b>april</b> 1:10 2:3	<b>certify</b> 12:6	<b>development</b> 1:21
<b>1</b>	<b>architect</b> 4:23	<b>chair</b> 2:12 10:19	<b>dimension</b> 7:22
<b>12th</b> 1:10 2:3	<b>architectural</b> 7:16	<b>chairman</b> 1:18	<b>director</b> 1:21
<b>15th</b> 2:16 3:3 5:3	<b>area</b> 6:1	<b>challenge</b> 7:13	<b>doing</b> 9:18
<b>2</b>	<b>asking</b> 5:10	<b>chance</b> 3:2	<b>du</b> 12:2
<b>2021</b> 2:16	<b>attorney</b> 1:22	<b>changes</b> 8:21	<b>duly</b> 1:14 4:11 12:4
<b>2022</b> 1:11	<b>avenue</b> 1:5 2:20 3:19 4:19	<b>character</b> 6:20	<b>dupage</b> 12:6
<b>28183</b> 12:16	<b>average</b> 5:6	<b>charged</b> 5:11	<b>e</b>
<b>4</b>	<b>aye</b> 3:9 4:6	<b>cher</b> 4:16 5:5 6:9	<b>either</b> 8:18
<b>4038</b> 1:5 2:19 3:19	<b>b</b>	<b>close</b> 3:16 10:23	<b>elaborate</b> 7:18
<b>6</b>	<b>back</b> 7:9,22 8:16	<b>closed</b> 11:4	<b>entertain</b> 10:7
<b>6:30</b> 1:11	<b>balliet</b> 4:16	<b>code</b> 7:7 8:21	<b>entire</b> 12:10
<b>6:34</b> 2:1	<b>balliett</b> 4:16	<b>collectively</b> 9:16	<b>entitled</b> 1:9 11:9 12:8
<b>a</b>	<b>believe</b> 6:14,23	<b>comment</b> 3:16,16	<b>essential</b> 6:20
<b>actual</b> 10:4	<b>ben</b> 4:16 5:5 6:3,9	<b>comments</b> 2:17	<b>establish</b> 6:12
<b>add</b> 9:2	<b>bit</b> 7:19	<b>commissioned</b> 1:14 12:5	<b>established</b> 10:1
<b>added</b> 8:24	<b>block</b> 5:7	<b>community</b> 1:21	<b>establishing</b> 5:12
<b>addresses</b> 10:4	<b>board</b> 1:1,17 2:2 4:24 5:12 8:12 9:8 9:10,18	<b>complete</b> 12:10	<b>evening</b> 2:19
<b>adhere</b> 7:7,20	<b>bought</b> 5:6 6:9	<b>complied</b> 6:1	<b>events</b> 6:24
<b>adjacent</b> 8:6	<b>building</b> 7:10	<b>concerns</b> 8:6	<b>exact</b> 5:3 7:22
<b>adjournment</b> 3:1	<b>built</b> 5:21	<b>consider</b> 2:18	<b>exactly</b> 6:10
<b>administered</b> 4:12	<b>business</b> 2:21	<b>consideration</b> 3:18	<b>existing</b> 5:9 6:2 7:9,20 8:24
<b>aesthetic</b> 7:13	<b>c</b>	<b>correct</b> 12:10	<b>expand</b> 9:2
<b>affect</b> 7:1	<b>c.s.r.</b> 12:4	<b>county</b> 12:2,6	<b>f</b>
<b>agenda</b> 2:14,15 3:18	<b>call</b> 2:1,4 3:11,12 10:12	<b>couple</b> 7:6	<b>facade</b> 6:21
<b>ahead</b> 5:1	<b>called</b> 10:4	<b>court</b> 4:9	<b>fact</b> 5:12
<b>alter</b> 6:20	<b>calls</b> 8:9	<b>covered</b> 6:9	<b>fairly</b> 7:1
<b>anyone's</b> 6:24	<b>calvert</b> 2:7,8 3:5 4:2 8:13 9:22 10:13,14	<b>create</b> 7:8	<b>family</b> 6:6
<b>apostolos</b> 1:13 12:4,16	<b>case</b> 2:18 3:18	<b>creating</b> 7:12	<b>favor</b> 3:8 4:5
<b>appeals</b> 1:1 2:2	<b>cases</b> 8:16 10:1	<b>criteria</b> 5:14 7:4 9:15,19	<b>feel</b> 9:18
<b>applicable</b> 5:24	<b>cause</b> 1:10 11:9 12:9	<b>csr</b> 1:13 12:17	<b>feet</b> 7:23
<b>application</b> 9:13		<b>current</b> 5:22	<b>findings</b> 5:12
<b>approach</b> 9:5		<b>d</b>	<b>first</b> 4:14 6:9 7:4 7:23
<b>approval</b> 2:15 8:19,19 9:7		<b>day</b> 1:10	<b>fits</b> 6:21
		<b>definitely</b> 9:6	
		<b>demonstrated</b> 5:13	

<p><b>flexibility</b> 8:24 9:2  <b>flipping</b> 6:5  <b>floor</b> 5:9 6:13 7:9 7:21,23  <b>focus</b> 7:4  <b>foot</b> 7:23  <b>footprint</b> 5:9  <b>foregoing</b> 12:9  <b>formal</b> 3:11,12  <b>forth</b> 12:12  <b>front</b> 5:6,7,7,22 6:2,11 8:18  <b>fry</b> 2:9,10 3:7 4:4 8:5 9:20 10:11,17 10:18 11:2  <b>fuhs</b> 1:20 2:5,6 9:11,21 10:9,15,16 10:24</p>	<p><b>help</b> 6:16  <b>hereinabove</b> 12:11  <b>hour</b> 1:11  <b>house</b> 5:5 6:5,10 6:16 7:1,21  <b>houses</b> 6:1</p>	<p><b>life</b> 6:24  <b>little</b> 7:19 8:2  <b>living</b> 6:6  <b>long</b> 6:7  <b>look</b> 6:18 8:2  <b>looked</b> 8:16,21</p>	<p><b>nonconforming</b> 9:1  <b>notary</b> 4:13  <b>notes</b> 3:11  <b>november</b> 2:16 3:3 5:3</p>
<b>g</b>	<b>i</b>	<b>m</b>	<b>o</b>
<p><b>general</b> 8:9  <b>gloria</b> 1:12 12:4,16  <b>go</b> 5:1 9:16  <b>going</b> 2:22 4:14 6:16,17 7:21  <b>good</b> 7:5  <b>gotten</b> 8:23  <b>granting</b> 6:19  <b>grateful</b> 4:20  <b>guess</b> 2:22  <b>gymnastics</b> 8:1</p>	<p><b>illinois</b> 1:12,15 2:3 12:1,5  <b>impair</b> 6:23  <b>improvements</b> 6:16  <b>individually</b> 9:17  <b>inquiring</b> 8:9  <b>involved</b> 5:20  <b>item</b> 2:14</p>	<p><b>martin</b> 1:21  <b>marty</b> 2:4 8:7 10:2  <b>mean</b> 9:12  <b>meet</b> 9:6  <b>meeting</b> 2:16 3:3 5:3  <b>meetings</b> 9:14  <b>member</b> 1:19,20 2:5,7,9,11,11,12 10:13,15,17  <b>members</b> 1:17 8:12  <b>mentioned</b> 7:7 8:17,22 10:2,3  <b>michael</b> 1:22  <b>mike</b> 2:21,22  <b>minimal</b> 7:1  <b>minutes</b> 2:16 3:4  <b>mitch</b> 1:19  <b>motion</b> 3:4,24 10:7 10:9,21,22  <b>move</b> 3:5 10:24  <b>moved</b> 4:2</p>	<p><b>oath</b> 4:11  <b>obviously</b> 5:24 7:15,20 9:17  <b>oh</b> 3:21  <b>okay</b> 2:14 4:7 5:11 8:3 10:22  <b>open</b> 3:15,22,24 4:8  <b>opportunity</b> 4:20  <b>order</b> 2:1  <b>ordinance</b> 3:13  <b>original</b> 5:20  <b>owner</b> 5:19</p>
<b>h</b>	<b>j</b>	<b>n</b>	<b>p</b>
<p><b>hall</b> 1:12  <b>hands</b> 4:10  <b>hardship</b> 5:19 7:5 7:8  <b>hearing</b> 1:9 2:19 3:23 4:1,7 10:23 11:3,8 12:8  <b>held</b> 1:10</p>	<p><b>jeffrey</b> 1:20  <b>johnson</b> 1:19 2:11  <b>joining</b> 2:23  <b>jump</b> 3:17  <b>jurusik</b> 1:22</p>	<p><b>name</b> 4:15  <b>nature</b> 8:9  <b>need</b> 3:10,21 8:11  <b>needs</b> 8:23  <b>neighborhood</b> 6:17,20  <b>neighbors</b> 8:6  <b>nice</b> 6:18</p>	<p><b>p.m.</b> 1:11  <b>pabian</b> 2:12  <b>page</b> 12:2  <b>particular</b> 5:19  <b>passes</b> 10:21  <b>patrick</b> 1:18  <b>place</b> 12:11  <b>plan</b> 6:12  <b>planning</b> 6:4,5,6  <b>please</b> 4:10  <b>point</b> 3:15 6:9,19 10:6  <b>points</b> 5:18  <b>precedent</b> 10:2  <b>prepared</b> 5:15 7:5  <b>present</b> 1:17 2:6,8 2:10,13  <b>pretty</b> 9:13,23</p>
	<b>k</b>		
	<b>l</b>		
	<p><b>kids</b> 4:18  <b>kind</b> 3:10 7:24 9:15  <b>know</b> 7:22 8:11,23  <b>knowledge</b> 6:10 8:7  <b>kress</b> 4:22,22 5:2 5:17 7:11,14,17 8:7</p>		

<p><b>problem</b> 9:18  <b>proceedings</b> 1:8  11:6 12:7  <b>process</b> 9:7  <b>project</b> 4:23  <b>properly</b> 5:13  <b>properties</b> 9:1  <b>property</b> 4:19  6:17  <b>proposed</b> 6:21  <b>provide</b> 7:24  <b>public</b> 1:9 2:17,19  3:16,16,23 4:1,7  6:15 10:23 11:3,8  12:8  <b>purchased</b> 4:18  <b>purpose</b> 6:3  <b>put</b> 5:8,15 6:12</p>	<p><b>reporter</b> 4:9  <b>request</b> 1:5 3:19  8:10  <b>requested</b> 10:8  <b>require</b> 7:8 8:1  <b>required</b> 5:7,22  <b>review</b> 3:2  <b>reviewing</b> 8:16  <b>right</b> 3:17 4:9 5:1  <b>roll</b> 2:4 3:11,12  10:12  <b>roof</b> 7:24</p>	<p><b>ss</b> 12:1  <b>staff</b> 8:13 10:3  <b>standpoint</b> 7:16  <b>state</b> 1:14 4:15  12:1,5  <b>straight</b> 5:9  <b>straightforward</b>  9:13,24  <b>strange</b> 8:2  <b>streamline</b> 9:14  <b>street</b> 7:2  <b>structural</b> 7:12  <b>structurally</b> 8:1  <b>stuff</b> 2:22  <b>summary</b> 5:15 7:6  <b>supposed</b> 2:24  <b>sure</b> 2:5 7:11,14  10:13  <b>survey</b> 6:11  <b>swear</b> 3:21 4:8</p>	<p><b>today</b> 4:17,21  <b>touching</b> 7:3  <b>transcript</b> 12:9  <b>transcripts</b> 3:3  <b>tried</b> 9:14  <b>true</b> 12:9  <b>tuesday</b> 1:10 2:3  <b>turn</b> 3:20  <b>turner</b> 1:18 2:1,12  2:13 3:1,6,8,10,14  3:24 4:3,5,7,14  5:1,11 7:3,12,15  8:3,11 9:9,12,23  10:6,10,12,19,20  10:22 11:1,3  <b>two</b> 4:18 7:23</p>
<p><b>q</b></p>	<p><b>s</b></p>	<p><b>t</b></p>	<p><b>u</b></p>
<p><b>qualified</b> 1:14  12:5  <b>question</b> 8:5  <b>questions</b> 4:24 8:4  8:12 9:10</p>	<p><b>satisfied</b> 9:19  <b>scott</b> 1:21 2:5,7,9  2:11,24 3:12,22  8:8,15 10:5,13,15  10:17,19,21  <b>second</b> 3:6,7 4:3,4  5:8 6:12 7:9,21  10:10,11 11:1,2  <b>set</b> 7:9,22 12:11  <b>setback</b> 5:7,8,22  6:2,11,24 7:21  <b>seven</b> 5:14 7:3  9:15,19  <b>shop</b> 7:5  <b>shorthand</b> 12:7  <b>shortly</b> 4:23  <b>side</b> 8:18,18  <b>signature</b> 12:16  <b>similar</b> 8:16  <b>siolidis</b> 1:13 12:4  12:16  <b>sits</b> 5:6  <b>situation</b> 5:4  <b>slightly</b> 5:6  <b>speak</b> 6:3  <b>springs</b> 1:2,12 2:2  6:22</p>	<p><b>take</b> 9:15  <b>taken</b> 1:9,11 11:7  12:8,11  <b>talk</b> 4:20,23  <b>talking</b> 2:21  <b>teardown</b> 9:4  <b>term</b> 6:7  <b>testimony</b> 1:8 11:7  12:7,10  <b>thank</b> 4:21 9:9  <b>things</b> 7:6  <b>think</b> 5:2,14 6:15  6:21 7:7 9:12,14  9:23 10:3  <b>three</b> 10:2  <b>time</b> 4:21 8:22 9:6  12:11  <b>timothy</b> 4:22</p>	<p><b>v</b></p>
<p><b>r</b></p>	<p><b>w</b></p>	<p><b>walk</b> 5:13,17  <b>want</b> 2:4 3:22 5:8  7:18  <b>wants</b> 9:16  <b>we've</b> 5:5 8:17 9:1  <b>welfare</b> 6:15  <b>western</b> 1:2,12 2:2  6:21  <b>wife</b> 4:16  <b>wind</b> 9:3  <b>witnesses</b> 3:21 4:8  4:12</p>	
<p><b>raise</b> 4:9  <b>read</b> 7:17,18  <b>reading</b> 2:15  <b>received</b> 8:8  <b>recommend</b> 8:19  <b>recommendation</b>  8:14,15  <b>recommended</b>  8:19  <b>record</b> 4:15 5:16  <b>reduction</b> 6:24  <b>report</b> 1:8 8:17  10:3 12:10  <b>reported</b> 12:6</p>	<p><b>swear</b> 3:21 4:8</p>	<p><b>undue</b> 7:8</p>	<p><b>values</b> 6:17  <b>variation</b> 1:5 3:19  6:3 10:7  <b>versus</b> 9:3  <b>vespa</b> 2:11  <b>village</b> 1:2,12,22  <b>vote</b> 3:13</p>

<b>working</b> 5:21
<b>y</b>
<b>yard</b> 5:7,8,22 6:2 6:11 8:18
<b>young</b> 4:18
<b>z</b>
<b>zoning</b> 1:1 2:2