



Meeting Minutes  
July 8, 2021

2

1 BOARD MEMBERS PRESENT:

2 MR. PATRICK TURNER, Chairman

3 MR. MITCH JOHNSON, Member

4 MR. JEFFREY FUS, Member

5 MR. MICHAEL PABIAN, Member

6 MR. BRANDON CALVERT, Member (telephonically)

7 MR. MICHAEL VESPA, Member (telephonically)

8

9 ALSO PRESENT:

10 MR. MICHAEL JURUSIK, Village Attorney

11 MR. MARTIN SCOTT, Village Director

12

13

14

15

16

17

18

19

20

21

22

Meeting Minutes  
July 8, 2021

3

1 CHAIRMAN TURNER: Call to order for the  
2 Village of Western Springs, Board of Zoning  
3 Appeals, meeting on July 8, 2021.

4 Welcome everybody. It's great for the  
5 Board to finally be able to meet in person, and we  
6 appreciate everyone's patience for the  
7 continuance. We apologize for that. We are just  
8 rolling along with things here.

9 In keeping with past guidelines, each of  
10 the Board -- each action by the Board will require  
11 a motion, a second, and roll call vote. This  
12 includes roll call and adjournment.

13 The first item on the agenda is reading of  
14 the agenda, which -- okay. Let's go ahead and do  
15 roll call first.

16 Marty.

17 MR. SCOTT: Member Johnson?

18 MR. JOHNSON: Here.

19 MR. SCOTT: Member Fus?

20 MR. FUS: Here.

21 MR. SCOTT: Member Turner?

22 CHAIRMAN TURNER: Here.

Meeting Minutes  
July 8, 2021

4

1 MR. SCOTT: Member Calvert?

2 MR. CALVERT: Here.

3 MR. SCOTT: Member Pabian?

4 MR. PABIAN: Here.

5 MR. SCOTT: Member Vespa?

6 MR. VESPA: Here.

7 MR. JURUSIK: Could we note in the record  
8 that Member Calvert and Member Vespa are attending  
9 remotely by telephone conference, but we do have  
10 four members of the Board physically present here  
11 so we do have a quorum.

12 CHAIRMAN TURNER: So the next item is the  
13 reading of the agenda, which is pretty straight  
14 forward.

15 We have got approval of the transcripts or  
16 minutes from the May 26th, 2021, brief meeting.

17 We have public comment.

18 We have considerations, which are -- the  
19 one item on our agenda tonight for consideration  
20 is the variation request for 4150 Hampton Avenue.

21 We have other business and then  
22 adjournment.

Meeting Minutes  
July 8, 2021

5

1           So could I get a motion to approve the  
2 transcript or minutes from the May 26th meeting?

3           MR. PABIAN:    So moved.

4           CHAIRMAN TURNER:   Is there a second?

5           MR. FUS:        Second.

6           MR. SCOTT:     Member Vespa?

7           MR. VESPA:     Yes.

8           MR. SCOTT:     Member Calvert?

9           MR. CALVERT:   Yes.

10          MR. SCOTT:     Member Fus?

11          MR. FUS:       Yes.

12          MR. SCOTT:     Member Johnson?

13          MR. JOHNSON:   Yes.

14          MR. SCOTT:     Member Pabian?

15          MR. PABIAN:    Yes.

16          MR. SCOTT:     And Chairman Turner?

17          CHAIRMAN TURNER:   Yes.

18          MR. JURUSIK:   Okay.   So we should just  
19 note in the record that Member Calvert and Member  
20 Vespa are attending via telephone.

21          CHAIRMAN TURNER:   So if there's anyone  
22 from the public that wishes to speak, you will

Meeting Minutes  
July 8, 2021

6

1 have an opportunity to do so and everybody will  
2 have a chance to be heard if they so desire.

3 The next item, again, that is the one and  
4 only consideration we have, and that is the  
5 variation request for 4150 Hampton Avenue.

6 The public hearing was -- again, I  
7 apologize, but was continued from June 23rd, 2021,  
8 to this evening.

9 The first thing we will do is open the  
10 public hearing, and then we will swear in any one  
11 from the public or staff who intends to speak.  
12 This swearing in may be as a group.

13 So anyone prepared to testify, could you  
14 please stand up and raise your right hand.

15 (Whereupon, all witnesses  
16 Were sworn in by the Reporter.)

17 CHAIRMAN TURNER: Okay. Next we will hear  
18 from staff and the Village Attorney, and then the  
19 Applicants, Cara and Luke Zeman, will present  
20 their request.

21 That then will be followed by questions  
22 from the Board and then public comment.

Meeting Minutes  
July 8, 2021

7

1 I would now entertain a motion to reopen  
2 the public hearing. Anybody?

3 MR. PABIAN: So moved.

4 CHAIRMAN TURNER: Is there a second?

5 MR. FUS: Second.

6 CHAIRMAN TURNER: Could we get a roll call  
7 vote.

8 MR. SCOTT: Member Vespa?

9 MR. VESPA: Yes.

10 MR. SCOTT: Member Calvert?

11 MR. CALVERT: Yes.

12 MR. SCOTT: Member Fus?

13 MR. FUS: Yes.

14 MR. SCOTT: Member Johnson?

15 MR. JOHNSON: Yes.

16 MR. SCOTT: Member Pabian?

17 MR. PABIAN: Yes.

18 MR. SCOTT: And Chairman Turner?

19 CHAIRMAN TURNER: Yes.

20 So anyone who does speak during the public  
21 hearing must first identify themselves and spell  
22 their name so the court reporter can take it down

Meeting Minutes  
July 8, 2021

8

1 properly.

2 We welcome your comments and ask that you  
3 not be redundant and only speak a second time if  
4 there is new information or opinions to be voiced.

5 At this time, we will turn it over to the  
6 Applicants.

7 MRS. ZEMAN: My name is Cara Zeman,  
8 C-a-r-a, Z-e-m-a-n.

9 MR. ZEMAN: And my name is Luke Zeman,  
10 L-u-k-e, Z-e-m-a-n.

11 MRS. ZEMAN: Thank you. Good evening, and  
12 thank you very much for being here tonight.

13 We have sent detailed submissions  
14 regarding our variance and any objections, and  
15 hopefully you all have had a chance to read it and  
16 look it over.

17 We live at 4150 Hampton Avenue. We have  
18 twin six year old girls and a one and a half year  
19 old son.

20 We are here tonight to discuss our request  
21 for a building coverage variance. Throughout this  
22 process, we have worked with the Village step by



Meeting Minutes  
July 8, 2021

9

1 step. And only -- not only do we understand the  
2 expressed concerns, but we have thoughtfully  
3 addressed them by providing technical information  
4 and facts, regardless of any back and forth,  
5 subjective, or any inaccurate statements made in  
6 objection to our variance request.

7 We are grateful for what we already have.  
8 We just want to have our home function the best it  
9 can for our family.

10 And with that being said, we would like to  
11 focus on the facts.

12 We are asking the Zoning Board to approve  
13 a variance for building coverage three percent  
14 over the allotted amount of 30 percent, or adding  
15 198 square feet above the 1980 square feet max.

16 This will put us at 2178 square feet  
17 building coverage. We hope to achieve this  
18 reduction by adjusting our family room addition in  
19 the rear by 34 square feet and taking 47 square  
20 feet from our garage.

21 Specifically, the north wall in our garage  
22 will be reduced by two feet, three and a half

Meeting Minutes  
July 8, 2021

10

1 inches and our family room be will reduced by two  
2 feet, and a half inch.

3 Reducing the garage by 47 square feet puts  
4 us at the minimum 440 square feet allocated for  
5 garages and creates the cushion for our entire  
6 front porch addition to be added without needing a  
7 variance.

8 Therefore, the variance -- if that's what  
9 we do, is solely for the small family room and the  
10 rear addition.

11 If the Zoning Board is to approve our  
12 variance, we hope that we are allowed the  
13 flexibility or time for our architect to make the  
14 reduction changes to our plans. She has been on  
15 vacation.

16 We hope to receive architectural plans in  
17 a timely manner, and they will then be submitted  
18 to the Village for final approval.

19 Similarly, our engineer will have to  
20 revise the grading to accommodate the new changes.

21 As has been stated and confirmed by our  
22 engineer, the current grading plan only benefits

1 all of our neighbors and the new plan will be no  
2 different. Simply minor adjustments to reflect  
3 the reduction in all zoning areas.

4 By doing this, we will be lowering lot  
5 coverage, building coverage, and FAR. This is a  
6 1.2 reduction from our previous request, and it  
7 will reduce total building, lot coverage, and FAR  
8 by 81 square feet.

9 We are not creating a monster home. FAR  
10 is the amount of square feet one can build based  
11 on the size of your lot. In our case, our lot  
12 size 6600 or 50 by 132. Allowed FAR for our lot  
13 size is 3782 square feet. Total proposed FAR will  
14 be 3788, with the 81 square foot decrease.

15 As we currently exist, we are over on lot  
16 coverage, which is the amount of permeable surface  
17 one has on their property.

18 However, under our proposed plans, we are  
19 thoughtfully decreasing our lot coverage and will  
20 comply with the zoning rule of 50 per maximum by  
21 decreasing the total amount from 56.3, where we  
22 currently have coverage, down to 48.6 percent.

1           In other words, we are adding 7.7 total  
2 green space, more than our requested variance of  
3 three percent for building coverage. So total  
4 proposed lot coverage is 48.6, allowed lot  
5 coverage is 50 percent.

6           Storm water and drainage concerns. When  
7 our engineer from Ridgeline submitted a statement  
8 regarding water concerns -- we hope you all had a  
9 chance to read that -- we have had a professional  
10 engineering survey conducted, and two other  
11 engineers have come out to the property.

12           The Village must approve any engineering  
13 or grading that will be done or change in our  
14 property, and we will comply with whatever they  
15 require.

16           The proposed added building coverage for  
17 our family room is taking place at a preexisting  
18 imperious area where there is stamped concrete  
19 below most the deck.

20           There will also be a large area of  
21 concrete removed directly south of the deck, The  
22 concrete being removed and replaced with the

1 permeable area will, without a doubt, control  
2 storm water on our property better than it ever  
3 had.

4           In almost three years since we have moved  
5 here, not one neighbor has ever complained to us  
6 about any water from our property, even with the  
7 last ton of rain we had recently.

8           So one of the most recent submissions we  
9 had was from one of our neighbors, the Tysiaks.  
10 They are directly west of us.

11           We are able to discuss their water and  
12 drainage concerns with our engineer, and as a  
13 result there is a much clearer understanding of --  
14 our engineer -- how our engineering will benefit,  
15 not just the neighbors to the west, but all of our  
16 surrounding neighbors.

17           We are so happy we were able to work  
18 through concerns that they had, and we worked  
19 together as neighbors to clear them up and any  
20 misunderstanding that they may have had.

21           And we have always been open and working  
22 together as neighbors to have open communications.

1           Impairment of light and air concerns. We  
2 will comply with yard setbacks per Village  
3 Ordnances.

4           Our home is 17 feet south of our neighbors  
5 to the north. Side yard setback is 10 feet  
6 minimum. So this means that there are only five  
7 feet from a house to its lot line and vice versa  
8 on the neighbor's side. Ten feet total.

9           We are not building closer to our north  
10 neighbors. Countless homes are closer together,  
11 have less foliage to obstruct views, and this does  
12 not impair light or air.

13           There is no scientific basis or facts to  
14 support these concerns. As said before, other  
15 homes are much closer, and light and air are not  
16 hindered nor does it deter people to purchase  
17 these homes.

18           The front of our home faces east and the  
19 rear faces west. There is light everywhere.

20           To put this in perspective, if we were to  
21 knock down our home and rebuild, we could build  
22 two feet closer north to our neighbors and seven

1 feet further west towards rear setback. The rear  
2 setback minimum is 30 feet. With our proposed  
3 plans we are at 37.

4 So if we knock down our home, we could go  
5 back another seven feet further than what we are  
6 asking for.

7 We are clearly not blocking anyone with  
8 our proposed family room addition.

9 Our proposed chimney stack is designed to  
10 function as it should. Direct smoke up and over  
11 any nearby structure, including our own. There  
12 will be no impairment of air caused to our  
13 neighbors.

14 Similarly, our front porch is an open air  
15 front porch. Air will flow freely through it, as  
16 will light.

17 Do you want to take over?

18 MR. ZEMAN: Value of neighboring homes and  
19 neighborhood.

20 When we purchased our home, there was no  
21 plat of survey on file with the Village. As a  
22 result, we had one ordered before closing on the

1 property. Lot size, FAR, building coverage, and  
2 lot coverage are current and accurate.

3 Professional architectural plans and  
4 professional engineer topo survey provides the  
5 most accurate assessment of our home and property.

6 A listing on Redfin or Realtor.com does  
7 not provide the most accurate information on our  
8 property.

9 Our home improvements will not devalue any  
10 neighboring properties. On the contrary, it will  
11 only increase home values and add value to the  
12 neighborhood.

13 A professional real estate broker  
14 submitted her opinion. Hopefully, the Board had a  
15 chance to read that.

16 In no way is our proposal just an estimate  
17 on square footage or what will be built. The  
18 Village has mandatory inspections. And what the  
19 project calls for is exactly what will be built.

20 The Village and Village Attorney have  
21 assessed our variance request and would not have  
22 allowed us to proceed if we did not meet the



1 ordinance criteria.

2 We meet the criteria for our variance to  
3 be granted.

4 Hardship. The placement, size, and shape  
5 of our lot and how the home was built on the lot  
6 makes it difficult to meet the zoning regulations  
7 while attempting to expand and create more  
8 functionality within and for our home.

9 Those elements have a negative impact on  
10 our building coverage, and the zoning rule itself  
11 becomes a hardship.

12 It's difficult for similar homes and lots  
13 of ours to work within the allotted parameters of  
14 building coverage and zoning rules.

15 The overall placement and design of our  
16 home is unique to the property in its entirety.

17 The purpose of our request is not to have  
18 any financial gain. This is our family home.

19 We are not the original owners of the  
20 home. We have not had any input on the placement  
21 of the home, garage, and deck, which currently  
22 exist, nor did we create the overage on lot

1 coverage.

2           We are the only people that would have an  
3 interest in the property. The home improvements  
4 will not alter the essential character of the  
5 neighborhood. Our home will remain unique, while  
6 enhancing the value of our entire block.

7           Our request will not impair light or air  
8 to adjacent properties, increase congestion of the  
9 public streets, or increase danger or fire.

10           Equally important, we have taken  
11 precautions to ensure that there will be no  
12 disruption to drainage and the storm water flow.

13           The Village will have absolute control of  
14 how storm water and grading is engineered on our  
15 property, and we will be required to comply with  
16 their request.

17           Equally important, we will work closely  
18 with our engineer to take extra steps to help  
19 alleviate any concerns which have been expressed.

20           We have attempted to minimally increase  
21 our building coverage without causing any  
22 hardships to any of our neighbors and while not

Meeting Minutes  
July 8, 2021

19

1 detracting from the aesthetics from the homes in  
2 this beautiful neighborhood.

3 All in all, the living room addition will  
4 be built on an already impervious surface and not  
5 exacerbate the storm water drainage issues or  
6 cause harm to any of our neighbor's properties.

7 We are adding more pervious green space  
8 than we are adding in building coverage. We are  
9 decreasing lot coverage from 56 percent to  
10 48 percent and adding 7.7 total green space.

11 We are asking for three percent in  
12 building coverage, and we are under on FAR.

13 We are not impairing natural light or air  
14 flow to our neighbors, to our north neighbors.

15 Side yard setback is 17 feet minimum. The  
16 minimum is 10 feet, and we comply with rear  
17 setback.

18 We will not be unsightly regarding bulk.  
19 We will not be building a monster home.

20 In our proposed plans, our home will still  
21 comply with FAR zoning rules, and we are adding  
22 more square feet; however, the house will remain

Meeting Minutes  
July 8, 2021

20

1 under the maximum amount of FAR square feet a home  
2 can have on our size lot.

3 Our home improvements will only enhance  
4 our beautiful neighborhood and raise the value of  
5 the surrounding homes.

6 MRS. ZEMAN: What we are asking for is  
7 reasonable and has been granted to many other  
8 applicants in Western Springs. A variation in its  
9 entirety means something small or minor, and that  
10 is exactly what we are looking to do.

11 We meet all the criteria for this variance  
12 to be granted.

13 And we really thank you guys for your  
14 time.

15 MR. ZEMAN: Any questions we can address?

16 CHAIRMAN TURNER: Any questions from the  
17 Board at this point?

18 (No audible response.)

19 CHAIRMAN TURNER: Marty, does the staff  
20 want to say anything?

21 MR. SCOTT: Thank you, Mr. Chairman.

22 The Zeman's covered quite a bit of the

1 details. The memos from the last meeting stands.

2 The two things that I pointed out to you  
3 from the last meeting that were key to notice, was  
4 the letter that they mentioned that they sent  
5 June 21 to talk about the reduction in size.

6 And then from there, just for public  
7 comments that come in, there wasn't any new  
8 documents submitted. I don't believe there was.  
9 If there were, I gave them to you or we uploaded  
10 them. Just phone calls from residents with  
11 general questions of various inquiries of what the  
12 request was. A few people who were new to the  
13 request asking about it, but not much less.

14 So other than that, you have that letter  
15 and the ordinance from Attorney Jurusik.

16 And we are here to answer any questions  
17 you might have.

18 CHAIRMAN TURNER: Was an amended  
19 application required to be filed?

20 MR. SCOTT: No.

21 CHAIRMAN TURNER: Okay.

22 MR. JURUSIK: Just for clarity, the

1 Tysiaks did send in a withdrawal of their  
2 objection. Was that by e-mail or formal letter?

3 MR. ZEMAN: That was an e-mail.

4 MR. JURUSIK: That may be the only  
5 document that I'm aware of that we received since  
6 sort of the cut off was put in, which is everybody  
7 get all of their objections in and their  
8 supporting materials in, two meetings ago.

9 Then the only real new piece of  
10 information that came in was the Tysiak's  
11 withdrawal of their objection.

12 MR. FUS: That was included.

13 MR. JURUSIK: Before we get to the public,  
14 we have got to go through the staff memo. That  
15 might be helpful just to identify and to clarify  
16 the variation and the calculation, because there  
17 are a couple different calculations that are in  
18 the public record between the objectors, and we  
19 have a legal counsel for one of the objectors who  
20 provided some information.

21 It might be helpful to walk through the  
22 actual calculation, the way that the Code is

Meeting Minutes  
July 8, 2021

23

1 interpreted by the Village staff and how it  
2 applies to this Applicant and this petition.

3 CHAIRMAN TURNER: That certainly makes  
4 sense.

5 Marty, would you want to go through that?

6 MR. SCOTT: Sure. I can elaborate on  
7 that.

8 So the memo that I provided to you before  
9 the last meeting, we clarified the issue that was  
10 raised by one of the objectors about the age of  
11 the home.

12 And since the Zeman's have reduced the  
13 request as far as square footage, that is a moot  
14 point, but something that is good to be pointed  
15 out and get clarified.

16 From there, as Attorney Jurusik was  
17 saying, the kind of short table that I gave you of  
18 the stats essentially for the property is what I  
19 think he was referring to.

20 The lots are 6600 square feet. 30 percent  
21 of that is 1,980. 10 percent to the maximum  
22 building coverage allowed would be 198 square

1 feet. Pretty simple math from there.

2 The maximum building coverage then  
3 translates to 2178 square feet, or 33 percent of  
4 the building coverage. Thus, the Zemans have a  
5 three percent overage requested.

6 The existing building coverage is  
7 1,888 square feet. Comes out to 28.6 percent. So  
8 the proposed building coverage would be about  
9 2,086 and change, or 31.6 percent. That includes  
10 house, garage, and proposed addition.

11 So we clarified that in the memo. I  
12 didn't think there was any questions beyond that.

13 But if there is, between myself and  
14 Attorney Jurusik, we can --

15 MR. JURUSIK: My only point was, I think  
16 it's important to see how these numbers are  
17 calculated because, for instance, we did receive  
18 that objection letter from the attorney from  
19 Querrey & Harrow, who was talking about the  
20 variation by his calculation.

21 He felt the variation wasn't properly  
22 calculated. He felt that there was a 14 percent



1 increase, and what was being requested in the  
2 variation exceeded the ten percent variation  
3 threshold.

4           And we do have -- during the life of this  
5 kind of application, there was talk of using one  
6 of the criteria which allowed the variation to go  
7 up to 15 percent if this house met certain  
8 thresholds. It was built back in 1950, and we  
9 verified that that 15 percent threshold is not  
10 applicable in this case because the house was  
11 built after 1950.

12           But you know, the ten percent maximum  
13 threshold variation that can be applied to  
14 building coverage, that's what's operable here.  
15 That's what's being asked for.

16           If you do the math, it's important to note  
17 that the existing building coverage is  
18 188.43 square feet, so it's 28.61 percent of  
19 building coverage. So that's under the 30 percent  
20 maximum cap.

21           They are proposing a house that's 2086.43  
22 square feet, which is really 31.6 building

1 coverage.

2           So the real variation here is a  
3 1.6 percent variation, because what our Village  
4 Code says, is all residents in this district are  
5 entitled to a 30 percent building coverage;  
6 however, you can ask for up to a ten percent  
7 variation on that for a house of this age and in  
8 the zoning district.

9           So that ten percent of the 30 percent is  
10 really a 33 percent threshold. At 33 percent  
11 threshold, now gets you to -- what the Zemans said  
12 was 198 square feet over the 30 percent.

13           And my calculation where they are at with  
14 their proposed building coverage is with a  
15 31.6 percent coverage. They are asking to build  
16 106 feet of extra building -- extra lot coverage  
17 than is allowed under the code.

18           To me, these are the things to focus on.  
19 Are they entitled to build 106 feet of extra  
20 square foot of building? Are they entitled to  
21 1.6 percent variation under your code?

22           And that's the math that staff worked

1 through. That's how they interpret the Code, and  
2 I agree with that interpretation.

3           So if you find that they have met the  
4 other standards, which are important, then they  
5 would be seeking a 1.6 percent variation from the  
6 maximum 30 percent building coverage threshold.

7           MR. FUS: Is that -- what you just said,  
8 is that in a staff memo?

9           MR. JURUSIK: Most of it's in Marty's  
10 staff memo. It's his June 21st staff memo.

11           And he did a maximum building coverage  
12 allowed calculation that goes -- everything I just  
13 spoke of. I just drew out a couple of the  
14 calculations a little further to put square foot  
15 numbers.

16           Marty's calculation does talk about the  
17 31.6 percent proposed building coverage, which  
18 equates to a 1.6 percent variation. What that  
19 really reflects in square footage is a 106 foot of  
20 extra building coverage being proposed by the  
21 Zemans for this lot.

22           MR. FUS: Which comes to 31.6 percent?

1 MR. JURUSIK: Correct. But we did hear  
2 from the evidence that they are looking for a  
3 three percent variation over the 30 percent.

4 But when we do the actual math and what  
5 their plans show, it's really a 1.6 percent  
6 variation, an extra 106 feet of buildable building  
7 over and above the 30 percent maximum building  
8 coverage threshold.

9 MR. FUS: Just for clarification then,  
10 though, is the request for 198 square feet over  
11 the limit, or for 106?

12 I mean, the plans right now you said are  
13 for a 106 feet, 106.38 feet, whatever it is, over.

14 MR. JURUSIK: That's a question for the  
15 Applicant. I heard the Applicant ask for three  
16 percent, which is to build a 198 square feet of  
17 extra building coverage.

18 When you look at the plans -- and I don't  
19 know if you are going to approve this based on  
20 these plans -- it's going to be an approval at  
21 1.6 percent variation, with 106 square foot extra  
22 building coverage.

1           So I think that's some clarification the  
2 Applicant needs to address. Are they looking for  
3 approval on the plans, or are they looking for an  
4 approval at a higher number, which is 198 square  
5 feet, the max that they can get under the ten  
6 percent cap which is the maximum additional  
7 variation you can apply to the 30 percent building  
8 lot coverage cap.

9           MR. FUS: Right.

10          MR. JURUSIK: So that's a clarification I  
11 think the Board needs to ask the Applicant.

12          CHAIRMAN TURNER: Do you guys understand  
13 that?

14          MRS. ZEMAN: Yes. Our architectural plans  
15 when we -- what we calculated was from that legend  
16 where it says the --

17          MR. ZEMAN: What the plans --

18          MRS. ZEMAN: Our original plan was 2259,  
19 but we are subtracting by 81 square feet, so  
20 that's what we got to just on the legend.

21                 It was the 198 we got just by removing  
22 81 square feet. However, when I was trying to go

1 through the plans today, I was calculating a  
2 little less.

3 MR. ZEMAN: We were getting what Michael  
4 had.

5 MRS. ZEMAN: We are also not the  
6 architect, so I guess --

7 MR. ZEMAN: Right now our garage is 487.  
8 We are going to reduce that to 440, so that's 47  
9 square feet we are reducing from the garage.

10 And then we will be taking two feet --

11 MRS. ZEMAN: And a half inch.

12 MR. ZEMAN: -- off the rear addition, so  
13 that's 16 and a half.

14 MR. JURUSIK: I know people throw  
15 attorneys under the bus for making things  
16 complicated. We have attorneys here, but we are  
17 going to throw the architect under the bus.

18 The reality is your application has a lot  
19 of moving parts, to be fair to everybody, the  
20 objectors and the people in support.

21 When you do the math, you take all the  
22 adds and all the subtracts in your project --

Meeting Minutes  
July 8, 2021

31

1 MR. ZEMAN: Yep.

2 MR. JURUSIK: -- where staff and I came  
3 down, you are really asking for 1.6 variation, 106  
4 square feet of extra buildable lot coverage based  
5 on all the adds and subtracts with what you are  
6 doing with pervious surface -- impervious.

7 MRS. ZEMAN: When I was calculating it  
8 today, I said to Luke, I really think we are  
9 actually asking for less than what has been  
10 proposed the whole time.

11 MR. ZEMAN: Because we are at the 1888,  
12 the max building coverage on our lot, so that's 92  
13 square feet --

14 MRS. ZEMAN: I think we were plus 92  
15 square foot. So yes, to your point, I don't  
16 know -- once again, we are sitting here trying to  
17 decipher and make it as accurate as we can, and  
18 I'm looking at the all numbers, and I think we are  
19 actually asking for less.

20 MR. ZEMAN: When we initially were going  
21 to decrease the ten percent, we were, like, we  
22 need to reduce by 81.

1           How are we going to do that, right? The  
2 way we did it initially was --

3           MRS. ZEMAN: It got us to 198. But when  
4 you really open the physical plans and do the  
5 math, it's less.

6           CHAIRMAN TURNER: It's 106.

7           Are you comfortable with proceeding with  
8 the variation request at 106 feet total?

9           MRS. ZEMAN: Currently, as we stand, we  
10 are 93 square feet under what's allowed with our  
11 proposed plan.

12           I'm sorry. Give me one second to wrap the  
13 numbers around my mind here.

14           MR. JURUSIK: Sure.

15           MRS. ZEMAN: So we kept coming up with  
16 2109.6.

17           MR. ZEMAN: What was your number, Mike?

18           MR. JURUSIK: We have 2086.43 in our staff  
19 memo, and that was based on information we  
20 received from the architect and verified by staff  
21 and our code personnel.

22           MRS. ZEMAN: I came up to 31.9 percent



1 building coverage for 129 square feet over the  
2 max, so --

3 MR. JURUSIK: That's close.

4 MRS. ZEMAN: Close. So I came up to  
5 31.9 percent, so almost 32 percent. That's what I  
6 came up with today.

7 I would feel comfortable --

8 CHAIRMAN TURNER: With that number?

9 MRS. ZEMAN: -- asking for 32 if we could  
10 round it up.

11 MR. ZEMAN: Little bit of cushion.

12 MRS. ZEMAN: Maybe a square foot. Maybe  
13 the architect has to -- like I said, she has been  
14 out of town.

15 So for us to go back to her and say this  
16 is where we need to be, if you guys will allow us  
17 to do that and have the flexibility to get her to  
18 this is where we need to be, make all the numbers  
19 correct.

20 MR. ZEMAN: Are we going to say 32, or do  
21 we want the full ten percent?

22 MRS. ZEMAN: We don't need the full.

Meeting Minutes  
July 8, 2021

34

1 MR. JURUSIK: It's got to be based on the  
2 plans that you submitted.

3 MR. ZEMAN: Of course.

4 MR. JURUSIK: We can't have a floating  
5 variation.

6 CHAIRMAN TURNER: Not to exceed. We have  
7 to have it based on plans dated such and such.

8 MR. ZEMAN: For sure. Absolutely.

9 MRS. ZEMAN: As a condition, we can  
10 absolutely do that for you guys.

11 MR. FUS: So it's another 25 feet to get  
12 to the 32 percent over?

13 MR. JURUSIK: Yes, that's correct.

14 MRS. ZEMAN: Yes.

15 MR. JURUSIK: Then so that's where the  
16 Applicants are.

17 We do have to hear from the objectors.

18 I just have to make a couple comments from  
19 a legal perspective before you start discussion on  
20 this.

21 We have to remember that all of the  
22 standards -- the seven standards will apply. For

1 a variation to determine a variation here, all  
2 will apply. Even though the maximum variation you  
3 can provide is capped at ten percent and they are  
4 requesting 2 percent, you still have to find all  
5 of those factors to be present.

6 The big thing, as this Board grabbles with  
7 all variations, is hardship. I have to remind you  
8 of a few bullet points of what hardship means in  
9 Illinois when granting a variation.

10 First, hardship cannot be self-imposed.  
11 It has to be more than a showing that the property  
12 would be worth more if the variation was granted.

13 Finding of facts specifying the reason for  
14 granting the variation are required by the Board  
15 of Appeals. It is not sufficient simply to  
16 reiterate the standards of hardship required for  
17 variation as set forth in the local zoning  
18 ordinance or state law.

19 Mere inconvenience, interference of  
20 economic advantage, prevention of an increase in  
21 profits, or prohibition of the most profitable use  
22 of the property do not qualify as unnecessary

1 hardship.

2           To be entitled to a variation based on  
3 hardship, the hardship must originate from  
4 circumstances beyond the control of the property  
5 owner and be of a type that does not generally  
6 affect the other properties in the district.

7           If the property owner can control the  
8 circumstances causing the hardship, then the  
9 granting of the variation is improper.

10           A hardship does not exist if the property  
11 owner is capable of accomplishing the same  
12 objective without the variation by changing his or  
13 her design plans to conform.

14           The variation is usually not considered  
15 justified simply because granting it might improve  
16 selling or rental value of the property.

17           And then the Zoning Petitioner has the  
18 burden of proof of showing how the hardship  
19 applies to his or her property.

20           Those bullet points reflect a group of  
21 Illinois Court decisions over the years that have  
22 basically produced those kind of rules that apply

1 to your decision in reaching hardship, which is  
2 one of the standards that is -- it actually comes  
3 up in two of the seven standards that you have to  
4 meet and are phrased in different ways.

5 So those are my comments.

6 CHAIRMAN TURNER: Does the Board have any  
7 questions at this time for the Applicant or for  
8 Mike or for Marty?

9 (Chorus of noes.)

10 CHAIRMAN TURNER: At this time --

11 MR. VESPA: Chairman Turner, can we please  
12 just clarify one more time that the variation  
13 that's being requested of that conversation is the  
14 1.6 percent or 106 feet? Is that where we landed?  
15 That that's the variation we are voting on  
16 tonight?

17 MR. JURUSIK: Could you restate your  
18 request, Applicant.

19 MRS. ZEMAN: I think we are comfortable  
20 asking for 32 percent. It would be an extra 32.

21 MR. VESPA: I heard that. So the request,  
22 which is not -- I know it's 25 feet, but that's

1 not what's reflected in the plans that were  
2 submitted.

3 I understand the request. Thank you.

4 MR. SCOTT: Mr. Chairman, can we just  
5 clarify for the record that that was Mike Vespa.

6 CHAIRMAN TURNER: Gentlemen, so if you  
7 could just identify who you are so the court  
8 reporter can take all the information down.

9 Mike, you are squared away, right?

10 MR. VESPA: On that question, yes.

11 CHAIRMAN TURNER: So at this time, we  
12 would welcome any public comments.

13 So one at a time, and just state your name  
14 for the record.

15 MR. PLICHTA: Michael Plichta,  
16 P-l-i-c-h-t-a.

17 My first question is, I'm not  
18 understanding why a modified application is not  
19 required. A modified application can make this  
20 extremely clear. It would help us understand --  
21 all of us understand what's actually being  
22 requested.

1           In addition, it would allow us to actually  
2 look at this. We have already had this happen  
3 once in a prior meeting where an outside party,  
4 outside attorney, actually found errors in the  
5 calculations, to no one's fault. But this has  
6 already happened once, and that was when it was  
7 written down.

8           We are at a point where there is no  
9 modified application. There are no modified  
10 building plans. No modified grading plans.

11           And all of these -- I for one, as an  
12 objector, do not want to object to something  
13 that's not objectionable. So I just don't  
14 understand why this is not required in writing.

15           So that was just one question that I have  
16 right now. That's it. I just don't understand  
17 why we are speeding up in order to have these  
18 conversations where I don't believe everyone fully  
19 understands, even after that conversation.

20           And actually, I think that the court --  
21 the minutes will be extremely confusing. I don't  
22 know how that could have ever been followed. So I

1 think there will be no record -- no accurate  
2 record of this from this meeting.

3           So I guess that's my comment, and if  
4 someone is willing to speak to that. I'm just not  
5 understanding it.

6           In addition, the comments that were made  
7 were very encouraging in terms of reducing the  
8 garage and figuring out what's going on in order  
9 to get within that variation.

10           I couldn't understand everything that they  
11 are going to be doing. I can't see any  
12 architectural plans. I can't understand how it's  
13 going to impact my property.

14           I'm just not even comfortable even stating  
15 an objection or even feeling like anyone fully  
16 understands what just happened there. So I just  
17 don't understand.

18           On top of this, the minutes haven't been  
19 posted for the Zoning Appeals Board for two years.  
20 I don't understand where they are being posted.

21           If someone can also explain that, because  
22 we just approved minutes, and where is any of this



1 being posting?

2           The only thing that I have gotten that's  
3 clear were the three plans that were posted and  
4 were given to us as of April 27th.

5           And they are architectural plans. There  
6 was a sealed plan, and then there was a grading  
7 plan and they are all from April 27. These have  
8 all dramatically changed.

9           Also documents and exhibits that have been  
10 posted to you were all based on those old plans.

11           The paid real estate opinion, that was  
12 absolutely posted on review of the old plans.

13           The engineering from Ridgeline, completely  
14 posted and it stated was based on old grading  
15 plans.

16           Any objections that may have even -- that  
17 I don't want to bore you guys with, were  
18 completely based off the old plans.

19           I guess that's my question or any  
20 comments.

21           CHAIRMAN TURNER: Okay. Let's take those  
22 one at a time. I think we have an issue with the

1 amended application, whether or not it's required,  
2 right?

3 We have an issue with the plans or revised  
4 plans.

5 And then we have an issue that -- how and  
6 when and do we post our minutes? So I would  
7 imagine there is a record of our minutes somewhere  
8 in the Village.

9 Marty, can you answer that last question.

10 MR. SCOTT: I can answer those, and I'll  
11 go in reverse order.

12 The minutes, Mr. Plichta might be right.  
13 We might be behind on that. If somebody requests  
14 them or former applications from variations that  
15 have come before you, that's all public record.  
16 We provide them regularly, just like the other  
17 documents we provide to the objectors.

18 I will double check on that. If we are  
19 behind, I apologize in advance. We will make sure  
20 that's straightened out.

21 Plans -- actually I jumped to number one.  
22 Modified application. So the concern from

1 staff -- and I won't speak for Mike, but maybe you  
2 could back me up -- when a variation request comes  
3 forward, typically they are more simple than this.  
4 There's the garage variation you have seen quite a  
5 bit.

6           If someone requests something more than  
7 that, that's a problem because more than the  
8 original request, they say a five foot setback and  
9 now they want to make it two feet. That could be  
10 a problem, and they would have to resubmit.

11           In this case, when the buildings possibly  
12 are shrinking in size, the request is being  
13 diminished, there's that flexibility that's  
14 available there to grant less if the Zoning Board  
15 is inclined to do so.

16           So you have had that before where there's  
17 been a plan that's come before you -- and I don't  
18 want to say there is negotiation, but there is  
19 something where there's a straw pull and the  
20 Zoning Board hasn't approved it yet, but has a  
21 concern about drainage or about -- typically not  
22 about drainage, more about something with the

1 proximity to the lot line, and you put a condition  
2 on it to adjust it.

3 In that case, those plans aren't accurate.  
4 This is a little different obviously. But there  
5 has been those cases where the final product is  
6 approved by the Zoning Board in text, but does not  
7 match exactly what's on the plans that were  
8 submitted.

9 Mike, I don't know if you --

10 MR. JURUSIK: You are correct. Think of  
11 it this way. If the Zemans, the Applicant here,  
12 if they wanted to modify their zoning request and  
13 expand their variation from two percent -- let's  
14 just say they wanted to make it 12 percent.

15 That would have required a re-notice to  
16 everybody in the neighborhood. Essentially a new  
17 zoning hearing, so everybody had notice that what  
18 they originally filed for at two percent is now  
19 12 percent.

20 The fact that they have come in, and if  
21 their initial application said ten percent and  
22 during the zoning hearing process they reduced it

1 to two percent, well everybody got notice that  
2 they were seeking the ten percent. And if you  
3 came to the zoning hearing, you would know that  
4 that request has been reduced.

5 That wouldn't have required additional  
6 notice to the neighborhood and to the public, and  
7 that's okay.

8 The other thing that they didn't do is  
9 they have always been petitioning for a building  
10 lot coverage zoning relief. They haven't asked  
11 for any different type of zoning relief.

12 So again, everything in terms of notice to  
13 the community has been done appropriately. It's  
14 not like they said well, in addition to the  
15 building lot coverage, since we are going to  
16 change our plans a little bit, we now need a side  
17 yard impact variation, which would impact -- that  
18 would require additional notice to come to the  
19 meeting.

20 We are okay with the status of their  
21 application, their updated submittals.

22 The one thing I did want to make a comment

1 on, you know, the Querrey & Harrow letter from  
2 this Attorney Caplis, dated May 24, 2001. It  
3 didn't point out any errors in the application or  
4 calculations. It just went to the calculation and  
5 methodology of how the Applicant got to this  
6 number, because the attorney was pointing out by  
7 his calculation he felt that what was really being  
8 requested was a 14 percent increase of what was  
9 allowed.

10           And his math and the way he laid out his  
11 calculation, it's not the way that the Village  
12 does it. It's not the way that we looked at it  
13 and felt it was appropriate.

14           And the way our staff memo from June 21 --  
15 that's in the packet that's part of the public  
16 hearing process -- this math is the accurate way  
17 how to calculate and interpret our code and how to  
18 get to the relief they are looking for.

19           I've been doing this for about 30 years.  
20 It's how other communities do it. I work with  
21 other communities as well.

22           I think, again, we took pause at the

1 attorney's letter and gave him the benefit of the  
2 doubt, and that's why we did a continuance to  
3 double check the math, double check his  
4 calculations, in fairness to everybody, the  
5 objectors -- I think he represented the Tysiaks at  
6 the time.

7           So in fairness to him and the Tysiaks, we  
8 put a pause on the hearing. We went back to  
9 double checked with the building code staff to  
10 make sure how this calculation was done on their  
11 end matched what was in the zoning ordinance.

12           We would not rely on this objector's  
13 letter based on his calculation. What we are  
14 working with in the staff memo is accurate.

15           MR. SCOTT: I want to clarify in fairness  
16 to the question that was brought up.

17           It probably would be a good idea to get a  
18 little bit more specifics on the garage  
19 modification that was mentioned and the proposed  
20 one-story addition modification, because there was  
21 talk -- I think as Mr. Zeman has said, The garage  
22 is at 487. It would come down to 440.

1           Maybe a little bit more about how that  
2 would happen because that clarifies it on the plan  
3 or visually -- well mentally, not visually.

4           I think it was two by 16 maybe was  
5 mentioned, and that's off the addition. Maybe  
6 clarifying that a little more would help that.

7           Those kind of changes I don't think are  
8 dramatic. When we look at the plans, we  
9 understand that it's a change to the two different  
10 buildings and something that -- regardless of  
11 where this goes, I think it needs to be clarified.

12           MR. JURUSIK: That's an important point,  
13 because whether you vote for or against this  
14 proposal -- if you vote against it, it's a moot  
15 point. If you vote in favor of this variation, as  
16 you know, in the template variation that I always  
17 do, it says approve or deny. I never pick and  
18 choose.

19           You have the ability to put reasonable  
20 related conditions to the variation. So if you  
21 were to find in favor of this application, you  
22 could put a condition on the variation, one or two



1 conditions that could require the garage to be  
2 reduced by X number of feet or the rear yard  
3 building addition to be reduced by X number of  
4 square foot, in order to get to whatever final  
5 relief was found to meet the standards of the  
6 variation.

7 CHAIRMAN TURNER: Would you guys like to  
8 address that, please.

9 MRS. ZEMAN: It was mentioned before with  
10 the garage, specifically the north wall of our  
11 garage, will be reduced by 2 feet, 3 and a half  
12 inch, that gets it to 47 square feet. It's just  
13 the north wall.

14 Our family room is going to be reduced by  
15 2 feet and a half inch, because it's 16 and then  
16 eight feet. We are taking away two feet from what  
17 we were proposing.

18 MR. ZEMAN: So the rear will be reducing  
19 that by two and a half. Does that make sense?

20 MRS. ZEMAN: Yes, that's specifically  
21 how -- what we would be going back to our  
22 architect to do.

1 CHAIRMAN TURNER: So we could impose those  
2 conditions in our proposed -- again, if we vote in  
3 favor of it, we could call those out.

4 MR. JURUSIK: You could call those out.  
5 Describe them in a way that would govern the  
6 construction of the ultimate building.

7 MR. ZEMAN: When conducting building  
8 coverage, you have to count a garage whether it's  
9 existing or new, and that's 440.

10 MRS. ZEMAN: It's a minimum of 440. The  
11 400 gets calculated no matter what even if we have  
12 a one car garage that's only 300 square feet.

13 We wouldn't take more from the garage, I  
14 guess, because it's already negative toward our  
15 building.

16 MR. ZEMAN: By 47 square feet.

17 MRS. ZEMAN: Even if we did less than  
18 440 -- if we had a garage that was less than  
19 440 square feet, we would still get -- our  
20 building coverage still -- the 400 still goes  
21 toward our building coverage.

22 MR. ZEMAN: Correct, the garage would

1 still count as 440 towards our building coverage.

2 MRS. ZEMAN: That's how it's read and  
3 interpreted.

4 CHAIRMAN TURNER: Marty and Mike, do you  
5 think that's sufficient testimony as far as --

6 MR. JURUSIK: Could you explain the  
7 reduction of the 2.5 feet from the proposed family  
8 room addition. What is the orientation?

9 MR. ZEMAN: So the west wall will be moved  
10 two and a half feet east.

11 MRS. ZEMAN: It's two feet and a half  
12 inch. It's basically two feet, slightly over, to  
13 get to 34 square feet.

14 CHAIRMAN TURNER: Marty, is this going to  
15 be sufficient to move forward?

16 MR. SCOTT: I just want to clarify. So  
17 there's the bump out I would call it on the  
18 addition.

19 MR. ZEMAN: In the rear.

20 MR. SCOTT: So that's in that section  
21 that's four and a half feet from east to west and  
22 five feet across.

1 MRS. ZEMAN: It's a fireplace. The whole  
2 structure itself will be two feet east. So we are  
3 just moving -- instead of ten feet out, it's going  
4 to go eight feet out. The design doesn't change.  
5 It's just less.

6 MR. SCOTT: So the ten foot dimension --

7 MRS. ZEMAN: Eight.

8 MR. SCOTT: Two foot and a half inch that  
9 I was wondering about. I do remember you  
10 mentioning that.

11 So if you want specific numbers,  
12 Mr. Chairman, with the conditions, if you head  
13 that route with that section and with the garage,  
14 I would get specific with the garage.

15 I would say that the garage is currently  
16 24 -- I don't want to put words in the Applicant's  
17 mouth, but the garage is 24.2 feet wide, it would  
18 then become 22.2 feet wide. If you did that,  
19 that's understandable.

20 CHAIRMAN TURNER: That was a comment.

21 MR. PLICHTA: Another reason why we should  
22 be doing this in writing beforehand is, isn't

1 there also like building codes associated with the  
2 amount of distance from -- and the pitch of the  
3 roof from a chimney and the height of the chimney?

4 MRS. ZEMAN: It's all in the code.

5 MR. PLICHTA: Exactly. But if you pull  
6 this addition in about two feet, it changes the  
7 pitch of the roof, right?

8 And so I'm just saying, have you validated  
9 that that's going to be within building codes to  
10 pull that in, because the chimney is like at the  
11 end of the wall that we are talking about pulling  
12 in.

13 MR. SCOTT: The answer is no, we haven't.  
14 But if the plans were approved that way, the  
15 architect would have to make an adjustment.

16 MRS. ZEMAN: It's a single story.

17 MR. SCOTT: The building official -- first  
18 the architect would have to amend the plans, and  
19 our building inspector, code official, would  
20 verify that that's correct.

21 So there has to be a distance between the  
22 top of the chimney, as I understand it -- I am not

1 an expert -- but the top of the chimney and the  
2 nearest section of roof, so that if embers came  
3 out, that they had distance to dissipate before  
4 they fall onto a roof.

5 So that would be something we could  
6 verify.

7 MR. PLICHTA: But the plans that I have  
8 seen, the pitch of the roof like literally goes up  
9 right to the back of the window of the house.

10 If we are going to change the pitch of  
11 that roof -- so yet another illustration, I  
12 believe it's a great idea. Again, they are not  
13 writing it down, and we are not fully evaluating.

14 Every single one of these building plans  
15 will need to be required in order to build. Why  
16 are we putting the cart before the horse.

17 CHAIRMAN TURNER: I don't think we are  
18 necessarily putting the cart before the horse.

19 Correct me if I'm wrong, Marty and Mike,  
20 the permitting process is going to start the whole  
21 engineering and drainage, drill down, and so I  
22 think that that is all going to have to come after

1 the fact and oftentimes it does, right?

2 MR. SCOTT: That's correct. That's the  
3 risk the Applicant take. If we see something  
4 that's glaring, we would point it out to them.

5 But they are getting those plans prepared  
6 by a knowledgeable architect, or in your example,  
7 an engineer.

8 MR. JURUSIK: The best way to think about  
9 it is that this is the Zoning Board of Appeals,  
10 not the Building Plan Board of Appeals.

11 They are not here to approve per se a  
12 building plan. They are here to approve a  
13 building envelope, footprint, walls. But the --  
14 how much building coverage is going to be there,  
15 but the ultimate building that gets built or the  
16 addition ultimately will have to comply with all  
17 the applicable codes.

18 If it doesn't, then they may have to make  
19 adjustments within whatever variance they get to  
20 build, or they may have to come back for an  
21 additional variance, or they may have to scale  
22 down their project to whatever scale meets all the

1 applicable codes.

2           So they may not get the benefit of any  
3 variation that would be granted if they can't meet  
4 the various codes that allows the building  
5 envelope to be built.

6           MR. PLICHTA: I guess it's just difficult  
7 for -- if we were talking off totally approved  
8 plans then -- currently I'm put in a position to  
9 object to things that could completely change.

10           And to tell you the truth, I don't want to  
11 be on the record for objecting to anything. I was  
12 put into this position.

13           And if they are going to change later and  
14 that chimney disappears, that's one of my  
15 objections. So it's just very unfortunate that  
16 I'm basically forced to object to potentially  
17 things that are phantom objections.

18           CHAIRMAN TURNER: I don't remember hearing  
19 a chimney. Did I miss that?

20           MR. PLICHTA: I guess -- when it comes to,  
21 I guess, my time to speak, I guess, we will go  
22 through the documents that I hope were actually



1 submitted to you.

2 CHAIRMAN TURNER: Okay. I got it.

3 MR. PLICHTA: In the interest of not being  
4 redundant. Thanks.

5 CHAIRMAN TURNER: Could we pull the  
6 realtor's opinion letter to see if that addresses  
7 specifics in the plan, because he made a good  
8 point that the realtor's letter was opining or  
9 concluding that it wasn't going to have -- if the  
10 variation request was granted, it wouldn't have an  
11 adverse effect on the property value and it would  
12 increase value.

13 So can we take a look at that to see if it  
14 references specifics in the plan? I don't have  
15 it.

16 MR. JURUSIK: I will find it.

17 MR. ZEMAN: I have the letter right here  
18 if you would like to see it.

19 CHAIRMAN TURNER: Actually, I just found  
20 it. It's a letter written by Tiffany Matella, if  
21 I'm pronouncing her name right. It doesn't appear  
22 to have a date on it.

1           And it states, it is my professional  
2 opinion, that after reviewing the plans for the  
3 proposed renovation addition for 4150 Hampton, the  
4 value of the neighborhood properties will without  
5 a doubt be increased.

6           In these situations, the appraised value  
7 of nearby homes goes up along with the subject  
8 property. The renovation/addition would only  
9 serve to benefit the community.

10           It does in fact reference a set of plans.  
11 We don't have the plans identified, but I just  
12 wanted to go through that to try to address one of  
13 his concerns.

14           MRS. ZEMAN: Just for the record, we did  
15 not pay for her to write this letter. I believe  
16 that was stated, and that never happened.

17           MR. PLICHTA: In the attorney's letter  
18 stating statement of facts -- we can reread the  
19 attorney's letter stating about how the zoning  
20 committee must be basing their decisions on  
21 findings of fact. It speaks to --

22           CHAIRMAN TURNER: Are you talking about

1 Dean Kalant's letter of June 16, 2021?

2 MR. PLICHTA: For example, the Zemans  
3 hired a professional real estate broker to analyze  
4 the proposed project and surrounding homes. Maybe  
5 I misunderstood the word hired.

6 MRS. ZEMAN: No one was paid.

7 MR. PLICHTA: It says hired.

8 MR. ZEMAN: No one was paid.

9 MR. PLICHTA: I'm sorry. I misunderstood  
10 that. I don't know what hiring for free means.  
11 But if I misunderstood, that's fine.

12 But the proposal was her opinions as based  
13 on the plans, original plans, the plans from  
14 before, not the plans reducing the garage.

15 It's not -- it's the same thing in the  
16 case of the Ridgeline engineer. It's based on the  
17 existing grading plan, which is as of April 27.

18 MRS. ZEMAN: Her comments were based for  
19 the general well being and the positivity when you  
20 renovate a home that it brings to the community  
21 and neighborhood and surrounding homes.

22 That was the purpose of her letter, and

1 she has seen our architectural plans. What we are  
2 talking about here is reducing our garage by two  
3 feet. We are reducing the proposed family room  
4 addition by two feet.

5 So in the scheme of things, what is  
6 happening is we are doing even less than what we  
7 thought we were going to be doing. It's not  
8 rocket science.

9 CHAIRMAN TURNER: I understand. These are  
10 all points well taken.

11 But I think we have established that  
12 oftentimes these aren't final plans that are  
13 submitted to the ZBA. Those plans obviously have  
14 to be finalized and go through the scrutiny of the  
15 building inspectors and the engineers to determine  
16 whether they all fit within code, building codes,  
17 not zoning.

18 So in any event, I think --

19 MR. PLICHTA: And I apologize. I thought  
20 that those plans were vetted, the ones that were  
21 previously -- that we started this meeting on, and  
22 it was sent out for public hearing and actually

1 had been vetted by the Village Engineer.

2 I didn't understand that they were just --  
3 they were done completely from the Zeman's side,  
4 and they weren't reviewed by the Village.

5 And after you vote on it, then that's when  
6 the Village Engineer will look at it.

7 CHAIRMAN TURNER: Marty, can you clarify  
8 this process.

9 MR. SCOTT: Sure. During a normal permit  
10 submittal, plans that have topographic information  
11 of the existing property come in and then are  
12 proposed, and then the engineers review those.

13 One of the thing we do in these cases  
14 where we feel it's necessary, is to have the  
15 Village Engineer or consultant take a look at it.

16 In this case -- and I might get the order  
17 wrong here -- but we had a gap where we didn't  
18 have a staff engineer so we had a consulting  
19 engineer meet with the Zemans -- maybe even before  
20 they applied or near that -- just to see if there  
21 was any drainage issues.

22 Then we had them meet with some of the

1 residents nearby and talk to them individually --  
2 let me back up and rephrase that.

3 We actually did have an engineer on staff.  
4 There have been some changes in the past six  
5 months.

6 We did have an engineer on staff, Jim  
7 Tact, who originally met with the Zemans. Jim  
8 left, and then the consultant took a look at the  
9 property and then met with some of the residents.

10 And then the third engineer that has been  
11 involved is a gentleman with Ridgeline, who had  
12 prepared some of these plans and done what I would  
13 call partial engineering. And he would probably  
14 argue with that, but that was because I think  
15 probably there are not significant issues to be  
16 dealt with.

17 So again, like the plans they submit, any  
18 Applicant submits, that's a risk they take that  
19 the formal process could wind up requiring more.

20 Our engineer, for example, could say there  
21 is enough building coverage and/or lot coverage or  
22 grading changes here or something else that you

1 could wind up having to put in a French drain or a  
2 dry well where you dig out the ground and put in  
3 some stones and funnel water from the sump pump or  
4 down spout, or some other improvement like that.

5 That's always the case. That could always  
6 happen. So hopefully that answers --

7 MR. ZEMAN: To clarify, that's for the  
8 Village to decide and it has the final say.

9 MRS. ZEMAN: Our engineer did the topo  
10 survey, it gets submitted. Until we get approval  
11 and permits are to be given out, the engineering  
12 plan has to be approved by the Village Engineer.

13 We don't get permits to do anything until  
14 the Village approves it.

15 MR. ZEMAN: Anything the Village wants  
16 once we apply, we have to comply with.

17 MRS. ZEMAN: We want to comply.

18 MR. SCOTT: That's correct.

19 CHAIRMAN TURNER: Anything further?

20 MS. REED: I'm Ann Reed. For the Court  
21 Reporter, R-e-e-d. I live at 4220 Hampton.

22 I'm not here on behalf of the Plichtas,

1 Zemans, or Tysiaks. All great people. No problem  
2 with any of them.

3 Just a couple observations. I have never  
4 attended a Village Board meeting before, so thank  
5 you for your service, especially for our  
6 volunteers.

7 But it's several things about this that  
8 have struck me as somewhat odd. One is I know our  
9 Village attorney, Village staff, and certainly  
10 this Board is charged with the fiduciary duty to  
11 all of us in the Village. Not a fiduciary duty to  
12 the Zemans or Mike and Lisa, but all of us.

13 I feel I have a sense of some breach of  
14 that, frankly. I guess what started me off was  
15 that Village memo that said the Bodine's house was  
16 built before 1950. Nothing made me angrier  
17 because I remember when the house was built. The  
18 lot was empty. There was no preexisting French  
19 windows or stone in the ground. We lived on the  
20 block.

21 So number one, complete lack of confidence  
22 in Village staff. And where did that come from



1 and what was the motivation for that. Just a  
2 complete lack of good work, which lead to  
3 affidavits from Diane Bodine, who built the house,  
4 and the Modeens who lived next door.

5 So that was the first question.

6 The second question I had with this  
7 process was, like I said, I don't have any  
8 experience in zoning, land use, real estate. I'm  
9 a lawyer, but I don't do any of this stuff, and I  
10 respect everyone who does.

11 Are you really going to accept  
12 calculations off of someone's telephone and  
13 readings notes. And Cara is a really smart,  
14 capable person, and so is her husband, I'm sure,  
15 but why don't you have plans.

16 That seems to me to be -- to put it  
17 bluntly, backwards. I think Mike said the cart  
18 before the horse. Why don't you want plans that  
19 say where the wall is, what's the percent of the  
20 garage. Are they knocking down the garage? That  
21 was a surprise to me when I got here today.

22 I did get the letter about this hearing

1 because I live within X number of feet, whatever  
2 your rules are. I wasn't really concerned about  
3 it, but these things just struck me as strange.

4           And Hampton has always been, frankly, the  
5 greatest block in Western Springs. We have had a  
6 fabulous block. We have a park across the street  
7 from us. Our children all grew up with each  
8 other. We have lived there for 35 years. There  
9 have been things on our block where people wanted  
10 to build things, the Powers wanted to build a two  
11 car garage. I remember the whole history.

12           Deb had an incident where she wanted to  
13 build a backboard for the park. Some neighbors  
14 objected, and the whole thing stopped because  
15 that's what happens on Hampton. We take care of  
16 each other.

17           And the Plichtas were there first. Does  
18 that mean anything? I don't know. But they have  
19 concerns about this, so I have concerns about it.

20           And Cara and Luke, really nice family.  
21 But the first thing I questioned was, if the house  
22 is inadequate, why did they buy it.

1           When Diane built that house, they built it  
2 to fit the lot, i.e., fit the lot, not with a lot  
3 of room to spare.

4           And we have had water problems on Hampton.  
5 We are at the bottom of the hill. We get a lot of  
6 water, so that's a concern.

7           Not that I think anything the Zemans will  
8 do will affect us probably, but it is not true  
9 that Hampton has not had water issues. That has  
10 never been true, and we have been there for 30  
11 years.

12           So that -- I just basically question as to  
13 the due process, that someone is submitting to you  
14 plans that are plans that are a month old that  
15 they are changing on the fly.

16           And I know they want to enjoy their house,  
17 but can't the Plichtas enjoy their house. I mean,  
18 protection of property rights it tantamount -- is  
19 one of the most important tenets of American  
20 democracy.

21           And it seems like here we are doing  
22 something that's not necessary, that's hurting

1 somebody else, and I don't think we should be  
2 doing that.

3           If they can make the plans compliant with  
4 the code, so be it but I don't hear that. And --  
5 these numbers that you throw around mean nothing  
6 to me. 487 square feet down to 440, a loss of 47  
7 square feet, and all these other numbers, but yet  
8 the Querrey & Harrow letter said the calculations  
9 were done wrong.

10           And thank you, Mike, for explaining that  
11 maybe the Querrey & Harrow letter was not  
12 calculating correctly. I just think the process  
13 needs to be more fair and more considerate of the  
14 neighbor who is objecting.

15           And the Tysiaks were definitely objecting.  
16 I know they have reached some deal, but he was  
17 objecting. He is undergoing chemotherapy, which  
18 is why he's never been able to be at these  
19 meetings. So let's just respect neighbors a  
20 little more. That's all I have got to say.

21           MRS. ZEMAN: I would just like to say,  
22 Ann, that you haven't known us as long, and we

1 completely respect your thoughts and your  
2 concerns.

3           We have from the beginning just worked  
4 with the Village step by step, whatever they tell  
5 us to do, we do.

6           We have never hid anything. We are not  
7 trying to pull a fast one. There is room on our  
8 lot to do the project.

9           MS. REED: Right.

10           MRS. ZEMAN: We -- it feels it's like a  
11 personal attack, even though no one is trying to  
12 do that.

13           I know no one is trying to do that to us  
14 or say that we are thinking that what we have may  
15 not be good enough, that's not the case.

16           We are also entitled to enjoy --

17           MS. REED: Enjoy your property, right.

18           MRS. ZEMAN: We have never been  
19 disrespectful or not truthful to any of our  
20 neighbors, never. And we would never do anything  
21 to harm our neighbor's homes.

22           In a phone call with the attorneys and

1 with the Tysiaks, Ann Tysiak specifically said, I  
2 don't care about your house addition. She is  
3 concerned about water. She doesn't care about our  
4 family room addition.

5 We are able to explain with our engineer  
6 exactly the grading and what we were proposing,  
7 and she was able for the first time in over 15  
8 years she has been complaining to the Village, to  
9 have them come out to assess water on the roads.

10 And I said, you know, now is your chance  
11 to tell us exactly what you are concerned about.  
12 We are going to make sure that we fix what we can.  
13 We can only control our lot, which is half of her  
14 property.

15 It's not a deal. It's listening and being  
16 concerned and doing what we can on our property to  
17 make it better.

18 And anything we do -- I know that the  
19 Plichtas -- the house goes further back in the  
20 rear setback. I have heard that he doesn't want  
21 to feel blocked in. They don't want to be blocked  
22 on the north and the south.

1 Both north and south homes right now stick  
2 out further in the west than our home -- and east.

3 And if we did decide to knock our home  
4 down, because we do have the right to do that but  
5 we don't want to, we could build our house 7 feet  
6 further back than what we are proposing. I don't  
7 think that would be a really good feeling to be  
8 blocked in that much.

9 I think with our proposed plans we would  
10 only be two feet passed. I don't understand how  
11 they can't keep enjoying their home because we  
12 want to add 8 feet to our family room.

13 MS. REED: I guess, my response is -- and  
14 this is a comment to the Board, too -- you could  
15 probably give everybody comfort by just showing  
16 the plans.

17 Having plans submitted that are from April  
18 and the project has changed multiple times, seems  
19 to create discomfort to people that's not needed.

20 MRS. ZEMAN: Our plans have been submitted  
21 that are -- even back in April when they were  
22 submitted, those are the plans. Nothing has

1 changed.

2           What happened with the affidavits and the  
3 year of the home -- and the Village knows this --  
4 we never claimed that we were pre-1950.

5           MS. REED: It has nothing to do with you,  
6 but let me tell you, it really shook my  
7 confidence.

8           MRS. ZEMAN: But the plans --  
9 architectural sealed plans are legitimate plans.  
10 They are plans that someone could take and --

11           MS. REED: Let me just clarify. It's not  
12 the family room changing and it's not the garage  
13 that you intend to build now --

14           MRS. ZEMAN: But --

15           MS. REED: -- aren't the plan prereduction  
16 of numbers?

17           MRS. ZEMAN: They are prereduction, but  
18 these reductions are based specifically on those  
19 plans.

20           MS. REED: No, I understand that. What  
21 Mike was saying is it's a little hard for Mike to  
22 write down what you are saying as you're saying



1 it, whereas a document could be used --

2 MRS. ZEMAN: When the new plans are  
3 submitted, he has every right to see them.

4 MR. PLICHTA: After the Zoning approval.

5 CHAIRMAN TURNER: One at a time, please.

6 MR. PLICHTA: My point is after the  
7 approval, if we vote on this, which it sounds like  
8 what we are doing, without actual written plans as  
9 it is being proposed -- if we are voting on this,  
10 like, literally it's done. If it's approved it's  
11 done. It doesn't matter if I get to see it  
12 afterwards to tell you the truth.

13 What's the point if I see it afterwards.  
14 I have no say. This is the only time that we can  
15 even evaluate the plans and state an approval.

16 This is the only time that I would be able  
17 to get a paid objective engineering valuation of  
18 the new grading plan. It's the only time.

19 This is the only time that I would be able  
20 to hire a lawyer as everybody else has, and I have  
21 not wanted to because we talk about resolving  
22 things as neighbors, and that's not true. A bunch

1 of lawyers are involved. I haven't done that.

2 So I'm just trying to rely on the process  
3 given to us from the municipal government, and  
4 it's too late once we vote on this, which sounds  
5 like we are moving warp speed.

6 MS. REED: Once they vote on it --

7 MR. PLICHTA: And once the Village --  
8 which I'm a part of and these people represent  
9 me -- once that's done, I'm never going to look at  
10 these plans. It's pointless.

11 Why would it matter to me. It's already  
12 done.

13 So I appreciate you offering them to me,  
14 but what's the point.

15 CHAIRMAN TURNER: Okay. Does anyone else  
16 have any comments from the public?

17 MS. SPARTZ: My name is Debbie Spartz,  
18 S-p-a-r-t-z, and I live 4240 Hampton and have  
19 lived there for 31 years now.

20 I do not have a prepared speech. I'm just  
21 talking from my heart right now, so I will do the  
22 best I can.

1 I moved in when my twins were five and  
2 entering kindergarten, and my daughter was two.  
3 It was an amazing block, and it has been for  
4 31 years.

5 If my husband is correct, we'll be there  
6 another 31 he loves it so much. We had a couple  
7 different instances that I would like to share.

8 After we lived there for five or  
9 ten years -- and I'm going to talk -- first of  
10 all, I have two issues. One has to do with rules,  
11 and the other has to do with neighbors.

12 We -- I believe that rules, guidelines,  
13 zones, laws, whatever, are made for a reason. I  
14 believe that they are to be followed. It starts  
15 in the home, it starts in your neighborhood, your  
16 community, your state, and therefore in the bigger  
17 nation.

18 And having been a teacher and having a  
19 son-in-law in law enforcement, I see the lack of  
20 respect for laws, and look where it's gotten our  
21 nation now. So I'm a big one on following rules,  
22 and I think they are set out for a reason.

1 Neighbors I think can become family, as  
2 our neighbors have become to us. After we lived  
3 on Hampton for five or ten years, my husband and I  
4 decided -- if you know our home, it's a Victorian.  
5 It would be a perfect home to have a wrap around  
6 porch.

7 So we had a local architect who does a lot  
8 of renovations give us plans to do that, and then  
9 we presented them to the people that are you  
10 today. And thank you, I do appreciate all you do  
11 for us.

12 And they said that we would need to go --  
13 with those plans, that we would need to go to our  
14 neighbors because they are -- our front porch that  
15 we still have today is technically out of code.  
16 It is ten feet or something, and you could only --  
17 if we lost that front porch, we could only go out  
18 five feet, so therefore our wrap around porch  
19 could only be five feet around our home but we  
20 could go to our neighbors and see what they said  
21 about it.

22 So we said thank you, we went home and we

Meeting Minutes  
July 8, 2021

77

1 thought about it. We looked at all the neighbor's  
2 porches, and realized our does go out a lot  
3 further than other people's. For five feet of a  
4 wrap around, by the time my husband sat down on  
5 the Adirondack chair, I would be climbing over him  
6 to get around.

7 We thought you know what, some neighbors  
8 would say that's great, that would look great on  
9 your porch. Other neighbors would say no.

10 And not that we were worried about how  
11 neighbors felt about us, but we were worried about  
12 having some neighbors say yes and some neighbors  
13 say no and how that would pit neighbors against  
14 each other so we decided not to have that porch.

15 We sit on our tiny poach every night as  
16 you see us every night as you walk by.

17 Then a few years later with so many  
18 kids -- 27 kids under five when we moved in; it  
19 was fabulous -- a lot of them spent time at the  
20 park and became tennis players.

21 We thought let's put up a backboard. We  
22 consulted with the Village and the Rec Department,

1 and got their approval. We talked to the school  
2 up the street and got their approval, all of our  
3 neighbor's approval.

4 My husband had materials donated and labor  
5 donated. We installed the backboard, but then the  
6 people on Forrest Avenue -- one family did not  
7 like the sound of the ball being hit against the  
8 backboard. We realized not everyone loved living  
9 by a park like we all do and loved the sound of  
10 life, and they were opposed to it.

11 And they made quite a fuss and tried to  
12 get their neighbors involved, and everyone on  
13 Hampton said you got to keep it up, we are all  
14 enjoying it. That's just one family.

15 But again, we didn't want to pit Hampton  
16 neighbors against Forrest Avenue neighbors, and so  
17 we had it removed.

18 So I guess my point is that, you know,  
19 everybody on Hampton, we have been there for each  
20 other and have been close and have attended  
21 children's birthday parties, graduation parties,  
22 block parties every year. We have supported

1 everybody and watched everybody grow up in the  
2 best of times.

3           We have also been there at the worst of  
4 time. Somebody has surgery, somebody's brother  
5 dies at very young age, everybody is there. I  
6 lost my infant grandson, my whole neighborhood  
7 showed up. Someone has surgery, you are there for  
8 them. That's what we do.

9           So it pains me to see neighbors not seeing  
10 eye to eye on things, and yet we don't really know  
11 what to see eye to eye on because we don't have  
12 anything in front of us to really know.

13           I don't know what exactly the plans are,  
14 and I'm not against the plans because I don't know  
15 what they are.

16           But what hurts me is seeing Hampton  
17 change. And I do believe in rules and I do  
18 believe that this is definitely backward, not  
19 being able to make a decision because we don't  
20 have plans to see what's happening. It seems like  
21 it's going to be after the fact.

22           CHAIRMAN TURNER: And additional comments?

1 MRS. PLICHTA: My name is Lisa Plichta,  
2 L-i-s-a, P-l-i-c-h-t-a.

3 Just to be clear, when Mike and I were  
4 talking about coming to yet another meeting, we  
5 don't even like being labeled as objectors.

6 MS. REED: Neither do I.

7 MRS. PLICHTA: We are not opposed to any  
8 construction. We have known Cara and Luke now for  
9 two and a half years since they moved in. We have  
10 been very friendly. Our families have enjoyed  
11 each other.

12 And they have been talking about  
13 construction since they moved in basically, so  
14 it's not about us living next to the temporarily  
15 inconvenience. We just want to offer perspective.

16 The windows that do face their house to  
17 the south is the darker side of our house and more  
18 of those windows are blocked by homes. We do lose  
19 light through those windows. That's just the  
20 perspective of living one house to the north.

21 So that's what we want to do. We don't  
22 ever intend to personally attack. That's not how



Meeting Minutes  
July 8, 2021

81

1 we are.

2           The way we have been as neighbors for two  
3 and a half years, that's how we are. That's what  
4 you met is us.

5           So through this whole process, we just  
6 want to offer perspective of your plans and how  
7 they look from where we sit.

8           MRS. ZEMAN: Thank you, Lisa, for saying  
9 that.

10           And just so you know, as you always have,  
11 we are very honest and open people. We have  
12 basically been ghosted by you guys since March.

13           So if there was any more questions or  
14 concerns you had and you wanted to talk to us  
15 about, our door is literally always unlocked and  
16 open, and we would always welcome anything you  
17 ever had concerns about, ever. Not complete  
18 silence. My mother lost her husband and she's  
19 been living with me since October. Everybody has  
20 a lot going on, everybody does.

21           And we aren't those people who ever want  
22 to put pain on Hampton, ever.

1           We are good people. We are honest people,  
2 and this --

3           MS. REED: That's not disputed.

4           MRS. ZEMAN: But this isn't the time to  
5 talk and have a mediation. This is a time just to  
6 move and stick with the facts.

7           There are plans. What we are proposing  
8 are just a reduction in exactly what has been  
9 submitted. There is no pop surprise or fireworks  
10 here.

11           The Village has -- I know it may seem  
12 backwards, but they do have their systems.

13           And the plans are submitted, and my  
14 architect when we speak -- they will be  
15 resubmitted to the Village. Then the building  
16 inspector and those codes will be reviewed  
17 precisely and accurately.

18           And if they come back to us and they red  
19 flag anything, it gets fixed. We cannot do one  
20 thing that goes against the Village and its  
21 building code and ordinances.

22           People apply for variances all the time

1 for a reason. A variance is meant so people can  
2 apply for them for reasons. We are not the first  
3 people to apply for a variance.

4 Like I said, this is a minimal, minor  
5 addition we are putting on our home. That's what  
6 a variance allows, something minor.

7 We are not --

8 MR. ZEMAN: We are not exceeding --

9 MRS. ZEMAN: Like I said, this isn't a  
10 mediation. I mean, like I said, if you guys  
11 wanted to ever talk more, our door is always open  
12 and it still is.

13 CHAIRMAN TURNER: Any additional comments?

14 MR. POSTER: Don Poster, P-o-s-t-e-r. I'm  
15 a neighbor to the south 4200 Hampton on the other  
16 side. My wife, Liz, could not be here.

17 We are new to the neighborhood. We bought  
18 the house from the Murphys in March.

19 And a couple things, we have got no  
20 objections to the plans. We have seen them. We  
21 are completely on board with the work that they  
22 are going to be doing.

1           Just as a testament to neighbors, we have  
2 only been here three months, and from day one, we  
3 feel like it's truly an open door policy.

4           We feel what they are doing is reasonable.  
5 Families do grow. They have got a growing family.  
6 They have space and they want to take advantage of  
7 it.

8           We have got a little guy. And we are  
9 planning on adding more if that's what we need,  
10 and we are going to apply for a variance. I'm  
11 supportive of them and what they want to do.

12           CHAIRMAN TURNER: Thank you.

13           MR. PLICHTA: I have got -- all the  
14 comments that I was planning on making -- I think  
15 there were still comments on what the Zemans  
16 stated, right, because you asked if there's any  
17 further comments.

18           CHAIRMAN TURNER: There will be an  
19 opportunity.

20           MR. JURUSIK: Oh, yes.

21           MR. PLICHTA: Thank you.

22           CHAIRMAN TURNER: So any additional

1 comments, public comments, at this time?

2 MR. JURUSIK: Can I just address a couple  
3 things.

4 First, just to make the public record  
5 clear, the Village engineer, the Village staff,  
6 and the Village attorney have a fiduciary duty to  
7 the Village, the corporate body. We represent the  
8 corporation, the Village, not individual  
9 residents. So it's important to realize we don't  
10 have a dog in this fight.

11 The staff, the attorney, the engineer do  
12 not take sides. We apply the rules, regulations,  
13 ordinances, the laws.

14 At times, staff may make a recommendation  
15 on something, but not a for or against. When  
16 recommendations are made, they are typically made  
17 with a view toward a comprehensive plan, long-term  
18 plan. So just realize that nobody is prejudging  
19 this from the staff, the attorney, the engineer.

20 We present the information that's provided  
21 to us for this Board to discuss and evaluate,  
22 along with all other comments that come in through

1 interested parties, objectors, and anyone else  
2 that has a standing.

3           There was a comment about the age of the  
4 house. I'm going to let Marty comment on that,  
5 because the reality is you can identify the fact  
6 of that by what the public record showed. But one  
7 thing that the public notice is intended to do is  
8 bring in interested parties and people potentially  
9 impacted by zoning petitions.

10           We have all lived in this town for  
11 different time periods. Some are new to the  
12 community. Some have been here longer.

13           Institutional knowledge is sometimes a  
14 benefit. Institutional knowledge is sometime  
15 faulty. The reality is the Village record keeping  
16 people, county record keeping, state records,  
17 aren't always precise. So I will let Marty talk  
18 about the review of the public record.

19           One of the things that we did in looking  
20 at the Querrey & Harrow letter -- and also we made  
21 sure that the age of the house was properly  
22 documented. And that is where we got to when we

1 realized the age of the house wasn't 1950 or  
2 earlier, even though there was some  
3 inconsistencies in the public record.

4 In that, one of the things that was  
5 helpful was the affidavit from the Bodines because  
6 that helped verify and clarify some  
7 inconsistencies in the public record.

8 That type of information was generated  
9 through this public hearing process, which it is  
10 intended to be.

11 MS. REED: Right.

12 MR. JURUSIK: It's to make sure all the  
13 facts are available, that may not be at  
14 everybody's fingertips, is produced so it can be  
15 evaluated by this Board.

16 We do thank you everybody for the  
17 submittals. I'm going to run through the  
18 submittals very quickly so everybody in the  
19 audience has what information is going to be  
20 entered into the record.

21 That may speed up some of the additional  
22 comments, so I'm going to briefly identify those

1 for the public record issue.

2 But now, I'm going to let Marty talk about  
3 the age the house.

4 MR. SCOTT: So you said that the  
5 information that you had on the file is the basis  
6 of some building permit information and aerials  
7 and a number of characteristics of that home that  
8 led us to believe it was built before 1950.

9 We are not always without fault. There  
10 are mistakes made. I would disagree with the lack  
11 of competency and bad work that was commented on.

12 As Attorney Jurusik said, we don't take  
13 sides on things or try to promote one angle or  
14 another. We are just seeking out information.

15 And it was pointed out by the attorney  
16 that it was wrong. We looked at that, considered  
17 it, looked at our information again, and explained  
18 to you that we were wrong and adjusted that and  
19 let the public know that, those that had objected.  
20 And we had been in regular communication with  
21 those, mostly by e-mail and some by phone.

22 So it's a moot point at this point, and we



1 are moving forward.

2 CHAIRMAN TURNER: Okay.

3 MR. JURUSIK: Just very briefly so we can  
4 kind of round out the exhibits that have been  
5 entered into the public record so we have all the  
6 documents out in front of everybody for purposes  
7 of evaluating this.

8 We received a petition, filed March 17,  
9 2021, with a number of attachments, including the  
10 building plans that are on file. This is Group  
11 Exhibit A.

12 We have a public hearing notice, published  
13 certificate of April 20, 2021, including an  
14 affidavit of mailing publication and signage  
15 posted. That's date May 15, 2021, signed by  
16 Martin Scott. That's going to be Group Exhibit B.

17 There are various staff reports prepared  
18 by Mr. Scott, dated May 24th, 2021, June 9, 2021,  
19 and June 21, 2021. That will be referenced as  
20 Exhibit C.

21 The Village's Zoning Map and Official Land  
22 Use Plan will be Group Exhibit D.

1           The Village Code, including the zoning  
2 ordinance, Developmental Control Ordinance, that's  
3 Exhibit E.

4           We will have the transcripts of all these  
5 hearings incorporated into this decision tonight.  
6 That will be Group Exhibit E -- I'm sorry. That's  
7 Group Exhibit F.

8           Then we have the supplemental petition  
9 materials that were submitted, Group Exhibit G.  
10 This includes a letter from Marty Scott -- a  
11 letter to Marty Scott from the Petitioners  
12 regarding storm water and key points for variance.  
13 That's two pages, undated.

14           We have a letter to Marty Scott from  
15 Petitioner's Response to documents submitted by  
16 Mr. Plichta, one page, dated June 21, 2021.

17           A letter to the Village from Petitioner's  
18 professional engineers, that was Ridgeline  
19 consultants. It's a letter dated June 21, 2021,  
20 as a response to storm water draining. That is  
21 one page.

22           We have a letter to Marty Scott from

Meeting Minutes  
July 8, 2021

1 Petitioner's attorney, Dean Kalant, regarding  
2 variations. That was a three-page letter, dated  
3 June 21, 2021.

4 A letter to the Board of Zoning Appeals  
5 from Petitioners. This is identified as Opening  
6 Statement in Response to Objector's Variation  
7 Request. Undated, 15 pages.

8 A letter from Petitioner's realtor,  
9 Tiffany Matela, regarding increase in surrounding  
10 property values of the project variation request,  
11 undated, one page.

12 A letter to the Board of Zoning Appeals  
13 from Cora family regarding support for the  
14 variation request, one page, dated May 25, 2021.

15 A letter to Board of Zoning Appeals signed  
16 by residents Poster, Belawich, Colmery, Kroc,  
17 Dunne, Rowe, and Glowal supporting variation  
18 request. That was one page. Various signatures,  
19 dates are March 19, 2021, April 23, 2021, and May  
20 3, 2021.

21 A letter to the Board of Zoning Appeals  
22 from Poster family supporting the variation

1 request, one page, dated May 24, 2021.

2 An e-mail from Art Tysiak, dated June 23,  
3 2021, withdrawing their objection.

4 There were materials submitted by  
5 interested parties, some of those are objectors,  
6 some are not. These documents will be  
7 incorporated by reference as Group Exhibit H.

8 We have a letter to the Board of Zoning  
9 Appeals from the Tysiak family objecting to the  
10 variation request, one page, June 21, 2021.

11 Letter to Marty Scott from Tysiak family  
12 objecting to variation request, undated, one page.

13 A letter to Zoning Board of Appeals from  
14 Plichta family objecting to variation request,  
15 confirming 4150 Hampton residence as new  
16 construction post-1950, one page, dated June 20,  
17 2021.

18 That also included copies of an affidavit  
19 of Maureen Dunne, dated June 18, 2021 and an  
20 affidavit of Diane Bacino, dated June 17, 2021.

21 A letter to the Board of Appeals from the  
22 Tysiak family objecting to variation request, two

1 pages, dated May 25, 2021.

2 A letter from Objector Plichta, Dawn  
3 Foran, undated, one page.

4 A letter to Board of Zoning Appeals from  
5 Tysiak family attorney, Kevin Caplis, regarding  
6 objecting to variation request. 12 pages, dated  
7 May 24, 2021.

8 A Power Point presentation to Zoning Board  
9 of Appeals from Plichta family regarding objecting  
10 to the variation, 26 pages, dated May 24, 2021.

11 Those are the documents that we received  
12 to date for purposes of tendering those into the  
13 public records as materials for the Board that you  
14 have reviewed and will rely on.

15 If there's any additional documents, we  
16 will take those as they come.

17 CHAIRMAN TURNER: At this point, any  
18 further questions from the Board?

19 MR. PLICHTA: Mike, I have --

20 CHAIRMAN TURNER: Let's be brief because  
21 we have got to move this thing along.

22 MR. PLICHTA: I would like to say in the

1 case of that petition, we did talk to some of the  
2 people that signed that petition and they told us  
3 that they were not actually shown the plans and --  
4 they were verbally discussed with them and they  
5 were not shown the plans.

6 And indeed, if one person who you just  
7 stated in terms of who signed -- I believe she  
8 actually withdrew her name from that petition.

9 CHAIRMAN TURNER: We don't have any  
10 evidence of that, do we?

11 MR. JURUSIK: I don't have any evidence,  
12 other than the documents that I received and  
13 what's in the contents of those documents.

14 MRS. ZEMAN: That was an e-mail sent on  
15 Julie Dunne's behalf that she neither was  
16 supporting or objecting. She wanted to remain  
17 neutral. I did submit that e-mail on her behalf,  
18 and I cc'd her on it to the Village.

19 There are other names of peoples who -- it  
20 wasn't a support of signatures for people to look  
21 at our plans. It was --

22 MR. ZEMAN: Letters of support.

1 MRS. ZEMAN: Letters of support in  
2 general. There were other people on that list  
3 that weren't mentioned, but they are on the list.

4 MR. PLICHTA: You didn't mention that  
5 e-mail, that that was entered.

6 MR. JURUSIK: I don't know what e-mail is  
7 being referred to, but I did receive a document  
8 that I described as a letter to the Board of  
9 Appeals signed by residents. And some of the  
10 handwriting was tough to read, not legible, but I  
11 have Poster, I recognize that, P-o-s-t-e-r.  
12 Belawich, B-e-l-a-w-i-c-h.

13 MS. REED: They have moved.

14 MR. JURUSIK: Kroc, K-r-o-c. Dunne,  
15 D-u-n-n-e. Rowe, R-o-w-e. And then Glowal,  
16 G-l-o-w-a-l.

17 MRS. ZEMAN: That was --

18 MR. JURUSIK: I could not get everything  
19 out of that chicken scratch handwriting. That's  
20 the best I could do.

21 MS. REED: I think for clarification, I  
22 think what Mike is saying is Cara did submit an

Meeting Minutes  
July 8, 2021

96

1 e-mail from Julie Dunne withdrawing her --

2 MRS. ZEMAN: It was on her behalf. I  
3 copied her on the e-mail. On her behalf, I just  
4 sent it to Marty just stating that Julie Dunne  
5 would like to remain neutral.

6 MS. REED: She is neither in favor or  
7 against. She is Switzerland.

8 MRS. ZEMAN: She was on that e-mail that  
9 was sent.

10 MR. PLICHTA: I didn't hear that.

11 MR. JURUSIK: We will add that to the  
12 record.

13 Marty, do you want to comment on that.

14 MR. SCOTT: If you want me to comment,  
15 just short and sweet.

16 Tuesday May 25, 2021, 2:43 p.m. from Cara  
17 Zemans to me, with a copy to Julie Dunne,  
18 D-u-n-n-e. Hi, Marty, Julie Dunne, one of our  
19 neighbors four houses to the north of us on  
20 Hampton, did sign a letter of support. Since  
21 then, she has decided to remain a neutral party to  
22 our variance. Julie is neither against it or



1 supports it. Thank you. Please let me know if  
2 you have any questions. Best, Cara Zeman.

3 MR. JURUSIK: That e-mail reference will  
4 be added to the list of documents that I  
5 identified.

6 CHAIRMAN TURNER: Okay. At this point  
7 this Board is charged -- well, first of all, I  
8 think we should probably poll the Board to  
9 determine whether or not everyone is comfortable  
10 moving forward with the variation request and  
11 having heard all the public comments.

12 MR. PLICHTA: I'm not done. I thought I  
13 was going to have a chance.

14 MR. JURUSIK: He does have a right to  
15 speak, so you can give him the opportunity to  
16 speak.

17 CHAIRMAN TURNER: Please, go ahead then.  
18 Again --

19 MR. PLICHTA: I thought I was just going  
20 to get a chance just like the Zemans.

21 CHAIRMAN TURNER: Absolutely. Let's just  
22 focus on new materials.

1 MR. PLICHTA: I will.

2 One of the things that concerned me was  
3 that -- when you mentioned the documents,  
4 objections to variance requested at 4150 Hampton,  
5 I wanted to make sure that that was the one dated  
6 May 24th, because Chairman Turner didn't seem to  
7 recall the information that was actually in that.

8 So I would like to make sure that was  
9 actually submitted.

10 MR. JURUSIK: Describe the document.

11 MR. PLICHTA: As the application evolved,  
12 because the application changed a couple times --  
13 actually, only one time. This is now the second  
14 time.

15 So once that changed, then we said they  
16 submitted a new document for the objections, and  
17 it was dated May 24th.

18 MR. JURUSIK: I described that as a Power  
19 Point presentation, 26 pages in length.

20 MR. PLICHTA: It was PDF format.

21 MR. JURUSIK: That's been received by the  
22 Board, and it's part of the documents.

1 CHAIRMAN TURNER: It's part of Group  
2 Exhibit H.

3 MR. PLICHTA: Since then, as you know,  
4 unfortunately, there was several back and forth  
5 comments.

6 At a certain point, I was waiting until  
7 the June 23rd meeting to finally address other  
8 items that the Zeman had stated to us, and I would  
9 like to address those.

10 CHAIRMAN TURNER: Please do.

11 MR. SCOTT: Can you check my phone battery  
12 and make sure we are okay with our members on the  
13 phone.

14 CHAIRMAN TURNER: They are still with us.

15 MR. PLICHTA: So the first thing I would  
16 like to comment on is that our objection regarding  
17 the chimney and its proximity to our -- the direct  
18 vent in our fireplace, and then also the three  
19 bedroom windows.

20 It was completely disregarded, as if there  
21 is no chance of that actually going into our home.  
22 Actually, what was stated was that there is no

1 concept of predominant wind from the southwest.

2           The southwest is important, because when  
3 you have looked at this slide deck, you will see  
4 there is a direct line directly from below and  
5 from the chimney, 24 feet away. And with a  
6 southwest wind, which is the predominant wind in  
7 Chicago, that will go right into our vent if we  
8 were using our fireplace.

9           Obviously, the Zemans have no way of  
10 telling us hey, don't use your fireplace, we are  
11 using our fireplace.

12           There is -- also, it goes -- it actually  
13 mocked the idea of the wind roses that we put in  
14 there, which is a tool used to display the  
15 direction of a prevailing wind.

16           Those are not the same as the  
17 Windfinder.Com, which was put in as a rebuttal.  
18 It's not the same thing. Windfinder.com is a  
19 novel, daily tool.

20           The 30 year normal can be found for  
21 Chicago. There's -- and those are listed in  
22 there, and it's absolutely -- I think it was just

1 kind of, I guess, misunderstood by the Applicant  
2 in terms of what our concerns were.

3 I know it's been stated that there's an  
4 open door, but to tell you the truth, I really  
5 don't think that we have received any -- we have  
6 been stating the objections since May 4th in  
7 writing, and because we don't have a lawyer, no  
8 one has talked to us.

9 So you know, there is an open door, but  
10 not when we don't have a lawyer. We have been  
11 trying to handle this without a lawyer. So I just  
12 wanted to explain what I was trying to say there  
13 and why it is relevant.

14 The next thing would be that we have  
15 removed -- I will be submitting a new slide deck,  
16 which removes any complaints about the amount of  
17 permeable space in the backyard.

18 I was doing that on the behalf of our  
19 western neighbors, and the western neighbors have  
20 obviously not expressed concern about that, so I  
21 will be submitting the slide deck removing the  
22 complaint about drainage in the backyard.

1           So I apologize, but evidently once you  
2 talked to the neighbors, everything was fine. So  
3 I will be removing that.

4           The last thing is I want to be extremely  
5 clear in terms of what I am talking about with  
6 grading because grading is something that is  
7 probably most addressed in these meetings.

8           These concerns -- despite what an engineer  
9 might say that there is no problem with it on the  
10 northeast side of where the front porch is being  
11 proposed, all of that land is currently exactly  
12 identical.

13           And if you use their grading plan, it's  
14 very obvious if you look at it. And yet, there  
15 are water lines that show that it's going straight  
16 to the back.

17           It's impossible. It's totally impossible.  
18 So our only -- at this point, our only drainage  
19 concern is simply with the front porch and that  
20 there will be a frost wall there and you will be  
21 required to increase the grade by building -- by  
22 building code to increase the grade against that

Meeting Minutes  
July 8, 2021

103

1 wall, and it will then become not identical in any  
2 way and absolutely sloping toward ours.

3           So please consider in the grading -- if  
4 this actually get approved, please consider there  
5 is something about a swale in the grading plan.

6           That swale will not take care of that  
7 problem. So if you can somehow do something to  
8 either move that straight forward or straight  
9 back, that is what that slide is talking about.

10           So if we could have talked about that as  
11 neighbors, maybe we could do that and there is an  
12 understanding and compromise. At that point, my  
13 grading concerns would be gone.

14           So that's all I wanted to say. Thank you.

15           CHAIRMAN TURNER: Anybody have any further  
16 comments?

17           Does the Board have any further questions  
18 or comments?

19           (No audible response.)

20           CHAIRMAN TURNER: Again, I had wanted to  
21 poll the Board to make sure that everybody is  
22 comfortable having heard all of these comments and

1 concerns, that we are in a position right now to  
2 move forward with this and vote on this  
3 application.

4 MR. JOHNSON: I think we have plenty of  
5 information, enough to make a decision.

6 CHAIRMAN TURNER: Jeff?

7 MR. FUS: Yes.

8 CHAIRMAN TURNER: Are you comfortable  
9 moving forward in light of --

10 MR. PABIAN: Yes.

11 Mr. JURUSIK: Now, we obviously are  
12 charged with making sure that all the criteria  
13 have been met through specific findings of fact.

14 We all know the drill on these. And so  
15 based upon the Petitioner's testimony and evidence  
16 presented before this Board, we must find that  
17 seven criteria for approving the variation have  
18 been met and the finding of facts have been  
19 established.

20 So criteria number one, because of the  
21 particular physical surrounding, shape, or  
22 topographical conditions of the specific property



1 involved, a particular hardship to the owner would  
2 result, as distinguished from a mere  
3 inconvenience, if the strict letter of the  
4 regulation were to be applied.

5 Now as a Board, do you guys feel  
6 comfortable going through each of these and voting  
7 on them one at a time?

8 CHAIRMAN TURNER: I believe that they have  
9 been met.

10 Would you like to make any comments at  
11 this time?

12 MR. PABIAN: I'm struggling with the  
13 language of the Statute. It talks about because  
14 of the physical surrounding, shape, or  
15 topographical conditions of the specific property  
16 involved, and I don't think that's been met here.

17 There is nothing peculiar topographically,  
18 or the shape of the lot.

19 CHAIRMAN TURNER: Let me hold you for one  
20 second.

21 Mike and Brandon, you have been patiently  
22 waiting, but let's get your feedback on the

1 criteria.

2 Do you guys believe that criteria number  
3 one has been satisfied in the testimony and  
4 evidence?

5 MR. CALVERT: This is Brandon, quite  
6 honestly, I wanted to hear the rest of Mike's  
7 analysis.

8 MR. VESPA: I would like to hear the rest  
9 of Mike's analysis as well.

10 CHAIRMAN TURNER: Fair enough.

11 Sorry for cutting you off.

12 MR. PABIAN: That's okay.

13 There doesn't seem to be anything peculiar  
14 about the lot or the surroundings. The lot is  
15 narrow, but I mean, there are 50-foot lots of --  
16 50-foot lots in the Village. And the need for the  
17 variance doesn't seem to have anything to do with  
18 the shape of the lot, rather it's the size of the  
19 lot.

20 In other words, if the lot were larger,  
21 100-foot or 200-foot addition to the footprint of  
22 the house would be okay.

1           But the -- and if this were the only 6600  
2 square foot lot in the Village, I might think  
3 well, okay, there is something unique about the  
4 lot. But I know there are quite a few 6600 square  
5 foot lots in the Village and, you know, it doesn't  
6 seem to me -- and this goes -- this flops a little  
7 bit over into the second one about the uniqueness,  
8 if you will, but there doesn't seem to be any --

9           MR. JOHNSON: Can I say something when he  
10 is done?

11           CHAIRMAN TURNER: Sure. Are you --

12           MR. PABIAN: It just doesn't seem to me to  
13 have to do anything about the physical  
14 surroundings. It's not like it's a pie shaped lot  
15 where you are squished on one side and you are  
16 talking about a setback issue, which you know, you  
17 can run into those types of things.

18           But the house is there, it occupies a  
19 certain number of square feet. If the house were  
20 on a bigger or a wider lot -- but if the lot still  
21 had the same number of square feet, you would  
22 still have the same issues.

1           It's not the narrowness of the lot that  
2 has anything to do with it. It's the size of the  
3 lot. You know, it's -- the total square footage  
4 of the lot is dictating the allowable square foot  
5 coverage. It's not -- the narrowness of the lot  
6 doesn't have anything to do with it.

7           So that's kind of -- that was sort of my  
8 view. There doesn't seem to be anything to do  
9 with the physical surroundings, including the  
10 original placement of the home.

11           It doesn't matter where the home was  
12 placed. It's the size of the -- it's the square  
13 footage. And you know, those types of things are  
14 really getting to setback issues, the placement of  
15 the home, the shape of the lot, and those type of  
16 things. I think they are talking about setback  
17 issues almost, there.

18           And I'm not seeing anything that creates a  
19 hardship here as opposed to an inconvenience, if  
20 you will, so that sort of thing.

21           MR. JOHNSON: With all due respect, I  
22 disagree. In hindsight, the Village probably

1 should never have permitted a 6500 square foot  
2 lot, but they did.

3           On the south end of town, we have all  
4 kinds of 10,000 square foot lots. Maybe they  
5 should have had 10,000 foot square lots on the  
6 north side. They didn't. We have to live with  
7 it.

8           To me, it's a hardship. They should have  
9 had maybe 7,000. Had it been a 7,000 square foot,  
10 we wouldn't be having this discussion.

11                           (Multiple voices)

12           CHAIRMAN TURNER: One at a time, please.

13           MR. PABIAN: If the ordinance said except  
14 for small lots.

15           MR. JOHNSON: The Village is not uniform.  
16 You have to look at that.

17           MR. PABIAN: I understand that, but you  
18 are proposing actually to just give a blank  
19 check --

20           MR. JOHNSON: No. It's not a blank check.

21           But given that size lot -- look at Timber  
22 Trail. You are making all kinds of exceptions.

Meeting Minutes  
July 8, 2021

110

1 MR. FUS: Don't we have precedence here.

2 We were -- 4554 Harvey --

3 MR. PABIAN: And I made a mistake.

4 MR. FUS: And the hardship was because the  
5 lot was narrow.

6 MR. PABIAN: And I thought a lot about  
7 that, and I made a mistake. That was a mistake on  
8 my part.

9 MS. REED: Bad precedence doesn't make  
10 good law.

11 CHAIRMAN TURNER: Point well taken.

12 MR. PABIAN: I agree, because I was  
13 focussing on the shape and narrowness of the lot.

14 When I got home and in the shower the next  
15 day, I went like, wait a minute. This doesn't  
16 have anything to with the shape of the lot. It  
17 has to do with the size of the lot.

18 CHAIRMAN TURNER: Brandon, Mike, let's  
19 hear your votes on whether or not criteria number  
20 one has been satisfied.

21 MR. CALVERT: I'm struggling a bit with  
22 the mere inconvenience portion of the criteria.

1 I think what Mike said regarding the shape  
2 of the lot is accurate. I mean, I don't think  
3 that the lot is shaped in any abnormal way that  
4 causes this to necessarily amount to a hardship.

5 That being said, I do think in the past  
6 that we have looked at sort of normal lots where  
7 people have purchased a home, that for whatever  
8 reason, you know, was built in such a manner that  
9 we deemed the current resident to suffer from a  
10 hardship.

11 So I think being consistent with some of  
12 our decisions in the past, I can see get passed  
13 the hardship threshold, and so I'm leaning that  
14 way.

15 So I guess I have to say if it amounts to  
16 a hardship or not, I think given our past  
17 decisions here, all things being considered with  
18 respect to the application and taking into account  
19 the objection, I think I would find a hardship  
20 here.

21 CHAIRMAN TURNER: Mike?

22 MR. VESPA: I'm not going to restate

Meeting Minutes  
July 8, 2021

112

1 everything, but I'm aligned with what Brandon  
2 said. I think a hardship exists.

3 CHAIRMAN TURNER: So with that, the Board  
4 has established that criteria number one has been  
5 satisfied.

6 Moving on to criteria number two, which  
7 for the record is, the condition upon which an  
8 application for variation is based are unique to  
9 the property for which the variation is sought and  
10 are not applicable generally to other properties  
11 within the same zoning classification.

12 Gentlemen, do you think that criteria has  
13 been met?

14 MR. JOHNSON: Yes.

15 MR. FUS: Yes.

16 MR. PABIAN: No.

17 CHAIRMAN TURNER: I do believe it's been  
18 met.

19 Would you like to -- Brandon, Mike,  
20 criteria number 2?

21 MR. CALVERT: I would say, again, based on  
22 how we viewed things in the past, I would.



Meeting Minutes  
July 8, 2021

113

1 MR. JURUSIK: What does that mean?

2 MR. CALVERT: Just to be clear, I think  
3 the criteria has been met.

4 CHAIRMAN TURNER: Thank you, Brandon.  
5 Mike?

6 MR. VESPA: Yes, I agree that the criteria  
7 has been met.

8 CHAIRMAN TURNER: So the Board has  
9 determined that criteria number 2 has been  
10 satisfied.

11 Criteria number 3, the purpose of the  
12 variation is not based primarily upon a desire to  
13 increase financial gain.

14 MR. JOHNSON: Yes.

15 MR. FUS: Yes.

16 MR. PABIAN: Yes.

17 CHAIRMAN TURNER: Yes.

18 Mike, Brandon?

19 MR. VESPA: Yes.

20 MR. CALVERT: Yes.

21 CHAIRMAN TURNER: The fourth criteria, the  
22 alleged difficulty or hardship is caused by this

Meeting Minutes  
July 8, 2021

114

1 ordinance and has not been created by any person  
2 presently having an interest in the property.

3 Mitch?

4 MR. JOHNSON: Yes.

5 CHAIRMAN TURNER: Jeff?

6 MR. FUS: Yes.

7 CHAIRMAN TURNER: Mike?

8 MR. PABIAN: Yes.

9 CHAIRMAN TURNER: We have four yeses.

10 Brandon and Mike?

11 MR. VESPA: This is Mike, yes.

12 MR. CALVERT: Yes.

13 CHAIRMAN TURNER: Criteria number five,  
14 the granting of the variation will not be  
15 detrimental to the public welfare or injurious to  
16 other property improvements in the neighborhood in  
17 which the property is located.

18 MR. JOHNSON: Yes.

19 CHAIRMAN TURNER: Jeff?

20 MR. FUS: Yes.

21 CHAIRMAN TURNER: Mike?

22 MR. PABIAN: I would say yes, but with the

1 clarification that I know there's been expressed  
2 some concerns about drainage and other types of  
3 things.

4           And I would say that this -- that our  
5 decision here is simply related to granting the  
6 square footage exemption from the coverage  
7 restriction, and that those issues will hopefully  
8 be addressed by Village staff as the project  
9 progresses through plans and construction.

10           CHAIRMAN TURNER: I think that's been made  
11 very clear that they have still got some work to  
12 do on making sure that all drainage codes have  
13 been followed and proper engineering review has  
14 been satisfied.

15           MR. ZEMAN: Correct.

16           CHAIRMAN TURNER: So did they all vote on  
17 that one?

18           MR. CALVERT: Mr. Chairman, given the  
19 objections and the concerns of the residents, I  
20 know you know that on occasion we have -- you  
21 know, been specific in our approval in saying that  
22 the recommendation of, I guess, the plan reviewers

1 have to be taken into account, specifically with  
2 respect to drainage.

3           Maybe that's something we could do here.

4           CHAIRMAN TURNER: What would you suggest,  
5 Brandon?

6           MR. CALVERT: Well, Mike may be able to  
7 help with the language, but I know that we have  
8 said we approve -- if we vote to approve this, we  
9 will say that with respect to drainage -- maybe  
10 that's not a huge issue anymore because it sounds  
11 like there has been some discussion and agreement.

12           But with respect to drainage, that we are  
13 approving this provided that the project  
14 ultimately complied with the drainage requirements  
15 of the Village staff that reviews the plans.

16           CHAIRMAN TURNER: Do you think that's --

17           MR. JURUSIK: That would be an appropriate  
18 condition. And I pulled up another ordinance we  
19 have done in the past, for instance, with a new  
20 patio construction.

21           These were conditions that this Board  
22 approved in this other instance back in 2019. New

Meeting Minutes  
July 8, 2021

117

1 patio shall be constructed with permeable pavers  
2 in a manner that has a positive storm water  
3 drainage properties to enhance the below grade  
4 storm water retention capabilities so as not to  
5 change the existing onsite drainage pattern and  
6 not to impact neighboring properties with water  
7 runoff and not be detrimental to the neighborhood  
8 or public welfare.

9 We also have another condition to the  
10 design and engineering plans for the new patio to  
11 the Village, and those plans are subject to  
12 Village review by the Village Code Officer and the  
13 Village Engineer.

14 So we can conform and take that type of  
15 condition and apply it to the grading plan  
16 concerns and the drainage concerns that we heard  
17 from some of the interested parties here today.

18 CHAIRMAN TURNER: I would fully support  
19 that, Brandon. I think that's a good point.

20 Mitch?

21 MR. JOHNSON: Yep.

22 CHAIRMAN TURNER: Jeff?

Meeting Minutes  
July 8, 2021

118

1 MR. FUS: I'm good with that.

2 CHAIRMAN TURNER: Mike?

3 MR. VESPA: I agree, with that caveat  
4 stated.

5 CHAIRMAN TURNER: Okay.

6 So criteria number six, the granting of  
7 the variation will not alter the essential  
8 character of the neighborhood.

9 Do we agree that's been satisfied?

10 MR. JOHNSON: Yes.

11 CHAIRMAN TURNER: Mike?

12 MR. PABIAN: Yes.

13 CHAIRMAN TURNER: Jeff?

14 MR. FUS: Yes.

15 CHAIRMAN TURNER: Brandon, Mike?

16 MR. CALVERT: Yes.

17 MR. VESPA: Yes.

18 CHAIRMAN TURNER: And finally criteria  
19 number seven, the code variation will not impair  
20 adequate supply of light or air to adjacent  
21 properties or substantially increase congestion of  
22 the public street or increase the danger of fire

1 or impair natural draining or create drainage  
2 problems on adjacent properties or endanger the  
3 public safety or substantially diminish or impair  
4 property values within the neighborhood.

5 Mitch?

6 MR. JOHNSON: Yes.

7 CHAIRMAN TURNER: I do believe so myself.

8 Mike?

9 MR. PABIAN: Yes.

10 CHAIRMAN TURNER: Brandon and Mike,  
11 criteria number 7?

12 MR. VESPA: Yes, provided that we get the  
13 conditional language that we talked about in  
14 condition five.

15 CHAIRMAN TURNER: Okay. Fair enough.

16 MR. CALVERT: Yes.

17 CHAIRMAN TURNER: Okay. So we can impose  
18 the same conditions. Well, it's just going to be  
19 subject to --

20 MR. JURUSIK: Meeting all applicable  
21 Village codes as part of the code compliance plan  
22 review process.

1 CHAIRMAN TURNER: Okay. So having gone  
2 through and determined that, the Board has  
3 determined that all seven criteria have been  
4 satisfied, with the noted objection.

5 I would entertain a motion to approve the  
6 variation request as set forth in Mike's draft,  
7 subject to the conditions that we discussed.

8 Marty.

9 MR. SCOTT: I don't know if I missed it,  
10 but was there a specific to the square footage?

11 MR. FUS: The north wall of the garage and  
12 family room, the west wall, reduced by 2 feet,  
13 1 inch.

14 MRS. ZEMAN: Half inch.

15 CHAIRMAN TURNER: Okay. That is what we  
16 discussed, and that's --

17 MRS. ZEMAN: Off the garage, and 24 square  
18 feet off the family room.

19 CHAIRMAN TURNER: Once again, I would  
20 entertain a motion to approve the variation  
21 request with the conditions we just spoke about --  
22 Jeff, thanks for pointing that out -- and with the



Meeting Minutes  
July 8, 2021

121

1 drainage conditions we discussed.

2 So I will entertain a motion to approve.

3 MR. JOHNSON: I'll call for it.

4 CHAIRMAN TURNER: Is there a second?

5 MR. FUS: I will second.

6 CHAIRMAN TURNER: Seconded by Jeff.

7 Marty, can you --

8 MR. SCOTT: Sure.

9 Member Pabian?

10 MR. PABIAN: No.

11 MR. SCOTT: Member Vespa?

12 MR. VESPA: Yes.

13 MR. SCOTT: Member Calvert?

14 MR. CALVERT: Yes.

15 MR. SCOTT: Member Johnson?

16 MR. JOHNSON: Yes.

17 MR. SCOTT: Member Fus?

18 MR. FUS: Yes.

19 MR. SCOTT: And Chairman Turner?

20 CHAIRMAN TURNER: Yes.

21 At this time, I would entertain another  
22 motion to close the public hearing.

Meeting Minutes  
July 8, 2021

122

1 MR. PABIAN: So moved.

2 CHAIRMAN TURNER: Is there a second?

3 MR. FUS: I will second.

4 CHAIRMAN TURNER: Could we get a roll call  
5 vote?

6 MR. SCOTT: Sure.

7 Member Pabian?

8 MR. PABIAN: Yes.

9 MR. SCOTT: Member Vespa?

10 MR. VESPA: Yes.

11 MR. SCOTT: Member Calvert?

12 MR. CALVERT: Yes.

13 MR. SCOTT: Member Johnson?

14 MR. JOHNSON: Yes.

15 MR. SCOTT: Member Fus?

16 MR. FUS: Yes.

17 MR. SCOTT: And Chairman Turner?

18 CHAIRMAN TURNER: Yes.

19 So I really appreciate everyone staying  
20 here. I appreciate all the comments.

21 Mike, I appreciate the guidance.

22 Marty, I appreciate everything you and the

Meeting Minutes  
July 8, 2021

123

1 Village does.

2           And thanks everyone for being part of this  
3 process. It is a process.

4

5

6

7           (At 9:30 p.m. the above proceedings were  
8 adjourned.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

Meeting Minutes  
July 8, 2021

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

STATE OF ILLINOIS)

) SS.

COUNTY OF WILL )

I, JOANN M. KLAWITTER, C.S.R., duly  
qualified and commissioned for the State of  
Illinois, County of Will, do hereby certify that I  
reported in shorthand the proceedings had and  
testimony taken in the above-entitled, and that  
the foregoing transcript is a true, correct, and  
complete report of the entire testimony so taken  
at the time and place herein



JOANN M. KLAWITTER

CSR License 084-004179

<p style="text-align: center;"><b>A</b></p> <p><b>ability</b> 48:19</p> <p><b>able</b> 3:5 13:11,17 68:18 70:5,7 73:16,19 79:19 116:6</p> <p><b>abnormal</b> 111:3</p> <p><b>above-entitled</b> 124:11</p> <p><b>absolute</b> 18:13</p> <p><b>absolutely</b> 34:8 34:10 41:12 97:21 100:22 103:2</p> <p><b>accept</b> 65:11</p> <p><b>accommodate</b> 10:20</p> <p><b>accomplishing</b> 36:11</p> <p><b>account</b> 111:18 116:1</p> <p><b>accurate</b> 16:2,5 16:7 31:17 40:1 44:3 46:16 47:14 111:2</p> <p><b>accurately</b> 82:17</p> <p><b>achieve</b> 9:17</p> <p><b>action</b> 3:10</p> <p><b>actual</b> 22:22 28:4 73:8</p> <p><b>add</b> 16:11 71:12 96:11</p> <p><b>added</b> 10:6 12:16 97:4</p> <p><b>adding</b> 9:14 12:1 19:7,8,10,21 84:9</p> <p><b>addition</b> 9:18 10:6,10 15:8 19:3 24:10 30:12 39:1 40:6 45:14</p>	<p>47:20 48:5 49:3 51:8,18 53:6 55:16 58:3 60:4 70:2 70:4 83:5 106:21</p> <p><b>additional</b> 29:6 45:5,18 55:21 79:22 83:13 84:22 87:21 93:15</p> <p><b>address</b> 20:15 29:2 49:8 58:12 85:2 99:7,9</p> <p><b>addressed</b> 9:3 102:7 115:8</p> <p><b>addresses</b> 57:6</p> <p><b>adds</b> 30:22 31:5</p> <p><b>adequate</b> 118:20</p> <p><b>Adirondack</b> 77:5</p> <p><b>adjacent</b> 18:8 118:20 119:2</p> <p><b>adjourned</b> 123:8</p> <p><b>adjournment</b> 3:12 4:22</p> <p><b>adjust</b> 44:2</p> <p><b>adjusted</b> 88:18</p> <p><b>adjusting</b> 9:18</p> <p><b>adjustment</b> 53:15</p> <p><b>adjustments</b> 11:2 55:19</p> <p><b>advance</b> 42:19</p> <p><b>advantage</b> 35:20 84:6</p> <p><b>adverse</b> 57:11</p> <p><b>aerials</b> 88:6</p> <p><b>aesthetics</b> 19:1</p> <p><b>affect</b> 36:6 67:8</p> <p><b>affidavit</b> 87:5 89:14 92:18,20</p> <p><b>affidavits</b> 65:3 72:2</p>	<p><b>age</b> 23:10 26:7 79:5 86:3,21 87:1 88:3</p> <p><b>agenda</b> 3:13,14 4:13,19</p> <p><b>ago</b> 22:8</p> <p><b>agree</b> 27:2 110:12 113:6 118:3,9</p> <p><b>agreement</b> 116:11</p> <p><b>ahead</b> 3:14 97:17</p> <p><b>air</b> 14:1,12,15 15:12,14,15 18:7 19:13 118:20</p> <p><b>aligned</b> 112:1</p> <p><b>alleged</b> 113:22</p> <p><b>alleviate</b> 18:19</p> <p><b>allocated</b> 10:4</p> <p><b>allotted</b> 9:14 17:13</p> <p><b>allow</b> 33:16 39:1</p> <p><b>allowable</b> 108:4</p> <p><b>allowed</b> 10:12 11:12 12:4 16:22 23:22 25:6 26:17 27:12 32:10 46:9</p> <p><b>allows</b> 56:4 83:6</p> <p><b>alter</b> 18:4 118:7</p> <p><b>amazing</b> 75:3</p> <p><b>amend</b> 53:18</p> <p><b>amended</b> 21:18 42:1</p> <p><b>American</b> 67:19</p> <p><b>amount</b> 9:14 11:10,16,21 20:1 53:2 101:16 111:4</p> <p><b>amounts</b> 111:15</p> <p><b>analysis</b> 106:7,9</p> <p><b>analyze</b> 59:3</p>	<p><b>and/or</b> 62:21</p> <p><b>angle</b> 88:13</p> <p><b>angrier</b> 64:16</p> <p><b>Ann</b> 63:20 68:22 70:1</p> <p><b>answer</b> 21:16 42:9,10 53:13</p> <p><b>answers</b> 63:6</p> <p><b>Anybody</b> 7:2 103:15</p> <p><b>anymore</b> 116:10</p> <p><b>apologize</b> 3:7 6:7 42:19 60:19 102:1</p> <p><b>Appeals</b> 1:2,14 3:3 35:15 40:19 55:9,10 91:4,12,15,21 92:9,13,21 93:4,9 95:9</p> <p><b>appear</b> 57:21</p> <p><b>applicable</b> 25:10 55:17 56:1 112:10 119:20</p> <p><b>Applicant</b> 23:2 28:15,15 29:2 29:11 37:7,18 44:11 46:5 55:3 62:18 101:1</p> <p><b>Applicant's</b> 52:16</p> <p><b>applicants</b> 6:19 8:6 20:8 34:16</p> <p><b>application</b> 21:19 25:5 30:18 38:18,19 39:9 42:1,22 44:21 45:21 46:3 48:21 98:11,12 104:3 111:18 112:8</p> <p><b>applications</b> 42:14</p>	<p><b>applied</b> 25:13 61:20 105:4</p> <p><b>applies</b> 23:2 36:19</p> <p><b>apply</b> 29:7 34:22 35:2 36:22 63:16 82:22 83:2,3 84:10 85:12 117:15</p> <p><b>appraised</b> 58:6</p> <p><b>appreciate</b> 3:6 74:13 76:10 122:19,20,21 122:22</p> <p><b>appropriate</b> 46:13 116:17</p> <p><b>appropriately</b> 45:13</p> <p><b>approval</b> 4:15 10:18 28:20 29:3,4 63:10 73:4,7,15 78:1 78:2,3 115:21</p> <p><b>approve</b> 5:1 9:12 10:11 12:12 28:19 48:17 55:11,12 116:8 116:8 120:5,20 121:2</p> <p><b>approved</b> 40:22 43:20 44:6 53:14 56:7 63:12 73:10 103:4 116:22</p> <p><b>approves</b> 63:14</p> <p><b>approving</b> 104:17 116:13</p> <p><b>April</b> 41:4,7 59:17 71:17,21 89:13 91:19</p> <p><b>architect</b> 10:13 30:6,17 32:20 33:13 49:22 53:15,18 55:6</p>
---	---	---	---	---

<p>76:7 82:14 <b>architectural</b> 10:16 16:3 29:14 40:12 41:5 60:1 72:9 <b>area</b> 12:18,20 13:1 <b>areas</b> 11:3 <b>argue</b> 62:14 <b>Art</b> 92:2 <b>asked</b> 25:15 45:10 84:16 <b>asking</b> 9:12 15:6 19:11 20:6 21:13 26:15 31:3,9,19 33:9 37:20 <b>assess</b> 70:9 <b>assessed</b> 16:21 <b>assessment</b> 16:5 <b>associated</b> 53:1 <b>attachments</b> 89:9 <b>attack</b> 69:11 80:22 <b>attempted</b> 18:20 <b>attempting</b> 17:7 <b>attended</b> 64:4 78:20 <b>attending</b> 4:8 5:20 <b>attorney</b> 2:10 6:18 16:20 21:15 23:16 24:14,18 39:4 46:2,6 64:9 85:6,11,19 88:12,15 91:1 93:5 <b>attorney's</b> 47:1 58:17,19 <b>attorneys</b> 30:15 30:16 69:22 <b>audible</b> 20:18</p>	<p>103:19 <b>audience</b> 87:19 <b>available</b> 43:14 87:13 <b>Avenue</b> 1:15 4:20 6:5 8:17 78:6,16 <b>aware</b> 22:5</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>B</b> 89:16 <b>B-e-l-a-w-i-c-h</b> 95:12 <b>Bacino</b> 92:20 <b>back</b> 9:4 15:5 25:8 33:15 43:2 47:8 49:21 54:9 55:20 62:2 70:19 71:6,21 82:18 99:4 102:16 103:9 116:22 <b>backboard</b> 66:13 77:21 78:5,8 <b>backward</b> 79:18 <b>backwards</b> 65:17 82:12 <b>backyard</b> 101:17 101:22 <b>bad</b> 88:11 110:9 <b>ball</b> 78:7 <b>based</b> 11:10 28:19 31:4 32:19 34:1,7 36:2 41:10,14 41:18 47:13 59:12,16,18 72:18 104:15 112:8,21 113:12 <b>basically</b> 36:22 51:12 56:16 67:12 80:13</p>	<p>81:12 <b>basing</b> 58:20 <b>basis</b> 14:13 88:5 <b>battery</b> 99:11 <b>beautiful</b> 19:2 20:4 <b>bedroom</b> 99:19 <b>beginning</b> 69:3 <b>behalf</b> 63:22 94:15,17 96:2 96:3 101:18 <b>Belawich</b> 91:16 95:12 <b>believe</b> 21:8 39:18 54:12 58:15 75:12,14 79:17,18 88:8 94:7 105:8 106:2 112:17 119:7 <b>benefit</b> 13:14 47:1 56:2 58:9 86:14 <b>benefits</b> 10:22 <b>best</b> 9:8 55:8 74:22 79:2 95:20 97:2 <b>better</b> 13:2 70:17 <b>beyond</b> 24:12 36:4 <b>big</b> 35:6 75:21 <b>bigger</b> 75:16 107:20 <b>birthday</b> 78:21 <b>bit</b> 20:22 33:11 43:5 45:16 47:18 48:1 107:7 110:21 <b>blank</b> 109:18,20 <b>block</b> 18:6 64:20 66:5,6,9 75:3 78:22 <b>blocked</b> 70:21,21</p>	<p>71:8 80:18 <b>blocking</b> 15:7 <b>bluntly</b> 65:17 <b>board</b> 1:2,14 2:1 3:2,5,10,10 4:10 6:22 9:12 10:11 16:14 20:17 29:11 35:6,14 37:6 40:19 43:14,20 44:6 55:9,10 64:4,10 71:14 83:21 85:21 87:15 91:4,12 91:15,21 92:8 92:13,21 93:4 93:8,13,18 95:8 97:7,8 98:22 103:17 103:21 104:16 105:5 112:3 113:8 116:21 120:2 <b>Bodine</b> 65:3 <b>Bodine's</b> 64:15 <b>Bodines</b> 87:5 <b>body</b> 85:7 <b>bore</b> 41:17 <b>bottom</b> 67:5 <b>bought</b> 83:17 <b>Brandon</b> 2:6 105:21 106:5 110:18 112:1 112:19 113:4 113:18 114:10 116:5 117:19 118:15 119:10 <b>breach</b> 64:13 <b>brief</b> 4:16 93:20 <b>briefly</b> 87:22 89:3 <b>bring</b> 86:8 <b>brings</b> 59:20 <b>broker</b> 16:13</p>	<p>59:3 <b>brother</b> 79:4 <b>brought</b> 47:16 <b>build</b> 11:10 14:21 26:15,19 28:16 54:15 55:20 66:10,10 66:13 71:5 72:13 <b>buildable</b> 28:6 31:4 <b>building</b> 8:21 9:13,17 11:5,7 12:3,16 14:9 16:1 17:10,14 18:21 19:8,12 19:19 23:22 24:2,4,6,8 25:14,17,19,22 26:5,14,16,20 27:6,11,17,20 28:6,7,17,22 29:7 31:12 33:1 39:10 45:9,15 47:9 49:3 50:6,7,15 50:20,21 51:1 53:1,9,17,19 54:14 55:10,12 55:13,14,15 56:4 60:15,16 62:21 82:15,21 88:6 89:10 102:21,22 <b>buildings</b> 43:11 48:10 <b>built</b> 16:17,19 17:5 19:4 25:8 25:11 55:15 56:5 64:16,17 65:3 67:1,1 88:8 111:8 <b>bulk</b> 19:18 <b>bullet</b> 35:8 36:20</p>
--	---	---	--	---

<b>bump</b> 51:17	117:4	38:4,6,11	98:12,15	<b>clarity</b> 21:22
<b>bunch</b> 73:22	<b>capable</b> 36:11	41:21 49:7	<b>changes</b> 10:14	<b>classification</b>
<b>burden</b> 36:18	65:14	50:1 51:4,14	10:20 48:7	112:11
<b>bus</b> 30:15,17	<b>Caplis</b> 46:2 93:5	52:12,20 54:17	53:6 62:4,22	<b>clear</b> 13:19
<b>business</b> 4:21	<b>capped</b> 35:3	56:18 57:2,5	<b>changing</b> 36:12	38:20 41:3
<b>buy</b> 66:22	<b>car</b> 50:12 66:11	57:19 58:22	67:15 72:12	80:3 85:5
	<b>Cara</b> 6:19 8:7	60:9 61:7	<b>character</b> 18:4	102:5 113:2
	65:13 66:20	63:19 73:5	118:8	115:11
<b>C</b>	80:8 95:22	74:15 79:22	<b>characteristics</b>	<b>clearer</b> 13:13
<b>C</b> 89:20	96:16 97:2	83:13 84:12,18	88:7	<b>clearly</b> 15:7
<b>C-a-r-a</b> 8:8	<b>care</b> 66:15 70:2	84:22 89:2	<b>charged</b> 64:10	<b>climbing</b> 77:5
<b>C.S.R</b> 1:17 124:7	70:3 103:6	93:17,20 94:9	97:7 104:12	<b>close</b> 33:3,4
<b>calculate</b> 46:17	<b>cart</b> 54:16,18	97:6,17,21	<b>check</b> 42:18 47:3	78:20 121:22
<b>calculated</b> 24:17	65:17	98:6 99:1,10	47:3 99:11	<b>closely</b> 18:17
24:22 29:15	<b>case</b> 11:11 25:10	99:14 103:15	109:19,20	<b>closer</b> 14:9,10,15
50:11	43:11 44:3	103:20 104:6,8	<b>checked</b> 47:9	14:22
<b>calculating</b> 30:1	59:16 61:16	105:8,19	<b>chemotherapy</b>	<b>closing</b> 15:22
31:7 68:12	63:5 69:15	106:10 107:11	68:17	<b>code</b> 22:22 26:4
<b>calculation</b>	94:1	109:12 110:11	<b>Chicago</b> 100:7	26:17,21 27:1
22:16,22 24:20	<b>cases</b> 44:5 61:13	110:18 111:21	100:21	32:21 46:17
26:13 27:12,16	<b>cause</b> 19:6	112:3,17 113:4	<b>chicken</b> 95:19	47:9 53:4,19
46:4,7,11	<b>caused</b> 15:12	113:8,17,21	<b>children</b> 66:7	60:16 68:4
47:10,13	113:22	114:5,7,9,13	<b>children's</b> 78:21	76:15 82:21
<b>calculations</b>	<b>causes</b> 111:4	114:19,21	<b>chimney</b> 15:9	90:1 102:22
22:17 27:14	<b>causing</b> 18:21	115:10,16,18	53:3,3,10,22	117:12 118:19
39:5 46:4 47:4	36:8	116:4,16	54:1 56:14,19	119:21
65:12 68:8	<b>caveat</b> 118:3	117:18,22	99:17 100:5	<b>codes</b> 53:1,9
<b>call</b> 3:1,11,12,15	<b>cc'd</b> 94:18	118:2,5,11,13	<b>choose</b> 48:18	55:17 56:1,4
7:6 50:3,4	<b>certain</b> 25:7 99:6	118:15,18	<b>Chorus</b> 37:9	60:16 82:16
51:17 62:13	107:19	119:7,10,15,17	<b>circumstances</b>	115:12 119:21
69:22 121:3	<b>certainly</b> 23:3	120:1,15,19	36:4,8	<b>Colmery</b> 91:16
122:4	64:9	121:4,6,19,20	<b>claimed</b> 72:4	<b>come</b> 12:11 21:7
<b>calls</b> 16:19 21:10	<b>certificate</b> 89:13	122:2,4,17,18	<b>clarification</b>	42:15 43:17
<b>Calvert</b> 2:6 4:1,2	<b>certify</b> 124:9	<b>chance</b> 6:2 8:15	28:9 29:1,10	44:20 45:18
4:8 5:8,9,19	<b>chair</b> 77:5	12:9 16:15	95:21 115:1	47:22 54:22
7:10,11 106:5	<b>Chairman</b> 2:2	70:10 97:13,20	<b>clarified</b> 23:9,15	55:20 61:11
110:21 112:21	3:1,22 4:12 5:4	99:21	24:11 48:11	64:22 70:9
113:2,20	5:16,17,21	<b>change</b> 12:13	<b>clarifies</b> 48:2	82:18 85:22
114:12 115:18	6:17 7:4,6,18	24:9 45:16	<b>clarify</b> 22:15	93:16
116:6 118:16	7:19 20:16,19	48:9 52:4	37:12 38:5	<b>comes</b> 24:7
119:16 121:13	20:21 21:18,21	54:10 56:9,13	47:15 51:16	27:22 37:2
121:14 122:11	23:3 29:12	79:17 117:5	61:7 63:7	43:2 56:20
122:12	32:6 33:8 34:6	<b>changed</b> 41:8	72:11 87:6	<b>comfort</b> 71:15
<b>cap</b> 25:20 29:6,8	37:6,10,11	71:18 72:1	<b>clarifying</b> 48:6	<b>comfortable</b>
<b>capabilities</b>				

Meeting Minutes  
July 8, 2021

32:7 33:7 37:19 40:14 97:9 103:22 104:8 105:6 <b>coming</b> 32:15 80:4 <b>comment</b> 4:17 6:22 40:3 45:22 52:20 71:14 86:3,4 96:13,14 99:16 <b>commented</b> 88:11 <b>comments</b> 8:2 21:7 34:18 37:5 38:12 40:6 41:20 59:18 74:16 79:22 83:13 84:14,15,17 85:1,1,22 87:22 97:11 99:5 103:16,18 103:22 105:10 122:20 <b>commissioned</b> 1:18 124:8 <b>committee</b> 58:20 <b>communication</b> 88:20 <b>communications</b> 13:22 <b>communities</b> 46:20,21 <b>community</b> 45:13 58:9 59:20 75:16 86:12 <b>competency</b> 88:11 <b>complained</b> 13:5 <b>complaining</b> 70:8 <b>complaint</b>	101:22 <b>complaints</b> 101:16 <b>complete</b> 64:21 65:2 81:17 124:13 <b>completely</b> 41:13,18 56:9 61:3 69:1 83:21 99:20 <b>compliance</b> 119:21 <b>compliant</b> 68:3 <b>complicated</b> 30:16 <b>complied</b> 116:14 <b>comply</b> 11:20 12:14 14:2 18:15 19:16,21 55:16 63:16,17 <b>comprehensive</b> 85:17 <b>compromise</b> 103:12 <b>concept</b> 100:1 <b>concern</b> 42:22 43:21 67:6 101:20 102:19 <b>concerned</b> 66:2 70:3,11,16 98:2 <b>concerns</b> 9:2 12:6,8 13:12 13:18 14:1,14 18:19 58:13 66:19,19 69:2 81:14,17 101:2 102:8 103:13 104:1 115:2,19 117:16,16 <b>concluding</b> 57:9 <b>concrete</b> 12:18 12:21,22 <b>condition</b> 34:9	44:1 48:22 112:7 116:18 117:9,15 119:14 <b>conditional</b> 119:13 <b>conditions</b> 48:20 49:1 50:2 52:12 104:22 105:15 116:21 119:18 120:7 120:21 121:1 <b>conducted</b> 12:10 <b>conducting</b> 50:7 <b>conference</b> 4:9 <b>confidence</b> 64:21 72:7 <b>confirmed</b> 10:21 <b>confirming</b> 92:15 <b>conform</b> 36:13 117:14 <b>confusing</b> 39:21 <b>congestion</b> 18:8 118:21 <b>consider</b> 103:3,4 <b>considerate</b> 68:13 <b>consideration</b> 4:19 6:4 <b>considerations</b> 4:18 <b>considered</b> 36:14 88:16 111:17 <b>consistent</b> 111:11 <b>constructed</b> 117:1 <b>construction</b> 50:6 80:8,13 92:16 115:9 116:20 <b>consultant</b> 61:15	62:8 <b>consultants</b> 90:19 <b>consulted</b> 77:22 <b>consulting</b> 61:18 <b>contents</b> 94:13 <b>continuance</b> 3:7 47:2 <b>continued</b> 6:7 <b>contrary</b> 16:10 <b>control</b> 13:1 18:13 36:4,7 70:13 90:2 <b>conversation</b> 37:13 39:19 <b>conversations</b> 39:18 <b>copied</b> 96:3 <b>copies</b> 92:18 <b>copy</b> 96:17 <b>Cora</b> 91:13 <b>corporate</b> 85:7 <b>corporation</b> 85:8 <b>correct</b> 28:1 33:19 34:13 44:10 50:22 53:20 54:19 55:2 63:18 75:5 115:15 124:12 <b>correctly</b> 68:12 <b>counsel</b> 22:19 <b>count</b> 50:8 51:1 <b>Countless</b> 14:10 <b>county</b> 86:16 124:4,9 <b>couple</b> 22:17 27:13 34:18 64:3 75:6 83:19 85:2 98:12 <b>course</b> 34:3 <b>court</b> 7:22 36:21 38:7 39:20	63:20 <b>coverage</b> 8:21 9:13,17 11:5,5 11:7,16,19,22 12:3,4,5,16 16:1,2 17:10 17:14 18:1,21 19:8,9,12 23:22 24:2,4,6 24:8 25:14,17 25:19 26:1,5 26:14,15,16 27:6,11,17,20 28:8,17,22 29:8 31:4,12 33:1 45:10,15 50:8,20,21 51:1 55:14 62:21,21 108:5 115:6 <b>covered</b> 20:22 <b>create</b> 17:7,22 71:19 119:1 <b>created</b> 114:1 <b>creates</b> 10:5 108:18 <b>creating</b> 11:9 <b>criteria</b> 17:1,2 20:11 25:6 104:12,17,20 106:1,2 110:19 110:22 112:4,6 112:12,20 113:3,6,9,11 113:21 114:13 118:6,18 119:11 120:3 <b>CSR</b> 124:20 <b>current</b> 10:22 16:2 111:9 <b>currently</b> 11:15 11:22 17:21 32:9 52:15 56:8 102:11
--	---	---	---	--



33:11 <b>cut</b> 22:6 <b>cutting</b> 106:11	<b>decreasing</b> 11:19,21 19:9 <b>deemed</b> 111:9 <b>definitely</b> 68:15 79:18 <b>democracy</b> 67:20 <b>deny</b> 48:17 <b>Department</b> 77:22 <b>Describe</b> 50:5 98:10 <b>described</b> 95:8 98:18 <b>design</b> 17:15 36:13 52:4 117:10 <b>designed</b> 15:9 <b>desire</b> 6:2 113:12 <b>despite</b> 102:8 <b>detailed</b> 8:13 <b>details</b> 21:1 <b>deter</b> 14:16 <b>determine</b> 35:1 60:15 97:9 <b>determined</b> 113:9 120:2,3 <b>detracting</b> 19:1 <b>detrimental</b> 114:15 117:7 <b>devalue</b> 16:9 <b>Developmental</b> 90:2 <b>Diane</b> 65:3 67:1 92:20 <b>dictating</b> 108:4 <b>dies</b> 79:5 <b>different</b> 11:2 22:17 37:4 44:4 45:11 48:9 75:7 86:11 <b>difficult</b> 17:6,12	56:6 <b>difficulty</b> 113:22 <b>dig</b> 63:2 <b>dimension</b> 52:6 <b>diminish</b> 119:3 <b>diminished</b> 43:13 <b>direct</b> 15:10 99:17 100:4 <b>direction</b> 100:15 <b>directly</b> 12:21 13:10 100:4 <b>Director</b> 2:11 <b>disagree</b> 88:10 108:22 <b>disappears</b> 56:14 <b>discomfort</b> 71:19 <b>discuss</b> 8:20 13:11 85:21 <b>discussed</b> 94:4 120:7,16 121:1 <b>discussion</b> 34:19 109:10 116:11 <b>display</b> 100:14 <b>disputed</b> 82:3 <b>disregarded</b> 99:20 <b>disrespectful</b> 69:19 <b>disruption</b> 18:12 <b>dissipate</b> 54:3 <b>distance</b> 53:2,21 54:3 <b>distinguished</b> 105:2 <b>district</b> 26:4,8 36:6 <b>document</b> 22:5 73:1 95:7 98:10,16 <b>documented</b> 86:22 <b>documents</b> 21:8	41:9 42:17 56:22 89:6 90:15 92:6 93:11,15 94:12 94:13 97:4 98:3,22 <b>dog</b> 85:10 <b>doing</b> 11:4 31:6 40:11 46:19 52:22 60:6,7 67:21 68:2 70:16 73:8 83:22 84:4 101:18 <b>Don</b> 83:14 <b>donated</b> 78:4,5 <b>door</b> 65:4 81:15 83:11 84:3 101:4,9 <b>double</b> 42:18 47:3,3,9 <b>doubt</b> 13:1 47:2 58:5 <b>draft</b> 120:6 <b>drain</b> 63:1 <b>drainage</b> 12:6 13:12 18:12 19:5 43:21,22 54:21 61:21 101:22 102:18 115:2,12 116:2 116:9,12,14 117:3,5,16 119:1 121:1 <b>draining</b> 90:20 119:1 <b>dramatic</b> 48:8 <b>dramatically</b> 41:8 <b>drew</b> 27:13 <b>drill</b> 54:21 104:14 <b>dry</b> 63:2 <b>due</b> 67:13 108:21	<b>duly</b> 124:7 <b>Dunne</b> 91:17 92:19 95:14 96:1,4,17,18 <b>Dunne's</b> 94:15 <b>duty</b> 64:10,11 85:6
				<hr/> <b>E</b> <hr/> <b>E</b> 90:3,6 <b>e-mail</b> 22:2,3 88:21 92:2 94:14,17 95:5 95:6 96:1,3,8 97:3 <b>earlier</b> 87:2 <b>east</b> 14:18 51:10 51:21 52:2 71:2 <b>economic</b> 35:20 <b>effect</b> 57:11 <b>eight</b> 49:16 52:4 52:7 <b>either</b> 103:8 <b>elaborate</b> 23:6 <b>elements</b> 17:9 <b>embers</b> 54:2 <b>empty</b> 64:18 <b>encouraging</b> 40:7 <b>endanger</b> 119:2 <b>enforcement</b> 75:19 <b>engineer</b> 10:19 10:22 12:7 13:12,14 16:4 18:18 55:7 59:16 61:1,6 61:15,18,19 62:3,6,10,20 63:9,12 70:5 85:5,11,19 102:8 117:13 <b>engineered</b>

18:14 <b>engineering</b> 12:10,12 13:14 41:13 54:21 62:13 63:11 73:17 115:13 117:10 <b>engineers</b> 12:11 60:15 61:12 90:18 <b>enhance</b> 20:3 117:3 <b>enhancing</b> 18:6 <b>enjoy</b> 67:16,17 69:16,17 <b>enjoyed</b> 80:10 <b>enjoying</b> 71:11 78:14 <b>ensure</b> 18:11 <b>entered</b> 87:20 89:5 95:5 <b>entering</b> 75:2 <b>entertain</b> 7:1 120:5,20 121:2 121:21 <b>entire</b> 10:5 18:6 124:13 <b>entirety</b> 17:16 20:9 <b>entitled</b> 26:5,19 26:20 36:2 69:16 <b>envelope</b> 55:13 56:5 <b>Equally</b> 18:10 18:17 <b>equates</b> 27:18 <b>errors</b> 39:4 46:3 <b>especially</b> 64:5 <b>essential</b> 18:4 118:7 <b>essentially</b> 23:18 44:16 <b>established</b>	60:11 104:19 112:4 <b>estate</b> 16:13 41:11 59:3 65:8 <b>estimate</b> 16:16 <b>evaluate</b> 73:15 85:21 <b>evaluated</b> 87:15 <b>evaluating</b> 54:13 89:7 <b>evening</b> 6:8 8:11 <b>event</b> 60:18 <b>everybody</b> 3:4 6:1 22:6 30:19 44:16,17 45:1 47:4 71:15 73:20 78:19 79:1,1,5 81:19 81:20 87:16,18 89:6 103:21 <b>everybody's</b> 87:14 <b>everyone's</b> 3:6 <b>evidence</b> 28:2 94:10,11 104:15 106:4 <b>evidently</b> 102:1 <b>evolved</b> 98:11 <b>exacerbate</b> 19:5 <b>exactly</b> 16:19 20:10 44:7 53:5 70:6,11 79:13 82:8 102:11 <b>example</b> 55:6 59:2 62:20 <b>exceed</b> 34:6 <b>exceeded</b> 25:2 <b>exceeding</b> 83:8 <b>exceptions</b> 109:22 <b>exemption</b> 115:6 <b>Exhibit</b> 89:11,16	89:20,22 90:3 90:6,7,9 92:7 99:2 <b>exhibits</b> 41:9 89:4 <b>exist</b> 11:15 17:22 36:10 <b>existing</b> 24:6 25:17 50:9 59:17 61:11 117:5 <b>exists</b> 112:2 <b>expand</b> 17:7 44:13 <b>experience</b> 65:8 <b>expert</b> 54:1 <b>explain</b> 40:21 51:6 70:5 101:12 <b>explained</b> 88:17 <b>explaining</b> 68:10 <b>expressed</b> 9:2 18:19 101:20 115:1 <b>extra</b> 18:18 26:16,16,19 27:20 28:6,17 28:21 31:4 37:20 <b>extremely</b> 38:20 39:21 102:4 <b>eye</b> 79:10,10,11 79:11	<b>facts</b> 9:4,11 14:13 35:13 58:18 82:6 87:13 104:18 <b>fair</b> 30:19 68:13 106:10 119:15 <b>fairness</b> 47:4,7 47:15 <b>fall</b> 54:4 <b>families</b> 80:10 84:5 <b>family</b> 9:9,18 10:1,9 12:17 15:8 17:18 49:14 51:7 60:3 66:20 70:4 71:12 72:12 76:1 78:6,14 84:5 91:13,22 92:9 92:11,14,22 93:5,9 120:12 120:18 <b>far</b> 11:5,7,9,12 11:13 16:1 19:12,21 20:1 23:13 51:5 <b>fast</b> 69:7 <b>fault</b> 39:5 88:9 <b>faulty</b> 86:15 <b>favor</b> 48:15,21 50:3 96:6 <b>feedback</b> 105:22 <b>feel</b> 33:7 61:14 64:13 70:21 84:3,4 105:5 <b>feeling</b> 40:15 71:7 <b>feels</b> 69:10 <b>feet</b> 9:15,15,16 9:19,20,22 10:2,3,4 11:8 11:10,13 14:4 14:5,7,8,22	15:1,2,5 19:15 19:16,22 20:1 23:20 24:1,3,7 25:18,22 26:12 26:16,19 28:6 28:10,13,13,16 29:5,19,22 30:9,10 31:4 31:13 32:8,10 33:1 34:11 37:14,22 43:9 49:2,11,12,15 49:16,16 50:12 50:16,19 51:7 51:10,11,12,13 51:21,22 52:2 52:3,4,17,18 53:6 60:3,4 66:1 68:6,7 71:5,10,12 76:16,18,19 77:3 100:5 107:19,21 120:12,18 <b>felt</b> 24:21,22 46:7,13 77:11 <b>fiduciary</b> 64:10 64:11 85:6 <b>fight</b> 85:10 <b>figuring</b> 40:8 <b>file</b> 15:21 88:5 89:10 <b>filed</b> 21:19 44:18 89:8 <b>final</b> 10:18 44:5 49:4 60:12 63:8 <b>finalized</b> 60:14 <b>finally</b> 3:5 99:7 118:18 <b>financial</b> 17:18 113:13 <b>find</b> 27:3 35:4 48:21 57:16
---	--	---	---	--

<p><b>finding</b> 35:13 104:18 <b>findings</b> 58:21 104:13 <b>fine</b> 59:11 102:2 <b>fingertips</b> 87:14 <b>fire</b> 18:9 118:22 <b>fireplace</b> 52:1 99:18 100:8,10 100:11 <b>fireworks</b> 82:9 <b>first</b> 3:13,15 6:9 7:21 35:10 38:17 53:17 65:5 66:17,21 70:7 75:9 83:2 85:4 97:7 99:15 <b>fit</b> 60:16 67:2,2 <b>five</b> 14:6 43:8 51:22 75:1,8 76:3,18,19 77:3,18 114:13 119:14 <b>fix</b> 70:12 <b>fixed</b> 82:19 <b>flag</b> 82:19 <b>flexibility</b> 10:13 33:17 43:13 <b>floating</b> 34:4 <b>flops</b> 107:6 <b>flow</b> 15:15 18:12 19:14 <b>fly</b> 67:15 <b>focus</b> 9:11 26:18 97:22 <b>focussing</b> 110:13 <b>foliage</b> 14:11 <b>followed</b> 6:21 39:22 75:14 115:13 <b>following</b> 75:21 <b>foot</b> 11:14 26:20 27:14,19 28:21</p>	<p>31:15 33:12 43:8 49:4 52:6 52:8 107:2,5 108:4 109:1,4 109:5,9 <b>footage</b> 16:17 23:13 27:19 108:3,13 115:6 120:10 <b>footprint</b> 55:13 106:21 <b>Foran</b> 93:3 <b>forced</b> 56:16 <b>foregoing</b> 124:12 <b>formal</b> 22:2 62:19 <b>format</b> 98:20 <b>former</b> 42:14 <b>Forrest</b> 78:6,16 <b>forth</b> 9:4 35:17 99:4 120:6 <b>forward</b> 4:14 43:3 51:15 89:1 97:10 103:8 104:2,9 <b>found</b> 39:4 49:5 57:19 100:20 <b>four</b> 4:10 51:21 96:19 114:9 <b>fourth</b> 113:21 <b>frankly</b> 64:14 66:4 <b>free</b> 59:10 <b>freely</b> 15:15 <b>French</b> 63:1 64:18 <b>friendly</b> 80:10 <b>front</b> 10:6 14:18 15:14,15 76:14 76:17 79:12 89:6 102:10,19 <b>frost</b> 102:20 <b>full</b> 33:21,22 <b>fully</b> 39:18 40:15</p>	<p>54:13 117:18 <b>function</b> 9:8 15:10 <b>functionality</b> 17:8 <b>funnel</b> 63:3 <b>further</b> 15:1,5 27:14 63:19 70:19 71:2,6 77:3 84:17 93:18 103:15 103:17 <b>Fus</b> 2:4 3:19,20 5:5,10,11 7:5 7:12,13 22:12 27:7,22 28:9 29:9 34:11 104:7 110:1,4 112:15 113:15 114:6,20 118:1 118:14 120:11 121:5,17,18 122:3,15,16 <b>fuss</b> 78:11</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>G</b> 90:9 <b>G-l-o-w-a-l</b> 95:16 <b>gain</b> 17:18 113:13 <b>gap</b> 61:17 <b>garage</b> 9:20,21 10:3 17:21 24:10 30:7,9 40:8 43:4 47:18,21 49:1 49:10,11 50:8 50:12,13,18,22 52:13,14,15,17 59:14 60:2 65:20,20 66:11 72:12 120:11 120:17</p>	<p><b>garages</b> 10:5 <b>general</b> 21:11 59:19 95:2 <b>generally</b> 36:5 112:10 <b>generated</b> 87:8 <b>gentleman</b> 62:11 <b>Gentlemen</b> 38:6 112:12 <b>getting</b> 30:3 55:5 108:14 <b>ghosted</b> 81:12 <b>girls</b> 8:18 <b>give</b> 32:12 71:15 76:8 97:15 109:18 <b>given</b> 41:4 63:11 74:3 109:21 111:16 115:18 <b>glaring</b> 55:4 <b>Glowal</b> 91:17 95:15 <b>go</b> 3:14 15:4 22:14 23:5 25:6 29:22 33:15 42:11 52:4 56:21 58:12 60:14 76:12,13,17,20 77:2 97:17 100:7 <b>goes</b> 27:12 48:11 50:20 54:8 58:7 70:19 82:20 100:12 107:6 <b>going</b> 28:19,20 30:8,17 31:20 32:1 33:20 40:8,11,13 45:15 49:14,21 51:14 52:3 53:9 54:10,20 54:22 55:14</p>	<p>56:13 57:9 60:7 65:11 70:12 74:9 75:9 79:21 81:20 83:22 84:10 86:4 87:17,19,22 88:2 89:16 97:13,19 99:21 102:15 105:6 111:22 119:18 <b>good</b> 8:11 23:14 47:17 57:7 65:2 69:15 71:7 82:1 110:10 117:19 118:1 <b>gotten</b> 41:2 75:20 <b>govern</b> 50:5 <b>government</b> 74:3 <b>grabbles</b> 35:6 <b>grade</b> 102:21,22 117:3 <b>grading</b> 10:20 10:22 12:13 18:14 39:10 41:6,14 59:17 62:22 70:6 73:18 102:6,6 102:13 103:3,5 103:13 117:15 <b>graduation</b> 78:21 <b>grandson</b> 79:6 <b>grant</b> 43:14 <b>granted</b> 17:3 20:7,12 35:12 56:3 57:10 <b>granting</b> 35:9,14 36:9,15 114:14 115:5 118:6 <b>grateful</b> 9:7</p>
---	--	--	--	---



<p><b>incident</b> 66:12  <b>inclined</b> 43:15  <b>included</b> 22:12              92:18  <b>includes</b> 3:12              24:9 90:10  <b>including</b> 15:11              89:9,13 90:1              108:9  <b>inconsistencies</b>              87:3,7  <b>inconvenience</b>              35:19 80:15              105:3 108:19              110:22  <b>incorporated</b>              90:5 92:7  <b>increase</b> 16:11              18:8,9,20 25:1              35:20 46:8              57:12 91:9              102:21,22              113:13 118:21              118:22  <b>increased</b> 58:5  <b>individual</b> 85:8  <b>individually</b>              62:1  <b>infant</b> 79:6  <b>information</b> 8:4              9:3 16:7 22:10              22:20 32:19              38:8 61:10              85:20 87:8,19              88:5,6,14,17              98:7 104:5  <b>initial</b> 44:21  <b>initially</b> 31:20              32:2  <b>injurious</b> 114:15  <b>input</b> 17:20  <b>inquiries</b> 21:11  <b>inspections</b>              16:18</p>	<p><b>inspector</b> 53:19              82:16  <b>inspectors</b> 60:15  <b>installed</b> 78:5  <b>instance</b> 24:17              116:19,22  <b>instances</b> 75:7  <b>Institutional</b>              86:13,14  <b>intend</b> 72:13              80:22  <b>intended</b> 86:7              87:10  <b>intends</b> 6:11  <b>interest</b> 18:3              57:3 114:2  <b>interested</b> 86:1,8              92:5 117:17  <b>interference</b>              35:19  <b>interpret</b> 27:1              46:17  <b>interpretation</b>              27:2  <b>interpreted</b> 23:1              51:3  <b>involved</b> 62:11              74:1 78:12              105:1,16  <b>issue</b> 23:9 41:22              42:3,5 88:1              107:16 116:10  <b>issues</b> 19:5 61:21              62:15 67:9              75:10 107:22              108:14,17              115:7  <b>item</b> 3:13 4:12              4:19 6:3  <b>items</b> 99:8</p> <hr/> <p style="text-align: center;"><b>J</b></p> <hr/> <p><b>Jeff</b> 104:6 114:5              114:19 117:22</p>	<p>118:13 120:22              121:6  <b>JEFFREY</b> 2:4  <b>Jim</b> 62:6,7  <b>JOANN</b> 1:16              124:7,19  <b>Johnson</b> 2:3 3:17              3:18 5:12,13              7:14,15 104:4              107:9 108:21              109:15,20              112:14 113:14              114:4,18              117:21 118:10              119:6 121:3,15              121:16 122:13              122:14  <b>Julie</b> 94:15 96:1              96:4,17,18,22  <b>July</b> 1:9 3:3  <b>jumped</b> 42:21  <b>June</b> 6:7 21:5              27:10 46:14              59:1 89:18,19              90:16,19 91:3              92:2,10,16,19              92:20 99:7  <b>Jurusik</b> 2:10 4:7              5:18 21:15,22              22:4,13 23:16              24:14,15 27:9              28:1,14 29:10              30:14 31:2              32:14,18 33:3              34:1,4,13,15              37:17 44:10              48:12 50:4              51:6 55:8              57:16 84:20              85:2 87:12              88:12 89:3              94:11 95:6,14              95:18 96:11              97:3,14 98:10</p>	<p>98:18,21              104:11 113:1              116:17 119:20  <b>justified</b> 36:15</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>K-r-o-c</b> 95:14  <b>Kalant</b> 91:1  <b>Kalant's</b> 59:1  <b>keep</b> 71:11 78:13  <b>keeping</b> 3:9              86:15,16  <b>kept</b> 32:15  <b>Kevin</b> 93:5  <b>key</b> 21:3 90:12  <b>kids</b> 77:18,18  <b>kind</b> 23:17 25:5              36:22 48:7              89:4 101:1              108:7  <b>kindergarten</b>              75:2  <b>kinds</b> 109:4,22  <b>KLAWITTER</b>              1:16 124:7,19  <b>knock</b> 14:21 15:4              71:3  <b>knocking</b> 65:20  <b>know</b> 25:12              28:19 30:14              31:16 37:22              39:22 44:9              45:3 46:1              48:16 59:10              64:8 66:18              67:16 68:16              69:13 70:10,18              76:4 77:7              78:18 79:10,12              79:13,14 81:10              82:11 88:19              95:6 97:1 99:3              101:3,9 104:14              107:4,5,16</p>	<p>108:3,13 111:8              115:1,20,20,21              116:7 120:9  <b>knowledge</b> 86:13              86:14  <b>knowledgeable</b>              55:6  <b>known</b> 68:22              80:8  <b>knows</b> 72:3  <b>Kroc</b> 91:16              95:14</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>L-i-s-a</b> 80:2  <b>L-u-k-e</b> 8:10  <b>labeled</b> 80:5  <b>labor</b> 78:4  <b>lack</b> 64:21 65:2              75:19 88:10  <b>laid</b> 46:10  <b>land</b> 65:8 89:21              102:11  <b>landed</b> 37:14  <b>language</b> 105:13              116:7 119:13  <b>large</b> 12:20  <b>larger</b> 106:20  <b>late</b> 74:4  <b>law</b> 35:18 75:19              110:10  <b>laws</b> 75:13,20              85:13  <b>lawyer</b> 65:9              73:20 101:7,10              101:11  <b>lawyers</b> 74:1  <b>lead</b> 65:2  <b>leaning</b> 111:13  <b>led</b> 88:8  <b>left</b> 62:8  <b>legal</b> 22:19 34:19  <b>legend</b> 29:15,20  <b>legible</b> 95:10</p>
--	--	---	--	---

<b>legitimate</b> 72:9	33:11 44:4	20:2 26:16	20:19 23:5	37:4 49:5 56:3
<b>length</b> 98:19	45:16 47:18	27:21 29:8	37:8 42:9 51:4	61:19,22
<b>let's</b> 3:14 41:21	48:1,6 68:20	30:18 31:4,12	51:14 54:19	<b>meeting</b> 1:6 3:3
44:13 68:19	72:21 84:8	44:1 45:10,15	61:7 86:4,17	4:16 5:2 21:1,3
77:21 93:20	107:6	62:21 64:18	88:2 90:10,11	23:9 39:3 40:2
97:21 105:22	<b>live</b> 8:17 63:21	67:2,2,2,5 69:8	90:14,22 92:11	45:19 60:21
110:18	66:1 74:18	70:13 76:7	96:4,13,18	64:4 80:4 99:7
<b>letter</b> 21:4,14	109:6	77:2,19 81:20	120:8 121:7	119:20
22:2 24:18	<b>lived</b> 64:19 65:4	105:18 106:14	122:22	<b>meetings</b> 22:8
46:1 47:1,13	66:8 74:19	106:14,18,19	<b>Marty's</b> 27:9,16	68:19 102:7
57:6,8,17,20	75:8 76:2	106:20 107:2,4	<b>match</b> 44:7	<b>meets</b> 55:22
58:15,17,19	86:10	107:14,20,20	<b>matched</b> 47:11	<b>Member</b> 2:3,4,5
59:1,22 65:22	<b>living</b> 19:3 78:8	108:1,3,4,5,15	<b>Matela</b> 91:9	2:6,7 3:17,19
68:8,11 86:20	80:14,20 81:19	109:2,21 110:5	<b>Matella</b> 57:20	3:21 4:1,3,5,8
90:10,11,14,17	<b>Liz</b> 83:16	110:6,13,16,17	<b>materials</b> 22:8	4:8 5:6,8,10,12
90:19,22 91:2	<b>local</b> 35:17 76:7	111:2,3	78:4 90:9 92:4	5:14,19,19 7:8
91:4,8,12,15	<b>located</b> 114:17	<b>lots</b> 17:12 23:20	93:13 97:22	7:10,12,14,16
91:21 92:8,11	<b>long</b> 68:22	106:15,16	<b>math</b> 24:1 25:16	121:9,11,13,15
92:13,21 93:2	<b>long-term</b> 85:17	107:5 109:4,5	26:22 28:4	121:17 122:7,9
93:4 95:8	<b>longer</b> 86:12	109:14 111:6	30:21 32:5	122:11,13,15
96:20 105:3	<b>look</b> 8:16 28:18	<b>loved</b> 78:8,9	46:10,16 47:3	<b>members</b> 2:1
<b>Letters</b> 94:22	39:2 48:8	<b>loves</b> 75:6	<b>matter</b> 1:4 50:11	4:10 99:12
95:1	57:13 61:6,15	<b>lowering</b> 11:4	73:11 74:11	<b>memo</b> 22:14 23:8
<b>License</b> 1:17	62:8 74:9	<b>Luke</b> 6:19 8:9	108:11	24:11 27:8,10
124:20	75:20 77:8	31:8 66:20	<b>Maureen</b> 92:19	27:10 32:19
<b>life</b> 25:4 78:10	81:7 94:20	80:8	<b>max</b> 9:15 29:5	46:14 47:14
<b>light</b> 14:1,12,15	102:14 109:16		31:12 33:2	64:15
14:19 15:16	109:21	<b>M</b>	<b>maximum</b> 11:20	<b>memos</b> 21:1
18:7 19:13	<b>looked</b> 46:12	<b>M</b> 1:16 124:7,19	20:1 23:21	<b>mentally</b> 48:3
80:19 104:9	77:1 88:16,17	<b>mailing</b> 89:14	24:2 25:12,20	<b>mention</b> 95:4
118:20	100:3 111:6	<b>making</b> 30:15	27:6,11 28:7	<b>mentioned</b> 21:4
<b>limit</b> 28:11	<b>looking</b> 20:10	84:14 104:12	29:6 35:2	47:19 48:5
<b>line</b> 14:7 44:1	28:2 29:2,3	109:22 115:12	<b>mean</b> 28:12	49:9 95:3 98:3
100:4	31:18 46:18	<b>mandatory</b>	66:18 67:17	<b>mentioning</b>
<b>lines</b> 102:15	86:19	16:18	68:5 83:10	52:10
<b>Lisa</b> 64:12 80:1	<b>lose</b> 80:18	<b>manner</b> 10:17	106:15 111:2	<b>mere</b> 35:19
81:8	<b>loss</b> 68:6	111:8 117:2	113:1	105:2 110:22
<b>list</b> 95:2,3 97:4	<b>lost</b> 76:17 79:6	<b>Map</b> 89:21	<b>means</b> 14:6 20:9	<b>met</b> 25:7 27:3
<b>listed</b> 100:21	81:18	<b>March</b> 81:12	35:8 59:10	62:7,9 81:4
<b>listening</b> 70:15	<b>lot</b> 11:4,7,11,11	83:18 89:8	<b>meant</b> 83:1	104:13,18
<b>listing</b> 16:6	11:12,15,19	91:19	<b>mediation</b> 82:5	105:9,16
<b>literally</b> 54:8	12:4,4 14:7	<b>Martin</b> 2:11	83:10	112:13,18
73:10 81:15	16:1,2 17:5,5	89:16	<b>meet</b> 3:5 16:22	113:3,7
<b>little</b> 27:14 30:2	17:22 19:9	<b>Marty</b> 3:16	17:2,6 20:11	<b>methodology</b>

46:5 <b>Michael</b> 2:5,7,10 30:3 38:15 <b>Mike</b> 32:17 37:8 38:5,9 43:1 44:9 51:4 54:19 64:12 65:17 68:10 72:21,21 80:3 93:19 95:22 105:21 110:18 111:1,21 112:19 113:5 113:18 114:7 114:10,11,21 116:6 118:2,11 118:15 119:8 119:10 122:21 <b>Mike's</b> 106:6,9 120:6 <b>mind</b> 32:13 <b>minimal</b> 83:4 <b>minimally</b> 18:20 <b>minimum</b> 10:4 14:6 15:2 19:15,16 50:10 <b>minor</b> 11:2 20:9 83:4,6 <b>minute</b> 110:15 <b>minutes</b> 1:6 4:16 5:2 39:21 40:18,22 42:6 42:7,12 <b>missed</b> 120:9 <b>mistake</b> 110:3,7 110:7 <b>mistakes</b> 88:10 <b>misunderstan...</b> 13:20 <b>misunderstood</b> 59:5,9,11 101:1 <b>Mitch</b> 2:3 114:3 117:20 119:5	<b>mocked</b> 100:13 <b>Modeens</b> 65:4 <b>modification</b> 47:19,20 <b>modified</b> 38:18 38:19 39:9,9 39:10 42:22 <b>modify</b> 44:12 <b>monster</b> 11:9 19:19 <b>month</b> 67:14 <b>months</b> 62:5 84:2 <b>moot</b> 23:13 48:14 88:22 <b>mother</b> 81:18 <b>motion</b> 3:11 5:1 7:1 120:5,20 121:2,22 <b>motivation</b> 65:1 <b>mouth</b> 52:17 <b>move</b> 51:15 82:6 93:21 103:8 104:2 <b>moved</b> 5:3 7:3 13:4 51:9 75:1 77:18 80:9,13 95:13 122:1 <b>moving</b> 30:19 52:3 74:5 89:1 97:10 104:9 112:6 <b>multiple</b> 71:18 109:11 <b>municipal</b> 74:3 <b>Murphys</b> 83:18	110:5 <b>narrowness</b> 108:1,5 110:13 <b>nation</b> 75:17,21 <b>natural</b> 19:13 119:1 <b>near</b> 61:20 <b>nearby</b> 15:11 58:7 62:1 <b>nearest</b> 54:2 <b>necessarily</b> 54:18 111:4 <b>necessary</b> 61:14 67:22 <b>need</b> 31:22 33:16 33:18,22 45:16 54:15 76:12,13 84:9 106:16 <b>needed</b> 71:19 <b>needing</b> 10:6 <b>needs</b> 29:2,11 48:11 68:13 <b>negative</b> 17:9 50:14 <b>negotiation</b> 43:18 <b>neighbor</b> 13:5 68:14 83:15 <b>neighbor's</b> 14:8 19:6 69:21 77:1 78:3 <b>neighborhood</b> 15:19 16:12 18:5 19:2 20:4 44:16 45:6 58:4 59:21 75:15 79:6 83:17 114:16 117:7 118:8 119:4 <b>neighboring</b> 15:18 16:10 117:6 <b>neighbors</b> 11:1	13:9,15,16,19 13:22 14:4,10 14:22 15:13 18:22 19:14,14 66:13 68:19 69:20 73:22 75:11 76:1,2 76:14,20 77:7 77:9,11,12,12 77:13 78:12,16 78:16 79:9 81:2 84:1 96:19 101:19 101:19 102:2 103:11 <b>neither</b> 80:6 94:15 96:6,22 <b>neutral</b> 94:17 96:5,21 <b>never</b> 48:17 58:16 64:3 67:10 68:18 69:6,18,20,20 72:4 74:9 109:1 <b>new</b> 8:4 10:20 11:1 21:7,12 22:9 44:16 50:9 73:2,18 83:17 86:11 92:15 97:22 98:16 101:15 116:19,22 117:10 <b>nice</b> 66:20 <b>night</b> 77:15,16 <b>noes</b> 37:9 <b>normal</b> 61:9 100:20 111:6 <b>north</b> 9:21 14:5 14:9,22 19:14 49:10,13 70:22 71:1 80:20 96:19 109:6	120:11 <b>northeast</b> 102:10 <b>Notary</b> 1:17 <b>note</b> 4:7 5:19 25:16 <b>noted</b> 120:4 <b>notes</b> 65:13 <b>notice</b> 21:3 44:17 45:1,6 45:12,18 86:7 89:12 <b>novel</b> 100:19 <b>number</b> 29:4 32:17 33:8 42:21 46:6 49:2,3 64:21 66:1 88:7 89:9 104:20 106:2 107:19,21 110:19 112:4,6 112:20 113:9 113:11 114:13 118:6,19 119:11 <b>numbers</b> 24:16 27:15 31:18 32:13 33:18 52:11 68:5,7 72:16
<b>O</b>				
				<b>o'clock</b> 1:10 <b>object</b> 39:12 56:9,16 <b>objected</b> 66:14 88:19 <b>objecting</b> 56:11 68:14,15,17 92:9,12,14,22 93:6,9 94:16 <b>objection</b> 9:6 22:2,11 24:18 40:15 92:3 99:16 111:19

<p>120:4 <b>objectionable</b> 39:13 <b>objections</b> 8:14 22:7 41:16 56:15,17 83:20 98:4,16 101:6 115:19 <b>objective</b> 36:12 73:17 <b>objector</b> 39:12 93:2 <b>objector's</b> 47:12 91:6 <b>objectors</b> 22:18 22:19 23:10 30:20 34:17 42:17 47:5 80:5 86:1 92:5 <b>observations</b> 64:3 <b>obstruct</b> 14:11 <b>obvious</b> 102:14 <b>obviously</b> 44:4 60:13 100:9 101:20 104:11 <b>occasion</b> 115:20 <b>occupies</b> 107:18 <b>October</b> 81:19 <b>odd</b> 64:8 <b>offer</b> 80:15 81:6 <b>offering</b> 74:13 <b>Officer</b> 117:12 <b>official</b> 53:17,19 89:21 <b>oftentimes</b> 55:1 60:12 <b>Oh</b> 84:20 <b>okay</b> 3:14 5:18 6:17 21:21 41:21 45:7,20 57:2 74:15 89:2 97:6 99:12 106:12</p>	<p>106:22 107:3 118:5 119:15 119:17 120:1 120:15 <b>old</b> 8:18,19 41:10,12,14,18 67:14 <b>once</b> 31:16 39:3 39:6 63:16 74:4,6,7,9 98:15 102:1 120:19 <b>one's</b> 39:5 <b>one-story</b> 47:20 <b>ones</b> 60:20 <b>onsite</b> 117:5 <b>open</b> 6:9 13:21 13:22 15:14 32:4 81:11,16 83:11 84:3 101:4,9 <b>Opening</b> 91:5 <b>operable</b> 25:14 <b>opining</b> 57:8 <b>opinion</b> 16:14 41:11 57:6 58:2 <b>opinions</b> 8:4 59:12 <b>opportunity</b> 6:1 84:19 97:15 <b>opposed</b> 78:10 80:7 108:19 <b>order</b> 3:1 39:17 40:8 42:11 49:4 54:15 61:16 <b>ordered</b> 15:22 <b>ordinance</b> 17:1 21:15 35:18 47:11 90:2,2 109:13 114:1 116:18 <b>ordinances</b></p>	<p>82:21 85:13 <b>Ordnances</b> 14:3 <b>orientation</b> 51:8 <b>original</b> 17:19 29:18 43:8 59:13 108:10 <b>originally</b> 44:18 62:7 <b>originate</b> 36:3 <b>outside</b> 39:3,4 <b>overage</b> 17:22 24:5 <b>overall</b> 17:15 <b>owner</b> 36:5,7,11 105:1 <b>owners</b> 17:19</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>P-l-i-c-h-t-a</b> 38:16 80:2 <b>P-o-s-t-e-r</b> 83:14 95:11 <b>p.m</b> 1:10 96:16 123:7 <b>Pabian</b> 2:5 4:3,4 5:3,14,15 7:3 7:16,17 104:10 105:12 106:12 107:12 109:13 109:17 110:3,6 110:12 112:16 113:16 114:8 114:22 118:12 119:9 121:9,10 122:1,7,8 <b>packet</b> 46:15 <b>page</b> 90:16,21 91:11,14,18 92:1,10,12,16 93:3 <b>pages</b> 90:13 91:7 93:1,6,10 98:19 <b>paid</b> 41:11 59:6</p>	<p>59:8 73:17 <b>pain</b> 81:22 <b>pains</b> 79:9 <b>parameters</b> 17:13 <b>park</b> 66:6,13 77:20 78:9 <b>part</b> 46:15 74:8 98:22 99:1 110:8 119:21 123:2 <b>partial</b> 62:13 <b>particular</b> 104:21 105:1 <b>parties</b> 78:21,21 78:22 86:1,8 92:5 117:17 <b>parts</b> 30:19 <b>party</b> 39:3 96:21 <b>passed</b> 71:10 111:12 <b>patience</b> 3:6 <b>patiently</b> 105:21 <b>patio</b> 116:20 117:1,10 <b>PATRICK</b> 2:2 <b>pattern</b> 117:5 <b>pause</b> 46:22 47:8 <b>pavers</b> 117:1 <b>pay</b> 58:15 <b>PDF</b> 98:20 <b>peculiar</b> 105:17 106:13 <b>people</b> 14:16 18:2 21:12 30:14,20 64:1 66:9 71:19 74:8 76:9 78:6 81:11,21 82:1 82:1,22 83:1,3 86:8,16 94:2 94:20 95:2 111:7 <b>people's</b> 77:3</p>	<p><b>peoples</b> 94:19 <b>percent</b> 9:13,14 11:22 12:3,5 19:9,10,11 23:20,21 24:3 24:5,7,9,22 25:2,7,9,12,18 25:19 26:3,5,6 26:9,9,10,10 26:12,15,21 27:5,6,17,18 27:22 28:3,3,5 28:7,16,21 29:6,7 31:21 32:22 33:5,5 33:21 34:12 35:3,4 37:14 37:20 44:13,14 44:18,19,21 45:1,2 46:8 65:19 <b>perfect</b> 76:5 <b>periods</b> 86:11 <b>permeable</b> 11:16 13:1 101:17 117:1 <b>permit</b> 61:9 88:6 <b>permits</b> 63:11,13 <b>permitted</b> 109:1 <b>permitting</b> 54:20 <b>person</b> 3:5 65:14 94:6 114:1 <b>personal</b> 69:11 <b>personally</b> 80:22 <b>personnel</b> 32:21 <b>perspective</b> 14:20 34:19 80:15,20 81:6 <b>pervious</b> 19:7 31:6 <b>petition</b> 23:2 89:8 90:8 94:1 94:2,8 <b>Petitioner</b> 36:17</p>
--	--	--	--	---



<b>Petitioner's</b> 90:15,17 91:1 91:8 104:15	30:1 32:4 34:2 34:7 36:13 38:1 39:10,10 40:12 41:3,5 41:10,12,15,18 42:3,4,21 44:3 44:7 45:16 48:8 53:14,18 54:7,14 55:5 56:8 58:2,10 58:11 59:13,13 59:13,14 60:1 60:12,13,20 61:10 62:12,17 65:15,18 67:14 67:14 68:3 71:9,16,17,20 71:22 72:8,9,9 72:10,19 73:2 73:8,15 74:10 76:8,13 79:13 79:14,20 81:6 82:7,13 83:20 89:10 94:3,5 94:21 115:9 116:15 117:10 117:11	93:19,22 95:4 96:10 97:12,19 98:1,11,20 99:3,15 <b>Plichtas</b> 63:22 66:17 67:17 70:19 <b>plus</b> 31:14 <b>poach</b> 77:15 <b>point</b> 20:17 23:14 24:15 31:15 39:8 46:3 48:12,15 55:4 57:8 73:6 73:13 74:14 78:18 88:22,22 93:8,17 97:6 98:19 99:6 102:18 103:12 110:11 117:19 <b>pointed</b> 21:2 23:14 88:15 <b>pointing</b> 46:6 120:22 <b>pointless</b> 74:10 <b>points</b> 35:8 36:20 60:10 90:12 <b>policy</b> 84:3 <b>poll</b> 97:8 103:21 <b>pop</b> 82:9 <b>porch</b> 10:6 15:14 15:15 76:6,14 76:17,18 77:9 77:14 102:10 102:19 <b>porches</b> 77:2 <b>portion</b> 110:22 <b>position</b> 56:8,12 104:1 <b>positive</b> 117:2 <b>positivity</b> 59:19 <b>possibly</b> 43:11 <b>post</b> 42:6	<b>post-1950</b> 92:16 <b>posted</b> 40:19,20 41:3,10,12,14 89:15 <b>Poster</b> 83:14,14 91:16,22 95:11 <b>posting</b> 41:1 <b>potentially</b> 56:16 86:8 <b>Power</b> 93:8 98:18 <b>Powers</b> 66:10 <b>pre-1950</b> 72:4 <b>precautions</b> 18:11 <b>precedence</b> 110:1,9 <b>precise</b> 86:17 <b>precisely</b> 82:17 <b>predominant</b> 100:1,6 <b>preexisting</b> 12:17 64:18 <b>prejudging</b> 85:18 <b>prepared</b> 6:13 55:5 62:12 74:20 89:17 <b>prerelation</b> 72:15,17 <b>present</b> 2:1,9 4:10 6:19 35:5 85:20 <b>presentation</b> 93:8 98:19 <b>presented</b> 76:9 104:16 <b>presently</b> 114:2 <b>pretty</b> 4:13 24:1 <b>prevailing</b> 100:15 <b>prevention</b> 35:20 <b>previous</b> 11:6	<b>previously</b> 60:21 <b>primarily</b> 113:12 <b>prior</b> 39:3 <b>probably</b> 47:17 62:13,15 67:8 71:15 97:8 102:7 108:22 <b>problem</b> 43:7,10 64:1 102:9 103:7 <b>problems</b> 67:4 119:2 <b>proceed</b> 16:22 <b>proceeding</b> 32:7 <b>proceedings</b> 1:12 123:7 124:10 <b>process</b> 8:22 44:22 46:16 54:20 61:8 62:19 65:7 67:13 68:12 74:2 81:5 87:9 119:22 123:3,3 <b>produced</b> 36:22 87:14 <b>product</b> 44:5 <b>professional</b> 12:9 16:3,4,13 58:1 59:3 90:18 <b>profitable</b> 35:21 <b>profits</b> 35:21 <b>progresses</b> 115:9 <b>prohibition</b> 35:21 <b>project</b> 16:19 30:22 55:22 59:4 69:8 71:18 91:10 115:8 116:13 <b>promote</b> 88:13 <b>pronouncing</b>
---	--	---	---	---

<p>57:21 <b>proof</b> 36:18 <b>proper</b> 115:13 <b>properly</b> 8:1 24:21 86:21 <b>properties</b> 16:10 18:8 19:6 36:6 58:4 112:10 117:3,6 118:21 119:2 <b>property</b> 11:17 12:11,14 13:2 13:6 16:1,5,8 17:16 18:3,15 23:18 35:11,22 36:4,7,10,16 36:19 40:13 57:11 58:8 61:11 62:9 67:18 69:17 70:14,16 91:10 104:22 105:15 112:9 114:2,16 114:17 119:4 <b>proposal</b> 16:16 48:14 59:12 <b>proposed</b> 11:13 11:18 12:4,16 15:2,8,9 19:20 24:8,10 26:14 27:17,20 31:10 32:11 47:19 50:2 51:7 58:3 59:4 60:3 61:12 71:9 73:9 102:11 <b>proposing</b> 25:21 49:17 70:6 71:6 82:7 109:18 <b>protection</b> 67:18 <b>provide</b> 16:7 35:3 42:16,17 <b>provided</b> 22:20</p>	<p>23:8 85:20 116:13 119:12 <b>provides</b> 16:4 <b>providing</b> 9:3 <b>proximity</b> 44:1 99:17 <b>public</b> 1:17 4:17 5:22 6:6,10,11 6:22 7:2,20 18:9 21:6 22:13,18 38:12 42:15 45:6 46:15 60:22 74:16 85:1,4 86:6,7,18 87:3 87:7,9 88:1,19 89:5,12 93:13 97:11 114:15 117:8 118:22 119:3 121:22 <b>publication</b> 89:14 <b>published</b> 89:12 <b>pull</b> 43:19 53:5 53:10 57:5 69:7 <b>pulled</b> 116:18 <b>pulling</b> 53:11 <b>pump</b> 63:3 <b>purchase</b> 14:16 <b>purchased</b> 15:20 111:7 <b>purpose</b> 17:17 59:22 113:11 <b>purposes</b> 89:6 93:12 <b>put</b> 9:16 14:20 22:6 27:14 44:1 47:8 48:19,22 52:16 56:8,12 63:1,2 65:16 77:21 81:22 100:13 100:17</p>	<p><b>puts</b> 10:3 <b>putting</b> 54:16,18 83:5 <hr/><b>Q</b><hr/><b>qualified</b> 1:18 124:8 <b>qualify</b> 35:22 <b>Querrey</b> 24:19 46:1 68:8,11 86:20 <b>question</b> 28:14 38:10,17 39:15 41:19 42:9 47:16 65:5,6 67:12 <b>questioned</b> 66:21 <b>questions</b> 6:21 20:15,16 21:11 21:16 24:12 37:7 81:13 93:18 97:2 103:17 <b>quickly</b> 87:18 <b>quite</b> 20:22 43:4 78:11 106:5 107:4 <b>quorum</b> 4:11 <hr/><b>R</b><hr/><b>R-e-e-d</b> 63:21 <b>R-o-w-e</b> 95:15 <b>rain</b> 13:7 <b>raise</b> 6:14 20:4 <b>raised</b> 23:10 <b>re-notice</b> 44:15 <b>reached</b> 68:16 <b>reaching</b> 37:1 <b>read</b> 8:15 12:9 16:15 51:2 95:10 <b>reading</b> 3:13 4:13</p>	<p><b>readings</b> 65:13 <b>real</b> 16:13 22:9 26:2 41:11 59:3 65:8 <b>reality</b> 30:18 86:5,15 <b>realize</b> 85:9,18 <b>realized</b> 77:2 78:8 87:1 <b>really</b> 20:13 25:22 26:10 27:19 28:5 31:3,8 32:4 46:7 65:11,13 66:2,20 71:7 72:6 79:10,12 101:4 108:14 122:19 <b>realtor</b> 91:8 <b>realtor's</b> 57:6,8 <b>Realtor.com</b> 16:6 <b>rear</b> 9:19 10:10 14:19 15:1,1 19:16 30:12 49:2,18 51:19 70:20 <b>reason</b> 35:13 52:21 75:13,22 83:1 111:8 <b>reasonable</b> 20:7 48:19 84:4 <b>reasons</b> 83:2 <b>rebuild</b> 14:21 <b>rebuttal</b> 100:17 <b>Rec</b> 77:22 <b>recall</b> 98:7 <b>receive</b> 10:16 24:17 95:7 <b>received</b> 22:5 32:20 89:8 93:11 94:12 98:21 101:5 <b>recognize</b> 95:11</p>	<p><b>recommendati...</b> 85:14 115:22 <b>recommendati...</b> 85:16 <b>record</b> 4:7 5:19 22:18 38:5,14 40:1,2 42:7,15 56:11 58:14 85:4 86:6,15 86:16,18 87:3 87:7,20 88:1 89:5 96:12 112:7 <b>records</b> 86:16 93:13 <b>red</b> 82:18 <b>Redfin</b> 16:6 <b>reduce</b> 11:7 30:8 31:22 <b>reduced</b> 9:22 10:1 23:12 44:22 45:4 49:2,3,11,14 120:12 <b>reducing</b> 10:3 30:9 40:7 49:18 59:14 60:2,3 <b>reduction</b> 9:18 10:14 11:3,6 21:5 51:7 82:8 <b>reductions</b> 72:18 <b>redundant</b> 8:3 57:4 <b>Reed</b> 63:20,20 69:9,17 71:13 72:5,11,15,20 74:6 80:6 82:3 87:11 95:13,21 96:6 110:9 <b>reference</b> 58:10 92:7 97:3 <b>referenced</b> 89:19</p>
--	---	---	--	--

<p><b>references</b> 57:14  <b>referred</b> 95:7  <b>referring</b> 23:19  <b>reflect</b> 11:2  36:20  <b>reflected</b> 38:1  <b>reflects</b> 27:19  <b>regarding</b> 8:14  12:8 19:18  90:12 91:1,9  91:13 93:5,9  99:16 111:1  <b>regardless</b> 9:4  48:10  <b>regular</b> 88:20  <b>regularly</b> 42:16  <b>regulation</b> 105:4  <b>regulations</b> 17:6  85:12  <b>reiterate</b> 35:16  <b>related</b> 48:20  115:5  <b>relevant</b> 101:13  <b>relief</b> 45:10,11  46:18 49:5  <b>rely</b> 47:12 74:2  93:14  <b>remain</b> 18:5  19:22 94:16  96:5,21  <b>remember</b> 34:21  52:9 56:18  64:17 66:11  <b>remind</b> 35:7  <b>remotely</b> 4:9  <b>removed</b> 12:21  12:22 78:17  101:15  <b>removes</b> 101:16  <b>removing</b> 29:21  101:21 102:3  <b>renovate</b> 59:20  <b>renovation</b> 58:3  <b>renovation/ad...</b></p>	<p>58:8  <b>renovations</b> 76:8  <b>rental</b> 36:16  <b>reopen</b> 7:1  <b>rephrase</b> 62:2  <b>replaced</b> 12:22  <b>report</b> 124:13  <b>reported</b> 124:10  <b>reporter</b> 6:16  7:22 38:8  63:21  <b>reports</b> 89:17  <b>represent</b> 74:8  85:7  <b>represented</b> 47:5  <b>request</b> 4:20 6:5  6:20 8:20 9:6  11:6 16:21  17:17 18:7,16  21:12,13 23:13  28:10 32:8  37:18,21 38:3  43:2,8,12  44:12 45:4  57:10 91:7,10  91:14,18 92:1  92:10,12,14,22  93:6 97:10  120:6,21  <b>requested</b> 12:2  24:5 25:1  37:13 38:22  46:8 98:4  <b>requesting</b> 35:4  <b>requests</b> 42:13  43:6  <b>require</b> 3:10  12:15 45:18  49:1  <b>required</b> 18:15  21:19 35:14,16  38:19 39:14  42:1 44:15  45:5 54:15</p>	<p>102:21  <b>requirements</b>  116:14  <b>requiring</b> 62:19  <b>reread</b> 58:18  <b>residence</b> 92:15  <b>resident</b> 111:9  <b>residents</b> 21:10  26:4 62:1,9  85:9 91:16  95:9 115:19  <b>resolving</b> 73:21  <b>respect</b> 65:10  68:19 69:1  75:20 108:21  111:18 116:2,9  116:12  <b>response</b> 20:18  71:13 90:15,20  91:6 103:19  <b>rest</b> 106:6,8  <b>restate</b> 37:17  111:22  <b>restriction</b> 115:7  <b>resubmit</b> 43:10  <b>resubmitted</b>  82:15  <b>result</b> 13:13  15:22 105:2  <b>retention</b> 117:4  <b>reverse</b> 42:11  <b>review</b> 41:12  61:12 86:18  115:13 117:12  119:22  <b>reviewed</b> 61:4  82:16 93:14  <b>reviewers</b>  115:22  <b>reviewing</b> 58:2  <b>reviews</b> 116:15  <b>revise</b> 10:20  <b>revised</b> 42:3  <b>Ridgeline</b> 12:7</p>	<p>41:13 59:16  62:11 90:18  <b>right</b> 6:14 28:12  29:9 30:7 32:1  38:9 39:16  42:2,12 53:7  54:9 55:1  57:17,21 69:9  69:17 71:1,4  73:3 74:21  84:16 87:11  97:14 100:7  104:1  <b>rights</b> 67:18  <b>risk</b> 55:3 62:18  <b>roads</b> 70:9  <b>rocket</b> 60:8  <b>roll</b> 3:11,12,15  7:6 122:4  <b>rolling</b> 3:8  <b>roof</b> 53:3,7 54:2  54:4,8,11  <b>room</b> 9:18 10:1,9  12:17 15:8  19:3 49:14  51:8 60:3 67:3  69:7 70:4  71:12 72:12  120:12,18  <b>roses</b> 100:13  <b>round</b> 33:10  89:4  <b>route</b> 52:13  <b>Rowe</b> 91:17  95:15  <b>rule</b> 11:20 17:10  <b>rules</b> 17:14  19:21 36:22  66:2 75:10,12  75:21 79:17  85:12  <b>run</b> 87:17  107:17  <b>runoff</b> 117:7</p>	<p style="text-align: center;"><b>S</b></p> <p><b>S-p-a-r-t-z</b> 74:18  <b>safety</b> 119:3  <b>sat</b> 77:4  <b>satisfied</b> 106:3  110:20 112:5  113:10 115:14  118:9 120:4  <b>saying</b> 23:17  53:8 72:21,22  72:22 81:8  95:22 115:21  <b>says</b> 26:4 29:16  48:17 59:7  <b>scale</b> 55:21,22  <b>scheme</b> 60:5  <b>school</b> 78:1  <b>science</b> 60:8  <b>scientific</b> 14:13  <b>Scott</b> 2:11 3:17  3:19,21 4:1,3,5  5:6,8,10,12,14  5:16 7:8,10,12  7:14,16,18  20:21 21:20  23:6 38:4  42:10 47:15  51:16,20 52:6  52:8 53:13,17  55:2 61:9  63:18 88:4  89:16,18 90:10  90:11,14,22  92:11 96:14  99:11 120:9  121:8,11,13,15  121:17,19  122:6,9,11,13  122:15,17  <b>scratch</b> 95:19  <b>scrutiny</b> 60:14  <b>se</b> 55:11  <b>sealed</b> 41:6 72:9</p>
---	---	--	---	--

Meeting Minutes  
July 8, 2021

<p><b>second</b> 3:11 5:4 5:5 7:4,5 8:3 32:12 65:6 98:13 105:20 107:7 121:4,5 122:2,3 <b>Seconded</b> 121:6 <b>section</b> 51:20 52:13 54:2 <b>see</b> 24:16 40:11 55:3 57:6,13 57:18 61:20 73:3,11,13 75:19 76:20 77:16 79:9,11 79:20 100:3 111:12 <b>seeing</b> 79:9,16 108:18 <b>seeking</b> 27:5 45:2 88:14 <b>seen</b> 43:4 54:8 60:1 83:20 <b>self-imposed</b> 35:10 <b>selling</b> 36:16 <b>send</b> 22:1 <b>sense</b> 23:4 49:19 64:13 <b>sent</b> 8:13 21:4 60:22 94:14 96:4,9 <b>serve</b> 58:9 <b>service</b> 64:5 <b>set</b> 35:17 58:10 75:22 120:6 <b>setback</b> 14:5 15:1,2 19:15 19:17 43:8 70:20 107:16 108:14,16 <b>setbacks</b> 14:2 <b>seven</b> 1:10 14:22 15:5 34:22</p>	<p>37:3 104:17 118:19 120:3 <b>shape</b> 17:4 104:21 105:14 105:18 106:18 108:15 110:13 110:16 111:1 <b>shaped</b> 107:14 111:3 <b>share</b> 75:7 <b>shook</b> 72:6 <b>short</b> 23:17 96:15 <b>shorthand</b> 124:10 <b>show</b> 28:5 102:15 <b>showed</b> 79:7 86:6 <b>shower</b> 110:14 <b>showing</b> 35:11 36:18 71:15 <b>shown</b> 94:3,5 <b>shrinking</b> 43:12 <b>side</b> 14:5,8 19:15 45:16 61:3 80:17 83:16 102:10 107:15 109:6 <b>sides</b> 85:12 88:13 <b>sign</b> 96:20 <b>signage</b> 89:14 <b>signatures</b> 91:18 94:20 <b>signed</b> 89:15 91:15 94:2,7 95:9 <b>significant</b> 62:15 <b>silence</b> 81:18 <b>similar</b> 17:12 <b>Similarly</b> 10:19 15:14 <b>simple</b> 24:1 43:3 <b>simply</b> 11:2</p>	<p>35:15 36:15 102:19 115:5 <b>single</b> 53:16 54:14 <b>sit</b> 77:15 81:7 <b>sitting</b> 31:16 <b>situations</b> 58:6 <b>six</b> 8:18 62:4 118:6 <b>size</b> 11:11,12,13 16:1 17:4 20:2 21:5 43:12 106:18 108:2 108:12 109:21 110:17 <b>slide</b> 100:3 101:15,21 103:9 <b>slightly</b> 51:12 <b>sloping</b> 103:2 <b>small</b> 10:9 20:9 109:14 <b>smart</b> 65:13 <b>smoke</b> 15:10 <b>solely</b> 10:9 <b>somebody</b> 42:13 68:1 79:4 <b>somebody's</b> 79:4 <b>someone's</b> 65:12 <b>somewhat</b> 64:8 <b>son</b> 8:19 <b>son-in-law</b> 75:19 <b>sorry</b> 32:12 59:9 90:6 106:11 <b>sort</b> 22:6 108:7 108:20 111:6 <b>sought</b> 112:9 <b>sound</b> 78:7,9 <b>sounds</b> 73:7 74:4 116:10 <b>south</b> 12:21 14:4 70:22 71:1 80:17 83:15 109:3</p>	<p><b>southwest</b> 100:1 100:2,6 <b>space</b> 12:2 19:7 19:10 84:6 101:17 <b>spare</b> 67:3 <b>Spartz</b> 74:17,17 <b>speak</b> 5:22 6:11 7:20 8:3 40:4 43:1 56:21 82:14 97:15,16 <b>speaks</b> 58:21 <b>specific</b> 52:11,14 104:13,22 105:15 115:21 120:10 <b>specifically</b> 9:21 49:10,20 70:1 72:18 116:1 <b>specifics</b> 47:18 57:7,14 <b>specifying</b> 35:13 <b>speech</b> 74:20 <b>speed</b> 74:5 87:21 <b>speeding</b> 39:17 <b>spell</b> 7:21 <b>spent</b> 77:19 <b>spoke</b> 27:13 120:21 <b>spout</b> 63:4 <b>Springs</b> 1:1,13 1:14,16 3:2 20:8 66:5 <b>square</b> 9:15,15 9:16,19,19 10:3,4 11:8,10 11:13,14 16:17 19:22 20:1 23:13,20,22 24:3,7 25:18 25:22 26:12,20 27:14,19 28:10 28:16,21 29:4 29:19,22 30:9</p>	<p>31:4,13,15 32:10 33:1,12 49:4,12 50:12 50:16,19 51:13 68:6,7 107:2,4 107:19,21 108:3,4,12 109:1,4,5,9 115:6 120:10 120:17 <b>squared</b> 38:9 <b>squished</b> 107:15 <b>SS</b> 124:3 <b>stack</b> 15:9 <b>staff</b> 6:11,18 20:19 22:14 23:1 26:22 27:8,10,10 31:2 32:18,20 43:1 46:14 47:9,14 61:18 62:3,6 64:9,22 85:5,11,14,19 89:17 115:8 116:15 <b>stamped</b> 12:18 <b>stand</b> 6:14 32:9 <b>standards</b> 27:4 34:22,22 35:16 37:2,3 49:5 <b>standing</b> 86:2 <b>stands</b> 21:1 <b>start</b> 34:19 54:20 <b>started</b> 60:21 64:14 <b>starts</b> 75:14,15 <b>state</b> 1:18 35:18 38:13 73:15 75:16 86:16 124:2,8 <b>stated</b> 10:21 41:14 58:16 84:16 94:7 99:8,22 101:3</p>
---	--	--	--	--

118:4 <b>statement</b> 12:7 58:18 91:6 <b>statements</b> 9:5 <b>states</b> 58:1 <b>stating</b> 40:14 58:18,19 96:4 101:6 <b>stats</b> 23:18 <b>status</b> 45:20 <b>Statute</b> 105:13 <b>staying</b> 122:19 <b>step</b> 8:22 9:1 69:4,4 <b>steps</b> 18:18 <b>stick</b> 71:1 82:6 <b>stone</b> 64:19 <b>stones</b> 63:3 <b>stopped</b> 66:14 <b>storm</b> 12:6 13:2 18:12,14 19:5 90:12,20 117:2 117:4 <b>story</b> 53:16 <b>straight</b> 4:13 102:15 103:8,8 <b>straightened</b> 42:20 <b>strange</b> 66:3 <b>straw</b> 43:19 <b>street</b> 66:6 78:2 118:22 <b>streets</b> 18:9 <b>strict</b> 105:3 <b>struck</b> 64:8 66:3 <b>structure</b> 15:11 52:2 <b>struggling</b> 105:12 110:21 <b>stuff</b> 65:9 <b>subject</b> 58:7 117:11 119:19 120:7 <b>subjective</b> 9:5	<b>submissions</b> 8:13 13:8 <b>submit</b> 62:17 94:17 95:22 <b>submits</b> 62:18 <b>submittal</b> 61:10 <b>submittals</b> 45:21 87:17,18 <b>submitted</b> 10:17 12:7 16:14 21:8 34:2 38:2 44:8 57:1 60:13 63:10 71:17,20,22 73:3 82:9,13 90:9,15 92:4 98:9,16 <b>submitting</b> 67:13 101:15 101:21 <b>substantially</b> 118:21 119:3 <b>subtracting</b> 29:19 <b>subtracts</b> 30:22 31:5 <b>suffer</b> 111:9 <b>sufficient</b> 35:15 51:5,15 <b>suggest</b> 116:4 <b>sump</b> 63:3 <b>supplemental</b> 90:8 <b>supply</b> 118:20 <b>support</b> 14:14 30:20 91:13 94:20,22 95:1 96:20 117:18 <b>supported</b> 78:22 <b>supporting</b> 22:8 91:17,22 94:16 <b>supportive</b> 84:11 <b>supports</b> 97:1 <b>sure</b> 23:6 32:14	34:8 42:19 47:10 61:9 65:14 70:12 86:21 87:12 98:5,8 99:12 103:21 104:12 107:11 115:12 121:8 122:6 <b>surface</b> 11:16 19:4 31:6 <b>surgery</b> 79:4,7 <b>surprise</b> 65:21 82:9 <b>surrounding</b> 13:16 20:5 59:4,21 91:9 104:21 105:14 <b>surroundings</b> 106:14 107:14 108:9 <b>survey</b> 12:10 15:21 16:4 63:10 <b>swale</b> 103:5,6 <b>swear</b> 6:10 <b>swearing</b> 6:12 <b>sweet</b> 96:15 <b>Switzerland</b> 96:7 <b>sworn</b> 6:16 <b>systems</b> 82:12	117:14 <b>taken</b> 1:13,14 18:10 60:10 110:11 116:1 124:11,13 <b>talk</b> 21:5 25:5 27:16 47:21 62:1 73:21 75:9 81:14 82:5 83:11 86:17 88:2 94:1 <b>talked</b> 78:1 101:8 102:2 103:10 119:13 <b>talking</b> 24:19 53:11 56:7 58:22 60:2 74:21 80:4,12 102:5 103:9 107:16 108:16 <b>talks</b> 105:13 <b>tantamount</b> 67:18 <b>teacher</b> 75:18 <b>technical</b> 9:3 <b>technically</b> 76:15 <b>telephone</b> 4:9 5:20 65:12 <b>telephonically</b> 2:6,7 <b>tell</b> 56:10 69:4 70:11 72:6 73:12 101:4 <b>telling</b> 100:10 <b>template</b> 48:16 <b>temporarily</b> 80:14 <b>ten</b> 14:8 25:2,12 26:6,9 29:5 31:21 33:21 35:3 44:21 45:2 52:3,6	75:9 76:3,16 <b>tendering</b> 93:12 <b>tenets</b> 67:19 <b>tennis</b> 77:20 <b>terms</b> 40:7 45:12 94:7 101:2 102:5 <b>testament</b> 84:1 <b>testify</b> 6:13 <b>testimony</b> 1:12 51:5 104:15 106:3 124:11 124:13 <b>text</b> 44:6 <b>thank</b> 8:11,12 20:13,21 38:3 64:4 68:10 76:10,22 81:8 84:12,21 87:16 97:1 103:14 113:4 <b>thanks</b> 57:4 120:22 123:2 <b>thing</b> 6:9 35:6 41:2 45:8,22 59:15 61:13 66:14,21 82:20 86:7 93:21 99:15 100:18 101:14 102:4 108:20 <b>things</b> 3:8 21:2 26:18 30:15 56:9,17 60:5 64:7 66:3,9,10 73:22 79:10 83:19 85:3 86:19 87:4 88:13 98:2 107:17 108:13 108:16 111:17 112:22 115:3 <b>think</b> 23:19 24:12,15 29:1
<b>T</b>				
		<b>table</b> 23:17 <b>Tact</b> 62:7 <b>take</b> 7:22 15:17 18:18 30:21 38:8 41:21 50:13 55:3 57:13 61:15 62:18 66:15 72:10 84:6 85:12 88:12 93:16 103:6		

29:11 31:8,14 31:18 37:19 39:20 40:1 41:22 44:10 46:22 47:5,21 48:4,7,11 51:5 54:17,22 55:8 60:11,18 62:14 65:17 67:7 68:1,12 71:7,9 75:22 76:1 84:14 95:21,22 97:8 100:22 101:5 104:4 105:16 107:2 108:16 111:1,2 111:5,11,16,19 112:2,12 113:2 115:10 116:16 117:19 <b>thinking</b> 69:14 <b>third</b> 62:10 <b>thought</b> 60:7,19 77:1,7,21 97:12,19 110:6 <b>thoughtfully</b> 9:2 11:19 <b>thoughts</b> 69:1 <b>three</b> 9:13,22 12:3 13:4 19:11 24:5 28:3,15 41:3 84:2 99:18 <b>three-page</b> 91:2 <b>threshold</b> 25:3,9 25:13 26:10,11 27:6 28:8 111:13 <b>thresholds</b> 25:8 <b>throw</b> 30:14,17 68:5 <b>Tiffany</b> 57:20 91:9 <b>Timber</b> 109:21	<b>time</b> 8:3,5 10:13 20:14 31:10 37:7,10,12 38:11,13 41:22 47:6 56:21 70:7 73:5,14 73:16,18,19 77:4,19 79:4 82:4,5,22 85:1 86:11 98:13,14 105:7,11 109:12 121:21 124:14 <b>timely</b> 10:17 <b>times</b> 71:18 79:2 85:14 98:12 <b>tiny</b> 77:15 <b>today</b> 30:1 31:8 33:6 65:21 76:10,15 117:17 <b>told</b> 94:2 <b>ton</b> 13:7 <b>tonight</b> 4:19 8:12 8:20 37:16 90:5 <b>tool</b> 100:14,19 <b>top</b> 40:18 53:22 54:1 <b>topo</b> 16:4 63:9 <b>topographic</b> 61:10 <b>topographical</b> 104:22 105:15 <b>topographically</b> 105:17 <b>total</b> 11:7,13,21 12:1,3 14:8 19:10 32:8 108:3 <b>totally</b> 56:7 102:17 <b>tough</b> 95:10 <b>town</b> 33:14	86:10 109:3 <b>Trail</b> 109:22 <b>transcript</b> 5:2 124:12 <b>transcripts</b> 4:15 90:4 <b>translates</b> 24:3 <b>tried</b> 78:11 <b>true</b> 67:8,10 73:22 124:12 <b>truly</b> 84:3 <b>truth</b> 56:10 73:12 101:4 <b>truthful</b> 69:19 <b>try</b> 58:12 88:13 <b>trying</b> 29:22 31:16 69:7,11 69:13 74:2 101:11,12 <b>Tuesday</b> 96:16 <b>turn</b> 8:5 <b>Turner</b> 2:2 3:1 3:21,22 4:12 5:4,16,17,21 6:17 7:4,6,18 7:19 20:16,19 21:18,21 23:3 29:12 32:6 33:8 34:6 37:6 37:10,11 38:6 38:11 41:21 49:7 50:1 51:4 51:14 52:20 54:17 56:18 57:2,5,19 58:22 60:9 61:7 63:19 73:5 74:15 79:22 83:13 84:12,18,22 89:2 93:17,20 94:9 97:6,17 97:21 98:6 99:1,10,14	103:15,20 104:6,8 105:8 105:19 106:10 107:11 109:12 110:11,18 111:21 112:3 112:17 113:4,8 113:17,21 114:5,7,9,13 114:19,21 115:10,16 116:4,16 117:18,22 118:2,5,11,13 118:15,18 119:7,10,15,17 120:1,15,19 121:4,6,19,20 122:2,4,17,18 <b>twin</b> 8:18 <b>twins</b> 75:1 <b>two</b> 9:22 10:1 12:10 14:22 21:2 22:8 30:10 37:3 40:19 43:9 44:13,18 45:1 48:4,9,22 49:16,19 51:10 51:11,12 52:2 52:8 53:6 60:2 60:4 66:10 71:10 75:2,10 80:9 81:2 90:13 92:22 112:6 <b>type</b> 36:5 45:11 87:8 108:15 117:14 <b>types</b> 107:17 108:13 115:2 <b>typically</b> 43:3,21 85:16 <b>Tysiak</b> 70:1 92:2	92:9,11,22 93:5 <b>Tysiak's</b> 22:10 <b>Tysiaks</b> 13:9 22:1 47:5,7 64:1 68:15 70:1 <hr/> <b>U</b> <hr/> <b>ultimate</b> 50:6 55:15 <b>ultimately</b> 55:16 116:14 <b>undated</b> 90:13 91:7,11 92:12 93:3 <b>undergoing</b> 68:17 <b>understand</b> 9:1 29:12 38:3,20 38:21 39:14,16 40:10,12,17,20 48:9 53:22 60:9 61:2 71:10 72:20 109:17 <b>understandable</b> 52:19 <b>understanding</b> 13:13 38:18 40:5 103:12 <b>understands</b> 39:19 40:16 <b>unfortunate</b> 56:15 <b>unfortunately</b> 99:4 <b>uniform</b> 109:15 <b>unique</b> 17:16 18:5 107:3 112:8 <b>uniqueness</b> 107:7 <b>unlocked</b> 81:15
--	--	--	--	---

<p><b>unnecessary</b> 35:22  <b>unsightly</b> 19:18  <b>updated</b> 45:21  <b>uploaded</b> 21:9  <b>use</b> 35:21 65:8 89:22 100:10 102:13  <b>usually</b> 36:14</p> <hr/> <p style="text-align: center;"><b>V</b></p> <p><b>vacation</b> 10:15  <b>validated</b> 53:8  <b>valuation</b> 73:17  <b>value</b> 15:18 16:11 18:6 20:4 36:16 57:11,12 58:4 58:6  <b>values</b> 16:11 91:10 119:4  <b>variance</b> 8:14,21 9:6,13 10:7,8 10:12 12:2 16:21 17:2 20:11 55:19,21 83:1,3,6 84:10 90:12 96:22 98:4 106:17  <b>variances</b> 82:22  <b>variation</b> 4:20 6:5 20:8 22:16 24:20,21 25:2 25:2,6,13 26:2 26:3,7,21 27:5 27:18 28:3,6 28:21 29:7 31:3 32:8 34:5 35:1,1,2,9,12 35:14,17 36:2 36:9,12,14 37:12,15 40:9 43:2,4 44:13 45:17 48:15,16</p>	<p>48:20,22 49:6 56:3 57:10 91:6,10,14,17 91:22 92:10,12 92:14,22 93:6 93:10 97:10 104:17 112:8,9 113:12 114:14 118:7,19 120:6 120:20  <b>variations</b> 35:7 42:14 91:2  <b>various</b> 21:11 56:4 89:17 91:18  <b>vent</b> 99:18 100:7  <b>verbally</b> 94:4  <b>verified</b> 25:9 32:20  <b>verify</b> 53:20 54:6 87:6  <b>versa</b> 14:7  <b>Vespa</b> 2:7 4:5,6 4:8 5:6,7,20 7:8,9 37:11,21 38:5,10 106:8 111:22 113:6 113:19 114:11 118:3,17 119:12 121:11 121:12 122:9 122:10  <b>vetted</b> 60:20 61:1  <b>vice</b> 14:7  <b>Victorian</b> 76:4  <b>view</b> 85:17 108:8  <b>viewed</b> 112:22  <b>views</b> 14:11  <b>Village</b> 1:1,13,15 2:10,11 3:2 6:18 8:22 10:18 12:12 14:2 15:21</p>	<p>16:18,20,20 18:13 23:1 26:3 42:8 46:11 61:1,4,6 61:15 63:8,12 63:14,15 64:4 64:9,9,11,15 64:22 69:4 70:8 72:3 74:7 77:22 82:11,15 82:20 85:5,5,6 85:7,8 86:15 90:1,17 94:18 106:16 107:2,5 108:22 109:15 115:8 116:15 117:11,12,12 117:13 119:21 123:1  <b>Village's</b> 89:21  <b>visually</b> 48:3,3  <b>voiced</b> 8:4  <b>voices</b> 109:11  <b>volunteers</b> 64:6  <b>vote</b> 3:11 7:7 48:13,14,15 50:2 61:5 73:7 74:4,6 104:2 115:16 116:8 122:5  <b>votes</b> 110:19  <b>voting</b> 37:15 73:9 105:6</p> <hr/> <p style="text-align: center;"><b>W</b></p> <p><b>wait</b> 110:15  <b>waiting</b> 99:6 105:22  <b>walk</b> 22:21 77:16  <b>wall</b> 9:21 49:10 49:13 51:9 53:11 65:19 102:20 103:1</p>	<p>120:11,12  <b>walls</b> 55:13  <b>want</b> 9:8 15:17 20:20 23:5 33:21 39:12 41:17 43:9,18 45:22 47:15 51:16 52:11,16 56:10 63:17 65:18 67:16 70:20,21 71:5 71:12 78:15 80:15,21 81:6 81:21 84:6,11 96:13,14 102:4  <b>wanted</b> 44:12,14 58:12 66:9,10 66:12 73:21 81:14 83:11 94:16 98:5 101:12 103:14 103:20 106:6  <b>wants</b> 63:15  <b>warp</b> 74:5  <b>wasn't</b> 21:7 24:21 57:9 66:2 87:1 94:20  <b>watched</b> 79:1  <b>water</b> 12:6,8 13:2,6,11 18:12,14 19:5 63:3 67:4,6,9 70:3,9 90:12 90:20 102:15 117:2,4,6  <b>way</b> 16:16 22:22 32:2 44:11 46:10,11,12,14 46:16 50:5 53:14 55:8 81:2 100:9 103:2 111:3,14  <b>ways</b> 37:4</p>	<p><b>we'll</b> 75:5  <b>welcome</b> 3:4 8:2 38:12 81:16  <b>welfare</b> 114:15 117:8  <b>went</b> 46:4 47:8 76:22 110:15  <b>weren't</b> 61:4 95:3  <b>west</b> 13:10,15 14:19 15:1 51:9,21 71:2 120:12  <b>western</b> 1:1,13 1:14,15 3:2 20:8 66:5 101:19,19  <b>wide</b> 52:17,18  <b>wider</b> 107:20  <b>wife</b> 83:16  <b>willing</b> 40:4  <b>wind</b> 62:19 63:1 100:1,6,6,13 100:15  <b>Windfinder.C...</b> 100:17,18  <b>window</b> 54:9  <b>windows</b> 64:19 80:16,18,19 99:19  <b>wishes</b> 5:22  <b>withdrawal</b> 22:1 22:11  <b>withdrawing</b> 92:3 96:1  <b>withdrew</b> 94:8  <b>witnesses</b> 6:15  <b>wondering</b> 52:9  <b>word</b> 59:5  <b>words</b> 12:1 52:16 106:20  <b>work</b> 13:17 17:13 18:17 46:20 65:2</p>
---	---	---	---	--

Meeting Minutes  
July 8, 2021

83:21 88:11 115:11 <b>worked</b> 8:22 13:18 26:22 69:3 <b>working</b> 13:21 47:14 <b>worried</b> 77:10 77:11 <b>worst</b> 79:3 <b>worth</b> 35:12 <b>wouldn't</b> 45:5 50:13 57:10 109:10 <b>wrap</b> 32:12 76:5 76:18 77:4 <b>write</b> 58:15 72:22 <b>writing</b> 39:14 52:22 54:13 101:7 <b>written</b> 39:7 57:20 73:8 <b>wrong</b> 54:19 61:17 68:9 88:16,18	<b>Yep</b> 31:1 117:21 <b>yeses</b> 114:9 <b>young</b> 79:5 <hr/> <b>Z</b> <hr/> <b>Z-e-m-a-n</b> 8:8,10 <b>ZBA</b> 60:13 <b>Zeman</b> 6:19 8:7 8:7,9,9,11 15:18 20:6,15 22:3 29:14,17 29:18 30:3,5,7 30:11,12 31:1 31:7,11,14,20 32:3,9,15,17 32:22 33:4,9 33:11,12,20,22 34:3,8,9,14 37:19 47:21 49:9,18,20 50:7,10,16,17 50:22 51:2,9 51:11,19 52:1 52:7 53:4,16 57:17 58:14 59:6,8,18 63:7 63:9,15,17 68:21 69:10,18 71:20 72:8,14 72:17 73:2 81:8 82:4 83:8 83:9 94:14,22 95:1,17 96:2,8 97:2 99:8 115:15 120:14 120:17 <b>Zeman's</b> 20:22 23:12 61:3 <b>Zemans</b> 24:4 26:11 27:21 44:11 59:2 61:19 62:7 64:1,12 67:7 84:15 96:17	97:20 100:9 <b>zones</b> 75:13 <b>zoning</b> 1:2,13 3:2 9:12 10:11 11:3,20 17:6 17:10,14 19:21 26:8 35:17 36:17 40:19 43:14,20 44:6 44:12,17,22 45:3,10,11 47:11 55:9 58:19 60:17 65:8 73:4 86:9 89:21 90:1 91:4,12,15,21 92:8,13 93:4,8 112:11 <hr/> <b>0</b> <hr/> <b>084-004179</b> 1:17 124:20 <hr/> <b>1</b> <hr/> <b>1</b> 120:13 <b>1,888</b> 24:7 <b>1,980</b> 23:21 <b>1.2</b> 11:6 <b>1.6</b> 26:3,21 27:5 27:18 28:5,21 31:3 37:14 <b>10</b> 14:5 19:16 23:21 <b>10,000</b> 109:4,5 <b>100-foot</b> 106:21 <b>106</b> 26:16,19 27:19 28:6,11 28:13,21 31:3 32:6,8 37:14 <b>106.38</b> 28:13 <b>12</b> 44:14,19 93:6 <b>129</b> 33:1 <b>132</b> 11:12 <b>14</b> 24:22 46:8	<b>15</b> 25:7,9 70:7 89:15 91:7 <b>16</b> 30:13 48:4 49:15 59:1 <b>17</b> 14:4 19:15 89:8 92:20 <b>18</b> 92:19 <b>188.43</b> 25:18 <b>1888</b> 31:11 <b>19</b> 91:19 <b>1950</b> 25:8,11 64:16 87:1 88:8 <b>198</b> 9:15 23:22 26:12 28:10,16 29:4,21 32:3 <b>1980</b> 9:15 <hr/> <b>2</b> <hr/> <b>2</b> 35:4 49:11,15 112:20 113:9 120:12 <b>2,086</b> 24:9 <b>2.5</b> 51:7 <b>2:43</b> 96:16 <b>20</b> 89:13 92:16 <b>200-foot</b> 106:21 <b>2001</b> 46:2 <b>2019</b> 116:22 <b>2021</b> 1:9 3:3 4:16 6:7 59:1 89:9 89:13,15,18,18 89:19 90:16,19 91:3,14,19,19 91:20 92:1,3 92:10,17,19,20 93:1,7,10 96:16 <b>2086.43</b> 25:21 32:18 <b>21</b> 21:5 46:14 89:19 90:16,19 91:3 92:10 <b>2109.6</b> 32:16	<b>2178</b> 9:16 24:3 <b>21st</b> 27:10 <b>22.2</b> 52:18 <b>2259</b> 29:18 <b>23</b> 91:19 92:2 <b>23rd</b> 6:7 99:7 <b>24</b> 46:2 52:16 92:1 93:7,10 100:5 120:17 <b>24.2</b> 52:17 <b>24th</b> 89:18 98:6 98:17 <b>25</b> 34:11 37:22 91:14 93:1 96:16 <b>26</b> 93:10 98:19 <b>26th</b> 4:16 5:2 <b>27</b> 41:7 59:17 77:18 <b>27th</b> 41:4 <b>28.6</b> 24:7 <b>28.61</b> 25:18 <hr/> <b>3</b> <hr/> <b>3</b> 49:11 91:20 113:11 <b>30</b> 9:14 15:2 23:20 25:19 26:5,9,12 27:6 28:3,7 29:7 46:19 67:10 100:20 <b>300</b> 50:12 <b>31</b> 74:19 75:4,6 <b>31.6</b> 24:9 25:22 26:15 27:17,22 <b>31.9</b> 32:22 33:5 <b>32</b> 33:5,9,20 34:12 37:20,20 <b>33</b> 24:3 26:10,10 <b>34</b> 9:19 51:13 <b>35</b> 66:8 <b>37</b> 15:3 <b>3782</b> 11:13
--	---	---	--	--



Meeting Minutes  
 July 8, 2021

<b>3788</b> 11:14	29:22 31:22			
<b>4</b>	<b>9</b>			
<b>400</b> 50:11,20	<b>9</b> 89:18			
<b>4150</b> 4:20 6:5	<b>9:30</b> 123:7			
8:17 58:3	<b>92</b> 31:12,14			
92:15 98:4	<b>93</b> 32:10			
<b>4200</b> 83:15				
<b>4220</b> 63:21				
<b>4240</b> 74:18				
<b>440</b> 10:4 30:8				
47:22 50:9,10				
50:18,19 51:1				
68:6				
<b>4554</b> 110:2				
<b>47</b> 9:19 10:3 30:8				
49:12 50:16				
68:6				
<b>48</b> 19:10				
<b>48.6</b> 11:22 12:4				
<b>487</b> 30:7 47:22				
68:6				
<b>4th</b> 101:6				
<b>5</b>				
<b>50</b> 11:12,20 12:5				
<b>50-foot</b> 106:15				
106:16				
<b>56</b> 19:9				
<b>56.3</b> 11:21				
<b>6</b>				
<b>6500</b> 109:1				
<b>6600</b> 11:12 23:20				
107:1,4				
<b>7</b>				
<b>7</b> 71:5 119:11				
<b>7,000</b> 109:9,9				
<b>7.7</b> 12:1 19:10				
<b>740</b> 1:15				
<b>8</b>				
<b>8</b> 1:9 3:3 71:12				
<b>81</b> 11:8,14 29:19				