

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, August 10, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, August 10, 2022 at 7:32 p.m., roll call was taken.

PRESENT: Chairman Steven Cashman and Commissioners Cynthia Curry, Julie Crnovich, Anna Fiascone, Mark Willobee and Scott Moore

ABSENT: Commissioners Patrick Hurley, Gerald Jablonski, and Jim Krillenberger

ALSO PRESENT: Bethany Salmon, Village Planner, Robert McGinnis, Director of Community Development, Michael Mars, Village Attorney, John Bohnen and Jim Prisby of the Historic Preservation Commission

Public Comment on Non-Agenda Items

Chairman Cashman asked for public comments. There were no public comments pertaining to non-agenda items.

Approval of Minutes – July 13, 2022

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve the July 13, 2022 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: Commissioner Curry
ABSENT: Commissioners Hurley, Jablonksi, Krillenberger

Findings and Recommendations

a) Case A-14-2022 – 14 W. First Street – Elevare MD – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

Chairman Cashman asked for any revisions or comments. Hearing none, a motion was made by Commissioner Crnovich, seconded by Commissioner Fiascone, to approve Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

AYES: Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Krillenberger

Public Hearings

a) Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-16-2022.

Patrick McGinnis, attorney from Donatelli & Coules, representing the applicant, was present to address the Commission. Mr. McGinnis provided a brief overview of the application to obtain a special use permit to operate a veterinary clinic in the stand-alone building and to make changes to the exterior of the property. Mr. McGinnis stated the application seeks permission for removal of an existing drive-through, addition of an outdoor enclosed space to be used for animals, addition of a parklet for employee and public use, addition of planter boxes and a loading space, and minor changes to the elevation.

Mr. McGinnis provided an overview of how the proposed use met the all the use standards and stated a market analysis provided by the applicant that supported the need for an additional vet practice in the community.

Patrick Callahan, architect for the applicant, was also present to address the Commission. Mr. Callahan stated that the majority of the work to the building would be on the inside to convert the former bank to a vet clinic. Mr. Callahan provided a brief overview of the parklet design to be used by employees on break as well as pedestrian public and planter boxes containing low maintenance greenery. He stated the turf area was not intended to be used as a dog run. Mr. Callahan explained the area would be used for leashed animals, escorted by employees for a short period of time before and after procedures. Mr. Callahan stated that animals would not be left unattended in the enclosed outdoor area, and the area would be shielded from public view. A striped zone would be provide a brief loading area but would not be used for parking.

Commissioner Curry asked if there would be a crematorium on premise. Mr. McGinnis responded that there would not be a crematorium on premise and a pick-up service would be used for this purpose.

Commissioner Curry asked if the storm sewer would be or could be used for animal refuse. Robb McGinnis stated that Flagg Creek Water Reclamation District will determine if the piped system will tie into the storm system or the sanitary system. It was confirmed that bio-hazard waste from surgeries would not go into the dumpsters and a separate disposal service would be utilized for this purpose.

Commissioner Crnovich stated that this was a good repurpose of the building and the service to Village pets is needed. Commissioner Crnovich asked if animals would be kept in the building overnight after surgical procedures. Sarah Baker stated that it is not the intention to leave unattended animals overnight in the facility. Ms. Baker went on to state that if overnight care was deemed necessary, the pet would be transferred to a different facility providing 24-hour care.

Commissioner Crnovich asked if any products would be sold to generate sales tax to the Village. Ms. Baker responded that pharmaceutical products would be sold.

Commissioner Willobee asked if the facility's parking is used by Fullers employees. Mr. Patrick McGinnis responded that the parking is intended for the vet facility use only. Commissioner Willobee stated he liked the idea of the greenery in the planters being added to the area but stated the modern design made them stick out.

Commissioner Moore suggested having a hose in the outdoor animal area. Ms. Baker confirmed that one is included in the plans.

Chairman Cashman also stated that this use was a great re-purposing of a building that has been empty for some time. Chairman Cashman asked if there is a second location for the business. Ms. Baker stated this location would be the only. Chairman Cashman stated the design was well done and the clinic would be a great addition to the Village.

Commissioner Crnovich asked the applicant if a second application was planned in the future for signage. Ms. Baker confirmed that would be the case.

Commissioner Curry confirmed that the name of the clinic was not "Hinsdale Animal Hospital" as mistakenly stated in some of the documents.

A motion was made by Commissioner Curry, seconded by Commissioner Willobee, to approve Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street as submitted. The motion carried by a roll call vote of 6-0 as follows:

| | |
|-----------------|--|
| AYES: | Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman |
| NAYS: | None |
| ABSTAIN: | None |
| ABSENT: | Commissioners Hurley, Jablonksi, Krillenberger |

Public Meeting

a) Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade Sign Permit Review to allow for the installation of one (1) new wall sign for the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

Chairman Cashman noted that this case was on the agenda but the materials were not in the packet. Ms. Salmon explained the item was removed from the agenda tonight due to additional time needed to make design changes after the HPC meeting. Ms. Salmon stated the case is expected to be on the Plan Commission agenda next month.

b) Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

Chairman Cashman noted there was a lengthy discussion of this application at the Historic Preservation Commission (HPC) meeting about signage and other items. Chairman Cashman stated the application was denied by the HPC. Chairman Cashman asked Mr. Klein to provide the Plan Commission with a brief overview and he suggests the Plan Commissioners return the application back to the HPC with a clean, revised application for their thorough review after hearing the Commissioners thoughts on the matter.

Jack Klein was present in place of Michael Klein to represent Airoom and address the Plan Commission. Mr. Klein provided a brief overview of the application and included some revised information as a result of the HPC meeting. A photograph was shared of the current street view of the property as well as a historical view. Mr. Klein stated it was the intention to restore some of that large area of glass windows shown in the historical photograph with this storefront redesign.

Mr. Klein provided an overview of the original sign application with lit, punch through letters. Mr. Klein showed a rendering of the revised plan based on HPC comments showing a sign placed on a four (4) inch box above an architectural pediment added to enhance the colonial appearance. The re-design included some architectural trim and corbels. Mr. Klein shared a slide showing a side by side comparison of the original and revised design, showing a sign with a white background with illuminated letters and logo.

Mr. Klein also showed a rendering of proposed design and current view of the Hinsdale Avenue side of the building. Mr. Klein noted the sign of the former flower shop protrudes and the Airoom sign will be flush, more symmetrical, and aesthetically pleasing. The sign would mimic the sign on the Washington side of the building and has slightly increased in size to allow for the halo-lit illumination preferred by the HPC.

Michelle Forsys of Aurora Sign Co., the sign contractor for this application, was present to address the Commission and presented two (2) sign options. Ms. Forsys stated it was necessary to increase the stroke size of the font to incorporate the halo-lit design lighting requested. It was stated the difference in the two options was the type of illumination used and under the proposed sign plans, the sign is halo illuminated with the exception of the logo, which will also be face-lit.

In response to Commissioner Crnovich's question about number of locations for Airoom outside the Village, Mr. Klein stated the Hinsdale location would be the second.

Mr. Klein stated they compromised on the Hinsdale Avenue sign by eliminating the illumination of the phrase under the Airoom name and the increased size of the company name and logo so that this area could be halo-lit.

Commissioner Moore stated he appreciated the complete overview provided tonight and the design comprises shared in response to the HPC comments.

Commissioner Fiascone stated the design looks nice but that she can understand the concerns with preserving the building.

Commissioner Willobee stated he supports the suggestion of Chairman Cashman to return the application to the HPC and asked which version the applicant plans to present to the HPC. Mr. Klein stated that in an effort to keep the process moving forward in a productive manner, the option presented to the HPC would be based on comments made tonight by the Plan Commission. Commissioner Willobee shared that he liked the sign design without the secondary logo illuminated so that the sign would look less busy. Mr. Klein stated the importance of keeping the secondary tag line as part of the sign and for it to be illuminated to provide an understanding to the public of what services Airoom provides.

Commissioner Crnovich stated that she has concerns about the modern look of the sign, the illumination of it, especially from the train, and the first set of design plans in general. Commissioner Crnovich stated the revisions were not about compromise, but more about fitting in with the historic business district.

Commissioner Crnovich noted that she appreciated the efforts made by Airoom to continue move in that direction. Commissioner Crnovich supported a second appearance at the HPC meeting to clarify the plans and so that the HPC has the opportunity to be sure the design fits well in the downtown area. When asked by Mr. Klein which sign option she preferred, Commissioner Crnovich stated the Hinsdale Avenue sign with the tag line appeared a little busy.

Chairman Cashman asked how the sign would be mounted to the wall. Mr. Klein stated there would be a two (2) inch architectural backer panel that the sign would be attached to. Ms. Forsys added the Airoom name and logo will be halo-lit and the tag line below would be pin mounted to the backer and not illuminated.

In response to Commissioner Crnovich's question about the backer of the sign on Washington Street, Mr. Klein stated the panel would be white and the sign being about two (2) inches thick, which would be mounted to an architectural box about four (4) inches thick, as discussed at the HPC meeting, creating a pseudo-overhang over the front entryway.

Commissioner Crnovich asked if brick would be behind the panel. Mr. Klein stated a steel beam would be behind the panel to allow for the window size to be increased, resulting in a more open glass storefront view.

Commissioner Curry stated that she agreed with Commissioners Crnovich and Willobee about the amount of material on the Hinsdale Avenue sign and asked for clarification on the entry on that side of the building. Mr. Klein stated the door provides entry to the second floor office space. Customers would enter the retail space on Washington Street and the Hinsdale Avenue window looks into the retail showroom on the first floor.

Commissioner Curry asked about the necessity of a sign on Hinsdale Avenue since customers cannot enter from that side of the building. Mr. Klein stated it was very important to have Airoom's presence on both sides of the building in the highly trafficked area. Commissioner Curry suggested placing the signage on the window glass on the Hinsdale Avenue side of the building. Mr. Klein restated the importance of having a prominent brand recognition on the Hinsdale Avenue side of the building provided by a wall sign rather than window signage.

Chairman Cashman expressed appreciation for Airoom working with the HPC members to present a clean design proposal based on comments from the meetings to take back to the HPC. Chairman Cashman stated he preferred the halo-lit sign design and that he appreciated the revisions made. Chairman Cashman asked about the possibility of incorporating window signage. Ms. Salmon reported there is very little opportunity for additional window signage in this case but calculations on the revised signage could be done to confirm this.

Chairman Cashman noted that the target audience of the Hinsdale Avenue sign should be considered. If the targeted audience is the train commuter, the wall sign would be visible, but not to a pedestrian walking on the street. Chairman Cashman suggested trading some the wall sign square footage for window signage on Hinsdale Avenue as another option to consider, noting the Plan Commission can possibly allow a maximum of six (6) square feet of signage above the allowable amount provided the HPC was in agreement with the design.

Mr. Klein stated he would discuss the option of window signage with Ms. Salmon but noted the tag line size could also be reduced in size as an option but felt the wall signage over window signage was the strongest preference.

Commissioner Willobee requested some clarifications on the exterior review. Mr. Klein confirmed the door on Washington Street is currently set in and the proposed design would push it out to be flush with the windows, which is a change needed due to the minimal interior square footage available. It was confirmed the doors would open inward and would not interfere with pedestrian traffic on the sidewalk.

Commissioner Crnovich asked if the increase of storefront window size by about two (2) feet could be discussed. Mr. Klein stated the increased window size is an effort to restore the building to the original storefront look similar to the historic photograph and that the brick removed from the building as a result of this change was not original to the building.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to return Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District back to the Historic Preservation Committee for further consideration. The motion carried by a roll call vote of 6-0 as follows:

- AYES:** Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Hurley, Jablonksi, Krillenberger

Mr. Klein asked the commission if it would be possible to move forward with the increased window size portion of the project only. Chairman Cashman responded that would not be possible because all aspects of the project must move forward together and felt it was best to have the HPC review all aspects of the project together for approval and acknowledged the challenges of lead times on project materials.

Public Hearings

a) Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale

Please refer to **Attachment 2** for the transcript for Public Hearing Case A-03-2022.

Chairman Cashman expressed his appreciation for staff and others for the hard work on this item for over a year and the well thought out information included in the packet.

Ms. Salmon shared a PowerPoint to provide an overview of the case which establishes regulations to provide incentives for preservation in Hinsdale. Ms. Salmon provided some information about the process to establish the proposed regulations which took over eighteen (18) months and eight (8) Committee of the Whole meetings and involved members the Historic Preservation Commission, members of the Village Board and input from local architects and builders to gain insight on realistic measures to entice homeowners to renovate rather than demolish.

It was determined that existing zoning codes are very restrictive for homeowners attempting to modernize a historic house and the variation process currently utilized to bring relief is challenging. Streamlining the process to limit the hurdles for homeowners and zoning relief for historic homes was suggested.

Creating awareness of local historic houses and preservation, education of the public to available incentives for historic preservation and working with real estate agents to promote historic homes with a variety of options rather than just demolition. It was noted that nothing in the amendment would prevent the house from being demolished if that is ultimately what the homeowner chooses, but it provides them some relief to make changes or additions to a historic home that are not currently available to them.

Michael Marris provided an overview of what a historic overlay district is to the Plan Commission. Mr. Marris explained that once the possible incentives were determined, the process moved toward how the changes could be incorporated as an ordinance. It was stated that if owners were given more flexibility in zoning to expand historic homes, it may lead to less demolitions. Mr. Marris stated that an overlay district would not replace any existing zoning districts, but be added to some existing zoning areas for particular houses to achieve a particular purpose.

Mr. Marris discussed the five (5) steps required for establishing a historic overlay district, which include the creation of the code text, defining the borders, holding public hearings to establish the map and text amendment, developing a list of included houses, and providing notice to eligible homeowners. Mr. Marris showed an image of the proposed district map to the Commission and stated the Historic Preservation Commission will have 180 days to establish a list of houses to be included if the amendment is adopted, notify homeowners, hold a public hearing and make a recommendation to the Village Board. Mr. Marris stated that there is also an established process for adding properties to the list in the future.

The Commission stated a desire for a strong public relations effort before notifying impacted properties owners to prevent confusion with a moratorium and stressing the positive aspects and voluntary participation in the program. Mr. Marris and Ms. Salmon agreed that heavy publicity, possibly in the form of a town hall meeting or citizen workshops or targeted public hearings, would be important.

Ms. Salmon shared specific details of the map of the overlay district. Ms. Salmon stated the map was designed to include homes inside and outside of the Robbins Park Historic District. Some areas were excluded from the map because they lack buildings of historical significance to the Village and these areas were shared with the Commission. It was noted that not every property within an included map area would be on the property list to receive incentives. It was also noted that some minor changes to the visual appearance of the map may be developed to make it easier to understand.

Ms. Salmon re-stated that participation in the incentive programs will be voluntary and property owners would not be required to take advantage of it. The zoning relief would only be made available to residential properties, there would be three (3) different financial incentives to take advantage of, including matching grants, fee waivers and property tax rebates.

Ms. Salmon also stated an expedited processing of building permits would be included in the program. The program would include different paths for the different incentives utilized. Ms. Salmon explained that the HPC would be involved in the path for permit waivers and zoning relief and the path for grants and rebates would bring the Village Board more heavily into the process.

Discussion followed about the process of utilizing private monies to fund the grant portion of the program. It was suggested the historic fund could also be utilized for specific projects of a historic nature that could benefit larger segments of the Hinsdale citizens rather than particular property owners.

Ms. Salmon discussed the strong desire for a streamlined process but also the need for the HPC to review the applications to ensure that basic, widely accepted, preservation standards are followed. Although the HPC will review the applications, Ms. Salmon stated the proposed process is more streamlined and easier than other similar programs.

Ms. Salmon briefly discussed some aspects of the zoning changes and expressed the changes will result in minor areas of relief, preserving the majority of the code, but would be enough of an advantage to hopefully encourage preservation.

Staff provided a very brief discussion of the specific changes proposed in the zoning portion of the program. Proposed zoning aspects include that building elevation cannot exceed the highest existing ridge line, existing lot sizes would not change to prevent subdividing, and the building cannot expand beyond the existing front façade.

Commissioner Crnovich asked if porches would be in conflict with the front addition regulations.

Ms. Salmon explained the proposed side yard regulations contain very minimal changes but may provide a few extra feet for side setbacks.

Commissioner Crnovich asked about the date of the current code, Ms. Salmon responded it was adopted in 1989.

Ms. Salmon stated the change that will provide the biggest advantage to homeowners is the relief in the rear yard allowing for rear additions which are often not allowed under the current code. Floor Area Ratio would be waived as part of the changes but other calculations would keep any increases to a reasonable level, no changes to building coverage are proposed. It is proposed that total lot coverage be increased by ten (10%) percent.

Ms. Salmon discussed a few specific property examples with the Commission and the how each would be impacted by the proposed changes. She indicated the red lines indicated the current limitations and the blue lines show gains for each property.

Commissioner Crnovich asked for clarification of the current code with a “balancing” effect of the side yard and how the proposed side yard setbacks would compare. Ms. Salmon confirmed this “balancing” of side yard setback would not be part of the proposed changes.

Ms. Salmon discussed the financial aspects of the program. It was stated the matching grants / the historic preservation fund would provide up to fifty (50%) percent of the cost of a preservation project but would have limits, specifications and budgetary constraints. The biggest financial incentive that is believed to be part of the proposal is waived building permit fees. The third financial aspect of the program is for the rebate of the Village portion of a property tax and would also contain limits and specifications.

Ms. Salmon stated there was some additional amendments to address some cross-referencing in the code, and bolstering of the language of the variance process to assist homeowners if it was still needed. It was stated that the intention of this program is to encourage preservation of historic properties by providing some zoning relief and financial incentives to allow for desired modifications not currently available. Ms. Salmon acknowledged that the program will not provide relief for every home.

Commissioner Fiascone asked for confirmation that the relief is for exterior changes only. Ms. Salmon responded that the reasoning for funds applying only to exterior changes is that exterior changes benefit the entire Village, whereas interior changes would not be beneficial to citizens that are not the homeowners.

Commissioner Moore expressed concern about the program providing an ample amount of incentives to actually convince property owners to preserve rather than demolish. Ms. Salmon responded the concern is valid and was debated as the proposal was being developed. She added the success of the program is not entirely known at this time but future applications will help determine the effectiveness of the program.

Ms. Salmon added the financial aspects of the program will be more easily tracked than the impacts of the zoning changes. It was added that changes can be amended at a future date if deemed necessary.

Commissioner Moore expressed appreciation for Commissioner Fiascone's comments and the efforts of individuals to develop and present a well-organized proposal.

Commissioner Willobee asked if the architects and builders were re-engaged for additional input after the program was developed. Mr. McGinnis stated that there has been ongoing engagement with the professionals that were part of the initial conversation. Ms. Salmon restated the intention of doing a large amount of education about the program and its benefits if the program is approved, especially with real estate agents.

Commissioner Willobee asked if the same visuals contained in tonight's packet demonstrating the possible gains, both the zoning and financial benefits, for specific properties were going to be generated for all of the qualifying homes, acknowledging that completing this analysis requires a great deal of work. Mr. McGinnis and Ms. Salmon reported that staff have already completed some of the documents for requesting parties.

Commissioner Crnovich commended staff and Commissioners and Trustees for the amount of work put into the development of the proposal and asked if it was known how many homes in Hinsdale have been demolished. Mr. McGinnis estimates that at least a third of the homes have been replaced in the last thirty years.

Commissioner Crnovich stated that she wished the program would have been in place long ago, but is glad this easy to understand program is up for consideration now. Commissioner Crnovich asked what other communities have a similar program. Ms. Salmon reported there are other communities with aspects of this program but the Hinsdale program is unique to address the specific characteristics of this community. Mr. Marrs stated that this program was built from the ground up for Hinsdale and he is not aware of any other community that has a program quite like this. Mr. Marrs stated he believes, if approved, the Hinsdale program could be a model for other communities to look to.

Commissioner Crnovich asked how the program would address the practice of demolition by neglect. Ms. Salmon reported that the issue of demolition by neglect was discussed and was separated out of this proposal for now. She stated that demolition by neglect will continue to be discussed and hopefully addressed in the future, but it was not part of this proposal.

Commissioner Curry also expressed appreciation for the great amount of work put into the proposal and organization of document and presentation making it easily understood. Commissioner Curry also restated the importance for a strong education campaign.

Chairman Cashman stated that this proposal was an amazing example of many people and organizations working together. He stated that the changes seemed to be specific, common sense and effective efforts to preserve older homes.

Mr. McGinnis stated he felt the proposal was effective in removing many questions and providing some assurances to a potential buyer before going to contract on a historic home in a community with so many irregular lots. He acknowledges the continued need for the Zoning Board of Appeals, but felt hopeful that the incentives offered in the program will be effective tools for preserving homes.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale. The motion carried by a roll call vote of 6-0 as follows:

- AYES:** Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Hurley, Jablonksi, Krillenberger

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Crnovich moved, Commissioner Fiascone seconded, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the August 10, 2022.

The meeting was adjourned at 9:32 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
VetChart, LLC, Special)
Use, 101 West Chestnut)
Case No. A-16-2022.)

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter, before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on August 10, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MR. MARK WILLOBEE, Member;
- MR. SCOTT MOORE, Member;
- MS. CYNTHIA CURRY, Member;
- MS. ANNA FIASCONE, Member and
- MS. JULIE CRNOVICH, Member.

2

1 ALSO PRESENT:

2 MS. BETHANY SALMON, Village Planner;

3 MR. ROBERT MCGINNIS, Director of
Community Development;

4 MR. MICHAEL MARRS, Village Attorney;

5 MR. PATRICK MCGINNIS, Attorney for
6 Applicant;

7 MR. PATRICK CALLAHAN, Architect for
8 Applicant;

9 MS. SARAH BAKER, Applicant.

10

11 CHAIRMAN CASHMAN: Next we have a
12 Public Hearing. It's Case A-16-2022 for 101
13 West Chestnut Street, special use permit to
14 allow for an animal hospital in the B-1
15 community business district and an exterior
16 appearance/site plan review to allow for changes
17 to the existing building and site for VetChart,
18 LLC, located at 101 West Chestnut Street.
19 We are going to need to swear in
20 anybody who is going to testify or speak on this
21 matter.
22 (Oath administered en masse.)

3

1 Welcome.

2 MR. P. MCGINNIS: Good evening. I'm
3 Patrick McGinnis. I'm an attorney with
4 Donatelli and Coules that represents the
5 applicant, VetChart, LLC, which is a tenant of
6 the owner of the property Hinsdale Management
7 Corporation and their lease is contingent on
8 village approval of their intended use for the
9 property.

10 The subject property is 101 West
11 Chestnut Street, which is located in the B-1
12 zoning district, which is located on Chestnut
13 between Grant and Lincoln.

14 The applicant is seeking a special
15 use permit to operate a veterinary clinic at
16 that location. Veterinary clinics are
17 considered a special use in the B-1 district and
18 are only permitted in stand-alone buildings.

19 The applicant is also seeking
20 approval in exterior appearance and site plan
21 review to allow for the removal of the existing
22 drive-thru that was used by the previous tenant

4

1 of the property, which was Republic bank, to add
2 an outdoor enclosed space to use for animals, to
3 add a parklet for employees, add planter boxes
4 and also to allow for a loading space and also
5 minor changes to the elevation. The applicant's
6 request for a special use for a vet clinic meets
7 all the standards required for a special use.

8 First. The proposed use is
9 consistent with the purposes of the village
10 code. The B-1 district provides for community
11 businesses which support the suburban community
12 and vet clinics are specifically allowed as a
13 specific use in that district.

14 The applicant's lender actually did
15 a market analysis of the community and found
16 that in addition to it being able to support
17 another vet practice, that there was actually a
18 need for an additional vet practice for the
19 community.

20 So in addition to being consistent
21 with what the district intends to accomplish, it
22 actually helps to further those goals.

5

1 Second. It wouldn't cause any
2 undue impact on the adjacent properties or the
3 community. It would actually provide for a less
4 intensive use of the property than what was
5 previously used as a bank. The business would
6 start with about two to three employees working
7 at a time and would have one to two patients per
8 hour, which again would be less intensive than
9 individuals coming in for a community bank.

10 Third. It wouldn't interfere with
11 the surrounding development. Again, it would
12 have lower intensity than previously for the
13 surrounding businesses. It would actually be in
14 harmony with the other businesses in the
15 district.

16 There's also a grooming facility,
17 Velvet Touch Pet Salon, that's across the
18 street. The applicant's business wouldn't
19 provide any grooming services so their
20 businesses would actually go hand-in-hand
21 together.
22 Fourth. There's adequate public

1 facilities for their intended use. They
2 wouldn't need any changes to the current public
3 facilities to accomplish their goals.

4 Fifth. It wouldn't increase any
5 traffic congestion to the district. Again, one
6 to two patients would be seen per hour, less
7 intensive than a bank, and there's also adequate
8 parking on the property. The business would
9 need about 14 parking spaces but it has 32 to
10 accommodate all the clients which is more than
11 they will need.

07:37:48PM

12 Additionally, there wouldn't be any
13 destruction of significant features for the
14 property. The existing structure would remain
15 mostly intact except for the removal of the
16 drive-thru, some exterior updates and obviously
17 renovations to the inside so that it could be
18 operated as a veterinary clinic.

19 Seventh. It would be in compliance
20 with all the standards required by the code.
21 It's a stand-alone building for the veterinary
22 practice. We would be removing the drive-thrus

07:38:09PM

1 because they wouldn't be needed and also not
2 allowed for veterinary practice. There would
3 not be any overnight operation of the business
4 and the normal business hours would be 7:30 a.m.
5 to 5:30 p.m.

6 The operation of the vet clinic
7 would also provide a public benefit to the
8 community. Again, the applicant's lenders
9 market research show that there's actually a
10 need for an additional vet clinic and the
11 location of the business district is not within
12 250 feet or near any residential properties.
13 The building's been vacant for quite a while and
14 it would be bringing back a business to this
15 business for the district.

07:38:37PM

16 The applicant also lives locally in
17 Western Springs with her family. She's also
18 dedicated to the community in helping to bring
19 that public benefit.

20 There aren't any alternative
21 locations that would better suit the business.
22 The property, again, would be in the business

07:39:02PM

1 district not within close distance of any
2 residential areas.

3 The alternative animal businesses
4 in the community, Hinsdale Animal Hospital, is
5 within the distance of residential properties
6 and does provide overnight boarding services,
7 which we would not. In addition, the Hinsdale
8 Humane Society is near several apartment
9 buildings in Hinsdale. So this location is
10 actually more beneficial and that there aren't
11 any other locations that would be better suited
12 for their business.

07:39:32PM

13 Lastly, applicant has taken any
14 steps to mitigate any adverse impacts, which
15 there are very few. Again, there's no overnight
16 boarding. Dogs are only taken outside of the
17 facility one at a time with an employee on a
18 leash into the enclosed area that they are
19 seeking to put on the property and they would
20 have artificial turf and a drainage mat in that
21 space to clean up any waste from the animals.

07:39:57PM

22 There's a similar facility in Burr

1 Ridge that has -- provides doggy daycare that
2 has a large base with the same turf and drainage
3 system and they don't have any issues with smell
4 or cleanliness besides this would be less
5 intensive than that facility would be.

6 So the applicant's proposed use of
7 the property meets all the criteria and the
8 standards within the village code for a special
9 use. It will provide a public benefit by
10 bringing in needed business to the vacant
11 location and the alternative location, there
12 aren't any alternative locations that are
13 minimal adverse impacts.

07:40:23PM

14 Turn it over to the architect who
15 can talk more about the site plan and the
16 exterior appearance for the property.

17 MR. CALLAHAN: Thank you. Pat Callahan
18 with Studio G C, 223 West Jackson in Chicago.

19 The majority of the work will
20 happen inside to convert the bank to an animal
21 hospital.

07:40:47PM

22 On the exterior, essentially what

1 we are doing is using the canopy for the old
2 drive-thru and creating a -- essentially a
3 wooden fence that allows us to actually create a
4 little bit of a parklet closer to the street
5 along with planters that will be planted with
6 easily maintained but greenery that would allow
7 for greenery year round.

8 The intent behind the turf is
9 really for animals who either before or after
10 procedures need to relieve themselves. It
11 really is not a dog run per se and it's not
12 intended to be there for general use for dogs to
13 be out there free and kind of using that area
14 for a run. It's really designed specifically to
15 compliment the use that's happening inside the
16 clinic itself.

17 For the most part, our intent would
18 be to shield that from public view and then use
19 landscaping and planters around the perimeter
20 particularly closer to the street and then,
21 again, introduce a parklet that provides some
22 additional outdoor space for employees for break

07:41:21PM

07:41:46PM

1 crematorium on premise.

2 MR. CALLAHAN: There won't be a
3 crematorium on premise. They have a service
4 that comes with a vehicle that would do the
5 crematories.

6 MS. CURRY: There will not be one.

7 MR. CALLAHAN: Correct.

8 MS. CURRY: I had a question about the
9 storm drain being used for refuse as small as it
10 is but that's nothing --

11 CHAIRMAN CASHMAN: It's really a Robb
12 McGinnis issue.

13 MR. MCGINNIS: So ultimately Flagg
14 Creek is going to make the call on whether we
15 tied in to the sanitary storm but it will be
16 piped regardless.

17 MS. CURRY: Okay.

18 MR. P. MCGINNIS: And again, I don't
19 think it will be a significant amount just
20 because the space isn't being used as a dog run
21 just space that can be used for the animals to
22 relieve themselves as necessary.

07:43:20PM

07:43:39PM

1 but also the potential for the public to be able
2 to leverage that as well on walks down the
3 street. So for the most part, I'll leave it at
4 that.

5 We are providing a stripe zone,
6 kind of a loading zone, just on what I guess
7 would be the second drive-thru or the outer
8 drive-thru that we are not fencing, but the
9 intent is not to have any parking or anything
10 along that area, it would just be for any
11 deliveries that the clinic actually has. The
12 entrance is on the rear, so it would be the
13 north side around the corner, which would be the
14 primary location where deliveries would be made.

15 CHAIRMAN CASHMAN: Thank you.

16 MR. CALLAHAN: Thank you.

17 CHAIRMAN CASHMAN: Let's see if any of
18 the commissioners have any questions.

19 Cynthia?

20 MS. CURRY: Just one. I didn't see it
21 on the plan, so maybe it was just in the
22 verbiage, but it does state that there will be a

07:42:20PM

07:42:48PM

1 MS. CURRY: And I'm sure you probably
2 have special services but for waste in light of
3 surgeries that you would be performing, that
4 type of waste would not be in a dumpster on the
5 premises, correct?

6 MR. P. MCGINNIS: Correct.

7 MS. CURRY: That's something that's a
8 biohazard. Okay.

9 CHAIRMAN CASHMAN: Julie?

10 MS. CRNOVICH: I think it's a nice
11 repurpose of the building and this would be a
12 service, we have so many dogs in Hinsdale and
13 cats.

14 I did have a question though it
15 said no overnight boarding. Will you have,
16 like, animals overnight if they are recovering
17 from surgery?

18 MS. BAKER: No. No.

19 CHAIRMAN CASHMAN: Do you mind going to
20 the mic?

21 MS. BAKER: Sarah Baker. That's not
22 the intention for the hospital use for overnight

07:44:06PM

07:44:23PM

1 care. Really, the highest level of medical care
2 if no one is there overnight, we shouldn't have
3 an animal inside there overnight. So something
4 that does need a transfer or something like
5 that, I would be working with the local animal
6 emergency hospital that has 24-hour care and
7 those pets would be transferred.

8 MS. CRNOVICH: Will you be selling any
9 products? Will there be any sales tax revenue
10 to the village?

07:44:56PM

11 MS. BAKER: Well, I would assume so
12 just through pharmaceutical products because we
13 sell all of that; that is a component with
14 medical care, so, yes.

15 MS. CRNOVICH: That's a plus. That's
16 all I had. I was going to ask about the
17 crematorium too.

18 CHAIRMAN CASHMAN: Mark?

19 MR. WILLOBEE: Just a couple quick
20 questions. On the parking, is any of that
21 parking used by, like, any Fuller employees at
22 this time or anything like that? The parking

07:45:21PM

1 that you said you have, is it --

2 MR. P. MCGINNIS: I don't know if it's
3 being used by any Fuller employees but it's
4 designated for our property.

5 MR. WILLOBEE: Okay. Because some days
6 there's quite a few cars in there.

7 MS. BAKER: Correct. It's designated
8 for the Republic bank but because no one has
9 been there, I think there's been a little bit --
10 the intention is to have that relabeled and it
11 would be our use, yes.

07:45:41PM

12 MR. WILLOBEE: Regarding the planters,
13 I like the idea of adding greenery to that area,
14 it's nice. I just don't know that the planters
15 themselves they kind of stick out. I like brick
16 planters but it's just they kind of stand out so
17 -- I'm not against them but I'm not completely
18 in favor.

19 MS. CRNOVICH: They are very modern.

20 MR. WILLOBEE: Yes, that's the word.
21 I'll make a statement on that.

07:46:14PM

22 CHAIRMAN CASHMAN: Thanks, Mark.

1 Anna?

2 MS. FIASCONE: My questions have been
3 answered. I have no questions.

4 CHAIRMAN CASHMAN: Scott?

5 MR. MOORE: The only one I would add is
6 by the waste area where you're running them are
7 you going to have a spigot out there that you
8 can hose those things down in the summertime
9 when it gets hot?

07:46:34PM

10 MS. BAKER: Yes, that's the intention
11 to, yes.

12 MR. MOORE: That sounds good. Thank
13 you. Everything else has been answered.

14 CHAIRMAN CASHMAN: Thanks, Scott.

15 I think it's a great repurposing of
16 this building; it's been empty for a while.

17 You mentioned Western Springs. Do
18 you have other locations? You mentioned
19 something about Burr Ridge. Do you have a
20 location in Burr Ridge?

07:46:49PM

21 MS. BAKER: So I contacted a large
22 day-care facility in Burr Ridge that has a

1 similar but much larger scale turf so I can
2 understand how they did it and what their odor
3 control was and how they are maintaining it and
4 they have anywhere from 100 to 150 dogs out
5 there per day and have no issue with it the way
6 they maintain it so for us it would be maybe
7 maximum five dogs out there per day. No, so I
8 don't have another facility currently. I live
9 in Western Springs. I work in the city for now
10 but obviously my intention is to be part of this
11 community.

07:47:23PM

12 CHAIRMAN CASHMAN: Okay. Welcome to
13 Hinsdale. This is well done and I think this
14 should be a great addition to town.

15 MS. CRNOVICH: I have one more
16 question.

17 Will you be back for signage, an
18 application for sign?

19 MS. BAKER: Yes.

20 CHAIRMAN CASHMAN: We will see you in
21 the future.

07:47:41PM

22 MS. CURRY: One other question, if I

1 may.
 2 CHAIRMAN CASHMAN: Sure.
 3 MS. CURRY: On your plan it says
 4 Hinsdale animal hospital.
 5 MS. BAKER: That is not correct.
 6 MS. CURRY: It's not, okay. I didn't
 7 know if you had an association with them.
 8 MS. BAKER: No. The name will be Lane
 9 Veterinary, L-a-n-e.
 10 MS. CURRY: Looks great. Thank you
 11 very much.
 12 CHAIRMAN CASHMAN: Is there any further
 13 discussion, Commissioners?
 14 (No response.)
 15 Hearing none, can I have a motion
 16 to approve Case A-16-2022 for 101 West Chestnut
 17 Street for a special use permit to allow an
 18 animal hospital in the B-1 business district and
 19 an exterior appearance/site plan review for
 20 changes to the existing building and site.
 21 MS. CURRY: So moved.
 22 MR. WILLOBEE: Second.

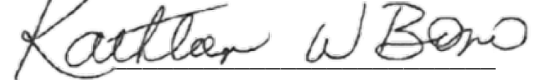
07:48:03PM

07:48:28PM

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 1st day of September, A.D. 2022.



KATHLEEN W. BONO
 C.S.R. No. 84-1423
 Notary Public, DuPage County

1 CHAIRMAN CASHMAN: Roll call vote,
 2 please, Bethany.
 3 MS. SALMON: Commissioner Curry?
 4 MS. CURRY: Aye.
 5 MS. SALMON: Commissioner Crnovich?
 6 MS. CRNOVICH: Aye.
 7 MS. SALMON: Commissioner Willobee?
 8 MR. WILLOBEE: Aye.
 9 MS. SALMON: Commissioner Fiascone?
 10 MS. FIASCONE: Aye.
 11 MS. SALMON: Commissioner Moore?
 12 MR. MOORE: Aye.
 13 MS. SALMON: Chairman Cashman?
 14 CHAIRMAN CASHMAN: Aye.
 15 Good luck. Welcome.
 16 (WHICH, were all of the
 17 proceedings had, evidence
 18 offered or received in the
 19 above entitled cause.)
 20
 21
 22

07:48:40PM

| | | | | |
|---|---|---|---|---|
| 1 | 6:12 adequate [2] - 5:22, 6:7 adjacent [1] - 5:2 administered [1] - 2:22 adverse [2] - 8:14, 9:13 affix [1] - 20:17 aforesaid [1] - 20:15 allow [6] - 2:14, 2:16, 3:21, 4:4, 10:6, 18:17 allowed [2] - 4:12, 7:2 allows [1] - 10:3 alone [2] - 3:18, 6:21 ALSO [1] - 2:1 alternative [4] - 7:20, 8:3, 9:11, 9:12 amount [1] - 12:19 analysis [1] - 4:15 animal [7] - 2:14, 8:3, 9:20, 14:3, 14:5, 18:4, 18:18 Animal [1] - 8:4 animals [5] - 4:2, 8:21, 10:9, 12:21, 13:16 Anna [1] - 16:1 ANNA [1] - 1:19 answered [2] - 16:3, 16:13 apartment [1] - 8:8 appearance [2] - 3:20, 9:16 appearance /site [2] - 2:16, 18:19 Applicant [3] - 2:6, 2:7, 2:8 applicant [5] - 3:5, 3:14, 3:19, 7:16, 8:13 applicant's [5] - 4:5, 4:14, 5:18, 7:8, 9:6 application [1] - 17:18 approval [2] - 3:8, 3:20 approve [1] - 18:16 architect [1] - 9:14 Architect [1] - 2:7 area [5] - 8:18, 10:13, 11:10, 15:13, 16:6 areas [1] - 8:2 artificial [1] - 8:20 association [1] - 18:7 assume [1] - 14:11 Attorney [2] - 2:4, 2:5 | attorney [1] - 3:3 August [1] - 1:12 Avenue [1] - 1:11 aye [6] - 19:4, 19:6, 19:8, 19:10, 19:12, 19:14 | C | Commission [1] - 1:10 Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7, |
| 2 | | B | | |
| 2022 [2] - 1:12, 20:18 223 [1] - 9:18 24-hour [1] - 14:6 250 [1] - 7:12 | | B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3 | C.S.R [1] - 20:21 Callahan [1] - 9:17 CALLAHAN [5] - 2:7, 9:17, 11:16, 12:2, 12:7 canopy [1] - 10:1 care [5] - 14:1, 14:6, 14:14, 16:22 cars [1] - 15:6 Case [3] - 1:6, 2:12, 18:16 Cashman [1] - 19:13 CASHMAN [17] - 1:15, 2:11, 11:15, 11:17, 12:11, 13:9, 13:19, 14:18, 15:22, 16:4, 16:14, 17:12, 17:20, 18:2, 18:12, 19:1, 19:14 cats [1] - 13:13 Certified [1] - 20:3 certify [1] - 20:6 Chairman [2] - 1:15, 19:13 CHAIRMAN [16] - 2:11, 11:15, 11:17, 12:11, 13:9, 13:19, 14:18, 15:22, 16:4, 16:14, 17:12, 17:20, 18:2, 18:12, 19:1, 19:14 changes [4] - 2:16, 4:5, 6:2, 18:20 Chestnut [6] - 1:6, 2:13, 2:18, 3:11, 3:12, 18:16 Chicago [2] - 1:11, 9:18 city [1] - 17:9 clean [1] - 8:21 cleanliness [1] - 9:4 clients [1] - 6:10 clinic [7] - 3:15, 4:6, 6:18, 7:6, 7:10, 10:16, 11:11 clinics [2] - 3:16, 4:12 close [1] - 8:1 closer [2] - 10:4, 10:20 code [3] - 4:10, 6:20, 9:8 coming [1] - 5:9 commencement [1] - 20:6 COMMISSION [1] - 1:3 | |
| 3 | | | | |
| 32 [1] - 6:9 | | | | |
| 5 | | | | |
| 5:30 [1] - 7:5 | | | | |
| 7 | | | | |
| 7:30 [2] - 1:12, 7:4 | | | | |
| 8 | | | | |
| 84-1423 [1] - 20:21 | | | | |
| A | | | | |
| A-16-2022 [3] - 1:6, 2:12, 18:16 A.D [1] - 20:18 a.m [1] - 7:4 able [2] - 4:16, 11:1 above-entitled [1] - 1:9 accommodate [1] - 6:10 accomplish [2] - 4:21, 6:3 add [4] - 4:1, 4:3, 16:5 adding [1] - 15:13 addition [4] - 4:16, 4:20, 8:7, 17:14 additional [3] - 4:18, 7:10, 10:22 additionally [1] - | | | | |

| | | | | |
|--|---|--|--|---|
| <p>17:22, 18:3, 18:6, 18:10, 18:21, 19:4 Cynthia [1] - 11:19 CYNTHIA [1] - 1:18</p> | <p>either [1] - 10:9 electronic [1] - 20:17 elevation [1] - 4:5 emergency [1] - 14:6 employee [1] - 8:17 employees [5] - 4:3, 5:6, 10:22, 14:21, 15:3 empty [1] - 16:16 en [1] - 2:22 enclosed [2] - 4:2, 8:18 entitled [2] - 1:9, 19:19 entrance [1] - 11:12 essentially [2] - 9:22, 10:2 evening [1] - 3:2 evidence [1] - 19:17 examination [1] - 20:7 except [1] - 6:15 existing [4] - 2:17, 3:21, 6:14, 18:20 exterior [6] - 2:15, 3:20, 6:16, 9:16, 9:22, 18:19</p> | <p style="text-align: center;">G</p> <p>general [1] - 10:12 given [1] - 20:10 goals [2] - 4:22, 6:3 Grant [1] - 3:13 great [3] - 16:15, 17:14, 18:10 greenery [3] - 10:6, 10:7, 15:13 grooming [2] - 5:16, 5:19 guess [1] - 11:6</p> | <p>IN [1] - 20:16 increase [1] - 6:4 individuals [1] - 5:9 inside [4] - 6:17, 9:20, 10:15, 14:3 intact [1] - 6:15 intended [3] - 3:8, 6:1, 10:12 intends [1] - 4:21 intensity [1] - 5:12 intensive [4] - 5:4, 5:8, 6:7, 9:5 intent [3] - 10:8, 10:17, 11:9 intention [4] - 13:22, 15:10, 16:10, 17:10 interfere [1] - 5:10 introduce [1] - 10:21 issue [2] - 12:12, 17:5 issues [1] - 9:3 itself [1] - 10:16</p> | <p>LLC [3] - 1:5, 2:18, 3:5 loading [2] - 4:4, 11:6 local [1] - 14:5 locally [1] - 7:16 located [3] - 2:18, 3:11, 3:12 location [7] - 3:16, 7:11, 8:9, 9:11, 11:14, 16:20 locations [4] - 7:21, 8:11, 9:12, 16:18 looks [1] - 18:10 lower [1] - 5:12 luck [1] - 19:15</p> |
| <p style="text-align: center;">D</p> | <p style="text-align: center;">F</p> | <p style="text-align: center;">H</p> | <p style="text-align: center;">J</p> | <p style="text-align: center;">M</p> |
| <p>day-care [1] - 16:22 daycare [1] - 9:1 days [1] - 15:5 dedicated [1] - 7:18 deliveries [2] - 11:11, 11:14 designated [2] - 15:4, 15:7 designed [1] - 10:14 destruction [1] - 6:13 Development [1] - 2:3 development [1] - 5:11 Director [1] - 2:3 discussion [1] - 18:13 distance [2] - 8:1, 8:5 district [12] - 2:15, 3:12, 3:17, 4:10, 4:13, 4:21, 5:15, 6:5, 7:11, 7:15, 8:1, 18:18 dog [2] - 10:11, 12:20 doggy [1] - 9:1 dogs [5] - 8:16, 10:12, 13:12, 17:4, 17:7 Donatelli [1] - 3:4 done [1] - 17:13 down [2] - 11:2, 16:8 drain [1] - 12:9 drainage [2] - 8:20, 9:2 drive [6] - 3:22, 6:16, 6:22, 10:2, 11:7, 11:8 drive-thru [5] - 3:22, 6:16, 10:2, 11:7, 11:8 drive-thrus [1] - 6:22 DU [2] - 1:2, 20:2 duly [1] - 20:8 dumpster [1] - 13:4 DuPage [2] - 20:5, 20:21</p> | <p>facilities [2] - 6:1, 6:3 facility [6] - 5:16, 8:17, 8:22, 9:5, 16:22, 17:8 family [1] - 7:17 favor [1] - 15:18 features [1] - 6:13 feet [1] - 7:12 fence [1] - 10:3 fencing [1] - 11:8 few [2] - 8:15, 15:6 Fiasco [1] - 19:9 FIASCONE [3] - 1:19, 16:2, 19:10 fifth [1] - 6:4 first [1] - 4:8 five [1] - 17:7 Flagg [1] - 12:13 foregoing [1] - 20:13 form [1] - 20:13 fourth [1] - 5:22 free [1] - 10:13 Fuller [2] - 14:21, 15:3 future [1] - 17:21</p> | <p>hand [3] - 5:20, 20:17 hand-in-hand [1] - 5:20 harmony [1] - 5:14 Hearing [1] - 2:12 hearing [2] - 1:9, 18:15 helping [1] - 7:18 helps [1] - 4:22 hereby [1] - 20:5 herein [1] - 20:8 hereto [1] - 20:10 hereunto [1] - 20:17 highest [1] - 14:1 HINSDALE [1] - 1:3 Hinsdale [9] - 1:10, 1:11, 3:6, 8:4, 8:7, 8:9, 13:12, 17:13, 18:4 hose [1] - 16:8 Hospital [1] - 8:4 hospital [6] - 2:14, 9:21, 13:22, 14:6, 18:4, 18:18 hot [1] - 16:9 hour [3] - 1:12, 5:8, 6:6 hours [1] - 7:4 Humane [1] - 8:8</p> | <p>Jackson [1] - 9:18 JULIE [1] - 1:20 julie [1] - 13:9</p> | <p>maintain [1] - 17:6 maintained [1] - 10:6 maintaining [1] - 17:3 majority [1] - 9:19 Management [1] - 3:6 MARK [1] - 1:16 Mark [2] - 14:18, 15:22 market [2] - 4:15, 7:9 MARRS [1] - 2:4 masse [1] - 2:22 mat [1] - 8:20 Matter [1] - 1:4 matter [2] - 1:10, 2:21 matters [1] - 20:9 maximum [1] - 17:7 McGinnis [9] - 2:3, 2:5, 3:2, 3:3, 12:12, 12:13, 12:18, 13:6, 15:2 means [1] - 20:11 medical [2] - 14:1, 14:14 meets [2] - 4:6, 9:7 Member [5] - 1:16, 1:17, 1:18, 1:19, 1:20 MEMBERS [1] - 1:14 mentioned [2] - 16:17, 16:18 mic [1] - 13:20 MICHAEL [1] - 2:4 mind [1] - 13:19 minimal [1] - 9:13 minor [1] - 4:5 mitigate [1] - 8:14 modern [1] - 15:19 Moore [1] - 19:11</p> |
| <p style="text-align: center;">E</p> | <p>facilities [2] - 6:1, 6:3 facility [6] - 5:16, 8:17, 8:22, 9:5, 16:22, 17:8 family [1] - 7:17 favor [1] - 15:18 features [1] - 6:13 feet [1] - 7:12 fence [1] - 10:3 fencing [1] - 11:8 few [2] - 8:15, 15:6 Fiasco [1] - 19:9 FIASCONE [3] - 1:19, 16:2, 19:10 fifth [1] - 6:4 first [1] - 4:8 five [1] - 17:7 Flagg [1] - 12:13 foregoing [1] - 20:13 form [1] - 20:13 fourth [1] - 5:22 free [1] - 10:13 Fuller [2] - 14:21, 15:3 future [1] - 17:21</p> | <p style="text-align: center;">I</p> | <p style="text-align: center;">L</p> <p>L-a-n-e [1] - 18:9 landscaping [1] - 10:19 Lane [1] - 18:8 large [2] - 9:2, 16:21 larger [1] - 17:1 lastly [1] - 8:13 lease [1] - 3:7 leash [1] - 8:18 leave [1] - 11:3 lender [1] - 4:14 lenders [1] - 7:8 less [4] - 5:3, 5:8, 6:6, 9:4 level [1] - 14:1 leverage [1] - 11:2 light [1] - 13:2 Lincoln [1] - 3:13 live [1] - 17:8 lives [1] - 7:16</p> | <p>maintain [1] - 17:6 maintained [1] - 10:6 maintaining [1] - 17:3 majority [1] - 9:19 Management [1] - 3:6 MARK [1] - 1:16 Mark [2] - 14:18, 15:22 market [2] - 4:15, 7:9 MARRS [1] - 2:4 masse [1] - 2:22 mat [1] - 8:20 Matter [1] - 1:4 matter [2] - 1:10, 2:21 matters [1] - 20:9 maximum [1] - 17:7 McGinnis [9] - 2:3, 2:5, 3:2, 3:3, 12:12, 12:13, 12:18, 13:6, 15:2 means [1] - 20:11 medical [2] - 14:1, 14:14 meets [2] - 4:6, 9:7 Member [5] - 1:16, 1:17, 1:18, 1:19, 1:20 MEMBERS [1] - 1:14 mentioned [2] - 16:17, 16:18 mic [1] - 13:20 MICHAEL [1] - 2:4 mind [1] - 13:19 minimal [1] - 9:13 minor [1] - 4:5 mitigate [1] - 8:14 modern [1] - 15:19 Moore [1] - 19:11</p> |
| <p>easily [1] - 10:6 East [1] - 1:11</p> | <p>facilities [2] - 6:1, 6:3 facility [6] - 5:16, 8:17, 8:22, 9:5, 16:22, 17:8 family [1] - 7:17 favor [1] - 15:18 features [1] - 6:13 feet [1] - 7:12 fence [1] - 10:3 fencing [1] - 11:8 few [2] - 8:15, 15:6 Fiasco [1] - 19:9 FIASCONE [3] - 1:19, 16:2, 19:10 fifth [1] - 6:4 first [1] - 4:8 five [1] - 17:7 Flagg [1] - 12:13 foregoing [1] - 20:13 form [1] - 20:13 fourth [1] - 5:22 free [1] - 10:13 Fuller [2] - 14:21, 15:3 future [1] - 17:21</p> | <p>idea [1] - 15:13 ILLINOIS [2] - 1:1, 20:1 Illinois [2] - 1:11, 20:5 impact [1] - 5:2 impacts [2] - 8:14, 9:13</p> | <p>L-a-n-e [1] - 18:9 landscaping [1] - 10:19 Lane [1] - 18:8 large [2] - 9:2, 16:21 larger [1] - 17:1 lastly [1] - 8:13 lease [1] - 3:7 leash [1] - 8:18 leave [1] - 11:3 lender [1] - 4:14 lenders [1] - 7:8 less [4] - 5:3, 5:8, 6:6, 9:4 level [1] - 14:1 leverage [1] - 11:2 light [1] - 13:2 Lincoln [1] - 3:13 live [1] - 17:8 lives [1] - 7:16</p> | <p>maintain [1] - 17:6 maintained [1] - 10:6 maintaining [1] - 17:3 majority [1] - 9:19 Management [1] - 3:6 MARK [1] - 1:16 Mark [2] - 14:18, 15:22 market [2] - 4:15, 7:9 MARRS [1] - 2:4 masse [1] - 2:22 mat [1] - 8:20 Matter [1] - 1:4 matter [2] - 1:10, 2:21 matters [1] - 20:9 maximum [1] - 17:7 McGinnis [9] - 2:3, 2:5, 3:2, 3:3, 12:12, 12:13, 12:18, 13:6, 15:2 means [1] - 20:11 medical [2] - 14:1, 14:14 meets [2] - 4:6, 9:7 Member [5] - 1:16, 1:17, 1:18, 1:19, 1:20 MEMBERS [1] - 1:14 mentioned [2] - 16:17, 16:18 mic [1] - 13:20 MICHAEL [1] - 2:4 mind [1] - 13:19 minimal [1] - 9:13 minor [1] - 4:5 mitigate [1] - 8:14 modern [1] - 15:19 Moore [1] - 19:11</p> |

| | | | | |
|--|---|--|--|---|
| <p>MOORE [4] - 1:17, 16:5, 16:12, 19:12 most [2] - 10:17, 11:3 mostly [1] - 6:15 motion [1] - 18:15 moved [1] - 18:21 MR [25] - 1:15, 1:16, 1:17, 2:3, 2:4, 2:5, 2:7, 3:2, 9:17, 11:16, 12:2, 12:7, 12:13, 12:18, 13:6, 14:19, 15:2, 15:5, 15:12, 15:20, 16:5, 16:12, 18:22, 19:8, 19:12 MS [40] - 1:18, 1:19, 1:20, 2:2, 2:8, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7, 13:10, 13:18, 13:21, 14:8, 14:11, 14:15, 15:7, 15:19, 16:2, 16:10, 16:21, 17:15, 17:19, 17:22, 18:3, 18:5, 18:6, 18:8, 18:10, 18:21, 19:3, 19:4, 19:5, 19:6, 19:7, 19:9, 19:10, 19:11, 19:13</p> | <p>offered [1] - 19:18 old [1] - 10:1 one [10] - 5:7, 6:5, 8:17, 11:20, 12:6, 14:2, 15:8, 16:5, 17:15, 17:22 operate [1] - 3:15 operated [1] - 6:18 operation [2] - 7:3, 7:6 outdoor [2] - 4:2, 10:22 outer [1] - 11:7 outside [1] - 8:16 overnight [8] - 7:3, 8:6, 8:15, 13:15, 13:16, 13:22, 14:2, 14:3 owner [1] - 3:6</p> | <p>planter [1] - 4:3 planters [5] - 10:5, 10:19, 15:12, 15:14, 15:16 plus [1] - 14:15 potential [1] - 11:1 practice [4] - 4:17, 4:18, 6:22, 7:2 premise [2] - 12:1, 12:3 premises [1] - 13:5 PRESENT [2] - 1:14, 2:1 previous [2] - 3:22, 20:6 previously [2] - 5:5, 5:12 primary [1] - 11:14 procedures [1] - 10:10 proceedings [1] - 19:17 PROCEEDINGS [1] - 1:8 products [2] - 14:9, 14:12 properties [3] - 5:2, 7:12, 8:5 property [12] - 3:6, 3:9, 3:10, 4:1, 5:4, 6:8, 6:14, 7:22, 8:19, 9:7, 9:16, 15:4 proposed [2] - 4:8, 9:6 provide [5] - 5:3, 5:19, 7:7, 8:6, 9:9 provides [3] - 4:10, 9:1, 10:21 providing [1] - 11:5 public [7] - 5:22, 6:2, 7:7, 7:19, 9:9, 10:18, 11:1 Public [3] - 2:12, 20:4, 20:21 purposes [1] - 4:9 put [1] - 8:19</p> | <p>10:11, 10:14, 12:11, 14:1 rear [1] - 11:12 received [1] - 19:18 recovering [1] - 13:16 reduced [1] - 20:11 refuse [1] - 12:9 regarding [1] - 15:12 regardless [1] - 12:16 reabeled [1] - 15:10 relation [1] - 20:9 relieve [2] - 10:10, 12:22 remain [1] - 6:14 removal [2] - 3:21, 6:15 removing [1] - 6:22 renovations [1] - 6:17 REPORT [1] - 1:8 Reporter [1] - 20:4 represents [1] - 3:4 Republic [2] - 4:1, 15:8 repurpose [1] - 13:11 repurposing [1] - 16:15 request [1] - 4:6 required [2] - 4:7, 6:20 research [1] - 7:9 residential [3] - 7:12, 8:2, 8:5 response [1] - 18:14 revenue [1] - 14:9 review [3] - 2:16, 3:21, 18:19 Ridge [4] - 9:1, 16:19, 16:20, 16:22 Robb [1] - 12:11 ROBERT [1] - 2:3 roll [1] - 19:1 round [1] - 10:7 run [3] - 10:11, 10:14, 12:20 running [1] - 16:6</p> | <p>Sarah [1] - 13:21 scale [1] - 17:1 SCOTT [1] - 1:17 Scott [2] - 16:4, 16:14 se [1] - 10:11 second [3] - 5:1, 11:7, 18:22 see [3] - 11:17, 11:20, 17:20 seeking [3] - 3:14, 3:19, 8:19 sell [1] - 14:13 selling [1] - 14:8 September [1] - 20:18 service [2] - 12:3, 13:12 services [3] - 5:19, 8:6, 13:2 set [1] - 20:17 seventh [1] - 6:19 several [1] - 8:8 shield [1] - 10:18 Shorthand [1] - 20:4 shorthand [2] - 20:12, 20:15 show [1] - 7:9 side [1] - 11:13 sign [1] - 17:18 signage [1] - 17:17 signature [1] - 20:18 significant [2] - 6:13, 12:19 similar [2] - 8:22, 17:1 site [4] - 2:17, 3:20, 9:15, 18:20 small [1] - 12:9 smell [1] - 9:3 Society [1] - 8:8 sounds [1] - 16:12 space [6] - 4:2, 4:4, 8:21, 10:22, 12:20, 12:21 spaces [1] - 6:9 Special [1] - 1:5 special [8] - 2:13, 3:14, 3:17, 4:6, 4:7, 9:8, 13:2, 18:17 specific [1] - 4:13 specifically [2] - 4:12, 10:14 spigot [1] - 16:7 Springs [3] - 7:17, 16:17, 17:9 ss [2] - 1:1, 20:1 stand [3] - 3:18, 6:21, 15:16</p> |
| <p style="text-align: center;">N</p> | <p style="text-align: center;">P</p> | <p style="text-align: center;">Q</p> | <p style="text-align: center;">S</p> | |
| <p>name [1] - 18:8 near [2] - 7:12, 8:8 necessary [1] - 12:22 need [8] - 2:19, 4:18, 6:2, 6:9, 6:11, 7:10, 10:10, 14:4 needed [2] - 7:1, 9:10 next [1] - 2:11 nice [2] - 13:10, 15:14 none [1] - 18:15 normal [1] - 7:4 north [1] - 11:13 Notary [2] - 20:4, 20:21 notes [1] - 20:15 nothing [1] - 12:10</p> | <p>p.m [2] - 1:12, 7:5 PAGE [2] - 1:2, 20:2 parking [6] - 6:8, 6:9, 11:9, 14:20, 14:21, 14:22 parklet [3] - 4:3, 10:4, 10:21 part [3] - 10:17, 11:3, 17:10 particularly [1] - 10:20 pat [1] - 9:17 patients [2] - 5:7, 6:6 PATRICK [2] - 2:5, 2:7 Patrick [1] - 3:3 per [5] - 5:7, 6:6, 10:11, 17:5, 17:7 performing [1] - 13:3 perimeter [1] - 10:19 permit [3] - 2:13, 3:15, 18:17 permitted [1] - 3:18 pertaining [1] - 20:10 Pet [1] - 5:17 pets [1] - 14:7 pharmaceutical [1] - 14:12 piped [1] - 12:16 plan [6] - 2:16, 3:20, 9:15, 11:21, 18:3, 18:19 PLAN [1] - 1:3 Plan [1] - 1:10 Planner [1] - 2:2 planted [1] - 10:5</p> | <p>questions [4] - 11:18, 14:20, 16:2, 16:3 quick [1] - 14:19 quite [2] - 7:13, 15:6</p> | <p>sales [1] - 14:9 SALMON [7] - 2:2, 19:3, 19:5, 19:7, 19:9, 19:11, 19:13 Salon [1] - 5:17 sanitary [1] - 12:15 SARAH [1] - 2:8</p> | |
| <p style="text-align: center;">O</p> <p>Oath [1] - 2:22 obviously [2] - 6:16, 17:10 odor [1] - 17:2 OF [5] - 1:1, 1:2, 1:8, 20:1, 20:2</p> | | <p style="text-align: center;">R</p> | | |
| | | <p>really [5] - 10:9,</p> | | |

| | | |
|--|---|---|
| <p>stand-alone [2] - 3:18, 6:21</p> <p>standards [3] - 4:7, 6:20, 9:8</p> <p>start [1] - 5:6</p> <p>STATE [2] - 1:1, 20:1</p> <p>State [1] - 20:5</p> <p>state [1] - 11:22</p> <p>statement [1] - 15:21</p> <p>STEPHEN [1] - 1:15</p> <p>steps [1] - 8:14</p> <p>stick [1] - 15:15</p> <p>storm [2] - 12:9, 12:15</p> <p>Street [4] - 2:13, 2:18, 3:11, 18:17</p> <p>street [4] - 5:18, 10:4, 10:20, 11:3</p> <p>stripe [1] - 11:5</p> <p>structure [1] - 6:14</p> <p>Studio [1] - 9:18</p> <p>subject [1] - 3:10</p> <p>suburban [1] - 4:11</p> <p>suit [1] - 7:21</p> <p>suited [1] - 8:11</p> <p>summertime [1] - 16:8</p> <p>support [2] - 4:11, 4:16</p> <p>surgeries [1] - 13:3</p> <p>surgery [1] - 13:17</p> <p>surrounding [2] - 5:11, 5:13</p> <p>swear [1] - 2:19</p> <p>sworn [1] - 20:8</p> <p>system [1] - 9:3</p> | <p>transcribed [1] - 20:12</p> <p>transcript [1] - 20:14</p> <p>transfer [1] - 14:4</p> <p>transferred [1] - 14:7</p> <p>true [1] - 20:14</p> <p>truth [1] - 20:9</p> <p>turf [4] - 8:20, 9:2, 10:8, 17:1</p> <p>turn [1] - 9:14</p> <p>two [3] - 5:6, 5:7, 6:6</p> <p>type [1] - 13:4</p> <p>typewritten [1] - 20:13</p> | <p>20:16</p> <p>WHICH [1] - 19:16</p> <p>WILLOBEE [7] - 1:16, 14:19, 15:5, 15:12, 15:20, 18:22, 19:8</p> <p>Willobee [1] - 19:7</p> <p>witnesses [2] - 20:8, 20:11</p> <p>wooden [1] - 10:3</p> <p>word [1] - 15:20</p> <p>writing [1] - 20:11</p> |
| T | U | Y |
| <p>tax [1] - 14:9</p> <p>tenant [2] - 3:5, 3:22</p> <p>testify [2] - 2:20, 20:9</p> <p>testimony [3] - 1:8, 20:7, 20:10</p> <p>TESTIMONY [1] - 20:16</p> <p>THE [1] - 1:3</p> <p>themselves [3] - 10:10, 12:22, 15:15</p> <p>thereafter [1] - 20:12</p> <p>third [1] - 5:10</p> <p>three [1] - 5:6</p> <p>thrus [1] - 6:22</p> <p>tied [1] - 12:15</p> <p>together [1] - 5:21</p> <p>Touch [1] - 5:17</p> <p>town [1] - 17:14</p> <p>traffic [1] - 6:5</p> | <p>ultimately [1] - 12:13</p> <p>undue [1] - 5:2</p> <p>up [1] - 8:21</p> <p>updates [1] - 6:16</p> | <p>year [1] - 10:7</p> |
| T | V | Z |
| <p>tax [1] - 14:9</p> <p>tenant [2] - 3:5, 3:22</p> <p>testify [2] - 2:20, 20:9</p> <p>testimony [3] - 1:8, 20:7, 20:10</p> <p>TESTIMONY [1] - 20:16</p> <p>THE [1] - 1:3</p> <p>themselves [3] - 10:10, 12:22, 15:15</p> <p>thereafter [1] - 20:12</p> <p>third [1] - 5:10</p> <p>three [1] - 5:6</p> <p>thrus [1] - 6:22</p> <p>tied [1] - 12:15</p> <p>together [1] - 5:21</p> <p>Touch [1] - 5:17</p> <p>town [1] - 17:14</p> <p>traffic [1] - 6:5</p> | <p>vacant [2] - 7:13, 9:10</p> <p>various [1] - 20:7</p> <p>vehicle [1] - 12:4</p> <p>Velvet [1] - 5:17</p> <p>verbiage [1] - 11:22</p> <p>vet [6] - 4:6, 4:12, 4:17, 4:18, 7:6, 7:10</p> <p>VetChart [3] - 1:5, 2:17, 3:5</p> <p>veterinary [4] - 3:15, 6:18, 6:21, 7:2</p> <p>Veterinary [2] - 3:16, 18:9</p> <p>view [1] - 10:18</p> <p>Village [2] - 2:2, 2:4</p> <p>village [4] - 3:8, 4:9, 9:8, 14:10</p> <p>vote [1] - 19:1</p> | <p>zone [2] - 11:5, 11:6</p> <p>zoning [1] - 3:12</p> |
| T | W | |

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
Map Amendment and Text)
Amendment to Title 14)
of the Village Code)
Case No. A-03-2022.)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter, before the Hinsdale Plan Commission, at
19 East Chicago Avenue, Hinsdale, Illinois, on
August 10, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MR. MARK WILLOBEE, Member;
- MR. SCOTT MOORE, Member;
- MS. CYNTHIA CURRY, Member;
- MS. ANNA FIASCONE, Member and
- MS. JULIE CRNOVICH, Member.

1 ALSO PRESENT:

2 MS. BETHANY SALMON, Village Planner;

3 MR. ROBERT MCGINNIS, Director of
Community Development;

4 MR. MICHAEL MARRS, Village Attorney;

5 MR. JOHN BOHNEN, Chairman HPC;

6 MR. JIM PRISBY, Member HPC.

8 CHAIRMAN CASHMAN: Our next order of
9 business is a Public Hearing for Case A-03-2022,
10 a map amendment and text amendment to various
11 sections of the zoning code and text amendment
12 to Title 14 of the village code to establish a
13 historic overlay district and for related
14 amendments. This is requested by our dear
15 village of Hinsdale.

16 First, a couple openings and then
17 I'm going to let Bethany and the team chime in
18 on this. I hope you watched a lot of those
19 committee of the whole meetings.

20 MS. CRNOVICH: Every single one.
21 CHAIRMAN CASHMAN: Every single one.
22 It was great to watch the evolution

08:24PM

08:25PM

08:25PM

1 the trustees did and the HPC and the village and
2 I look forward to hearing you and we have a full
3 house.

4 We are going to cut this meeting
5 off at 10:30 regardless of what's going on so we
6 will see how it goes. But thank you very much.
7 It's amazing what you put together.

8 So with that, I'll let Bethany give
9 an overview. We need to swear everybody in.

10 MS. SALMON: Just us two.

11 MR. MARRS: Yes.
12 (WHEREUPON, Mr. MARRS and
13 Ms. Salmon were
14 administered the oath.)

15 MS. SALMON: Thank you, Chairman
16 Cashman, that was a great introduction. Because
17 of the amount of material we are going through
18 today and the format and the open house that we
19 have, packed house that we have here, feel free

20 to interject and ask questions along the way
21 because it is quite a long presentation compared
22 to what we normally get here.

08:26PM

1 of the concept and I really appreciate the joint
2 effort by the HPC, the village, Robb, Michael,
3 Bethany. I mean the hours. I can't even
4 imagine the hours and how thoughtful the -- you
5 put together and how thorough. I mean, there's
6 an awful lot of information in here. I mean,
7 this is probably one of our larger packets that
8 we get from here but it's extremely well done.

9 I talked with Bethany, she's going
10 to give, like, an overview. I think she put a
11 power point together. She did some great power
12 points for the HPC and for the village board.
13 So it was just nice to see that.

14 When was the first meeting? I
15 think it says in here.

16 MS. SALMON: You have a slide with that
17 information.

18 CHAIRMAN CASHMAN: May 4. So it was
19 quite the undertaking, more than a year, and I'd
20 say it actually began before that, there seemed
21 to be a lot of discussion and thoughts before
22 even that meeting and I really appreciate what

08:25PM

08:25PM

1 So the intent of what we are
2 talking about today is putting regulations
3 together that's going to help incentivize
4 preservation in Hinsdale. Obviously this has
5 been a decades long concern that's come up over
6 and over and so in the past year-and-a-half we
7 spent quite a bit of time focusing on this.

8 So before I go into actually what
9 was included in your packet as proposed
10 regulations, I'm just going to kind of give you
11 an overview of the journey of how we got here
12 today.

13 So we have been spending the past
14 year-and-a-half doing what ended up in this
15 packet. And that included eight committee of
16 the whole meetings where we had members of the
17 Historic Preservation Commission, two of which
18 are here today, and members of the Village Board
19 before prior board meetings. So that took about
20 a year to do that.

21 And then as part of that, in May of
22 2021, so last year, we also had a great Zoom

08:27PM

08:27PM

1 meeting with several builders and architects in
2 the village of Hinsdale. We tried to kind of
3 figure out what realistically they thought was
4 pushing homeowners to demolish homes instead of
5 preserving them and go through these renovation,
6 projects or build additions onto historic homes
7 and gain some realistic feedback on what might
8 move that needle forward to push people towards
9 preservation.

08:28PM

10 So I know there's a lot of
11 information on this slide, but I'm going to
12 quickly go over it because I think it's
13 important and you will see how some of these
14 kind of tie in down the road of how we got to
15 these regulations.

16 So one of the biggest items of
17 feedback that we heard is that our existing
18 zoning code regulations are really limiting in
19 terms of helping people build an addition onto a
20 home and modernize a house.

08:28PM

21 We will kind of go into that a
22 little bit further when we get to these

1 alternative zoning regulations and why that is,
2 but a lot of the time people are kind of being
3 forced to go through this variation process
4 because they can't get certain things by right,
5 just by the nonconforming nature of our code.

6 So it was recommended that because
7 there's some challenges with the variation
8 process and all of the steps that that entailed,
9 that whatever the village looked to approving
10 down the road, it was recommended that we maybe
11 look at an easy streamlined process and limiting
12 the number of hurdles that a homeowner might
13 have to go through moving forward.

08:29PM

14 We also heard that the variation
15 process in general is a really scary process.
16 People don't want to invest all the time, money,
17 and energy into something that they might get
18 objections from or that might not end up getting
19 approval.

08:29PM

20 So one of the major things that
21 came out of this was because of all those
22 issues, zoning relief by right or some sort of

1 alternative regulations for historic homes may
2 just help people be able to move their projects
3 forward a little bit quicker.

4 We also talked about what --
5 identifying those actual buildings in the
6 village that are really important to us and
7 truly worth preserving, so part of that ties
8 into the next one of creating education and
9 awareness around historic preservation. What
10 are the benefits of actually restoring a home,
11 saving it, especially if we ended up getting
12 preservation incentives, making sure that
13 everyone knows that these exist and then working
14 with our real estate agents to make sure when a
15 house is listed, it's not just listed as a
16 demolition, it's listed possibly this is a
17 really cool building and you might be eligible
18 for a lot of things that you wouldn't get if you
19 actually demolished it.

08:30PM

08:30PM

20 And now I'm going to turn it over
21 to Michael Marrs, who's going to kind of go over
22 what a historical overlay district is and the

1 regulations that were included in Exhibit No. 1.
2 So that was the item that actually had the
3 actual ordinance language.

4 MR. MARRS: Thanks, Bethany.
5 So after receiving that feedback
6 from the architects and builders and, you know,
7 some kicking around ideas with the village
8 board, we started looking at various mechanisms
9 for accomplishing some of those goals, including
10 the types of incentives offered by other
11 communities both in Illinois and elsewhere.

08:31PM

12 After we had an idea of the types
13 of incentives that might be offered, we started
14 looking at what amendments could be made to
15 Title 14, the village code, concerning
16 preservation as well as the zoning code in order
17 to memorialize those purposes, goals and
18 incentives that the village board was interested
19 in providing.

08:31PM

20 So one of the challenges is that
21 there are both preservation and zoning
22 components to this. The zoning component is in

1 the form of these relaxed bulks zoning standards
 2 for properties deemed to be historically
 3 significant. The idea being that if you are
 4 able to give these particular structures more
 5 flexibility to put on additions to expand
 6 backwards, to expand sideways, there's less
 7 motivation theoretically for owners to tear them
 8 down and start from scratch because they are
 9 able to modify it while still keeping the
 10 important facade elements and historic elements

08:31PM

11 that we are interested in preserving.
 12 Another challenge was that these
 13 historically significant structures are
 14 anticipated to be located at various locations
 15 all around the village, not exclusive to your
 16 national registry for historic districts. All
 17 right.

18 So eventually we settled on this
 19 idea of creating a historic preservation overlay
 20 district. So I want to talk for just a second
 21 about what an overlay district is. It's not a
 22 new zoning district. It's not replacing your

08:32PM

1 to what we are proposing here where certain
 2 properties are singled out for slightly
 3 different treatment from a zoning standpoint for
 4 a particular reason to achieve a particular
 5 purpose.

6 So once we settled on the idea of a
 7 historic preservation overlay district, we
 8 mapped out the steps to creating it which you
 9 will see in this slide here.

08:33PM

10 Step 1 was creating the actual text
 11 of the chapter for both Title 14 regarding
 12 preservation and in the zoning code. The text
 13 which you have before you tonight includes the
 14 purposes, procedures, incentives and standards
 15 relative to the district. As noted by Bethany,
 16 this has been a long process but we feel this
 17 process is important in reaching what we feel is
 18 a pretty good current product.

08:34PM

19 Step 2 was determining the
 20 boundaries of the district. The idea here was
 21 to include within the overlay all areas in town
 22 where there might be a structure that would be

1 R-1 your R-2, anything like that. It actually
 2 overlays those base districts, it lays on top of
 3 them.

4 In an overlay district, the
 5 existing base zoning regulations still apply,
 6 okay. But they are in some cases altered or
 7 modified by the overlay district regulations.

8 And this isn't a new concept in
 9 Hinsdale. You have an existing title in your
 10 zoning code, Article VIII, which is actually
 11 called overlay districts and it includes
 12 regulations for the design review overlay
 13 district which imposes additional design review,
 14 standards and requirements in the area around
 15 Graue Mill. Okay.

08:32PM

16 And also, while it's not phrased as
 17 such, I view the longstanding zoning code
 18 provisions providing different bulk zoning
 19 standards for certain legal nonconforming lots
 20 of record and giving special consideration to
 21 pre-code structures, those are in effect
 22 village-wide overlay district similar in concept

08:33PM

1 deemed of historic significant. That's
 2 reflected in the map included in your packet and
 3 Bethany is going to go through that in a little
 4 more detail in a few minutes.

5 Step 3 is where we are, which is
 6 this public hearing regarding the creation of
 7 the overlay district, the recommendations from
 8 you on the map and on the text amendments.
 9 Okay.

08:34PM

10 Step 4 will come after board
 11 approval of the map and text and that involves
 12 creation by the HPC of a proposal as to
 13 historically significant properties that will be
 14 eligible for these voluntary incentives and I'll
 15 talk more about that process in a minute.

08:35PM

16 Finally, step 5. Once we have
 17 accomplished all that, once the property, once
 18 these text amendments are in place, the map is
 19 created, the historically significant property
 20 list is created. If you are an owner of a
 21 property on that list, that owner is eligible on
 22 a voluntary basis to request various of the

1 provided incentives during the application and
2 review process.

3 So we have the map in here a couple
4 of times, but we included quite a bit of the
5 community because, again, we don't want to miss
6 an area where there might be a historically
7 significant structure, and so there's actually
8 more of the village included than not, and
9 that's fine and they don't have to be contiguous
10 but we just wanted to cast a broad net and make
11 sure we weren't leaving anything out so that we
12 didn't have to go back and amend it in the near
13 future.

08:35PM

14 Before we talk about -- before I
15 turn it back over to Bethany to talk about the
16 various incentives and other aspects, I want to
17 talk a little bit about creation of the
18 historically significant structures property
19 list which is going to be this next step in the
20 process.

08:36PM

21 So once this body makes a
22 recommendation and the board enacts the text

1 homeowners and they will have an opportunity to
2 come, you know, given that there's only benefits
3 and no real negative to being on the list, we
4 wouldn't anticipate a lot of people but we may
5 have somebody says, I'm weary of this. I don't
6 want to be part of it and that can be taken into
7 account.

8 We will send notice to those people
9 who will come to the public hearing and the HPC
10 is going to talk individually about these homes,
11 probably briefly in most cases, just, you know,
12 why is this significant, why should it be on the
13 list, make a recommendation as to whether it's
14 going to be on the list and that list of
15 recommendations in the initial list will go to
16 the board who will then give final approval to
17 it.

08:37PM

18 There is an opportunity under the
19 ordinance for properties to later be added to
20 the list, so our hope is, you know, let's say
21 the initial universe is 50 homes. These are the
22 50 really significant properties, we want to

08:38PM

1 amendments and overlay district map boundaries,
2 the clock will start ticking for the HPC. They
3 have 180 days under the proposal to create this
4 initial list of properties for placement on the
5 list. Essentially, we are looking at the
6 universe of buildings in the village and saying
7 that these are the ones that we want to
8 prioritize preserving through the incentives
9 being offered. Nothing we are doing today will
10 stop anyone from tearing down a home if they
11 ultimately want to, but the hope is that these
12 changes will at least give them pause and make
13 it more practical to preserve an existing
14 significant home instead of tearing it down.

08:36PM

15 All right. So let's look at the
16 steps. We are going to notify -- if a home is
17 proposed to be on the list, HPC is going to
18 create initial list within 180 days. And then
19 they are going to hold a public hearing
20 regarding the placement of properties on that
21 list. If the list is voluminous, we might break
22 it up because they are going to notify

08:37PM

1 make sure these incentives are available to.
2 If the program goes well, you can
3 anticipate that there may be more people coming
4 in, Hey, I want that tax break. I want the
5 opportunity for those matching funds, and so
6 there's a process by which people can propose
7 the HPC or the board can propose additional
8 properties be added to the list as we go along
9 and that follows a similar, you know, public
10 hearing process and just a review by the HPC and
11 their recommendation to the board. Okay.

08:38PM

12 So after we have created the list
13 and everything's in place, it doesn't quite stop
14 there. We want to increase the chance that this
15 project will be effective, so the ordinance
16 provides that these important steps will happen
17 after its creation where the owners of the
18 property on the list will be notified their home
19 is on the list. They've already received the
20 notice of the public hearing so they are aware
21 that they were under consideration. Lists will
22 be made available on the village's web site,

08:39PM

1 will be provided to area realtors, to the news
2 media, and other persons or entities as
3 necessary in an effort to publicize the list and
4 the incentives that are available.

5 Another thing that is required by
6 the ordinance is a notice regarding that it
7 being a historically significant structure would
8 be recorded against the title to the property
9 with the idea that someone buying the property

08:39PM

10 will see that on their title report and
11 hopefully explore what the incentives may be
12 able to provide them relative to preservation of
13 the home. All right.

14 So with that, I'm going to turn it
15 back over to Bethany for a more in-depth
16 discussion of the incentives.

17 MS. SALMON: Are there any questions so
18 far? Should we take a break? Okay. We will
19 keep going.

08:40PM

20 MR. WILLOBEE: Before that notification
21 goes out, is there a way to get the message out
22 more that there's positive aspects? I just --

1 with regard to the notification process, before
2 they get sent that letter --

3 MS. SALMON: The initial letter?

4 MR. WILLOBEE: Yes. Is there a way to
5 publicize to what you're saying, I agree with
6 the news media, all that, but I think there's a
7 step before that so we don't get bombarded at
8 meetings with the people that are thinking of
9 the moratorium and all that, like you said,

08:40PM

10 weary, trying to kind of squash some of that
11 from a PR standpoint.

12 MS. SALMON: We had discussions
13 internally as well. This is a voluntary
14 program, right, so if someone is so opposed that
15 this is going to be tied to their house and they
16 absolutely don't want to be involved in it, I
17 mean, then we won't pursue that.

18 MR. WILLOBEE: I agree with that.

19 MS. SALMON: But you're right there.

08:41PM

20 We have had discussions about publicizing this
21 program more, working with The Hinsdalean,
22 contacting a lot of the real estate agents and

1 making sure the word is out what this program
2 actually would mean.

3 MR. WILLOBEE: Yes, I think that just
4 needs to happen before that letter goes out,
5 some full page ads.

6 MS. FIASCONE: Yes. Because anybody
7 that sees it's going against title will freak
8 out but it's really nothing bad, it's only
9 benefit.

08:41PM

10 MS. SALMON: The whole point of that
11 was just to make sure people will know that this
12 exists. And I think there's some other
13 communities that do do this for more like
14 landmarking purposes and other programs but it's
15 just an FYI. That was the intent of it.

16 MR. MARRS: So I'm all for as much
17 publicity as you can generate, whether it's a
18 town hall meeting or a workshop where people are
19 available to answer questions, or whatever forum
20 you can get, you know, a story in The
21 Hinsdalean, however we can do it. But I agree
22 it's important to emphasize the fact that it's

1 voluntary and that there's only benefits.

2 MR. WILLOBEE: Yes. No, I'm just
3 saying as it relates to the letter, I could just
4 picture somebody getting that letter, okay,
5 what's the village up to now.

6 MR. MARRS: And so one of the ways also
7 that we can address that is, you know, I talked
8 about breaking up the public hearing so you can
9 have our first universe is only going to be
10 these 20 houses that are already mostly
11 landmarked, you know, these people are on board
12 with preservation so kind of roll it out in a
13 way that gets the ball rolling and maybe get
14 some attention placed on it with people who are
15 going to receive a positive.

08:42PM

16 MR. WILLOBEE: Word of mouth. I agree
17 with that.

18 CHAIRMAN CASHMAN: I think, Bethany,
19 you and Robb shared with me you want to create a
20 list that people want to be on.

08:42PM

21 MR. MCGINNIS: Yes.

22 MS. SALMON: Yes. That's the whole

1 intent here is we definitely want something --
2 we want people to be dying to get on where we
3 can't keep up with the number of people. Even
4 with the limited publicity that we have done at
5 this point, you know, as we have kind of been
6 forming all these regulations, we have quite a
7 few homeowners who are actually interested in
8 this program already.

08:43PM

9 So once again, there's going to be
10 people that absolutely want nothing to do with
11 it, but I think we are pretty positive that
12 given the stuff that we are going to talk about
13 in a second, it's a pretty great program and it
14 will afford a lot to whomever wants to be
15 involved.

16 MR. WILLOBEE: Okay. Thank you.

17 MS. SALMON: Okay. So I'm going to
18 quickly talk about Exhibit No. 3, which was
19 included in your packet. So this was the
20 proposed historic overlay district. And kind of
21 Michael alluded to this of how we got to this
22 map is we kind of did process of elimination.

08:43PM

1 We really wanted to make sure that
2 we weren't just catching homes in Robbins Park,
3 we weren't just catching commercial and
4 residential, we were trying to figure out a way
5 how do we kind of incorporate the whole village
6 and get the larger areas but also make sure that
7 we are not including everything that isn't
8 applicable.

08:43PM

9 So what we have done for right now
10 based on a preliminary analysis is we've
11 excluded the O-3 office district. So that pink
12 area up on Ogden and York. We excluded the B-3
13 district. That's the dark blue area, which is
14 also adjacent to Ogden. And then the tollway.
15 And then there's a couple of other select sites.

16 And then the R-5 and R-6 districts,
17 which are multifamily districts, those are kind
18 of in those purple colors, and they are kind of
19 scattered around and it did not look like any of
20 those had historic buildings of significance to
21 the village as of right now.

08:44PM

22 There are -- we've included the

1 R-1, R-2, R-3 and R-4 single-family districts
2 and the B-1 and B-2 business districts, the O-1
3 and O-2 office districts, the IB institutional
4 district, the HS hospital district and the OS
5 open space district.

08:45PM

6 So it's not to say that every
7 single property within these large areas is
8 significant by any means, and it's not to say
9 that whether you're included in the historic
10 overlay means you are going to be on the
11 historically significant structures property
12 list. There's, like we talked about, a separate
13 process for that, so anyone who thinks they are
14 possibly eligible right now just because this
15 map is created has still a little bit more to
16 go.

17 And then we did discuss before this
18 meeting, we probably are going to make some --
19 because we know that this map right now is a
20 little bit hard to read, we might visually make
21 some graphical changes but generally, unless
22 there's any other recommendations by the plan

08:45PM

1 commission or the village board, we would keep
2 the same areas but we might make it a little bit
3 easier to look at for the public down the road.

08:45PM

4 So now I'm going to talk about the
5 actual preservation incentives for tonight. I'm
6 going to try to keep this high level. There's a
7 lot here as well but like I said, feel free to
8 jump in.

9 So as we talked about, these are
10 voluntary incentives. If a house is listed on
11 the historically significant properties list,
12 they would not be required to take advantage of
13 these.

14 The first one that I'm going to
15 talk about a little bit further is our
16 alternative zoning regulations and this would
17 only apply to the single-family zoning district.

08:46PM

18 We also have three different
19 financial incentives. One is a grant program,
20 one is a fee waiver program and one is a
21 property tax rebate for the village portion only
22 of the property tax bill.

1 And then we also are offering
2 expedited processing. Particularly where this
3 is going to matter is for building permits and
4 we have a -- we think either do some inhouse or
5 we have the ability to send them out to a third
6 party.

7 So before I talk about these
8 incentives specifically, I just want to talk
9 about the overall approval process. So if a
10 home is already on the historically significant
11 structures property list, once that list is
12 determined, we have two separate routes to go.

13 No matter what, every application
14 is going to need to get approval of what we are
15 calling a preservation incentive certificate.
16 Right now if you are going through the historic
17 preservation process, you get a certificate of
18 appropriateness. This is going to kind of be
19 the same sort of thing but for the incentive
20 side.

21 So if you are just requesting a
22 permit fee waiver or an alternative zoning

08:46PM

08:47PM

1 obviously doesn't matter because the maximum of
2 what they can get, it's just if the budget is
3 not there and they want to save a house and can
4 they say we are funding this money for this
5 house?

6 MS. SALMON: That's a good question.

7 MR. MARRS: So I can't say a hundred
8 percent, but generally, if somebody is going to
9 make a donation to the village and once the
10 village receives that money it's going to go in
11 that historic preservation fund, if that money
12 has conditions on it, then the village in order
13 to accept that money, would probably have to
14 accept those conditions. So I'm going to, you
15 know, preliminarily say that that would be
16 possible.

17 MS. FIASCONE: Just a thought.

18 MR. MARRS: Yes. And it's interesting
19 and that may well come up that there's a
20 movement to save a particular house and we want
21 to generate these funds and get them into the
22 system so that these incentives can be provided

08:48PM

08:49PM

1 regulation, we are proposing that this would be
2 for a final authority with the Historic
3 Preservation Commission. And then if they
4 granted approval subject to the review, we would
5 then be able to issue a building permit and move
6 forward with that incentive.

7 If an applicant is requesting a
8 grant or a property tax rebate, because this is
9 a larger financial incentive, we've kind of left
10 this decision up to the board. So we are making
11 the Historic Preservation Commission the
12 recommending body. They are still going to use
13 the same standards for review but it would move
14 to the board for final authority. And this is
15 largely because of the financial aspect of it.

16 MS. FIASCONE: I have a question on
17 that. I read in here that you can accept
18 private funds. There's a whole budgeting
19 process you guys are doing but can somebody if
20 they are fundraising for something or whatever
21 to go towards this budget, can they tag it for a
22 specific property or does it just go -- it

08:47PM

08:48PM

1 to the owner of that house but make sure that
2 that money makes it to it and I think we could
3 make that happen.

4 MS. SALMON: I'll get into the historic
5 preservation fund a slight bit more a little bit
6 later, but that fund is also eligible for doing
7 special projects too.

8 So one of the things that I'm not
9 sure if you're aware on that you've seen in the
10 Robbins Park Historic District is the HPC has
11 been going through and we have new sign toppers
12 in the whole district, so on each individual
13 intersection.

14 And so things like that where it
15 could be like a larger preservation effort of
16 historic signage or maybe historic preservation
17 plan or code amendments or design standards,
18 things that kind of can affect the village at
19 large, that's also something that that money
20 could be used for. So say there is someone who
21 wants a larger thing funded that's something
22 that we might be able to look into as well.

08:49PM

08:49PM

1 MR. MARRS: And i think we talked about
2 the study also, utilizing the money for
3 feasibility studies, you know, surveys of
4 historic properties in the village. So we tried
5 to put a catchall in there that would be pretty
6 broad for historic preservation purposes.

7 MS. SALMON: Okay. So the reason I'm
8 putting this slide after our approval process is
9 because if you go back to the beginning of the
10 power point presentation, when I said we got so
11 much feedback that everyone wants this smooth
12 streamline process with absolutely no hoops that
13 anyone has to jump through. But obviously we do
14 have an approval process here and I kind of want
15 to explain why that approval process is here.

16 So there are in Exhibit No. 6, I
17 believe, we had included the secretary of
18 interior standards for rehabilitation and these
19 are kind of the basic historic preservation
20 principles out in the world, like the gold
21 standard of general preservation practices.

22 And so as much as staff

08:50PM

08:50PM

1 putting an entire building behind a weird facade
2 and pasting it on. And so we really need the
3 HPC there to say, No, you are actually
4 demolishing the whole building and then
5 requesting a ton of money from us and zoning
6 relief and that's not really a great
7 preservation project.

8 I will also say that this process
9 is still much easier than most zoning
10 entitlement processes, like a variation or even
11 some of the zoning approvals that comes here, so
12 it's still a beneficial, easy process that we
13 tried to make it.

14 So I'm really quickly going to go
15 into each of these again. The proposed
16 preservation incentives and I'm going to start
17 with the alternative zoning regulations. I'm
18 going to try to keep this high level because
19 explaining our zoning code to people is the most
20 challenging job I think that you can have, but I
21 just want to kind of go into how we got to these
22 as well.

08:52PM

08:52PM

1 acknowledges that we would like to have the most
2 easiest process, there is still a reason why the
3 HPC should be reviewing these. And it's to make
4 sure the whole purpose is historic preservation
5 and we just want to make sure that the basic
6 standards are being met for our historic
7 preservation goals.

8 The HPC has a lot of, as you guys
9 know because you get their projects later down
10 the road, has a lot of good expertise to provide
11 to projects and it's really critical that they
12 are making sure that historic preservation is
13 actually occurring with these cases.

14 So I've included some slides from
15 previous committee of the whole presentations
16 where these are good examples, happy buildings,
17 where we have nice additions even if they are
18 modern that are kind of fitting into the design
19 of the building, you know, and there's good
20 preservation standards.

21 And then we have, you know, really
22 bad examples where someone is kind of just

08:51PM

08:51PM

1 So the feedback we got, obviously,
2 was that our zoning code acts as a hindrance for
3 people putting on any sort of building additions
4 or any modern improvements here. We get
5 complaints all the time that historic homes
6 don't have the large kitchen, the open concept
7 plan, and you need to expand the building
8 envelope to actually accommodate the additional
9 needs of a modern family.

10 The disadvantage that we have in
11 this village for historic buildings is that a
12 lot of the lots that they are on and a lot of
13 the structures themselves are nonconforming. So
14 when they were originally created, they were
15 legal with the code requirements then, but as
16 our code changed and was adopted later and there
17 were new code requirements, those houses are no
18 longer conforming with our current code
19 requirement, so unfortunately, they were legal
20 once, they have a hard time now and then
21 expanding on those, makes it a little bit more
22 challenging.

08:53PM

08:53PM

1 The other thing that is a little
2 strange for things like floor area ratio, you
3 know, historic homes were just built different
4 than the way our definition is now. So a new
5 home can kind of manipulate that floor area
6 ratio, for example, but an old home is kind of
7 given what it has and it's already at a
8 disadvantage in cases like that.

9 So what we tried to do -- oh, so
10 before I move on, just as a reminder. These
11 alternative zoning regulations that we are going
12 to talk about are only for single-family zoning
13 districts. As of right now, we having looked at
14 any of our commercial or office district or
15 anything in the downtown and so this is just for
16 single-family homes primarily.

17 So we looked at our existing -- and
18 these sections that -- these primary sections
19 that we are going to talk about, these are
20 included in Exhibit No. 4 of the packet. These
21 are the primary sections that relate to single-
22 family homes in the village.

1 So Section 110 that includes the
2 general bulk requirements for homes in the
3 single-family zoning district. Section 10-104
4 deals with what we call precode structures.
5 These are nonconforming structures, the ones
6 built prior to the adoption of our new code.

7 And then we have Section 10-105,
8 legal nonconforming lots. So the lots don't
9 meet our general standard in bulk requirements
10 for size. And then our definitions, we have
11 various definitions that are included as well.

12 So we looked at these regulations
13 and kind of assessed what could help. We looked
14 at past preservation cases, what people have
15 dealt with in the past, and we based our new
16 code, which is shown in this table which is
17 going to be incredibly hard to read on that
18 slide based on those regulations.

19 So we are providing some minor
20 relief based on how those code requirements are
21 and tried to make something that's a little bit
22 more user-friendly. I don't know if anyone ever

1 read the entire zoning code but something that's
2 a little bit more user-friendly than the
3 regulations that we have now.

4 So this table actually provides
5 only minimum relief and I'm going to go through
6 at least two examples that were included in the
7 packet. So it's not like we are throwing out
8 the entire code book and you will see in many
9 cases we are only gaining a little bit here in
10 terms of setback but I think these are hopefully
11 regulations that will be able to tip over
12 encouraging someone to get a little bit more
13 than what they could for new construction and
14 really give them that great building addition or
15 certain aspects that will help them modernize a
16 home, something that they wouldn't be able to
17 get otherwise with new construction.

18 So the first thing we looked at was
19 building height and we --

20 CHAIRMAN CASHMAN: Can I stop you for
21 just a second?

22 MS. SALMON: Yes.

1 CHAIRMAN CASHMAN: In the packet, this
2 is right near the end of Exhibit No. 4, a few
3 pages forward from the back, there's a nice
4 table you put in there where you have the R-1,
5 R-4 existing and then you have two columns that
6 show the proposed and it's just kind of a nice
7 way to see it side-by-side.

8 MS. SALMON: That's Exhibit No. 5,
9 right?

10 CHAIRMAN CASHMAN: Yes. Pardon me,
11 it's Exhibit No. 5.

12 MS. SALMON: So that's Page 3 on
13 Exhibit No. 5; is that correct?

14 CHAIRMAN CASHMAN: The bookmark goes
15 from 4 to 6. I don't see 5. But I think that's
16 a really nice summary. I know Robb was really
17 trying to get the FAR back in there.

18 MS. SALMON: Yes. And imagine putting
19 that table on the slide. We tried to make it a
20 little simpler because you can't even read this
21 slide very well.

22 So the first thing that we did is

1 we looked at building height and got rid of that
2 and are just focusing on building elevation.
3 The biggest thing here that you need to know is
4 that any building additions, any changes to the
5 building, you would not be able to exceed the
6 highest ridge line that already exists for that
7 building.

8 So if you are building an addition,
9 it can't be two stories taller than what you
10 already have. Basically if you are looking at a
11 map, the building is not going to be much
12 taller, it can't be any taller than what we are
13 currently having that's kind of controlling that
14 bulk and scale that we want to make sure fits
15 into the neighborhood.

16 We also have included provisions
17 here about lot area and dimensions. We don't
18 want anyone to think that they are going to all
19 of a sudden start subdividing lots off and
20 making them smaller and gaining in that way. So
21 we have included some language that lot sizes
22 are going to remain the same.

08:57PM

08:58PM

1 subsection I of Section 3-110 has a million
2 footnotes and these footnotes generally are
3 still applying so there is, for example, like
4 some language here on what can be required in
5 specified structures and uses in required yards
6 and I believe front porches is part of that.

7 MS. CRNOVICH: G, I think.

8 MS. SALMON: Covered unenclosed
9 porches, yep. So we can go back and make sure
10 that that will not be an issue.

11 MS. CRNOVICH: Okay. Thank you. I
12 know a lot of the older homes do have the front
13 porch and I think wasn't there a house on
14 Garfield where they had to go through the ZBA
15 just to replace their front porch?

16 MR. MCGINNIS: Yes.

17 MS. SALMON: We will look into that
18 case and make sure that there's no conflict.

19 MR. MCGINNIS: But that was well into
20 the required front yard already.

21 MS. CRNOVICH: It was, okay. But I
22 know it's one of the oldest homes in Hinsdale,

08:59PM

09:00PM

1 For front yards we've pretty much
2 kept this along with our code requirements and
3 actually, in this case made it a little bit more
4 strict. Right now front yards are based on
5 block average so the average of basically how
6 everyone on your block their front yards.

7 In this case we have added a good
8 preservation practice here of making sure that
9 is someone wants to do a front building
10 addition, that's not good preservation practice
11 by the pictures I showed you guys earlier. We
12 are trying restoring and preserve the front
13 facade so a front building addition doesn't make
14 sense. So you cannot exceed past that front
15 facade as is right now.

16 MS. CRNOVICH: What about front porch?

17 MS. SALMON: For a front porch there
18 would be separate regulations for like an
19 accessory thing. One thing that you don't see
20 here is that if you go to Exhibit No. 4, this is
21 our current code requirement and one of the fun
22 parts of our current code requirements is that

08:58PM

08:59PM

1 too, I believe, civil war.

2 MR. MCGINNIS: Yes, that was part of
3 the problem. It was so close already that that
4 exception didn't help them in that case.

5 MS. CRNOVICH: Okay. And I think
6 there's another one next to it where that might
7 happen, too.

8 MR. MCGINNIS: We just want to make
9 sure that the front addition is sympathetic to
10 the house it's not forward.

11 MS. SALMON: Right. If, for example,
12 you have an existing porch, you needed to
13 rebuild it, you hopefully aren't going to
14 rebuild it 20 feet in front of the existing
15 porch because that, again, doesn't meet our good
16 preservation practices.

17 MS. CRNOVICH: Yes. Thank you.

18 MS. SALMON: But we will make sure that
19 that language doesn't create any conflicts down
20 the road.

21 So for side yards if you -- per our
22 existing precode structure, so anything that was

09:00PM

09:00PM

1 built prior to the code that no longer meets
 2 standards, we basically kept the exact same
 3 minimums that are in our code requirement. The
 4 only difference is we have language that talks
 5 about whatever is greater is the minimum setback
 6 in terms of if you have an existing house that
 7 doesn't meet that setback requirement and you
 8 have, for example, 10 feet as this minimum code
 9 requirement and that house is at 13 feet, you
 10 still have to go 13 feet. Because it's whatever
 11 is greater, so you are kind of stuck with your
 12 existing setback and now we are just going
 13 directly to whatever our minimum already is
 14 which is already in the code. So it's not a
 15 great deviation but it will give people a couple
 16 of extra feet. And I'll, once again, show
 17 examples in a little bit.

09:01PM

18 MS. CRNOVICH: I have another question.
 19 Sorry.

09:01PM

20 What is the date for the code?
 21 What date are we looking at? When you are
 22 talking like precode?

1 MS. SALMON: So our code was adopted in
 2 1989, and I believe in our nonconforming
 3 definition it talks about buildings before a
 4 certain date in 1988.

5 MS. CRNOVICH: Okay. Thank you.

6 MS. SALMON: That's written in the
 7 definition.

8 And then the biggest thing that I
 9 think is going to actually help people here is
 10 what we are proposing for rear yards. So right
 11 now if you had a nonconforming rear yard, you
 12 cannot extend further into it whether you have a
 13 lot space or not. And I'll show an example of
 14 that.

09:02PM

15 So we've kind of allowed for a
 16 reduction to the required rear yard so that we
 17 can fit in these rear additions. This would
 18 allow people to encroach further back but we
 19 still have these minimums in place.

09:02PM

20 And then we have waived floor area
 21 ratio and we are pretty confident that this is
 22 not going to be a major issue for these homes.

1 We still have building elevation, lot coverage,
 2 building coverage, these other tools to make
 3 sure that no one is going to be building a
 4 giant, massive bulky building.

5 We are not proposing any changes to
 6 building coverage as of right now. We didn't
 7 find any cases that really justified that as of
 8 current.

9 And then we are increasing -- we
 10 are proposing to increase lot coverage by
 11 10 percent subject to no adverse impact on
 12 adjacent properties.

09:03PM

13 MS. CRNOVICH: Is that total lot
 14 coverage?

15 MS. SALMON: That would be total lot
 16 coverage, yes.

17 So in your packet in Exhibit No. 5
 18 we did include four separate examples of how
 19 these will change setbacks for homes. I'm only
 20 going to go over two for the sake of time but
 21 feel free to ask questions on any of them.

09:03PM

22 One of the properties that we

1 looked at is 308 East First Street. This is
 2 both a nonconforming lot in the R-1 district and
 3 a nonconforming structure, so it's a precode
 4 structure. So it would be subject to 10-104 and
 5 10-103 of our code requirements.

6 So when we looked at how the
 7 setbacks would require or would change, the red
 8 lines that you can see up there, that's the
 9 existing required setbacks. And then the blue
 10 lines are how much they gain in terms of these
 11 proposed regulations.

09:03PM

12 So you can see in this example here
 13 we are not throwing the code book out, it's
 14 pretty minimal relief, but we do think in a lot
 15 of cases, especially in the next one I'm going
 16 to talk about, it can make a substantial
 17 difference.

18 So in the case of this home,
 19 nothing really changes as we talked about with
 20 the front yard. They are not going to be able
 21 to do any sort of encroachment with a building
 22 addition further towards First Street which is

09:04PM

1 on the north side of this home based on the way
 2 we are looking right now. And that corner side
 3 yard on Elm Street, they do gain a couple of
 4 feet, maybe 2.6 feet with the corner side yard
 5 but the corner side yard there's not much you
 6 can really do in terms of that right now. It
 7 doesn't give you that much relief. Where they
 8 really do gain is the rear yard. With these new
 9 regulations, they are going to gain about eight-
 10 and-a-half feet and currently right now based on
 11 our code requirements, they are not even meeting
 12 the rear yard right now. So that required rear
 13 yard is in the building technically right now.
 14 And then with their interior side
 15 yard they are gaining about 5.7 feet. So it
 16 does give them a little bit of leeway here. And
 17 then with those other bulk requirements that I
 18 just talked about factored in, that could make a
 19 really big difference for this house if you
 20 needed to retrofit it to do an interior addition
 21 there.
 22 One of the houses that we have

09:04PM

09:05PM

1 nonconforming, the side yard is on top of the
 2 building like I said. And the rear yard gets
 3 about 10.45 feet. So we are gaining with all of
 4 this around it. Realistically, the
 5 nonconforming coach house isn't made any better,
 6 it's still noncompliant, but we are gaining
 7 enough room here to put in an actual building
 8 addition if need and especially in this case.
 9 One of the comments we got was: How do I put an
 10 attached garage here?
 11 Any questions so far? Okay.
 12 Everyone's still awake. Good.
 13 MS. CRNOVICH: I have one question
 14 about side yards 10 feet. What if one of the
 15 side yards is not 10 feet?
 16 CHAIRMAN CASHMAN: Existing?
 17 MS. CRNOVICH: Existing nonconforming.
 18 MS. SALMON: They would still be held
 19 to the 10 feet. You wouldn't be able to go --
 20 so you are saying if their existing side yard
 21 was 5 feet and the code is requiring 10 feet,
 22 they are not allowed to build to the 5 feet, the

09:06PM

09:07PM

1 talked about extensively last year was 420 South
 2 Park, there were some concerns that this house
 3 actually was going to be a demolition. It was
 4 on the market for a very long time and we are
 5 lucky that we do have someone who purchased it
 6 and is working to modernize it and restore it,
 7 but we did look at this house particularly a lot
 8 because of the fears of demolition and how do we
 9 help this house.
 10 So this house is also the same
 11 nonconforming structure and nonconforming lot.
 12 And so one of the questions that we kept getting
 13 asked is: Can I put a building addition or an
 14 attached garage on the south side of that
 15 building? And there really wasn't enough room,
 16 especially for a garage to fit two cars to
 17 actually fit there and so we looked at a lot how
 18 this regulation could happen.
 19 In this case with the proposed
 20 regulations applied, we are gaining about
 21 7.2 feet on the interior side yard. So that
 22 north side of the building, which is currently

09:05PM

09:06PM

1 existing. We've set it at that 10 feet.
 2 MS. CRNOVICH: But they could on the
 3 other side go -- they could go 10 feet, they
 4 wouldn't be penalized because the one side is
 5 nonconforming?
 6 MS. SALMON: No. Because what you are
 7 talking about our current code has this weird
 8 balancing affect with the side yard. So anyone
 9 who loves our code, loves this section. It does
 10 have a balancing affect where you kind of have
 11 to justify a larger side yard so they are not
 12 quite even, that's not taken into consideration
 13 here.
 14 MS. CRNOVICH: Okay.
 15 MS. SALMON: It would be even and flat
 16 where we are not doing the balancing act.
 17 MS. CRNOVICH: I'm also thinking back
 18 to ZBA many years ago.
 19 MS. SALMON: And one thing to point out
 20 as well, it's not like these are -- we still
 21 have a great Historic Preservation Commission to
 22 review these exterior changes and we have some

09:07PM

09:08PM

1 great architects, we've got some great people
2 who understand preservation so if something
3 looks a little off, their comments will be
4 heard. So there is still a review process for
5 this very reason.

6 MS. CRNOVICH: Thank you.

7 MS. SALMON: Okay. And then finally,
8 I'm just going to quickly go over our financial
9 incentives. We kind of touched based on the
10 historic preservation fund and matching grants
11 previously.

09:08PM

12 Exhibit No. 7 was included in your
13 packet and that was a revised, kind of
14 preliminary, financial breakdown of some of
15 these programs that we have previously reviewed
16 for a committee of the whole meeting.

17 The preservation fund matching
18 grants, so as of right now the way we have it
19 set up, the village would help fund for a
20 specific exterior improvements or a broad range
21 of preservation activities like we talked about,
22 50 percent of those eligible costs by up to

09:09PM

1 for a maximum of a five-year period.

2 And then as we discussed, there's
3 eligible costs. For exterior construction work,
4 there's quite a bit that's not eligible, like
5 general routine maintenance, landscaping fencing
6 and if someone wanted to build a new detached
7 garage but it wasn't, for example, an exterior
8 coach house or any other interior work.

9 And then we did include a couple of
10 additional amendments. There's some cross-
11 referencing and sectioning of the code, just
12 some minor stuff. And then we did include some
13 bolstering language in our variation standards
14 so that we are supporting variations in cases
15 where someone still does need to move forward
16 with a variation.

09:11PM

17 The intent of these codes is not to
18 fix every case, right? We are trying to provide
19 relief and incentivize preservation but we know
20 that there are still going to be unique cases
21 where a variation is going to be needed so we
22 wanted to make sure there was some additional

09:11PM

1 \$10,000, but the applicant would need to have a
2 project of \$20,000. So the village would pay
3 for 50 percent of that 20,000, meaning that
4 there's a \$10,000 share. It doesn't by any
5 means mean that a project needs to cost \$20,000,
6 we can also look at smaller grants or other
7 smaller projects. So a project was \$10,000, the
8 village's matching share would be \$5,000. As we
9 talked about, this is going to be contingent and
10 based on the budget every year or through
11 private donations and assistance that way.

09:09PM

12 The other thing that we talked
13 about is fee waivers. This would largely me for
14 a permits. That's the biggest thing that I
15 think this would financially allow people to
16 assist with and potentially some zoning relief
17 as well, so for the zoning applications.

18 And then the third one is for the
19 property tax rebate; and like I said, this is
20 for the village portion and it would potentially
21 be for substantial exterior improvements that
22 would have a cost of \$50,000 at a minimum and

09:10PM

1 language that bolsters and supports those
2 projects.

3 MR. MARRS: And can I just insert
4 something?

5 In terms of the language in the
6 variation standards, so from a practical
7 standpoint, I think the ZBA is cognizant of the
8 fact that, you know, we don't want to be so
9 strict with the code that we are causing people
10 to teardown a historic structure, so they're
11 already probably mentally taking that into
12 account, but putting it explicitly in there that
13 we should give specific consideration to
14 historic structures and preservation gives them
15 something to hang their hat on and were it to be
16 challenged for a court to hang its hat on as
17 well.

09:12PM

18 MS. CRNOVICH: That's really good,
19 especially somebody could argue that it's
20 self-created, I think that's very helpful.

09:12PM

21 MS. SALMON: And that's all I have for
22 right now. So we are happy to answer any

1 questions. I know this is a lot to digest.
 2 There was a lot in this packet, but like you
 3 said, it's been a year-and-a-half getting to
 4 this point. We are very proud of all the work
 5 that went into this and we are hoping that this
 6 does shift the needle forward. I know there are
 7 several homeowners I talked to are really
 8 excited about this program and we do think it's
 9 definitely going to help with helping people
 10 preserve the house and show that the village is
 11 here to support those preservation efforts.

09:13PM

12 CHAIRMAN CASHMAN: Thanks, Bethany.
 13 Thanks, Michael.

14 MS. FIASCONE: So just to confirm, it's
 15 all exterior for all of these incentives, yes?

16 MS. SALMON: Correct. The reason for
 17 that is because imagine if someone wanted to put
 18 in a gold-plated bathroom on the inside of their
 19 home and we don't want the village and taxpayer
 20 money to be going towards that because it really
 21 is the preservation of the exterior home, but
 22 that's one part that everyone need to be aware

09:13PM

1 of. Any interior work is not really going to be
 2 submitted for review by the HPC, that's all
 3 interior, it's not part of our purview here. We
 4 are strictly dealing with the exterior of the
 5 home.

6 MS. FIASCONE: Thank you.

7 MR. MARRS: Which is the same as any
 8 landmark structures, so landmarking is concerned
 9 with the exterior look of something.

09:14PM

10 CHAIRMAN CASHMAN: Scott, any
 11 questions, comments?

12 MR. MOORE: I know this is going to
 13 sound crazy, but is this enough? In other
 14 words, everyone is looking at the arbitrage
 15 between knocking a house down and getting
 16 incentives to get people to not do it. Are we
 17 going far enough: Mathematically, financially
 18 and space wise? And I know a ton of work has
 19 gone into that.

09:14PM

20 What's the thought process on that
 21 and what are the constraints that have been
 22 faced as far as going any further? That would

1 be my driving question.

2 MS. SALMON: That's a great question.
 3 Because we have gone back and forth and asked
 4 the same question several times of: Is the
 5 zoning going to be enough? And the truth is,
 6 especially for the financial side, that's
 7 actually easier to track, the financial aspects
 8 of it.

09:15PM

9 The zoning side I think is a little
 10 trickier and we're just not going to know until
 11 we see people applying and kind of engaging with
 12 people of is this working. And the truth is we
 13 can always go back and amend these regulations
 14 later. Especially if all of a sudden we start
 15 seeing new cases pop up at ZBA, right, we can
 16 always -- and we did analyze a lot of ZBA cases
 17 as part of this as well. Those ones are a
 18 little bit more challenging because there's a
 19 lot of unique situations that we couldn't just
 20 wrap up in a nice bow. But as things come up,
 21 we would like to reassess as we move along and
 22 see what's working.

09:15PM

1 MR. MOORE: The point that you made, my
 2 fellow commissioner made, the point that
 3 Ms. Fiascone made is incredibly important
 4 because there's tax ramifications to somebody
 5 donating money and if they are donating money to
 6 their own project, and then they see that
 7 possibly being able to come back to them or a
 8 portion of it come back to them, that's a huge
 9 incentive that I think you've raised that is
 10 brilliant.

09:16PM

11 MS. FIASCONE: I don't think I meant
 12 for it to brilliant.

13 MR. MOORE: I think it's a very
 14 interesting concept that I hope you all on the
 15 committee think about and take it into
 16 consideration because it might actually make the
 17 financial incentive even greater and then, thank
 18 you. Thank you for all the work that's gone
 19 into this. It's just absolutely incredible how
 20 much time is spent and the materials and you
 21 explained it very well so thank you.

09:16PM

22 MS. SALMON: I know it was a long time

1 coming so thank you.

2 MR. MOORE: It was very well done. I
3 do have some other questions and stuff but I'll
4 yield for now.

5 CHAIRMAN CASHMAN: Anna?

6 MS. FIASCONE: My questions have been
7 answered. I would -- you answered my question
8 regarding just reassessing the numbers and the
9 amounts, I'm sure you came to that number, had a

09:17PM 10 lot of discussion about it, but that's something
11 that as we've seen just over the past couple of
12 years how much building costs have increased.

13 So, you know, is \$50,000 going to be enough, is
14 \$70,000 going to be enough, that sort of thing,
15 so just something to assess yearly or whatnot.

16 CHAIRMAN CASHMAN: Mark?

17 MR. WILLOBEE: No. I first thank you,
18 a lot of great work. You guys did a great job.

19 Similar to Scott, I mean, I know

09:18PM 20 you guys looked at a lot of great examples in
21 like you said in Illinois and others. That was
22 kind of my question, what's the uptake of those

1 programs and you can have a lot of great code
2 but if nobody's taking advantage of it, so that
3 was kind of same question there.

4 The other question: Did you circle
5 back with the architects and builders that you
6 met with on some of this as far as after you met
7 with them and learned their concerns? Have we --

8 MR. MCGINNIS: So there's been ongoing
9 engagements, okay. So we had this Zoom call,
09:18PM 10 right, when this started during the pandemic
11 with, you know, our regulars, right, and real
12 estate agents, the builders, the architects, and
13 it was really an open-ended question: Guys,
14 what's it going to take to try to move the
15 needle?

16 So we're hoping -- and there's been
17 ongoing engagement so hopefully, collectively,
18 this pallet of incentives that we are able to
19 offer is going to save a house. We don't know

09:18PM 20 that yet. We don't know what the impacts going
21 to be but what we heard over and over again was
22 if somebody is going to spend \$2 million

1 renovating a house, they want to remove as many
2 question marks before they go to contract as
3 they can. So this is our best shot at removing
4 as many of those questions, as many of those
5 objections on the front end as possible.

6 MS. SALMON: To go back to the comments
7 made earlier, we, I think, completely understand
8 that there's a lot of publicizing to do after.

9 So going back out if this is approved, reaching
09:19PM 10 back out to those developers, those architects,
11 making sure everyone is aware and especially the
12 real estate agents. That's something that we
13 talking about consistently. They are the ones
14 advertising these homes to be demolished or can
15 give my card to them or give this material, this
16 packet to future homeowners or send them to the
17 link that we have on our website. There's a lot
18 of ways we want the word to get out there so
19 that everyone is aware of what's possible.

09:19PM 20 MR. WILLOBEE: That's all I had. Thank
21 you.

22 MR. MOORE: I have another question.

1 The way that you have done the graphs to show
2 the difference in the zoning and the financial
3 incentives on the properties, is that something
4 that as these initial 25 or 50 are done, is that
5 would be part of what's done for them to be
6 approved, in other words, is that level of work
7 going to be done so it's easily given to the
8 homeowner and easily given to a buyer? I know
9 that that's a lot of work.

09:20PM 10 MS. SALMON: We have already done this
11 on a couple of occasions for people and actually
12 in this case too. The 420 South Park is what
13 started a lot of this too.

14 MR. MCGINNIS: We did some of these
15 early. As soon as we heard that Park was coming
16 on the market, staff worked to see what we could
17 do to try and help people save the house. Where
18 can we get a garage? What can we do with the
19 family room?

09:20PM 20 MS. SALMON: Our zoning code
21 regulations are complex sometimes so we are
22 always happy to help people meander through that

1 and tell them what they can do.

2 MR. MOORE: Right. I'm just saying it
3 might be part of the process, part of your flow
4 chart as things are done.

5 CHAIRMAN CASHMAN: Julie?

6 MS. CRNOVICH: I would like to commend
7 staff, Bethany, and Historic Preservation
8 Commission, and the trustees for meeting so many
9 times to discuss this and, like, I think it was
10 very helpful to do just an hours' worth of work
11 at a time because it's a lot of information so
12 it takes a while for all this to sink in but
13 this is all very positive.

09:21PM

14 I do have a couple of questions.
15 How many homes have been demolished in Hinsdale?
16 Do you have any idea like percentagewise?

17 MR. MCGINNIS: We demolished at least a
18 third.

19 MS. CRNOVICH: At least a third?

09:21PM

20 Closer to a half maybe?

21 MR. MCGINNIS: Probably a 25-year span.

22 So my predecessor was pretty good at tracking.

1 So we started in I think like '69 was the first
2 and every year -- I mean, we peaked out at about
3 120, and then we have kind of fallen off between
4 the 40-50 range but I think we replaced a third
5 in less than 30 years.

6 MS. CRNOVICH: The first village
7 meeting I ever attended was -- I don't know how
8 many years ago -- but it was about when they
9 wanted to have a moratorium on demolitions and

09:22PM

10 it was basically historic people who wanted to
11 preserve the homes in Hinsdale against the
12 builders and it was not a pleasant meeting. I
13 wish that something like this would have been in
14 place back then but better now than never.

15 I think there's great incentives
16 here, you know, waiver of fees. The setbacks
17 is, I think that's huge, and you've made this
18 where it's simple. I think your average
19 resident can understand this rather than, like,

09:22PM

20 unlike the zoning code, people always have so
21 many questions and need help with, so I think
22 that's great.

1 What other communities have
2 something similar to this? Is that hard to say?

3 MS. SALMON: One of the committee of
4 the whole meetings, and Michael Marrs did do a
5 presentation on this, was about, you know, some
6 other communities and overlay districts with
7 historic aspects to it but there's nothing
8 exactly like this but there are places where
9 they do incentives for historic homes in zoning
10 or grant programs so we are kind of taking a
11 unique approach but a little bit different than
12 other communities because we are not like other
13 communities. We have a slew of issues and
14 higher property values than I think some of the
15 other ones that we looked at, so we had to
16 tailor a little bit of our efforts I think
17 differently.

09:23PM

18 MR. MARRS: Yes. One of the fun things
19 about this project, at least for zoning geeks

09:23PM

20 like Bethany and I, is that there wasn't really
21 a template that we could follow that we found
22 from other communities so we kind of fashioned

1 this from the ground up using ideas that we took
2 from other communities.

3 You know, so often -- my firm has
4 been around doing local government law for 90
5 years and we can almost always find -- we've
6 almost always done something before and have a
7 template but this wasn't really that way so it
8 was interesting to kind of build this piece by
9 piece, so I think it's a unique program.

09:24PM

10 One of the things if it's
11 successful, I think that the village could, you
12 know, leverage this for some publicity with the
13 preservation groups and things like that because
14 I think there might be other communities that
15 would be interested in implementing something
16 similar. There's a lot of communities that have
17 incentives but they are just not structured this
18 way.

09:24PM

19 MS. CRNOVICH: I recall one of the
20 meetings, one of the committee of the whole
21 meetings, somebody brought up, okay, you're
22 going to offer incentives but will this include

1 anything about demolitions by neglect? Or, you
2 know, there's been a lot of problems with that
3 in the past. Is that going to stay the same or
4 will something be added? It seems like there's
5 a lot of repeat offenders destroying a lot of
6 the historic homes in Hinsdale.

7 MS. SALMON: So when we originally
8 started talking about this about a
9 year-and-a-half ago, we had some initial
10 provisions for demolition by neglect that we
11 were discussing and we decided to separate that
12 for right now. We went with focusing on the
13 voluntary preservation incentives and I think
14 after we get through this period, that will be
15 the next discussion that will be coming shortly
16 after but we wanted to separate the carrots and
17 the sticks for this portion.

09:25PM

18 MS. CRNOVICH: I understand that. I
19 just think the code could be stricter about the
20 demolition by neglect. Too many people know ho
21 to get around it. I'm not going to bring up the
22 cases but you know what I'm talking about.

09:25PM

1 MR. MARRS: I agree. There are, you
2 know, as Bethany said we had some initial draft
3 language, I think it's something that does need
4 to be addressed; in the short term it's just not
5 part of it.

6 MS. CRNOVICH: That's it for me. Thank
7 you.

8 CHAIRMAN CASHMAN: Cynthia?

9 MS. CURRY: So much has been addressed
10 that I was going to say and kudos to all of you.
11 The hours are evident in all of this. Thank you
12 for simplifying it enough that it's understandable
13 enough.

09:26PM

14 And again, I'm like everyone. I
15 think education is paramount to get the word out
16 to these people however you do it. Is it a
17 marketing campaign; is it broadcasting, is it
18 news; is it we're a village taking steps?

19 Lots of towns are going through
20 this same issue. I was talking to someone the
21 other day, Santa Fe, they are trying desperately
22 to preserve an area, the downtown area, because

09:26PM

1 people are ripping buildings down like crazy, so
2 making sure that we are letting the people know
3 this is a really good thing like you said to be
4 on this list. And then trying to stop the
5 builders who are coming in and picking up lots
6 and tearing them down because they want to build
7 houses, they don't want to fix them. But I
8 think everything you have done is remarkable.
9 Thank you.

09:27PM

10 CHAIRMAN CASHMAN: I think you've done
11 an amazing job. It was such a nice, cooperative
12 effort between the village, HPC, all the time
13 and effort to deal with our code, which is, you
14 know, quite tangled. I think it seems very
15 commonsense in a way.

16 I was kind of curious, Robb, when
17 you had that meeting and it was a great group of
18 people to bring together. Were there specific
19 parts of the zoning ordinance that were their
20 first things, you know, that they're like, what
21 about this FAR?

09:27PM

22 I always thought just looking at

1 preservation, especially some of these old lots
2 that are just odd lots and where the house is
3 positioned that their rear yard was like the
4 place where you really needed to give relief.
5 Because if you are a neighbor or just someone
6 driving by, you don't really care what you do
7 with your rear yard so much as, you know, front
8 yard, side and all that. So I thought it was
9 great the changes you made there.

09:28PM

10 Building height, that was another
11 area where we've got some of our oldest, most
12 beautiful buildings, our houses, they are quite
13 tall and we were so hung up on that for so long
14 but did they have specific areas they were going
15 to?

16 MR. MCGINNIS: I think part of it was,
17 you know, the rear setback and I know that that
18 was one of John's issues, they don't have that
19 open floor plan and needs some room in their
20 rear.

09:28PM

21 FAR came up as an issue. A lot of
22 these houses already violate the height like you

1 talked about where we've got, you know, a lot of
 2 these older farmhouse styles you're already
 3 blowing height before you ever get started.
 4 So the -- probably the comment that
 5 resonated most, trying to remove as many
 6 questions as possible, not that -- we are never
 7 going to set up a system where you replace the
 8 ZBA. Or you no longer need a ZBA. You are
 9 always going to need the Zoning Board of Appeals
 10 because you have that one up that we didn't
 11 anticipate, especially with lot stock that looks
 12 like what we have in Hinsdale, especially in
 13 Robbins where the lots are so goofy, so
 14 irregular. Removing as many questions, right,
 15 on the front end, buying as many assurances as
 16 you can before they go to contract we hope will
 17 be enough. And like I said, this pallet, you
 18 know, trying to expedite reviews, waiving permit
 19 fees and in some cases this could be a 40,
 20 \$50,000 renovation. That coupled with maybe
 21 some of the relaxed bulk zoning regs will be
 22 enough, we hope.

09:29PM

09:29PM

1 MR. MCGINNIS: I agree.
 2 CHAIRMAN CASHMAN: Which I think is
 3 cool.
 4 Fantastic job. I'm really, really
 5 impressed. This might be a template, I would
 6 agree, for other communities that I'm sure are
 7 struggling and how do you get at this.
 8 Somebody recently mentioned some
 9 community of historic area in California they
 10 had something, not all this, like an overlay
 11 district and they were struggling with and that
 12 case was a much more mid-century modern attempt
 13 and how do you preserve those and it was just
 14 fascinating the things that they were talking
 15 about. I'm like, wait, this is in this packet,
 16 so kudos to you.
 17 Any other questions or comments by
 18 the group?
 19 (No response.)
 20 If not, I would love to get a
 21 recommendation, a motion to approve Case
 22 A-03-2022 for the map amendment, text amendment

09:31PM

09:31PM

1 CHAIRMAN CASHMAN: I bet if, like, just
 2 the language you put into the start of the ZBA,
 3 I can't remember exactly where it is in here,
 4 but just that little paragraph alone could have
 5 changed the outcome of so many things in the
 6 past. Because I always felt like they were kind
 7 of handcuffed too, you know, worried about
 8 precedence.
 9 MR. MCGINNIS: And Julie's right. I
 10 mean, they really struggle with that because you
 11 have those standards and they're kind of black
 12 and white and somebody shows up to, you know, to
 13 try and follow and you put them immediately in a
 14 difficult position. It's tough to get past that
 15 not self-created standard.
 16 CHAIRMAN CASHMAN: Right. Where if it
 17 doesn't somehow these new proposed or relaxed
 18 regulations, if it doesn't fit in there, I just
 19 feel like the chance of getting a variation if
 20 the intention is right and it makes sense
 21 historically, I think the odds are going to go
 22 up.

09:30PM

09:30PM

1 to various sections of the zoning code and text
 2 amendment to Title 14 of the village code to
 3 establish a historic overlay district as
 4 requested by the village of Hinsdale.
 5 MS. CRNOVICH: So moved.
 6 MS. CURRY: Second.
 7 CHAIRMAN CASHMAN: May I have a roll
 8 call vote, please, Bethany.
 9 MS. SALMON: Commissioner Curry?
 10 MS. CURRY: Aye.
 11 MS. SALMON: Commissioner Crnovich?
 12 MS. CRNOVICH: Aye.
 13 MS. SALMON: Commissioner Willobee?
 14 MR. WILLOBEE: Aye.
 15 MS. SALMON: Commissioner Fisacone?
 16 MS. FIASCONE: Aye.
 17 MS. SALMON: Commissioner Moore?
 18 MR. MOORE: Aye.
 19 MS. SALMON: Chairman Cashman?
 20 CHAIRMAN CASHMAN: Aye.
 21 Can I have a motion to adjourn?
 22 MS. CRNOVICH: So moved.

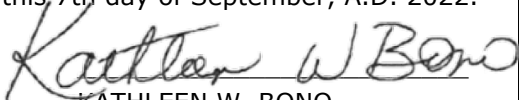
09:31PM

1 MS. FIASCONE: Second.
 2 CHAIRMAN CASHMAN: All in favor?
 3 (All aye.)
 4 Again, you did a great job.
 5 MS. CRNOVICH: Good job. You made this
 6 so easy.
 7 (WHICH, were all of the
 8 proceedings had, evidence
 9 offered or received in the
 10 above entitled cause.)
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 7th day of September, A.D. 2022.



KATHLEEN W. BONO
 C.S.R. No. 84-1423
 Notary Public, DuPage County

| | | | | |
|--|----------|--|--|---|
| \$ | 4 | accessory [1] - 39:19 accommodate [1] - 33:8 accomplished [1] - 13:17 accomplishing [1] - 9:9 account [2] - 16:7, 53:12 achieve [1] - 12:4 acknowledges [1] - 31:1 act [1] - 49:16 activities [1] - 50:21 acts [1] - 33:2 actual [5] - 8:5, 9:3, 12:10, 25:5, 48:7 added [4] - 16:19, 17:8, 39:7, 66:4 addition [10] - 6:19, 36:14, 38:8, 39:10, 39:13, 41:9, 45:22, 46:20, 47:13, 48:8 additional [5] - 11:13, 17:7, 33:8, 52:10, 52:22 additions [6] - 6:6, 10:5, 31:17, 33:3, 38:4, 43:17 address [1] - 21:7 addressed [2] - 67:4, 67:9 adjacent [2] - 23:14, 44:12 adjourn [1] - 73:21 administered [1] - 4:14 adopted [2] - 33:16, 43:1 adoption [1] - 35:6 ads [1] - 20:5 advantage [2] - 25:12, 59:2 adverse [1] - 44:11 advertising [1] - 60:14 affect [3] - 29:18, 49:8, 49:10 affix [1] - 75:17 afford [1] - 22:14 aforsaid [1] - 75:15 agents [4] - 8:14, 19:22, 59:12, 60:12 ago [3] - 49:18, 63:8, 66:9 agree [7] - 19:5, 19:18, 20:21, 21:16, 67:1, 72:1, 72:6 allow [2] - 43:18, | 51:15 allowed [2] - 43:15, 48:22 alluded [1] - 22:21 almost [2] - 65:5, 65:6 alone [1] - 71:4 ALSO [1] - 2:1 altered [1] - 11:6 alternative [6] - 7:1, 8:1, 25:16, 26:22, 32:17, 34:11 amazing [2] - 4:7, 68:11 amend [2] - 14:12, 56:13 amendment [6] - 2:10, 2:11, 72:22, 73:2 Amendment [2] - 1:5, 1:6 amendments [7] - 2:14, 9:14, 13:8, 13:18, 15:1, 29:17, 52:10 amount [1] - 4:17 amounts [1] - 58:9 analysis [1] - 23:10 analyze [1] - 56:16 and-a-half [1] - 46:10 Anna [1] - 58:5 ANNA [1] - 1:20 answer [2] - 20:19, 53:22 answered [2] - 58:7 anticipate [3] - 16:4, 17:3, 70:11 anticipated [1] - 10:14 Appeals [1] - 70:9 applicable [1] - 23:8 applicant [2] - 27:7, 51:1 application [2] - 14:1, 26:13 applications [1] - 51:17 applied [1] - 47:20 apply [2] - 11:5, 25:17 applying [2] - 40:3, 56:11 appreciate [2] - 3:1, 3:22 approach [1] - 64:11 appropriateness [1] - 26:18 approval [9] - 7:19, 13:11, 16:16, 26:9, 26:14, 27:4, 30:8, | 30:14, 30:15 approvals [1] - 32:11 approve [1] - 72:21 approved [2] - 60:9, 61:6 approving [1] - 7:9 arbitrage [1] - 55:14 architects [6] - 6:1, 9:6, 50:1, 59:5, 59:12, 60:10 area [13] - 11:14, 14:6, 18:1, 23:12, 23:13, 34:2, 34:5, 38:17, 43:20, 67:22, 69:11, 72:9 areas [5] - 12:21, 23:6, 24:7, 25:2, 69:14 argue [1] - 53:19 Article [1] - 11:10 aspect [1] - 27:15 aspects [5] - 14:16, 18:22, 36:15, 56:7, 64:7 assess [1] - 58:15 assessed [1] - 35:13 assist [1] - 51:16 assistance [1] - 51:11 assurances [1] - 70:15 attached [2] - 47:14, 48:10 attempt [1] - 72:12 attended [1] - 63:7 attention [1] - 21:14 Attorney [1] - 2:4 August [1] - 1:13 authority [2] - 27:2, 27:14 available [4] - 17:1, 17:22, 18:4, 20:19 Avenue [1] - 1:12 average [3] - 39:5, 63:18 awake [1] - 48:12 aware [5] - 17:20, 29:9, 54:22, 60:11, 60:19 awareness [1] - 8:9 awful [1] - 3:6 aye [7] - 73:10, 73:12, 73:14, 73:16, 73:18, 73:20, 74:3 |
| ' | 5 | 5 [8] - 13:16, 37:8, 37:11, 37:13, 37:15, 44:17, 48:21, 48:22 5.7 [1] - 46:15 50 [5] - 16:21, 16:22, 50:22, 51:3, 61:4 | 51:15 | 30:14, 30:15 |
| '69 [1] - 63:1 | 6 | 6 [2] - 30:16, 37:15 | 51:15 | 30:14, 30:15 |
| 1 | 7 | 7 [1] - 50:12 7.2 [1] - 47:21 7:30 [1] - 1:13 7th [1] - 75:18 | 51:15 | 30:14, 30:15 |
| 1 [2] - 9:1, 12:10 10 [9] - 1:13, 42:8, 44:11, 48:14, 48:15, 48:19, 48:21, 49:1, 49:3 10-103 [1] - 45:5 10-104 [2] - 35:3, 45:4 10-105 [1] - 35:7 10.45 [1] - 48:3 10:30 [1] - 4:5 110 [1] - 35:1 120 [1] - 63:3 13 [2] - 42:9, 42:10 14 [5] - 1:6, 2:12, 9:15, 12:11, 73:2 180 [2] - 15:3, 15:18 19 [1] - 1:12 1988 [1] - 43:4 1989 [1] - 43:2 | 8 | 84-1423 [1] - 75:21 | 51:15 | 30:14, 30:15 |
| 2 | 9 | 90 [1] - 65:4 | 51:15 | 30:14, 30:15 |
| 2 [2] - 12:19, 59:22 2.6 [1] - 46:4 20 [2] - 21:10, 41:14 20,000 [1] - 51:3 2021 [1] - 5:22 2022 [2] - 1:13, 75:18 25 [1] - 61:4 25-year [1] - 62:21 | A | A-03-2022 [3] - 1:7, 2:9, 72:22 A.D [1] - 75:18 ability [1] - 26:5 able [13] - 8:2, 10:4, 10:9, 18:12, 27:5, 29:22, 36:11, 36:16, 38:5, 45:20, 48:19, 57:7, 59:18 above-entitled [1] - 1:10 absolutely [4] - 19:16, 22:10, 30:12, 57:19 accept [3] - 27:17, 28:13, 28:14 | 51:15 | 30:14, 30:15 |
| 3 | B | 3 [3] - 13:5, 22:18, 37:12 3-110 [1] - 40:1 30 [1] - 63:5 308 [1] - 45:1 | 51:15 | 30:14, 30:15 |
| 3 [3] - 13:5, 22:18, 37:12 3-110 [1] - 40:1 30 [1] - 63:5 308 [1] - 45:1 | B | B-1 [1] - 24:2 B-2 [1] - 24:2 | 51:15 | 30:14, 30:15 |

| | | | | |
|---|--|---|---|--|
| <p>B-3 [1] - 23:12 backwards [1] - 10:6 bad [2] - 20:8, 31:22 balancing [3] - 49:8, 49:10, 49:16 ball [1] - 21:13 base [2] - 11:2, 11:5 based [9] - 23:10, 35:15, 35:18, 35:20, 39:4, 46:1, 46:10, 50:9, 51:10 basic [2] - 30:19, 31:5 basis [1] - 13:22 bathroom [1] - 54:18 beautiful [1] - 69:12 BEFORE [1] - 1:3 began [1] - 3:20 beginning [1] - 30:9 behind [1] - 32:1 beneficial [1] - 32:12 benefit [1] - 20:9 benefits [3] - 8:10, 16:2, 21:1 best [1] - 60:3 bet [1] - 71:1 BETHANY [1] - 2:2 Bethany [15] - 2:17, 3:3, 3:9, 4:8, 9:4, 12:15, 13:3, 14:15, 18:15, 21:18, 54:12, 62:7, 64:20, 67:2, 73:8 better [2] - 48:5, 63:14 between [3] - 55:15, 63:3, 68:12 big [1] - 46:19 biggest [4] - 6:16, 38:3, 43:8, 51:14 bill [1] - 25:22 bit [23] - 5:7, 6:22, 8:3, 14:4, 14:17, 24:15, 24:20, 25:2, 25:15, 29:5, 33:21, 35:21, 36:2, 36:9, 36:12, 39:3, 42:17, 46:16, 52:4, 56:18, 64:11, 64:16 black [1] - 71:11 block [2] - 39:5, 39:6 blowing [1] - 70:3 blue [2] - 23:13, 45:9 BOARD [1] - 1:15 Board [2] - 5:18, 70:9 board [13] - 3:12, 5:19, 9:8, 9:18, 13:10, 14:22, 16:16, 17:7, 17:11, 21:11, 25:1,</p> | <p>27:10, 27:14 body [2] - 14:21, 27:12 BOHNEN [1] - 2:5 bolstering [1] - 52:13 bolsters [1] - 53:1 bombarded [1] - 19:7 BONO [2] - 75:3, 75:20 book [2] - 36:8, 45:13 bookmark [1] - 37:14 boundaries [2] - 12:20, 15:1 bow [1] - 56:20 break [3] - 15:21, 17:4, 18:18 breakdown [1] - 50:14 breaking [1] - 21:8 briefly [1] - 16:11 brilliant [2] - 57:10, 57:12 bring [2] - 66:21, 68:18 broad [3] - 14:10, 30:6, 50:20 broadcasting [1] - 67:17 brought [1] - 65:21 budget [3] - 27:21, 28:2, 51:10 budgeting [1] - 27:18 build [6] - 6:6, 6:19, 48:22, 52:6, 65:8, 68:6 builders [6] - 6:1, 9:6, 59:5, 59:12, 63:12, 68:5 building [33] - 8:17, 26:3, 27:5, 31:19, 32:1, 32:4, 33:3, 33:7, 36:14, 36:19, 38:1, 38:2, 38:4, 38:5, 38:7, 38:8, 38:11, 39:9, 39:13, 44:1, 44:2, 44:3, 44:4, 44:6, 45:21, 46:13, 47:13, 47:15, 47:22, 48:2, 48:7, 58:12, 69:10 buildings [8] - 8:5, 15:6, 23:20, 31:16, 33:11, 43:3, 68:1, 69:12 built [3] - 34:3, 35:6, 42:1 bulk [6] - 11:18,</p> | <p>35:2, 35:9, 38:14, 46:17, 70:21 bulks [1] - 10:1 bulky [1] - 44:4 business [2] - 2:9, 24:2 buyer [1] - 61:8 buying [2] - 18:9, 70:15</p> <p style="text-align: center;">C</p> <p>C.S.R [1] - 75:21 California [1] - 72:9 campaign [1] - 67:17 cannot [2] - 39:14, 43:12 card [1] - 60:15 care [1] - 69:6 carrots [1] - 66:16 cars [1] - 47:16 Case [3] - 1:7, 2:9, 72:21 case [10] - 39:3, 39:7, 40:18, 41:4, 45:18, 47:19, 48:8, 52:18, 61:12, 72:12 cases [14] - 11:6, 16:11, 31:13, 34:8, 35:14, 36:9, 44:7, 45:15, 52:14, 52:20, 56:15, 56:16, 66:22, 70:19 Cashman [2] - 4:16, 73:19 CASHMAN [23] - 1:16, 2:8, 2:21, 3:18, 21:18, 36:20, 37:1, 37:10, 37:14, 48:16, 54:12, 55:10, 58:5, 58:16, 62:5, 67:8, 68:10, 71:1, 71:16, 72:2, 73:7, 73:20, 74:2 cast [1] - 14:10 catchall [1] - 30:5 catching [2] - 23:2, 23:3 causing [1] - 53:9 century [1] - 72:12 certain [5] - 7:4, 11:19, 12:1, 36:15, 43:4 certificate [2] - 26:15, 26:17 Certified [1] - 75:3 certify [1] - 75:6 CHAIRMAN [22] - 2:8, 2:21, 3:18, 21:18,</p> | <p>36:20, 37:1, 37:10, 37:14, 48:16, 54:12, 55:10, 58:5, 58:16, 62:5, 67:8, 68:10, 71:1, 71:16, 72:2, 73:7, 73:20, 74:2 chairman [1] - 73:19 Chairman [3] - 1:16, 2:5, 4:15 challenge [1] - 10:12 challenged [1] - 53:16 challenges [2] - 7:7, 9:20 challenging [3] - 32:20, 33:22, 56:18 chance [2] - 17:14, 71:19 change [2] - 44:19, 45:7 changed [2] - 33:16, 71:5 changes [7] - 15:12, 24:21, 38:4, 44:5, 45:19, 49:22, 69:9 chapter [1] - 12:11 chart [1] - 62:4 Chicago [1] - 1:12 chime [1] - 2:17 circle [1] - 59:4 civil [1] - 41:1 clock [1] - 15:2 close [1] - 41:3 closer [1] - 62:20 coach [2] - 48:5, 52:8 Code [1] - 1:6 code [46] - 2:11, 2:12, 6:18, 7:5, 9:15, 9:16, 11:10, 11:17, 11:21, 12:12, 29:17, 32:19, 33:2, 33:15, 33:16, 33:17, 33:18, 35:6, 35:16, 35:20, 36:1, 36:8, 39:2, 39:21, 39:22, 42:1, 42:3, 42:8, 42:14, 42:20, 43:1, 45:5, 45:13, 46:11, 48:21, 49:7, 49:9, 52:11, 53:9, 59:1, 61:20, 63:20, 66:19, 68:13, 73:1, 73:2 codes [1] - 52:17 cognizant [1] - 53:7 collectively [1] - 59:17 colors [1] - 23:18 columns [1] - 37:5 coming [5] - 17:3,</p> | <p>58:1, 61:15, 66:15, 68:5 commencement [1] - 75:6 commend [1] - 62:6 comment [1] - 70:4 comments [5] - 48:9, 50:3, 55:11, 60:6, 72:17 commercial [2] - 23:3, 34:14 COMMISSION [1] - 1:3 commission [1] - 25:1 Commission [6] - 1:11, 5:17, 27:3, 27:11, 49:21, 62:8 commissioner [6] - 57:2, 73:9, 73:11, 73:13, 73:15, 73:17 committee [7] - 2:19, 5:15, 31:15, 50:16, 57:15, 64:3, 65:20 commonsense [1] - 68:15 communities [11] - 9:11, 20:13, 64:1, 64:6, 64:12, 64:13, 64:22, 65:2, 65:14, 65:16, 72:6 community [2] - 14:5, 72:9 Community [1] - 2:3 compared [1] - 4:21 complaints [1] - 33:5 complete [1] - 75:14 completely [1] - 60:7 complex [1] - 61:21 component [1] - 9:22 components [1] - 9:22 concept [5] - 3:1, 11:8, 11:22, 33:6, 57:14 concern [1] - 5:5 concerned [1] - 55:8 concerning [1] - 9:15 concerns [2] - 47:2, 59:7 conditions [2] - 28:12, 28:14 confident [1] - 43:21 confirm [1] - 54:14 conflict [1] - 40:18 conflicts [1] - 41:19 conforming [1] - 33:18</p> |
|---|--|---|---|--|

| | | | | |
|---|--|--|---|--|
| <p>consideration [5] - 11:20, 17:21, 49:12, 53:13, 57:16</p> <p>consistently [1] - 60:13</p> <p>constraints [1] - 55:21</p> <p>construction [3] - 36:13, 36:17, 52:3</p> <p>contacting [1] - 19:22</p> <p>contiguous [1] - 14:9</p> <p>contingent [1] - 51:9</p> <p>contract [2] - 60:2, 70:16</p> <p>controlling [1] - 38:13</p> <p>cool [2] - 8:17, 72:3</p> <p>cooperative [1] - 68:11</p> <p>corner [3] - 46:2, 46:4, 46:5</p> <p>correct [3] - 37:13, 54:16, 75:14</p> <p>cost [2] - 51:5, 51:22</p> <p>costs [3] - 50:22, 52:3, 58:12</p> <p>COUNTY [2] - 1:2, 75:2</p> <p>County [2] - 75:5, 75:21</p> <p>couple [9] - 2:16, 14:3, 23:15, 42:15, 46:3, 52:9, 58:11, 61:11, 62:14</p> <p>coupled [1] - 70:20</p> <p>court [1] - 53:16</p> <p>coverage [6] - 44:1, 44:2, 44:6, 44:10, 44:14, 44:16</p> <p>covered [1] - 40:8</p> <p>crazy [2] - 55:13, 68:1</p> <p>create [4] - 15:3, 15:18, 21:19, 41:19</p> <p>created [7] - 13:19, 13:20, 17:12, 24:15, 33:14, 53:20, 71:15</p> <p>creating [4] - 8:8, 10:19, 12:8, 12:10</p> <p>creation [4] - 13:6, 13:12, 14:17, 17:17</p> <p>critical [1] - 31:11</p> <p>Crnovich [1] - 73:11</p> <p>CRNOVICH [28] - 1:21, 2:20, 39:16, 40:7, 40:11, 40:21, 41:5, 41:17, 42:18, 43:5, 44:13, 48:13,</p> | <p>48:17, 49:2, 49:14, 49:17, 50:6, 53:18, 62:6, 62:19, 63:6, 65:19, 66:18, 67:6, 73:5, 73:12, 73:22, 74:5</p> <p>cross [1] - 52:10</p> <p>curious [1] - 68:16</p> <p>current [6] - 12:18, 33:18, 39:21, 39:22, 44:8, 49:7</p> <p>Curry [1] - 73:9</p> <p>CURRY [4] - 1:19, 67:9, 73:6, 73:10</p> <p>cut [1] - 4:4</p> <p>cynthia [1] - 67:8</p> <p>CYNTHIA [1] - 1:19</p> | <p>determined [1] - 26:12</p> <p>determining [1] - 12:19</p> <p>developers [1] - 60:10</p> <p>Development [1] - 2:3</p> <p>deviation [1] - 42:15</p> <p>difference [4] - 42:4, 45:17, 46:19, 61:2</p> <p>different [5] - 11:18, 12:3, 25:18, 34:3, 64:11</p> <p>differently [1] - 64:17</p> <p>difficult [1] - 71:14</p> <p>digest [1] - 54:1</p> <p>dimensions [1] - 38:17</p> <p>directly [1] - 42:13</p> <p>Director [1] - 2:3</p> <p>disadvantage [2] - 33:10, 34:8</p> <p>discuss [2] - 24:17, 62:9</p> <p>discussed [1] - 52:2</p> <p>discussing [1] - 66:11</p> <p>discussion [4] - 3:21, 18:16, 58:10, 66:15</p> <p>discussions [2] - 19:12, 19:20</p> <p>district [27] - 2:13, 8:22, 10:20, 10:21, 10:22, 11:4, 11:7, 11:13, 11:22, 12:7, 12:15, 12:20, 13:7, 15:1, 22:20, 23:11, 23:13, 24:4, 24:5, 25:17, 29:12, 34:14, 35:3, 45:2, 72:11, 73:3</p> <p>District [1] - 29:10</p> <p>districts [10] - 10:16, 11:2, 11:11, 23:16, 23:17, 24:1, 24:2, 24:3, 34:13, 64:6</p> <p>donating [2] - 57:5</p> <p>donation [1] - 28:9</p> <p>donations [1] - 51:11</p> <p>done [13] - 3:8, 22:4, 23:9, 58:2, 61:1, 61:4, 61:5, 61:7, 61:10, 62:4, 65:6, 68:8, 68:10</p> <p>down [11] - 6:14, 7:10, 10:8, 15:10, 15:14, 25:3, 31:9,</p> | <p>41:19, 55:15, 68:1, 68:6</p> <p>downtown [2] - 34:15, 67:22</p> <p>draft [1] - 67:2</p> <p>driving [2] - 56:1, 69:6</p> <p>DU [2] - 1:2, 75:2</p> <p>duly [1] - 75:8</p> <p>DuPage [2] - 75:5, 75:21</p> <p>during [2] - 14:1, 59:10</p> <p>dying [1] - 22:2</p> | <p>energy [1] - 7:17</p> <p>engagement [1] - 59:17</p> <p>engagements [1] - 59:9</p> <p>engaging [1] - 56:11</p> <p>entailed [1] - 7:8</p> <p>entire [3] - 32:1, 36:1, 36:8</p> <p>entities [1] - 18:2</p> <p>entitled [2] - 1:10, 74:10</p> <p>entitlement [1] - 32:10</p> <p>envelope [1] - 33:8</p> <p>especially [11] - 8:11, 45:15, 47:16, 48:8, 53:19, 56:6, 56:14, 60:11, 69:1, 70:11, 70:12</p> <p>essentially [1] - 15:5</p> <p>establish [2] - 2:12, 73:3</p> <p>estate [4] - 8:14, 19:22, 59:12, 60:12</p> <p>eventually [1] - 10:18</p> <p>evidence [1] - 74:8</p> <p>evident [1] - 67:11</p> <p>evolution [1] - 2:22</p> <p>exact [1] - 42:2</p> <p>exactly [2] - 64:8, 71:3</p> <p>examination [1] - 75:7</p> <p>example [7] - 34:6, 40:3, 41:11, 42:8, 43:13, 45:12, 52:7</p> <p>examples [6] - 31:16, 31:22, 36:6, 42:17, 44:18, 58:20</p> <p>exceed [2] - 38:5, 39:14</p> <p>exception [1] - 41:4</p> <p>excited [1] - 54:8</p> <p>excluded [2] - 23:11, 23:12</p> <p>exclusive [1] - 10:15</p> <p>Exhibit [11] - 9:1, 22:18, 30:16, 34:20, 37:2, 37:8, 37:11, 37:13, 39:20, 44:17, 50:12</p> <p>exist [1] - 8:13</p> <p>existing [16] - 6:17, 11:5, 11:9, 15:13, 34:17, 37:5, 41:12, 41:14, 41:22, 42:6, 42:12, 45:9, 48:16, 48:17, 48:20, 49:1</p> |
| | D | | E | |
| <p>dark [1] - 23:13</p> <p>date [3] - 42:20, 42:21, 43:4</p> <p>days [2] - 15:3, 15:18</p> <p>deal [1] - 68:13</p> <p>dealing [1] - 55:4</p> <p>deals [1] - 35:4</p> <p>dealt [1] - 35:15</p> <p>dear [1] - 2:14</p> <p>decades [1] - 5:5</p> <p>decided [1] - 66:11</p> <p>decision [1] - 27:10</p> <p>deemed [2] - 10:2, 13:1</p> <p>definitely [2] - 22:1, 54:9</p> <p>definition [3] - 34:4, 43:3, 43:7</p> <p>definitions [2] - 35:10, 35:11</p> <p>demolish [1] - 6:4</p> <p>demolished [4] - 8:19, 60:14, 62:15, 62:17</p> <p>demolishing [1] - 32:4</p> <p>demolition [5] - 8:16, 47:3, 47:8, 66:10, 66:20</p> <p>demolitions [2] - 63:9, 66:1</p> <p>depth [1] - 18:15</p> <p>design [4] - 11:12, 11:13, 29:17, 31:18</p> <p>desperately [1] - 67:21</p> <p>destroying [1] - 66:5</p> <p>detached [1] - 52:6</p> <p>detail [1] - 13:4</p> | | <p>discussed [1] - 52:2</p> <p>discussing [1] - 66:11</p> <p>discussion [4] - 3:21, 18:16, 58:10, 66:15</p> <p>discussions [2] - 19:12, 19:20</p> <p>district [27] - 2:13, 8:22, 10:20, 10:21, 10:22, 11:4, 11:7, 11:13, 11:22, 12:7, 12:15, 12:20, 13:7, 15:1, 22:20, 23:11, 23:13, 24:4, 24:5, 25:17, 29:12, 34:14, 35:3, 45:2, 72:11, 73:3</p> <p>District [1] - 29:10</p> <p>districts [10] - 10:16, 11:2, 11:11, 23:16, 23:17, 24:1, 24:2, 24:3, 34:13, 64:6</p> <p>donating [2] - 57:5</p> <p>donation [1] - 28:9</p> <p>donations [1] - 51:11</p> <p>done [13] - 3:8, 22:4, 23:9, 58:2, 61:1, 61:4, 61:5, 61:7, 61:10, 62:4, 65:6, 68:8, 68:10</p> <p>down [11] - 6:14, 7:10, 10:8, 15:10, 15:14, 25:3, 31:9,</p> | <p>early [1] - 61:15</p> <p>easier [3] - 25:3, 32:9, 56:7</p> <p>easiest [1] - 31:2</p> <p>easily [2] - 61:7, 61:8</p> <p>East [2] - 1:12, 45:1</p> <p>easy [3] - 7:11, 32:12, 74:6</p> <p>education [2] - 8:8, 67:15</p> <p>effect [1] - 11:21</p> <p>effective [1] - 17:15</p> <p>effort [5] - 3:2, 18:3, 29:15, 68:12, 68:13</p> <p>efforts [2] - 54:11, 64:16</p> <p>eight [2] - 5:15, 46:9</p> <p>either [1] - 26:4</p> <p>electronic [1] - 75:17</p> <p>elements [2] - 10:10</p> <p>elevation [2] - 38:2, 44:1</p> <p>eligible [8] - 8:17, 13:14, 13:21, 24:14, 29:6, 50:22, 52:3, 52:4</p> <p>elimination [1] - 22:22</p> <p>Elm [1] - 46:3</p> <p>elsewhere [1] - 9:11</p> <p>emphasize [1] - 20:22</p> <p>enacts [1] - 14:22</p> <p>encouraging [1] - 36:12</p> <p>encroach [1] - 43:18</p> <p>encroachment [1] - 45:21</p> <p>end [4] - 7:18, 37:2, 60:5, 70:15</p> <p>ended [3] - 5:14, 8:11, 59:13</p> | |

| | | | | | |
|---|--|--|--|---|--|
| <p>exists [2] - 20:12, 38:6</p> <p>expand [3] - 10:5, 10:6, 33:7</p> <p>expanding [1] - 33:21</p> <p>expedite [1] - 70:18</p> <p>expedited [1] - 26:2</p> <p>expertise [1] - 31:10</p> <p>explain [1] - 30:15</p> <p>explained [1] - 57:21</p> <p>explaining [1] - 32:19</p> <p>explicitly [1] - 53:12</p> <p>explore [1] - 18:11</p> <p>extend [1] - 43:12</p> <p>extensively [1] - 47:1</p> <p>exterior [9] - 49:22, 50:20, 51:21, 52:3, 52:7, 54:15, 54:21, 55:4, 55:9</p> <p>extra [1] - 42:16</p> <p>extremely [1] - 3:8</p> | <p>46:15, 47:21, 48:3, 48:14, 48:15, 48:19, 48:21, 48:22, 49:1, 49:3</p> <p>fellow [1] - 57:2</p> <p>felt [1] - 71:6</p> <p>fencing [1] - 52:5</p> <p>few [3] - 13:4, 22:7, 37:2</p> <p>Fiasco [1] - 57:3</p> <p>FIASCO [10] - 1:20, 20:6, 27:16, 28:17, 54:14, 55:6, 57:11, 58:6, 73:16, 74:1</p> <p>figure [2] - 6:3, 23:4</p> <p>final [3] - 16:16, 27:2, 27:14</p> <p>finally [2] - 13:16, 50:7</p> <p>financial [9] - 25:19, 27:9, 27:15, 50:8, 50:14, 56:6, 56:7, 57:17, 61:2</p> <p>financially [2] - 51:15, 55:17</p> <p>fine [1] - 14:9</p> <p>firm [1] - 65:3</p> <p>first [10] - 2:16, 3:14, 21:9, 25:14, 36:18, 37:22, 58:17, 63:1, 63:6, 68:20</p> <p>First [2] - 45:1, 45:22</p> <p>Fisacone [1] - 73:15</p> <p>fit [4] - 43:17, 47:16, 47:17, 71:18</p> <p>fits [1] - 38:14</p> <p>fitting [1] - 31:18</p> <p>five [1] - 52:1</p> <p>five-year [1] - 52:1</p> <p>fix [2] - 52:18, 68:7</p> <p>flat [1] - 49:15</p> <p>flexibility [1] - 10:5</p> <p>floor [4] - 34:2, 34:5, 43:20, 69:19</p> <p>flow [1] - 62:3</p> <p>focusing [3] - 5:7, 38:2, 66:12</p> <p>follow [2] - 64:21, 71:13</p> <p>follows [1] - 17:9</p> <p>footnotes [2] - 40:2</p> <p>forced [1] - 7:3</p> <p>foregoing [1] - 75:13</p> <p>form [2] - 10:1, 75:13</p> <p>format [1] - 4:18</p> <p>forming [1] - 22:6</p> <p>forth [1] - 56:3</p> <p>forum [1] - 20:19</p> <p>forward [9] - 4:2, 6:8,</p> | <p>7:13, 8:3, 27:6, 37:3, 41:10, 52:15, 54:6</p> <p>four [1] - 44:18</p> <p>freak [1] - 20:7</p> <p>free [3] - 4:19, 25:7, 44:21</p> <p>friendly [2] - 35:22, 36:2</p> <p>front [19] - 39:1, 39:4, 39:6, 39:9, 39:12, 39:13, 39:14, 39:16, 39:17, 40:6, 40:12, 40:15, 40:20, 41:9, 41:14, 45:20, 60:5, 69:7, 70:15</p> <p>full [2] - 4:2, 20:5</p> <p>fun [2] - 39:21, 64:18</p> <p>fund [6] - 28:11, 29:5, 29:6, 50:10, 50:17, 50:19</p> <p>funded [1] - 29:21</p> <p>funding [1] - 28:4</p> <p>fundraising [1] - 27:20</p> <p>funds [3] - 17:5, 27:18, 28:21</p> <p>future [2] - 14:13, 60:16</p> <p>FYI [1] - 20:15</p> | <p>goofy [1] - 70:13</p> <p>government [1] - 65:4</p> <p>grant [3] - 25:19, 27:8, 64:10</p> <p>granted [1] - 27:4</p> <p>grants [3] - 50:10, 50:18, 51:6</p> <p>graphical [1] - 24:21</p> <p>graphs [1] - 61:1</p> <p>Graue [1] - 11:15</p> <p>great [21] - 2:22, 3:11, 4:16, 5:22, 22:13, 32:6, 36:14, 42:15, 49:21, 50:1, 56:2, 58:18, 58:20, 59:1, 63:15, 63:22, 68:17, 69:9, 74:4</p> <p>greater [3] - 42:5, 42:11, 57:17</p> <p>ground [1] - 65:1</p> <p>group [2] - 68:17, 72:18</p> <p>groups [1] - 65:13</p> <p>Guys [1] - 59:13</p> <p>guys [5] - 27:19, 31:8, 39:11, 58:18, 58:20</p> | <p>54:9, 61:17, 61:22, 63:21</p> <p>helpful [2] - 53:20, 62:10</p> <p>helping [2] - 6:19, 54:9</p> <p>hereby [1] - 75:5</p> <p>herein [1] - 75:8</p> <p>hereto [1] - 75:10</p> <p>hereunto [1] - 75:17</p> <p>high [2] - 25:6, 32:18</p> <p>higher [1] - 64:14</p> <p>highest [1] - 38:6</p> <p>hindrance [1] - 33:2</p> <p>HINSDALE [1] - 1:3</p> <p>Hinsdale [12] - 1:11, 1:12, 2:15, 5:4, 6:2, 11:9, 40:22, 62:15, 63:11, 66:6, 70:12, 73:4</p> <p>Hinsdalean [2] - 19:21, 20:21</p> <p>Historic [6] - 5:17, 27:2, 27:11, 29:10, 49:21, 62:7</p> <p>historic [35] - 2:13, 6:6, 8:1, 8:9, 10:10, 10:16, 10:19, 12:7, 13:1, 22:20, 23:20, 24:9, 26:16, 28:11, 29:4, 29:16, 30:4, 30:6, 30:19, 31:4, 31:6, 31:12, 33:5, 33:11, 34:3, 50:10, 53:10, 53:14, 63:10, 64:7, 64:9, 66:6, 72:9, 73:3</p> <p>historical [1] - 8:22</p> <p>historically [11] - 10:2, 10:13, 13:13, 13:19, 14:6, 14:18, 18:7, 24:11, 25:11, 26:10, 71:21</p> <p>ho [1] - 66:20</p> <p>hold [1] - 15:19</p> <p>home [16] - 6:20, 8:10, 15:10, 15:14, 15:16, 17:18, 18:13, 26:10, 34:5, 34:6, 36:16, 45:18, 46:1, 54:19, 54:21, 55:5</p> <p>homeowner [2] - 7:12, 61:8</p> <p>homeowners [5] - 6:4, 16:1, 22:7, 54:7, 60:16</p> <p>homes [20] - 6:4, 6:6, 8:1, 16:10, 16:21, 23:2, 33:5, 34:3, 34:16, 34:22, 35:2,</p> | |
| F | | G | | H | |
| <p>facade [4] - 10:10, 32:1, 39:13, 39:15</p> <p>faced [1] - 55:22</p> <p>fact [2] - 20:22, 53:8</p> <p>factored [1] - 46:18</p> <p>fallen [1] - 63:3</p> <p>family [8] - 24:1, 25:17, 33:9, 34:12, 34:16, 34:22, 35:3, 61:19</p> <p>fantastic [1] - 72:4</p> <p>far [5] - 18:18, 48:11, 55:17, 55:22, 59:6</p> <p>FAR [3] - 37:17, 68:21, 69:21</p> <p>farmhouse [1] - 70:2</p> <p>fascinating [1] - 72:14</p> <p>fashioned [1] - 64:22</p> <p>favor [1] - 74:2</p> <p>Fe [1] - 67:21</p> <p>fears [1] - 47:8</p> <p>feasibility [1] - 30:3</p> <p>fee [3] - 25:20, 26:22, 51:13</p> <p>feedback [5] - 6:7, 6:17, 9:5, 30:11, 33:1</p> <p>fees [2] - 63:16, 70:19</p> <p>feet [19] - 41:14, 42:8, 42:9, 42:10, 42:16, 46:4, 46:10,</p> | <p>21:9, 25:14, 36:18, 37:22, 58:17, 63:1, 63:6, 68:20</p> <p>First [2] - 45:1, 45:22</p> <p>Fisacone [1] - 73:15</p> <p>fit [4] - 43:17, 47:16, 47:17, 71:18</p> <p>fits [1] - 38:14</p> <p>fitting [1] - 31:18</p> <p>five [1] - 52:1</p> <p>five-year [1] - 52:1</p> <p>fix [2] - 52:18, 68:7</p> <p>flat [1] - 49:15</p> <p>flexibility [1] - 10:5</p> <p>floor [4] - 34:2, 34:5, 43:20, 69:19</p> <p>flow [1] - 62:3</p> <p>focusing [3] - 5:7, 38:2, 66:12</p> <p>follow [2] - 64:21, 71:13</p> <p>follows [1] - 17:9</p> <p>footnotes [2] - 40:2</p> <p>forced [1] - 7:3</p> <p>foregoing [1] - 75:13</p> <p>form [2] - 10:1, 75:13</p> <p>format [1] - 4:18</p> <p>forming [1] - 22:6</p> <p>forth [1] - 56:3</p> <p>forum [1] - 20:19</p> <p>forward [9] - 4:2, 6:8,</p> | <p>gain [5] - 6:7, 45:10, 46:3, 46:8, 46:9</p> <p>gaining [6] - 36:9, 38:20, 46:15, 47:20, 48:3, 48:6</p> <p>garage [5] - 47:14, 47:16, 48:10, 52:7, 61:18</p> <p>Garfield [1] - 40:14</p> <p>geeks [1] - 64:19</p> <p>general [5] - 7:15, 30:21, 35:2, 35:9, 52:5</p> <p>generally [3] - 24:21, 28:8, 40:2</p> <p>generate [2] - 20:17, 28:21</p> <p>giant [1] - 44:4</p> <p>given [6] - 16:2, 22:12, 34:7, 61:7, 61:8, 75:10</p> <p>goals [3] - 9:9, 9:17, 31:7</p> <p>gold [2] - 30:20, 54:18</p> <p>gold-plated [1] - 54:18</p> | <p>half [6] - 5:6, 5:14, 46:10, 54:3, 62:20, 66:9</p> <p>hall [1] - 20:18</p> <p>hand [1] - 75:17</p> <p>handcuffed [1] - 71:7</p> <p>hang [2] - 53:15, 53:16</p> <p>happy [3] - 31:16, 53:22, 61:22</p> <p>hard [4] - 24:20, 33:20, 35:17, 64:2</p> <p>hat [2] - 53:15, 53:16</p> <p>heard [5] - 6:17, 7:14, 50:4, 59:21, 61:15</p> <p>Hearing [1] - 2:9</p> <p>hearing [8] - 1:10, 4:2, 13:6, 15:19, 16:9, 17:10, 17:20, 21:8</p> <p>height [5] - 36:19, 38:1, 69:10, 69:22, 70:3</p> <p>held [1] - 48:18</p> <p>help [12] - 5:3, 8:2, 35:13, 36:15, 41:4, 43:9, 47:9, 50:19,</p> | <p>half [6] - 5:6, 5:14, 46:10, 54:3, 62:20, 66:9</p> <p>hall [1] - 20:18</p> <p>hand [1] - 75:17</p> <p>handcuffed [1] - 71:7</p> <p>hang [2] - 53:15, 53:16</p> <p>happy [3] - 31:16, 53:22, 61:22</p> <p>hard [4] - 24:20, 33:20, 35:17, 64:2</p> <p>hat [2] - 53:15, 53:16</p> <p>heard [5] - 6:17, 7:14, 50:4, 59:21, 61:15</p> <p>Hearing [1] - 2:9</p> <p>hearing [8] - 1:10, 4:2, 13:6, 15:19, 16:9, 17:10, 17:20, 21:8</p> <p>height [5] - 36:19, 38:1, 69:10, 69:22, 70:3</p> <p>held [1] - 48:18</p> <p>help [12] - 5:3, 8:2, 35:13, 36:15, 41:4, 43:9, 47:9, 50:19,</p> | |

| | | | | |
|--|---|---|--|---|
| <p>40:12, 40:22, 43:22, 44:19, 60:14, 62:15, 63:11, 64:9, 66:6</p> <p>hoops [1] - 30:12</p> <p>hope [6] - 2:18, 15:11, 16:20, 57:14, 70:16, 70:22</p> <p>hopefully [4] - 18:11, 36:10, 41:13, 59:17</p> <p>hoping [2] - 54:5, 59:16</p> <p>hospital [1] - 24:4</p> <p>hour [1] - 1:13</p> <p>hours [3] - 3:3, 3:4, 67:11</p> <p>hours' [1] - 62:10</p> <p>house [28] - 4:3, 4:18, 4:19, 6:20, 8:15, 19:15, 25:10, 28:3, 28:5, 28:20, 29:1, 40:13, 41:10, 42:6, 42:9, 46:19, 47:2, 47:7, 47:9, 47:10, 48:5, 52:8, 54:10, 55:15, 59:19, 60:1, 61:17, 69:2</p> <p>houses [6] - 21:10, 33:17, 46:22, 68:7, 69:12, 69:22</p> <p>HPC [17] - 2:5, 2:6, 3:2, 3:12, 4:1, 13:12, 15:2, 15:17, 16:9, 17:7, 17:10, 29:10, 31:3, 31:8, 32:3, 55:2, 68:12</p> <p>HS [1] - 24:4</p> <p>huge [2] - 57:8, 63:17</p> <p>hundred [1] - 28:7</p> <p>hung [1] - 69:13</p> <p>hurdles [1] - 7:12</p> | <p>impacts [1] - 59:20</p> <p>implementing [1] - 65:15</p> <p>important [7] - 6:13, 8:6, 10:10, 12:17, 17:16, 20:22, 57:3</p> <p>imposes [1] - 11:13</p> <p>impressed [1] - 72:5</p> <p>improvements [3] - 33:4, 50:20, 51:21</p> <p>IN [1] - 75:16</p> <p>in-depth [1] - 18:15</p> <p>incentive [6] - 26:15, 26:19, 27:6, 27:9, 57:9, 57:17</p> <p>incentives [29] - 8:12, 9:10, 9:13, 9:18, 12:14, 13:14, 14:1, 14:16, 15:8, 17:1, 18:4, 18:11, 18:16, 25:5, 25:10, 25:19, 26:8, 28:22, 32:16, 50:9, 54:15, 55:16, 59:18, 61:3, 63:15, 64:9, 65:17, 65:22, 66:13</p> <p>incentivize [2] - 5:3, 52:19</p> <p>include [5] - 12:21, 44:18, 52:9, 52:12, 65:22</p> <p>included [17] - 5:9, 5:15, 9:1, 13:2, 14:4, 14:8, 22:19, 23:22, 24:9, 30:17, 31:14, 34:20, 35:11, 36:6, 38:16, 38:21, 50:12</p> <p>includes [3] - 11:11, 12:13, 35:1</p> <p>including [2] - 9:9, 23:7</p> <p>incorporate [1] - 23:5</p> <p>increase [2] - 17:14, 44:10</p> <p>increased [1] - 58:12</p> <p>increasing [1] - 44:9</p> <p>incredible [1] - 57:19</p> <p>incredibly [2] - 35:17, 57:3</p> <p>individual [1] - 29:12</p> <p>individually [1] - 16:10</p> <p>information [4] - 3:6, 3:17, 6:11, 62:11</p> <p>inhouse [1] - 26:4</p> <p>initial [8] - 15:4, 15:18, 16:15, 16:21, 19:3, 61:4, 66:9, 67:2</p> <p>insert [1] - 53:3</p> | <p>inside [1] - 54:18</p> <p>instead [2] - 6:4, 15:14</p> <p>institutional [1] - 24:3</p> <p>intent [4] - 5:1, 20:15, 22:1, 52:17</p> <p>intention [1] - 71:20</p> <p>interested [4] - 9:18, 10:11, 22:7, 65:15</p> <p>interesting [3] - 28:18, 57:14, 65:8</p> <p>interior [7] - 30:18, 46:14, 46:20, 47:21, 52:8, 55:1, 55:3</p> <p>interject [1] - 4:20</p> <p>internally [1] - 19:13</p> <p>intersection [1] - 29:13</p> <p>introduction [1] - 4:16</p> <p>invest [1] - 7:16</p> <p>involved [2] - 19:16, 22:15</p> <p>involves [1] - 13:11</p> <p>irregular [1] - 70:14</p> <p>issue [5] - 27:5, 40:10, 43:22, 67:20, 69:21</p> <p>issues [3] - 7:22, 64:13, 69:18</p> <p>item [1] - 9:2</p> <p>items [1] - 6:16</p> | <p>32:18</p> <p>keeping [1] - 10:9</p> <p>kept [3] - 39:2, 42:2, 47:12</p> <p>kicking [1] - 9:7</p> <p>kind [42] - 5:10, 6:2, 6:14, 6:21, 7:2, 8:21, 19:10, 21:12, 22:5, 22:20, 22:22, 23:5, 23:17, 23:18, 26:18, 27:9, 29:18, 30:14, 30:19, 31:18, 31:22, 32:21, 34:5, 34:6, 35:13, 37:6, 38:13, 42:11, 43:15, 49:10, 50:9, 50:13, 56:11, 58:22, 59:3, 63:3, 64:10, 64:22, 65:8, 68:16, 71:6, 71:11</p> <p>kitchen [1] - 33:6</p> <p>knocking [1] - 55:15</p> <p>knows [1] - 8:13</p> <p>kudos [2] - 67:10, 72:16</p> | <p>20:4, 21:3, 21:4</p> <p>letting [1] - 68:2</p> <p>level [3] - 25:6, 32:18, 61:6</p> <p>leverage [1] - 65:12</p> <p>limited [1] - 22:4</p> <p>limiting [2] - 6:18, 7:11</p> <p>line [1] - 38:6</p> <p>lines [2] - 45:8, 45:10</p> <p>link [1] - 60:17</p> <p>list [26] - 13:20, 13:21, 14:19, 15:4, 15:5, 15:17, 15:18, 15:21, 16:3, 16:13, 16:14, 16:15, 16:20, 17:8, 17:12, 17:18, 17:19, 18:3, 21:20, 24:12, 25:11, 26:11, 68:4</p> <p>listed [4] - 8:15, 8:16, 25:10</p> <p>lists [1] - 17:21</p> <p>local [1] - 65:4</p> <p>located [1] - 10:14</p> <p>locations [1] - 10:14</p> <p>longstanding [1] - 11:17</p> <p>look [10] - 4:2, 7:11, 15:15, 23:19, 25:3, 29:22, 40:17, 47:7, 51:6, 55:9</p> <p>looked [12] - 7:9, 34:13, 34:17, 35:12, 35:13, 36:18, 38:1, 45:1, 45:6, 47:17, 58:20, 64:15</p> <p>looking [8] - 9:8, 9:14, 15:5, 38:10, 42:21, 46:2, 55:14, 68:22</p> <p>looks [2] - 50:3, 70:11</p> <p>love [1] - 72:20</p> <p>loves [2] - 49:9</p> <p>lucky [1] - 47:5</p> |
| <p>I</p> <p>IB [1] - 24:3</p> <p>idea [7] - 9:12, 10:3, 10:19, 12:6, 12:20, 18:9, 62:16</p> <p>ideas [2] - 9:7, 65:1</p> <p>identifying [1] - 8:5</p> <p>ILLINOIS [2] - 1:1, 75:1</p> <p>Illinois [4] - 1:12, 9:11, 58:21, 75:5</p> <p>imagine [3] - 3:4, 37:18, 54:17</p> <p>immediately [1] - 71:13</p> <p>impact [1] - 44:11</p> | <p>J</p> <p>JIM [1] - 2:6</p> <p>job [6] - 32:20, 58:18, 68:11, 72:4, 74:4, 74:5</p> <p>JOHN [1] - 2:5</p> <p>John's [1] - 69:18</p> <p>joint [1] - 3:1</p> <p>journey [1] - 5:11</p> <p>julie [1] - 62:5</p> <p>JULIE [1] - 1:21</p> <p>Julie's [1] - 71:9</p> <p>jump [2] - 25:8, 30:13</p> <p>justified [1] - 44:7</p> <p>justify [1] - 49:11</p> | <p>K</p> <p>KATHLEEN [2] - 75:3, 75:20</p> <p>keep [5] - 18:19, 22:3, 25:1, 25:6,</p> | <p>L</p> <p>landmark [1] - 55:8</p> <p>landmarked [1] - 21:11</p> <p>landmarking [2] - 20:14, 55:8</p> <p>landscaping [1] - 52:5</p> <p>language [10] - 9:3, 38:21, 40:4, 41:19, 42:4, 52:13, 53:1, 53:5, 67:3, 71:2</p> <p>large [3] - 24:7, 29:19, 33:6</p> <p>largely [2] - 27:15, 51:13</p> <p>larger [6] - 3:7, 23:6, 27:9, 29:15, 29:21, 49:11</p> <p>last [2] - 5:22, 47:1</p> <p>law [1] - 65:4</p> <p>lays [1] - 11:2</p> <p>learned [1] - 59:7</p> <p>least [5] - 15:12, 36:6, 62:17, 62:19, 64:19</p> <p>leaving [1] - 14:11</p> <p>leeway [1] - 46:16</p> <p>left [1] - 27:9</p> <p>legal [4] - 11:19, 33:15, 33:19, 35:8</p> <p>less [2] - 10:6, 63:5</p> <p>letter [5] - 19:2, 19:3,</p> | <p>M</p> <p>maintenance [1] - 52:5</p> <p>major [2] - 7:20, 43:22</p> <p>manipulate [1] - 34:5</p> <p>Map [1] - 1:5</p> <p>map [12] - 2:10, 13:2, 13:8, 13:11, 13:18, 14:3, 15:1, 22:22, 24:15, 24:19, 38:11,</p> |

| | | | | |
|--|--|---|---|---|
| <p>72:22 mapped [1] - 12:8 mark [1] - 58:16 MARK [1] - 1:17 market [2] - 47:4, 61:16 marketing [1] - 67:17 marks [1] - 60:2 MARRS [12] - 2:4, 4:11, 9:4, 20:16, 21:6, 28:7, 28:18, 30:1, 53:3, 55:7, 64:18, 67:1 Marrs [3] - 4:12, 8:21, 64:4 massive [1] - 44:4 matching [4] - 17:5, 50:10, 50:17, 51:8 material [2] - 4:17, 60:15 materials [1] - 57:20 mathematically [1] - 55:17 Matter [1] - 1:4 matter [4] - 1:11, 26:3, 26:13, 28:1 matters [1] - 75:9 maximum [2] - 28:1, 52:1 McGINNIS [13] - 2:3, 21:21, 40:16, 40:19, 41:2, 41:8, 59:8, 61:14, 62:17, 62:21, 69:16, 71:9, 72:1 mean [9] - 3:3, 3:5, 3:6, 19:17, 20:2, 51:5, 58:19, 63:2, 71:10 meander [1] - 61:22 meaning [1] - 51:3 means [4] - 24:8, 24:10, 51:5, 75:11 meant [1] - 57:11 mechanisms [1] - 9:8 media [2] - 18:2, 19:6 meet [3] - 35:9, 41:15, 42:7 meeting [12] - 3:14, 3:22, 4:4, 6:1, 20:18, 24:18, 46:11, 50:16, 62:8, 63:7, 63:12, 68:17 meetings [7] - 2:19, 5:16, 5:19, 19:8, 64:4, 65:20, 65:21 meets [1] - 42:1 Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 2:6</p> | <p>members [2] - 5:16, 5:18 MEMBERS [1] - 1:15 memorialize [1] - 9:17 mentally [1] - 53:11 mentioned [1] - 72:8 message [1] - 18:21 met [3] - 31:6, 59:6 MICHAEL [1] - 2:4 Michael [5] - 3:2, 8:21, 22:21, 54:13, 64:4 mid [1] - 72:12 mid-century [1] - 72:12 might [17] - 6:7, 7:12, 7:17, 7:18, 8:17, 9:13, 12:22, 14:6, 15:21, 24:20, 25:2, 29:22, 41:6, 57:16, 62:3, 65:14, 72:5 Mill [1] - 11:15 million [2] - 40:1, 59:22 minimal [1] - 45:14 minimum [5] - 36:5, 42:5, 42:8, 42:13, 51:22 minimums [2] - 42:3, 43:19 minor [2] - 35:19, 52:12 minute [1] - 13:15 minutes [1] - 13:4 miss [1] - 14:5 modern [4] - 31:18, 33:4, 33:9, 72:12 modernize [3] - 6:20, 36:15, 47:6 modified [1] - 11:7 modify [1] - 10:9 money [12] - 7:16, 28:4, 28:10, 28:11, 28:13, 29:2, 29:19, 30:2, 32:5, 54:20, 57:5 Moore [1] - 73:17 MOORE [8] - 1:18, 55:12, 57:1, 57:13, 58:2, 60:22, 62:2, 73:18 moratorium [2] - 19:9, 63:9 most [6] - 16:11, 31:1, 32:9, 32:19, 69:11, 70:5 mostly [1] - 21:10 motion [2] - 72:21, 73:21</p> | <p>motivation [1] - 10:7 mouth [1] - 21:16 move [8] - 6:8, 8:2, 27:5, 27:13, 34:10, 52:15, 56:21, 59:14 moved [2] - 73:5, 73:22 movement [1] - 28:20 moving [1] - 7:13 MR [47] - 1:16, 1:17, 1:18, 2:3, 2:4, 2:5, 2:6, 4:11, 9:4, 18:20, 19:4, 19:18, 20:3, 20:16, 21:2, 21:6, 21:16, 21:21, 22:16, 28:7, 28:18, 30:1, 40:16, 40:19, 41:2, 41:8, 53:3, 55:7, 55:12, 57:1, 57:13, 58:2, 58:17, 59:8, 60:20, 60:22, 61:14, 62:2, 62:17, 62:21, 64:18, 67:1, 69:16, 71:9, 72:1, 73:14, 73:18 MS [88] - 1:19, 1:20, 1:21, 2:2, 2:20, 3:16, 4:10, 4:15, 18:17, 19:3, 19:12, 19:19, 20:6, 20:10, 21:22, 22:17, 27:16, 28:6, 28:17, 29:4, 30:7, 36:22, 37:8, 37:12, 37:18, 39:16, 39:17, 40:7, 40:8, 40:11, 40:17, 40:21, 41:5, 41:11, 41:17, 41:18, 42:18, 43:1, 43:5, 43:6, 44:13, 44:15, 48:13, 48:17, 48:18, 49:2, 49:6, 49:14, 49:15, 49:17, 49:19, 50:6, 50:7, 53:18, 53:21, 54:14, 54:16, 55:6, 56:2, 57:11, 57:22, 58:6, 60:6, 61:10, 61:20, 62:6, 62:19, 63:6, 64:3, 65:19, 66:7, 66:18, 67:6, 67:9, 73:5, 73:6, 73:9, 73:10, 73:11, 73:12, 73:13, 73:15, 73:16, 73:17, 73:19, 73:22, 74:1, 74:5 multifamily [1] - 23:17</p> | <p style="text-align: center;">N</p> <p>national [1] - 10:16 nature [1] - 7:5 near [2] - 14:12, 37:2 necessary [1] - 18:3 need [13] - 4:9, 26:14, 32:2, 33:7, 38:3, 48:8, 51:1, 52:15, 54:22, 63:21, 67:3, 70:8, 70:9 needed [4] - 41:12, 46:20, 52:21, 69:4 needle [3] - 6:8, 54:6, 59:15 needs [4] - 20:4, 33:9, 51:5, 69:19 negative [1] - 16:3 neglect [3] - 66:1, 66:10, 66:20 neighbor [1] - 69:5 neighborhood [1] - 38:15 net [1] - 14:10 never [2] - 63:14, 70:6 new [13] - 10:22, 11:8, 29:11, 33:17, 34:4, 35:6, 35:15, 36:13, 36:17, 46:8, 52:6, 56:15, 71:17 news [3] - 18:1, 19:6, 67:18 next [6] - 2:8, 8:8, 14:19, 41:6, 45:15, 66:15 nice [7] - 3:13, 31:17, 37:3, 37:6, 37:16, 56:20, 68:11 nobody's [1] - 59:2 noncompliant [1] - 48:6 nonconforming [15] - 7:5, 11:19, 33:13, 35:5, 35:8, 43:2, 43:11, 45:2, 45:3, 47:11, 48:1, 48:5, 48:17, 49:5 normally [1] - 4:22 north [2] - 46:1, 47:22 Notary [2] - 75:4, 75:21 noted [1] - 12:15 notes [1] - 75:15 nothing [5] - 15:9, 20:8, 22:10, 45:19, 64:7 notice [3] - 16:8,</p> | <p>17:20, 18:6 notification [2] - 18:20, 19:1 notified [1] - 17:18 notify [2] - 15:16, 15:22 number [3] - 7:12, 22:3, 58:9 numbers [1] - 58:8</p> <p style="text-align: center;">O</p> <p>O-1 [1] - 24:2 O-2 [1] - 24:3 O-3 [1] - 23:11 oath [1] - 4:14 objections [2] - 7:18, 60:5 obviously [4] - 5:4, 28:1, 30:13, 33:1 occasions [1] - 61:11 occurring [1] - 31:13 odd [1] - 69:2 odds [1] - 71:21 OF [5] - 1:1, 1:2, 1:9, 75:1, 75:2 offenders [1] - 66:5 offer [2] - 59:19, 65:22 offered [4] - 9:10, 9:13, 15:9, 74:9 offering [1] - 26:1 office [3] - 23:11, 24:3, 34:14 often [1] - 65:3 Ogden [2] - 23:12, 23:14 old [2] - 34:6, 69:1 older [2] - 40:12, 70:2 oldest [2] - 40:22, 69:11 once [10] - 12:6, 13:16, 13:17, 14:21, 22:9, 26:11, 28:9, 33:20, 42:16 one [36] - 2:20, 2:21, 3:7, 6:16, 7:20, 8:8, 9:20, 21:6, 25:14, 25:19, 25:20, 29:8, 39:19, 39:21, 40:22, 41:6, 44:3, 44:22, 45:15, 46:22, 47:12, 48:9, 48:13, 48:14, 49:4, 49:19, 51:18, 54:22, 64:3, 64:18, 65:10, 65:19, 65:20, 69:18, 70:10</p> |
|--|--|---|---|---|

| | | | | |
|---|---|---|---|---|
| <p>ones [5] - 15:7, 35:5, 56:17, 60:13, 64:15</p> <p>ongoing [2] - 59:8, 59:17</p> <p>open [5] - 4:18, 24:5, 33:6, 59:13, 69:19</p> <p>open-ended [1] - 59:13</p> <p>openings [1] - 2:16</p> <p>opportunity [3] - 16:1, 16:18, 17:5</p> <p>opposed [1] - 19:14</p> <p>order [3] - 2:8, 9:16, 28:12</p> <p>ordinance [5] - 9:3, 16:19, 17:15, 18:6, 68:19</p> <p>originally [2] - 33:14, 66:7</p> <p>OS [1] - 24:4</p> <p>otherwise [1] - 36:17</p> <p>outcome [1] - 71:5</p> <p>overall [1] - 26:9</p> <p>overlay [18] - 2:13, 8:22, 10:19, 10:21, 11:4, 11:7, 11:11, 11:12, 11:22, 12:7, 12:21, 13:7, 15:1, 22:20, 24:10, 64:6, 72:10, 73:3</p> <p>overlays [1] - 11:2</p> <p>overview [3] - 3:10, 4:9, 5:11</p> <p>own [1] - 57:6</p> <p>owner [3] - 13:20, 13:21, 29:1</p> <p>owners [2] - 10:7, 17:17</p> | <p>pardon [1] - 37:10</p> <p>Park [5] - 23:2, 29:10, 47:2, 61:12, 61:15</p> <p>part [13] - 5:21, 8:7, 16:6, 40:6, 41:2, 54:22, 55:3, 56:17, 61:5, 62:3, 67:5, 69:16</p> <p>particular [4] - 10:4, 12:4, 28:20</p> <p>particularly [2] - 26:2, 47:7</p> <p>parts [2] - 39:22, 68:19</p> <p>party [1] - 26:6</p> <p>past [9] - 5:6, 5:13, 35:14, 35:15, 39:14, 58:11, 66:3, 71:6, 71:14</p> <p>pasting [1] - 32:2</p> <p>pause [1] - 15:12</p> <p>pay [1] - 51:2</p> <p>peaked [1] - 63:2</p> <p>penalized [1] - 49:4</p> <p>people [41] - 6:8, 6:19, 7:2, 7:16, 8:2, 16:4, 16:8, 17:3, 17:6, 19:8, 20:11, 20:18, 21:11, 21:14, 21:20, 22:2, 22:3, 22:10, 32:19, 33:3, 35:14, 42:15, 43:9, 43:18, 50:1, 51:15, 53:9, 54:9, 55:16, 56:11, 56:12, 61:11, 61:17, 61:22, 63:10, 63:20, 66:20, 67:16, 68:1, 68:2, 68:18</p> <p>per [1] - 41:21</p> <p>percent [4] - 28:8, 44:11, 50:22, 51:3</p> <p>percentagewise [1] - 62:16</p> <p>period [2] - 52:1, 66:14</p> <p>permit [3] - 26:22, 27:5, 70:18</p> <p>permits [2] - 26:3, 51:14</p> <p>persons [1] - 18:2</p> <p>pertaining [1] - 75:10</p> <p>phrased [1] - 11:16</p> <p>picking [1] - 68:5</p> <p>picture [1] - 21:4</p> <p>pictures [1] - 39:11</p> <p>piece [2] - 65:8, 65:9</p> <p>pink [1] - 23:11</p> <p>place [5] - 13:18,</p> | <p>17:13, 43:19, 63:14, 69:4</p> <p>placed [1] - 21:14</p> <p>placement [2] - 15:4, 15:20</p> <p>places [1] - 64:8</p> <p>PLAN [1] - 1:3</p> <p>plan [4] - 24:22, 29:17, 33:7, 69:19</p> <p>Plan [1] - 1:11</p> <p>Planner [1] - 2:2</p> <p>plated [1] - 54:18</p> <p>pleasant [1] - 63:12</p> <p>point [8] - 3:11, 20:10, 22:5, 30:10, 49:19, 54:4, 57:1, 57:2</p> <p>points [1] - 3:12</p> <p>pop [1] - 56:15</p> <p>porch [6] - 39:16, 39:17, 40:13, 40:15, 41:12, 41:15</p> <p>porches [2] - 40:6, 40:9</p> <p>portion [4] - 25:21, 51:20, 57:8, 66:17</p> <p>position [1] - 71:14</p> <p>positioned [1] - 69:3</p> <p>positive [4] - 18:22, 21:15, 22:11, 62:13</p> <p>possible [4] - 28:16, 60:5, 60:19, 70:6</p> <p>possibly [3] - 8:16, 24:14, 57:7</p> <p>potentially [2] - 51:16, 51:20</p> <p>power [3] - 3:11, 30:10</p> <p>PR [1] - 19:11</p> <p>practical [2] - 15:13, 53:6</p> <p>practice [2] - 39:8, 39:10</p> <p>practices [2] - 30:21, 41:16</p> <p>pre [1] - 11:21</p> <p>pre-code [1] - 11:21</p> <p>precedence [1] - 71:8</p> <p>precode [4] - 35:4, 41:22, 42:22, 45:3</p> <p>predecessor [1] - 62:22</p> <p>preliminarily [1] - 28:15</p> <p>preliminary [2] - 23:10, 50:14</p> <p>PRESENT [2] - 1:15, 2:1</p> <p>presentation [3] -</p> | <p>4:21, 30:10, 64:5</p> <p>presentations [1] - 31:15</p> <p>preservation [42] - 5:4, 6:9, 8:9, 8:12, 9:16, 9:21, 10:19, 12:7, 12:12, 18:12, 21:12, 25:5, 26:15, 26:17, 28:11, 29:5, 29:15, 29:16, 30:6, 30:19, 30:21, 31:4, 31:7, 31:12, 31:20, 32:7, 32:16, 35:14, 39:8, 39:10, 41:16, 50:2, 50:10, 50:17, 50:21, 52:19, 53:14, 54:11, 54:21, 65:13, 66:13, 69:1</p> <p>Preservation [5] - 5:17, 27:3, 27:11, 49:21, 62:7</p> <p>preserve [6] - 15:13, 39:12, 54:10, 63:11, 67:22, 72:13</p> <p>preserving [4] - 6:5, 8:7, 10:11, 15:8</p> <p>pretty [8] - 12:18, 22:11, 22:13, 30:5, 39:1, 43:21, 45:14, 62:22</p> <p>previous [2] - 31:15, 75:6</p> <p>previously [2] - 50:11, 50:15</p> <p>primarily [1] - 34:16</p> <p>primary [2] - 34:18, 34:21</p> <p>principles [1] - 30:20</p> <p>prioritize [1] - 15:8</p> <p>PRISBY [1] - 2:6</p> <p>private [2] - 27:18, 51:11</p> <p>problem [1] - 41:3</p> <p>problems [1] - 66:2</p> <p>procedures [1] - 12:14</p> <p>PROCEEDINGS [1] - 1:9</p> <p>proceedings [1] - 74:8</p> <p>process [28] - 7:3, 7:8, 7:11, 7:15, 12:16, 12:17, 13:15, 14:2, 14:20, 17:6, 17:10, 19:1, 22:22, 24:13, 26:9, 26:17, 27:19, 30:8, 30:12, 30:14, 30:15, 31:2, 32:8, 32:12, 50:4, 55:20, 62:3</p> | <p>processes [1] - 32:10</p> <p>processing [1] - 26:2</p> <p>product [1] - 12:18</p> <p>program [10] - 17:2, 19:14, 19:21, 20:1, 22:8, 22:13, 25:19, 25:20, 54:8, 65:9</p> <p>programs [4] - 20:14, 50:15, 59:1, 64:10</p> <p>project [7] - 17:15, 32:7, 51:2, 51:5, 51:7, 57:6, 64:19</p> <p>projects [7] - 6:6, 8:2, 29:7, 31:9, 31:11, 51:7, 53:2</p> <p>properties [13] - 10:2, 12:2, 13:13, 15:4, 15:20, 16:19, 16:22, 17:8, 25:11, 30:4, 44:12, 44:22, 61:3</p> <p>property [16] - 13:17, 13:19, 13:21, 14:18, 17:18, 18:8, 18:9, 24:7, 24:11, 25:21, 25:22, 26:11, 27:8, 27:22, 51:19, 64:14</p> <p>proposal [2] - 13:12, 15:3</p> <p>propose [2] - 17:6, 17:7</p> <p>proposed [8] - 5:9, 15:17, 22:20, 32:15, 37:6, 45:11, 47:19, 71:17</p> <p>proposing [5] - 12:1, 27:1, 43:10, 44:5, 44:10</p> <p>proud [1] - 54:4</p> <p>provide [3] - 18:12, 31:10, 52:18</p> <p>provided [3] - 14:1, 18:1, 28:22</p> <p>provides [2] - 17:16, 36:4</p> <p>providing [3] - 9:19, 11:18, 35:19</p> <p>provisions [3] - 11:18, 38:16, 66:10</p> <p>public [7] - 13:6, 15:19, 16:9, 17:9, 17:20, 21:8, 25:3</p> <p>Public [3] - 2:9, 75:4, 75:21</p> <p>publicity [3] - 20:17, 22:4, 65:12</p> <p>publicize [2] - 18:3, 19:5</p> |
| P | | | | |
| <p>p.m [1] - 1:13</p> <p>packed [1] - 4:19</p> <p>packet [12] - 5:9, 5:15, 13:2, 22:19, 34:20, 36:7, 37:1, 44:17, 50:13, 54:2, 60:16, 72:15</p> <p>packets [1] - 3:7</p> <p>Page [1] - 37:12</p> <p>page [1] - 20:5</p> <p>PAGE [2] - 1:2, 75:2</p> <p>pages [1] - 37:3</p> <p>pallet [2] - 59:18, 70:17</p> <p>pandemic [1] - 59:10</p> <p>paragraph [1] - 71:4</p> <p>paramount [1] - 67:15</p> | | | | |

| | | | | |
|--|---|--|---|---|
| <p>publicizing [2] - 19:20, 60:8</p> <p>purchased [1] - 47:5</p> <p>purply [1] - 23:18</p> <p>purpose [2] - 12:5, 31:4</p> <p>purposes [4] - 9:17, 12:14, 20:14, 30:6</p> <p>pursue [1] - 19:17</p> <p>purview [1] - 55:3</p> <p>push [1] - 6:8</p> <p>pushing [1] - 6:4</p> <p>put [12] - 3:5, 3:10, 4:7, 10:5, 30:5, 37:4, 47:13, 48:7, 48:9, 54:17, 71:2, 71:13</p> <p>putting [6] - 5:2, 30:8, 32:1, 33:3, 37:18, 53:12</p> | <p>real [5] - 8:14, 16:3, 19:22, 59:11, 60:12</p> <p>realistic [1] - 6:7</p> <p>realistically [2] - 6:3, 48:4</p> <p>really [36] - 3:1, 3:22, 6:18, 7:15, 8:6, 8:17, 16:22, 20:8, 23:1, 31:11, 31:21, 32:2, 32:6, 32:14, 36:14, 37:16, 44:7, 45:19, 46:6, 46:8, 46:19, 47:15, 53:18, 54:7, 54:20, 55:1, 59:13, 64:20, 65:7, 68:3, 69:4, 69:6, 71:10, 72:4</p> <p>realtors [1] - 18:1</p> <p>rear [12] - 43:10, 43:11, 43:16, 43:17, 46:8, 46:12, 48:2, 69:3, 69:7, 69:17, 69:20</p> <p>reason [5] - 12:4, 30:7, 31:2, 50:5, 54:16</p> <p>reassess [1] - 56:21</p> <p>reassessing [1] - 58:8</p> <p>rebate [3] - 25:21, 27:8, 51:19</p> <p>rebuild [2] - 41:13, 41:14</p> <p>receive [1] - 21:15</p> <p>received [2] - 17:19, 74:9</p> <p>receives [1] - 28:10</p> <p>receiving [1] - 9:5</p> <p>recently [1] - 72:8</p> <p>recommendation [4] - 14:22, 16:13, 17:11, 72:21</p> <p>recommendations [3] - 13:7, 16:15, 24:22</p> <p>recommended [2] - 7:6, 7:10</p> <p>recommending [1] - 27:12</p> <p>record [1] - 11:20</p> <p>recorded [1] - 18:8</p> <p>red [1] - 45:7</p> <p>reduced [1] - 75:11</p> <p>reduction [1] - 43:16</p> <p>referencing [1] - 52:11</p> <p>reflected [1] - 13:2</p> <p>regard [1] - 19:1</p> <p>regarding [5] - 12:11, 13:6, 15:20, 18:6, 58:8</p> | <p>regardless [1] - 4:5</p> <p>registry [1] - 10:16</p> <p>regs [1] - 70:21</p> <p>regulars [1] - 59:11</p> <p>regulation [2] - 27:1, 47:18</p> <p>regulations [25] - 5:2, 5:10, 6:15, 6:18, 7:1, 8:1, 9:1, 11:5, 11:7, 11:12, 22:6, 25:16, 32:17, 34:11, 35:12, 35:18, 36:3, 36:11, 39:18, 45:11, 46:9, 47:20, 56:13, 61:21, 71:18</p> <p>rehabilitation [1] - 30:18</p> <p>relate [1] - 34:21</p> <p>related [1] - 2:13</p> <p>relates [1] - 21:3</p> <p>relation [1] - 75:9</p> <p>relative [2] - 12:15, 18:12</p> <p>relaxed [3] - 10:1, 70:21, 71:17</p> <p>relief [9] - 7:22, 32:6, 35:20, 36:5, 45:14, 46:7, 51:16, 52:19, 69:4</p> <p>remain [1] - 38:22</p> <p>remarkable [1] - 68:8</p> <p>remember [1] - 71:3</p> <p>reminder [1] - 34:10</p> <p>remove [2] - 60:1, 70:5</p> <p>removing [2] - 60:3, 70:14</p> <p>renovating [1] - 60:1</p> <p>renovation [2] - 6:5, 70:20</p> <p>repeat [1] - 66:5</p> <p>replace [2] - 40:15, 70:7</p> <p>replaced [1] - 63:4</p> <p>replacing [1] - 10:22</p> <p>report [1] - 18:10</p> <p>REPORT [1] - 1:9</p> <p>Reporter [1] - 75:4</p> <p>request [1] - 13:22</p> <p>requested [2] - 2:14, 73:4</p> <p>requesting [3] - 26:21, 27:7, 32:5</p> <p>require [1] - 45:7</p> <p>required [8] - 18:5, 25:12, 40:4, 40:5, 40:20, 43:16, 45:9, 46:12</p> <p>requirement [5] - 33:19, 39:21, 42:3,</p> | <p>42:7, 42:9</p> <p>requirements [11] - 11:14, 33:15, 33:17, 35:2, 35:9, 35:20, 39:2, 39:22, 45:5, 46:11, 46:17</p> <p>requiring [1] - 48:21</p> <p>resident [1] - 63:19</p> <p>residential [1] - 23:4</p> <p>resonated [1] - 70:5</p> <p>response [1] - 72:19</p> <p>restore [1] - 47:6</p> <p>restoring [2] - 8:10, 39:12</p> <p>retrofit [1] - 46:20</p> <p>review [9] - 11:12, 11:13, 14:2, 17:10, 27:4, 27:13, 49:22, 50:4, 55:2</p> <p>reviewed [1] - 50:15</p> <p>reviewing [1] - 31:3</p> <p>reviews [1] - 70:18</p> <p>revised [1] - 50:13</p> <p>rid [1] - 38:1</p> <p>ridge [1] - 38:6</p> <p>ripping [1] - 68:1</p> <p>road [5] - 6:14, 7:10, 25:3, 31:10, 41:20</p> <p>Robb [4] - 3:2, 21:19, 37:16, 68:16</p> <p>Robbins [3] - 23:2, 29:10, 70:13</p> <p>ROBERT [1] - 2:3</p> <p>roll [2] - 21:12, 73:7</p> <p>rolling [1] - 21:13</p> <p>room [4] - 47:15, 48:7, 61:19, 69:19</p> <p>routes [1] - 26:12</p> <p>routine [1] - 52:5</p> | <p>Salmon [1] - 4:13</p> <p>Santa [1] - 67:21</p> <p>save [4] - 28:3, 28:20, 59:19, 61:17</p> <p>saving [1] - 8:11</p> <p>scale [1] - 38:14</p> <p>scary [1] - 7:15</p> <p>scattered [1] - 23:19</p> <p>Scott [2] - 55:10, 58:19</p> <p>SCOTT [1] - 1:18</p> <p>scratch [1] - 10:8</p> <p>second [5] - 10:20, 22:13, 36:21, 73:6, 74:1</p> <p>secretary [1] - 30:17</p> <p>Section [4] - 35:1, 35:3, 35:7, 40:1</p> <p>section [1] - 49:9</p> <p>sectioning [1] - 52:11</p> <p>sections [5] - 2:11, 34:18, 34:21, 73:1</p> <p>see [15] - 3:13, 4:6, 6:13, 12:9, 18:10, 36:8, 37:7, 37:15, 39:19, 45:8, 45:12, 56:11, 56:22, 57:6, 61:16</p> <p>seeing [1] - 56:15</p> <p>sees [1] - 20:7</p> <p>select [1] - 23:15</p> <p>self [2] - 53:20, 71:15</p> <p>self-created [2] - 53:20, 71:15</p> <p>send [3] - 16:8, 26:5, 60:16</p> <p>sense [2] - 39:14, 71:20</p> <p>sent [1] - 19:2</p> <p>separate [6] - 24:12, 26:12, 39:18, 44:18, 66:11, 66:16</p> <p>September [1] - 75:18</p> <p>set [4] - 49:1, 50:19, 70:7, 75:17</p> <p>setback [5] - 36:10, 42:5, 42:7, 42:12, 69:17</p> <p>setbacks [4] - 44:19, 45:7, 45:9, 63:16</p> <p>settled [2] - 10:18, 12:6</p> <p>several [3] - 6:1, 54:7, 56:4</p> <p>share [2] - 51:4, 51:8</p> <p>shared [1] - 21:19</p> <p>shift [1] - 54:6</p> <p>short [1] - 67:4</p> |
| Q | | | | |
| <p>questions [16] - 4:20, 18:17, 20:19, 44:21, 47:12, 48:11, 54:1, 55:11, 58:3, 58:6, 60:4, 62:14, 63:21, 70:6, 70:14, 72:17</p> <p>quicker [1] - 8:3</p> <p>quickly [4] - 6:12, 22:18, 32:14, 50:8</p> <p>quite [10] - 3:19, 4:21, 5:7, 14:4, 17:13, 22:6, 49:12, 52:4, 68:14, 69:12</p> | | | | |
| R | | | | |
| <p>R-1 [4] - 11:1, 24:1, 37:4, 45:2</p> <p>R-2 [2] - 11:1, 24:1</p> <p>R-3 [1] - 24:1</p> <p>R-4 [2] - 24:1, 37:5</p> <p>R-5 [1] - 23:16</p> <p>R-6 [1] - 23:16</p> <p>raised [1] - 57:9</p> <p>ramifications [1] - 57:4</p> <p>range [2] - 50:20, 63:4</p> <p>rather [1] - 63:19</p> <p>ratio [3] - 34:2, 34:6, 43:21</p> <p>reaching [2] - 12:17, 60:9</p> <p>read [5] - 24:20, 27:17, 35:17, 36:1, 37:20</p> | <p>recommendations [3] - 13:7, 16:15, 24:22</p> <p>recommended [2] - 7:6, 7:10</p> <p>recommending [1] - 27:12</p> <p>record [1] - 11:20</p> <p>recorded [1] - 18:8</p> <p>red [1] - 45:7</p> <p>reduced [1] - 75:11</p> <p>reduction [1] - 43:16</p> <p>referencing [1] - 52:11</p> <p>reflected [1] - 13:2</p> <p>regard [1] - 19:1</p> <p>regarding [5] - 12:11, 13:6, 15:20, 18:6, 58:8</p> | <p>removing [2] - 60:3, 70:14</p> <p>renovating [1] - 60:1</p> <p>renovation [2] - 6:5, 70:20</p> <p>repeat [1] - 66:5</p> <p>replace [2] - 40:15, 70:7</p> <p>replaced [1] - 63:4</p> <p>replacing [1] - 10:22</p> <p>report [1] - 18:10</p> <p>REPORT [1] - 1:9</p> <p>Reporter [1] - 75:4</p> <p>request [1] - 13:22</p> <p>requested [2] - 2:14, 73:4</p> <p>requesting [3] - 26:21, 27:7, 32:5</p> <p>require [1] - 45:7</p> <p>required [8] - 18:5, 25:12, 40:4, 40:5, 40:20, 43:16, 45:9, 46:12</p> <p>requirement [5] - 33:19, 39:21, 42:3,</p> | S | <p>sake [1] - 44:20</p> <p>SALMON [46] - 2:2, 3:16, 4:10, 4:15, 18:17, 19:3, 19:12, 19:19, 20:10, 21:22, 22:17, 28:6, 29:4, 30:7, 36:22, 37:8, 37:12, 37:18, 39:17, 40:8, 40:17, 41:11, 41:18, 43:1, 43:6, 44:15, 48:18, 49:6, 49:15, 49:19, 50:7, 53:21, 54:16, 56:2, 57:22, 60:6, 61:10, 61:20, 64:3, 66:7, 73:9, 73:11, 73:13, 73:15, 73:17, 73:19</p> |

| | | | | |
|--|--|---|--|--|
| <p>shorthand [2] - 75:12, 75:15</p> <p>Shorthand [1] - 75:4</p> <p>shortly [1] - 66:15</p> <p>shot [1] - 60:3</p> <p>show [5] - 37:6, 42:16, 43:13, 54:10, 61:1</p> <p>showed [1] - 39:11</p> <p>shown [1] - 35:16</p> <p>shows [1] - 71:12</p> <p>side [23] - 26:20, 37:7, 41:21, 46:1, 46:2, 46:4, 46:5, 46:14, 47:14, 47:21, 47:22, 48:1, 48:14, 48:15, 48:20, 49:3, 49:4, 49:8, 49:11, 56:6, 56:9, 69:8</p> <p>side-by-side [1] - 37:7</p> <p>sideways [1] - 10:6</p> <p>sign [1] - 29:11</p> <p>signage [1] - 29:16</p> <p>signature [1] - 75:18</p> <p>significance [1] - 23:20</p> <p>significant [15] - 10:3, 10:13, 13:1, 13:13, 13:19, 14:7, 14:18, 15:14, 16:12, 16:22, 18:7, 24:8, 24:11, 25:11, 26:10</p> <p>similar [5] - 11:22, 17:9, 58:19, 64:2, 65:16</p> <p>simple [1] - 63:18</p> <p>simpler [1] - 37:20</p> <p>simplifying [1] - 67:12</p> <p>single [9] - 2:20, 2:21, 24:1, 24:7, 25:17, 34:12, 34:16, 34:21, 35:3</p> <p>single-family [5] - 24:1, 25:17, 34:12, 34:16, 35:3</p> <p>singled [1] - 12:2</p> <p>sink [1] - 62:12</p> <p>site [1] - 17:22</p> <p>sites [1] - 23:15</p> <p>situations [1] - 56:19</p> <p>size [1] - 35:10</p> <p>sizes [1] - 38:21</p> <p>slew [1] - 64:13</p> <p>slide [7] - 3:16, 6:11, 12:9, 30:8, 35:18, 37:19, 37:21</p> <p>slides [1] - 31:14</p> <p>slight [1] - 29:5</p> | <p>slightly [1] - 12:2</p> <p>smaller [3] - 38:20, 51:6, 51:7</p> <p>smooth [1] - 30:11</p> <p>someone [12] - 18:9, 19:14, 29:20, 31:22, 36:12, 39:9, 47:5, 52:6, 52:15, 54:17, 67:20, 69:5</p> <p>sometimes [1] - 61:21</p> <p>soon [1] - 61:15</p> <p>sorry [1] - 42:19</p> <p>sort [5] - 7:22, 26:19, 33:3, 45:21, 58:14</p> <p>sound [1] - 55:13</p> <p>South [2] - 47:1, 61:12</p> <p>south [1] - 47:14</p> <p>space [3] - 24:5, 43:13, 55:18</p> <p>span [1] - 62:21</p> <p>special [2] - 11:20, 29:7</p> <p>specific [5] - 27:22, 50:20, 53:13, 68:18, 69:14</p> <p>specifically [1] - 26:8</p> <p>specified [1] - 40:5</p> <p>spend [1] - 59:22</p> <p>spending [1] - 5:13</p> <p>spent [2] - 5:7, 57:20</p> <p>squash [1] - 19:10</p> <p>ss [2] - 1:1, 75:1</p> <p>staff [3] - 30:22, 61:16, 62:7</p> <p>standard [3] - 30:21, 35:9, 71:15</p> <p>standards [13] - 10:1, 11:14, 11:19, 12:14, 27:13, 29:17, 30:18, 31:6, 31:20, 42:2, 52:13, 53:6, 71:11</p> <p>standpoint [3] - 12:3, 19:11, 53:7</p> <p>start [6] - 10:8, 15:2, 32:16, 38:19, 56:14, 71:2</p> <p>started [7] - 9:8, 9:13, 59:10, 61:13, 63:1, 66:8, 70:3</p> <p>State [1] - 75:5</p> <p>STATE [2] - 1:1, 75:1</p> <p>stay [1] - 66:3</p> <p>step [7] - 12:10, 12:19, 13:5, 13:10, 13:16, 14:19, 19:7</p> <p>STEPHEN [1] - 1:16</p> | <p>steps [5] - 7:8, 12:8, 15:16, 17:16, 67:18</p> <p>sticks [1] - 66:17</p> <p>still [18] - 10:9, 11:5, 24:15, 27:12, 31:2, 32:9, 32:12, 40:3, 42:10, 43:19, 44:1, 48:6, 48:12, 48:18, 49:20, 50:4, 52:15, 52:20</p> <p>stock [1] - 70:11</p> <p>stop [4] - 15:10, 17:13, 36:20, 68:4</p> <p>stories [1] - 38:9</p> <p>story [1] - 20:20</p> <p>strange [1] - 34:2</p> <p>streamline [1] - 30:12</p> <p>streamlined [1] - 7:11</p> <p>Street [3] - 45:1, 45:22, 46:3</p> <p>strict [2] - 39:4, 53:9</p> <p>stricter [1] - 66:19</p> <p>strictly [1] - 55:4</p> <p>structure [8] - 12:22, 14:7, 18:7, 41:22, 45:3, 45:4, 47:11, 53:10</p> <p>structured [1] - 65:17</p> <p>structures [12] - 10:4, 10:13, 11:21, 14:18, 24:11, 26:11, 33:13, 35:4, 35:5, 40:5, 53:14, 55:8</p> <p>struggle [1] - 71:10</p> <p>struggling [2] - 72:7, 72:11</p> <p>stuck [1] - 42:11</p> <p>studies [1] - 30:3</p> <p>study [1] - 30:2</p> <p>stuff [3] - 22:12, 52:12, 58:3</p> <p>styles [1] - 70:2</p> <p>subdividing [1] - 38:19</p> <p>subject [3] - 27:4, 44:11, 45:4</p> <p>submitted [1] - 55:2</p> <p>subsection [1] - 40:1</p> <p>substantial [2] - 45:16, 51:21</p> <p>successful [1] - 65:11</p> <p>sudden [2] - 38:19, 56:14</p> <p>summary [1] - 37:16</p> <p>support [1] - 54:11</p> <p>supporting [1] - 52:14</p> | <p>supports [1] - 53:1</p> <p>surveys [1] - 30:3</p> <p>swear [1] - 4:9</p> <p>sworn [1] - 75:8</p> <p>sympathetic [1] - 41:9</p> <p>system [2] - 28:22, 70:7</p> <p style="text-align: center;">T</p> <p>table [4] - 35:16, 36:4, 37:4, 37:19</p> <p>tag [1] - 27:21</p> <p>tailor [1] - 64:16</p> <p>talks [2] - 42:4, 43:3</p> <p>tall [1] - 69:13</p> <p>taller [3] - 38:9, 38:12</p> <p>tangled [1] - 68:14</p> <p>tax [6] - 17:4, 25:21, 25:22, 27:8, 51:19, 57:4</p> <p>taxpayer [1] - 54:19</p> <p>team [1] - 2:17</p> <p>tear [1] - 10:7</p> <p>teardown [1] - 53:10</p> <p>tearing [3] - 15:10, 15:14, 68:6</p> <p>technically [1] - 46:13</p> <p>template [3] - 64:21, 65:7, 72:5</p> <p>term [1] - 67:4</p> <p>terms [6] - 6:19, 36:10, 42:6, 45:10, 46:6, 53:5</p> <p>testify [1] - 75:9</p> <p>testimony [3] - 1:9, 75:7, 75:10</p> <p>TESTIMONY [1] - 75:16</p> <p>text [10] - 2:10, 2:11, 12:10, 12:12, 13:8, 13:11, 13:18, 14:22, 72:22, 73:1</p> <p>Text [1] - 1:5</p> <p>THE [1] - 1:3</p> <p>themselves [1] - 33:13</p> <p>theoretically [1] - 10:7</p> <p>thereafter [1] - 75:12</p> <p>they've [1] - 17:19</p> <p>thinking [2] - 19:8, 49:17</p> <p>thinks [1] - 24:13</p> <p>third [5] - 26:5,</p> | <p>51:18, 62:18, 62:19, 63:4</p> <p>thorough [1] - 3:5</p> <p>thoughtful [1] - 3:4</p> <p>thoughts [1] - 3:21</p> <p>three [1] - 25:18</p> <p>throwing [2] - 36:7, 45:13</p> <p>ticking [1] - 15:2</p> <p>tie [1] - 6:14</p> <p>tied [1] - 19:15</p> <p>ties [1] - 8:7</p> <p>tip [1] - 36:11</p> <p>title [4] - 11:9, 18:8, 18:10, 20:7</p> <p>Title [5] - 1:6, 2:12, 9:15, 12:11, 73:2</p> <p>today [5] - 4:18, 5:2, 5:12, 5:18, 15:9</p> <p>together [5] - 3:5, 3:11, 4:7, 5:3, 68:18</p> <p>tollway [1] - 23:14</p> <p>ton [2] - 32:5, 55:18</p> <p>tonight [2] - 12:13, 25:5</p> <p>took [2] - 5:19, 65:1</p> <p>tools [1] - 44:2</p> <p>top [2] - 11:2, 48:1</p> <p>toppers [1] - 29:11</p> <p>total [2] - 44:13, 44:15</p> <p>touched [1] - 50:9</p> <p>tough [1] - 71:14</p> <p>towards [4] - 6:8, 27:21, 45:22, 54:20</p> <p>town [2] - 12:21, 20:18</p> <p>towns [1] - 67:19</p> <p>track [1] - 56:7</p> <p>tracking [1] - 62:22</p> <p>transcribed [1] - 75:12</p> <p>transcript [1] - 75:14</p> <p>treatment [1] - 12:3</p> <p>trickier [1] - 56:10</p> <p>tried [6] - 6:2, 30:4, 32:13, 34:9, 35:21, 37:19</p> <p>true [1] - 75:14</p> <p>truly [1] - 8:7</p> <p>trustees [2] - 4:1, 62:8</p> <p>truth [3] - 56:5, 56:12, 75:9</p> <p>try [5] - 25:6, 32:18, 59:14, 61:17, 71:13</p> <p>trying [9] - 19:10, 23:4, 37:17, 39:12, 52:18, 67:21, 68:4, 70:5, 70:18</p> |
|--|--|---|--|--|

| | | | |
|---|--|---|---|
| <p>turn [3] - 8:20, 14:15, 18:14</p> <p>two [8] - 4:10, 5:17, 26:12, 36:6, 37:5, 38:9, 44:20, 47:16</p> <p>types [2] - 9:10, 9:12</p> <p>typewritten [1] - 75:13</p> | <p>2:15, 3:2, 3:12, 4:1, 6:2, 7:9, 8:6, 9:7, 9:15, 9:18, 10:15, 11:22, 14:8, 15:6, 21:5, 23:5, 23:21, 25:1, 25:21, 28:9, 28:10, 28:12, 29:18, 30:4, 33:11, 34:22, 50:19, 51:2, 51:20, 54:10, 54:19, 63:6, 65:11, 67:18, 68:12, 73:2, 73:4</p> <p>Village [4] - 1:6, 2:2, 2:4, 5:18</p> <p>village's [2] - 17:22, 51:8</p> <p>village-wide [1] - 11:22</p> <p>violate [1] - 69:22</p> <p>visually [1] - 24:20</p> <p>voluminous [1] - 15:21</p> <p>voluntary [6] - 13:14, 13:22, 19:13, 21:1, 25:10, 66:13</p> <p>vote [1] - 73:8</p> | <p>wide [1] - 11:22</p> <p>WILLOBEE [11] - 1:17, 18:20, 19:4, 19:18, 20:3, 21:2, 21:16, 22:16, 58:17, 60:20, 73:14</p> <p>Willabee [1] - 73:13</p> <p>wise [1] - 55:18</p> <p>wish [1] - 63:13</p> <p>witnesses [2] - 75:8, 75:11</p> <p>word [4] - 20:1, 21:16, 60:18, 67:15</p> <p>words [2] - 55:14, 61:6</p> <p>workshop [1] - 20:18</p> <p>world [1] - 30:20</p> <p>worried [1] - 71:7</p> <p>worth [2] - 8:7, 62:10</p> <p>wrap [1] - 56:20</p> <p>writing [1] - 75:11</p> <p>written [1] - 43:6</p> | <p>11:17, 11:18, 12:3, 12:12, 25:16, 25:17, 26:22, 32:5, 32:9, 32:11, 32:17, 32:19, 33:2, 34:11, 34:12, 35:3, 36:1, 51:16, 51:17, 56:5, 56:9, 61:2, 61:20, 63:20, 64:9, 64:19, 68:19, 70:21, 73:1</p> <p>Zoom [2] - 5:22, 59:9</p> |
| U | | | |
| <p>ultimately [1] - 15:11</p> <p>under [3] - 15:3, 16:18, 17:21</p> <p>understandable [1] - 67:12</p> <p>undertaking [1] - 3:19</p> <p>unenclosed [1] - 40:8</p> <p>unfortunately [1] - 33:19</p> <p>unique [4] - 52:20, 56:19, 64:11, 65:9</p> <p>universe [3] - 15:6, 16:21, 21:9</p> <p>unless [1] - 24:21</p> <p>unlike [1] - 63:20</p> <p>up [27] - 5:5, 5:14, 7:18, 8:11, 15:22, 21:5, 21:8, 22:3, 23:12, 27:10, 28:19, 45:8, 50:19, 50:22, 56:15, 56:20, 65:1, 65:21, 66:21, 68:5, 69:13, 69:21, 70:7, 70:10, 71:12, 71:22</p> <p>uptake [1] - 58:22</p> <p>user [2] - 35:22, 36:2</p> <p>user-friendly [2] - 35:22, 36:2</p> <p>uses [1] - 40:5</p> <p>utilizing [1] - 30:2</p> | <p>Village [4] - 1:6, 2:2, 2:4, 5:18</p> <p>village's [2] - 17:22, 51:8</p> <p>village-wide [1] - 11:22</p> <p>violate [1] - 69:22</p> <p>visually [1] - 24:20</p> <p>voluminous [1] - 15:21</p> <p>voluntary [6] - 13:14, 13:22, 19:13, 21:1, 25:10, 66:13</p> <p>vote [1] - 73:8</p> | <p>wide [1] - 11:22</p> <p>WILLOBEE [11] - 1:17, 18:20, 19:4, 19:18, 20:3, 21:2, 21:16, 22:16, 58:17, 60:20, 73:14</p> <p>Willabee [1] - 73:13</p> <p>wise [1] - 55:18</p> <p>wish [1] - 63:13</p> <p>witnesses [2] - 75:8, 75:11</p> <p>word [4] - 20:1, 21:16, 60:18, 67:15</p> <p>words [2] - 55:14, 61:6</p> <p>workshop [1] - 20:18</p> <p>world [1] - 30:20</p> <p>worried [1] - 71:7</p> <p>worth [2] - 8:7, 62:10</p> <p>wrap [1] - 56:20</p> <p>writing [1] - 75:11</p> <p>written [1] - 43:6</p> | |
| V | | | |
| <p>values [1] - 64:14</p> <p>variation [9] - 7:3, 7:7, 7:14, 32:10, 52:13, 52:16, 52:21, 53:6, 71:19</p> <p>variations [1] - 52:14</p> <p>various [8] - 2:10, 9:8, 10:14, 13:22, 14:16, 35:11, 73:1, 75:7</p> <p>view [1] - 11:17</p> <p>VIII [1] - 11:10</p> <p>village [38] - 2:12,</p> | <p>wait [1] - 72:15</p> <p>waived [1] - 43:20</p> <p>waiver [3] - 25:20, 26:22, 63:16</p> <p>waivers [1] - 51:13</p> <p>waiving [1] - 70:18</p> <p>wants [4] - 22:14, 29:21, 30:11, 39:9</p> <p>war [1] - 41:1</p> <p>watch [1] - 2:22</p> <p>watched [1] - 2:18</p> <p>ways [2] - 21:6, 60:18</p> <p>weary [2] - 16:5, 19:10</p> <p>web [1] - 17:22</p> <p>website [1] - 60:17</p> <p>weird [2] - 32:1, 49:7</p> <p>whatnot [1] - 58:15</p> <p>WHEREOF [1] - 75:16</p> <p>WHEREUPON [1] - 4:12</p> <p>WHICH [1] - 74:7</p> <p>white [1] - 71:12</p> <p>whole [13] - 2:19, 5:16, 20:10, 21:22, 23:5, 27:18, 29:12, 31:4, 31:15, 32:4, 50:16, 64:4, 65:20</p> | <p>yard [20] - 40:20, 43:11, 43:16, 45:20, 46:3, 46:4, 46:5, 46:8, 46:12, 46:13, 46:15, 47:21, 48:1, 48:2, 48:20, 49:8, 49:11, 69:3, 69:7, 69:8</p> <p>yards [8] - 39:1, 39:4, 39:6, 40:5, 41:21, 43:10, 48:14, 48:15</p> <p>year [11] - 3:19, 5:6, 5:14, 5:20, 5:22, 47:1, 51:10, 52:1, 54:3, 63:2, 66:9</p> <p>year-and-a-half [4] - 5:6, 5:14, 54:3, 66:9</p> <p>yearly [1] - 58:15</p> <p>years [5] - 49:18, 58:12, 63:5, 63:8, 65:5</p> <p>yield [1] - 58:4</p> <p>York [1] - 23:12</p> | |
| V | | Z | |
| | | <p>ZBA [8] - 40:14, 49:18, 53:7, 56:15, 56:16, 70:8, 71:2</p> <p>Zoning [1] - 70:9</p> <p>zoning [40] - 2:11, 6:18, 7:1, 7:22, 9:16, 9:21, 9:22, 10:1, 10:22, 11:5, 11:10,</p> | |