

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
February 14, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, February 14, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Anna Fiascone, Jim Krillenberger, Scott Peterson, Mark Willobee and Julie Crnovich

ABSENT: Debra Braselton and Troy Unell

ALSO PRESENT: Chan Yu Village Planner and Robb McGinnis Community Development Director
Applicant for cases: A-01-2018, A-45-2017, A-44-2017 and A-05-2018

Approval of Minutes

December 13, 2017: The PC, with no questions, **unanimously approved** the December 13, 2017, minutes as submitted, 5-0 (2 abstained, 2 absent).

January 10, 2018: The PC, with no questions, **unanimously approved** the January 10, 2018, minutes as submitted, 7-0 (2 absent).

Findings and Recommendations - Case A-38-2017 – 7 N. Grant St., 1st Floor – Responsible Driver – Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit by Responsible Driver)

The PC, with no questions, **unanimously approved** the Findings and Recommendations, 7-0 (2 absent).

Findings and Recommendations - Case A-39-2017 – 1 Grant Square., 2nd Floor – Top Driver - Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2nd floor in the B-1 Community Business District (application includes concurrent Special Use Permit by Top Driver)

The PC, with no questions, **unanimously approved** the Findings and Recommendations, 7-0 (2 absent).

Sign Permit Review - Case A-01-2018 – 24 Chicago Ave., Unit B– FreezeFix – 1 New Wall Sign

The applicant presented the new wall sign to the PC, reviewing the materials and support system. The PC had no concerns.

The PC **unanimously approved** the sign application as submitted, 7-0 (2 absent).

Plan Commission Minutes
February 14, 2018

Sign Permit Review - Case A-45-2017 - 908 Elm St. – Non-compliant, Off-Site Signage on median at Ogden Avenue and Salt Creek Lane – MedProperties (8 Salt Creek Campus LLC) – New Ground Sign (will also require variation review/approval by the Zoning Board of Appeals)

The applicant presented the ground sign revision illustrations, as requested by the PC at last month's meeting. The ground sign exhibits included one illustration at 7 feet tall and another at 6 feet tall. Both signs featured 2 blank slots.

The PC, in general, supported the 6-foot height versus the 7-foot height. To that end, the PC **approved** the ground sign at 6 feet, as submitted (with 2 blank sign slots), 6-1 (2 absent).

(Please note, the PC approved the appearance of the signage. This request requires variation review/final decision by the ZBA and Board of Trustees too.)

The PC Chairman asked for a motion to move the Exterior Appearance review Agenda item (6) before Public Hearing item (5). The PC unanimously approved, 7-0 (2 absent).

Exterior Appearance Plan Review - Case A-05-2018 – 36 E. Hinsdale Avenue – Exterior Appearance Review for front and rear building façade improvements in the B-2 Central Business District

The PC heard testimony from the applicant's architect, Mr. Shaun Blomquist, on behalf of the building (36 E. Hinsdale Ave.) owner Ms. Jane Foster. He reviewed the front façade (facing Hinsdale Ave.) plan to replace: the existing window frames with a new aluminum, higher efficiency storefront system, current double door to single door, and creating a new entry alcove leading up to the 2nd floor for a future potential tenant. The applicant stated it will use new brick to match the existing brick and will use the salvaged existing granite base, or use matching new granite for the new entry alcove.

The applicant reviewed the rear façade plans to: remove the existing blue overhead door (including the track assembly) and infilling the opening with brick to match the existing brick, remove the existing blue door and replacing it with a new aluminum entry door with side-window, and replacing the existing blue awning sign with a blank black awning.

The rear façade plan also includes replacing the existing electrical service conduit and painting it to match the existing brick color. The rear façade existing 24"x24" louver will be replaced with a new 24"x40" louver, versus what is shown on the exhibit 24"x72". Mr. Blomquist explained to the PC that the initial design was for a worst case scenario. It will be painted to match the building. The applicant also stated that the new brick clad elevator tower, as shown on the exhibit, will not be taller than the original roof, so it will not be visible.

A Plan Commissioner asked if they will be replacing the 2nd floor windows. The applicant responded they will not replace the 2nd floor windows.

A Plan Commissioner asked if there are plans to add additional (exterior) lighting to the building. The applicant responded no.

Plan Commission Minutes February 14, 2018

A Plan Commissioner asked if the base will be all granite. The applicant stated yes, they will remove approximately 5 feet of granite and salvage/reuse approximately 3 feet of it.

A Plan Commissioner asked what (future tenant) is being proposed for the 2nd floor. The applicant replied that he does not know, and that the application is for improvements for a general vacant space.

A Plan Commissioner asked if they have any plans for screening the dumpster in the rear alley. The applicant stated he was not entirely sure.

The PC had no issues with the proposed exterior appearance plan, and **unanimously recommended approval** for the application, as submitted, 7-0 (2 absent).

Public Hearing - Case A-44-2017 – 540 W. Ogden Ave, - Kensington School - Map Amendment and concurrent Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

(Please see the attached transcript for Case A-44-2017 included as part of this record, Attachment 1)

The applicant (Mr. Marlas) presented to the PC, the plan to subdivide the 4 acre R-4 Single Family Residential District, for 8 code compliant R-4 lots, and one (1.74 acre) O-2 lot under the tentative plat of subdivision and concurrent map amendment application. The applicant reviewed the days/ hours of operation, client geo-demographics, number of staff/children, and pick-up/drop-off times, for the Kensington School daycare center on the potential O-2 lot.

A Plan Commissioner asked if there is a difference in traffic between the former requested site at 525-527 W. Ogden Avenue and the current site at 540 W. Ogden Avenue. The applicant reported difficulty in receiving responses from I-DOT, and moreover, never receiving a formal response. For 540 W. Ogden Avenue, the applicant reviewed it was indicated by I-DOT that it was not in favor of a left hand turn (south east) out of the subject property onto Ogden Avenue. Understanding crossing 4 lanes of traffic to turn left is difficult, the applicant stated that they are not seeking a request to turn left (north west) out of 540 W. Ogden Avenue. To that end, the applicant stated the proposed daycare ingress/egress from Ogden is: right in (east south), right out (north east) and left in (west south).

A Plan Commissioner raised a concern for the overflowing parking situation at Hinsdale Orthopedics at 550 W. Ogden Avenue (west of the subject property), and asked where the cars currently utilizing the parking lot at 540 W. Ogden Avenue will go. Mr. Marlas indicated that it is a general issue, and it is a problem for any potential development at the subject property.

A Plan Commissioner asked the applicant why the map amendment request is from an R-4 to an O-2, as compared to the IB District across the street. The applicant responded that child daycare is a special use in the O-2 District, versus the IB District, requiring a text amendment, since it is not a permitted or special use.

A Plan Commissioner asked about the Map Amendment application response of the “project will improve public utilities/water management for the site and alleviate stormwater management issues at Madison between Ogden and North Avenues. The applicant explained that it was the Village’s desire (should this project move forward), for stormwater utilities from Madison through the subject property, into an onsite

Plan Commission Minutes

February 14, 2018

storage vault under the parking lot or behind the planned playground that would slowly release across Ogden Avenue.

The applicant clarified that this Kensington School location is not a preschool, which may have long lines for drop-off and pick-up, due to a set start and end time. In contrast, by comparison to the daycare at another Kensington School location with the same size: parking lot (36 spaces), building, number of students and staff, Mr. Marlas stated that they've experienced a slow steady stream of pick-up and drop-off, due to varying parent work schedules.

The applicant's traffic consultant, KLOA senior staff member, Mr. Michael Werthmann reiterated the traffic difference between a preschool and daycare, and emphasized that the pick-up/drop-off period is spread out between a 2.5 to 3 hour period. Mr. Werthmann also stated that the majority of the families will live in Hinsdale and Clarendon Hills, so that they do not need to make the left or right turn onto Ogden Avenue, and will approach the school through Monroe Street. He explained Monroe Street has the traffic capacity for the school, but acknowledged that there will be additional traffic on Monroe Street. It was pointed out however, that Monroe Street carries only about 50-60% of the traffic Madison Street currently does.

A Commissioner asked when was the traffic study baseline count taken. Mr. Werthmann replied they did counts a year ago, but updated the data about 2 weeks ago in January 2018.

Chairman Cashman expressed strongly against not meeting the minimum parking requirements, and would like to see the parking lot reconfigured to comply with the Code, including a loading area space.

There were approximately 11 residential neighbors (near the subject property) who spoke and stated their concerns of the proposed application. The essence of the concerns revolved around additional traffic, additional parking on the neighborhood streets, and future use of the building (of note, additional parking issues specifically due to Hinsdale Orthopedics staff/client parking not utilizing the subject property [currently by a parking lease] was also stressed by the neighbors and Plan Commission). A letter was passed out to the PC on behalf of a neighbor who could not attend the public hearing (Attachment 2, dated February 12, 2018).

It was recommended by the PC, that staff and the applicant have a neighborhood meeting, including ManorCare (600 Ogden Ave.) and Hinsdale Orthopedics to discuss the issues raised by the neighbors before the next PC meeting.

The PC **unanimously approved** to continue the public hearing for Case A-44-2017 for the March 14, 2018, PC meeting, 7-0 (2 absent).

Adjournment

The meeting was adjourned at 9:08 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-44-2017 - 540 W. Ogden Avenue - Kensington School - Map Amendment and concurrent tentative Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an 0-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of February, 2018, at the hour of 7:40 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. SCOTT PETERSON, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. ROBERT MC GINNIS, Director of</p> <p>4 Community Development/Building</p> <p>5 Commissioner;</p> <p>6 MR. CHARLES MARLAS, Owner, Kensington</p> <p>7 School;</p> <p>8 MR. MARK WERTHMANN, KLOA.</p> <p>9 * * *</p> <p>07:28:51PM 10 CHAIRMAN CASHMAN: This is for</p> <p>11 Case A-44-2017 540 West Ogden Avenue, Kensington</p> <p>12 School. It's for a Map Amendment and concurrent</p> <p>13 tentative Plat of Subdivision to subdivide and</p> <p>14 rezone approximately 1.74 acres to an 0-2</p> <p>15 Limited Office District and subdivide</p> <p>16 approximately 2.26 acres into 8 R-4 Single-</p> <p>17 Family District Lots.</p> <p>18 MR. MARLAS: Hi, everybody.</p> <p>19 CHAIRMAN CASHMAN: Please just</p> <p>20 introduce yourself for the record.</p> <p>21 And do we need to -- Also, anyone</p> <p>22 who wishes to speak on this issue or thinks they</p>	<p style="text-align: center;">4</p> <p>1 requirements. We are going to subdivide the lot</p> <p>2 into two parcels, one parcel being to maintain</p> <p>3 the R-4 zoning for a total number of 8 home</p> <p>4 sites on a cul-de-sac. Each lot will be</p> <p>5 conforming R-4. We don't have any</p> <p>6 contingencies, any zoning variances that are</p> <p>7 needed for that. And the remaining almost 2</p> <p>8 acres of property we are going to turn into an</p> <p>9 0-2 district with a special use for a daycare</p> <p>10 center for Kensington School.</p> <p>11 Traffic ingress and egress will</p> <p>12 work much, much better with the Monroe access as</p> <p>13 well as Ogden. We have had some lengthy</p> <p>14 discussions with IDOT regarding access on this</p> <p>15 site. And it was their recommendation to us</p> <p>16 that we abandon a left out on the Ogden Avenue</p> <p>17 site. So we are proposing today just a right</p> <p>18 in/right out, left in, on Ogden Avenue, which is</p> <p>19 basically identical to what is allowed on Monroe</p> <p>07:49:44PM 20 and then also full access at Monroe that can</p> <p>07:50:19PM 21 allow parents to get down into Hinsdale or</p> <p>22 Clarendon Hills that way.</p>
<p style="text-align: center;">3</p> <p>1 might, please be sworn in.</p> <p>2 (Audience members sworn en masse.)</p> <p>3 MR. MARLAS: Good evening. My name is</p> <p>4 Charles Marlas. I am the owner of Kensington</p> <p>5 School. As you all may recall, we stood before</p> <p>6 this committee about 6 or 8 months ago with the</p> <p>7 hopes of bringing Kensington School to Hinsdale</p> <p>8 on Ogden Avenue across the street from this new</p> <p>9 proposed location. That site didn't work for a</p> <p>07:48:41PM 10 various number of reasons, topography, traffic,</p> <p>11 quite a few.</p> <p>12 Then it came to our attention that</p> <p>13 this am link's property had finally come on the</p> <p>14 market and has been subject to redevelopment for</p> <p>15 a number of years; and we were fortunate enough</p> <p>16 to become a contract purchaser of that property,</p> <p>17 which we are still today.</p> <p>18 So our current plan now to bring</p> <p>19 Kensington School to Hinsdale is take this</p> <p>07:49:07PM 20 existing 4-acre site that's currently zoned R-4,</p> <p>21 which R-4 lots are a minimum of 10,000 square</p> <p>22 feet, and have a number of different other</p>	<p style="text-align: center;">5</p> <p>1 So that's kind of a little recap.</p> <p>2 If there are any questions or any discussions,</p> <p>3 which I'm sure there will be, I'm here to answer</p> <p>4 whatever questions you have.</p> <p>5 AUDIENCE MEMBER: Can you repeat that?</p> <p>6 I'm sorry. I didn't understand.</p> <p>7 AUDIENCE MEMBER: The traffic flow,</p> <p>8 could you repeat the traffic flow.</p> <p>9 MR. MARLAS: Sure. So the traffic flow</p> <p>07:50:49PM 10 will be two points, one on Ogden Avenue and one</p> <p>11 on Monroe. We will be looking for a right</p> <p>12 in/right out, left in, at Ogden and not seeking</p> <p>13 a left out at Ogden. And then Monroe will have</p> <p>14 full access.</p> <p>15 AUDIENCE MEMBER: So they can take a</p> <p>16 left down Monroe, come around off of Madison at</p> <p>17 that light, bringing all that traffic down my</p> <p>18 street. Am I interpreting that correctly?</p> <p>19 MR. YU: My apologies.</p> <p>07:51:09PM 20 MR. MARLAS: Or they can go into town</p> <p>21 where they live or they can go --</p> <p>22 CHAIRMAN CASHMAN: Let's wait and keep</p>

<p style="text-align: center;">6</p> <p>1 the public comments till later.</p> <p>2 AUDIENCE MEMBER: I just want to</p> <p>3 understand what he's saying.</p> <p>4 AUDIENCE MEMBER: I don't understand at</p> <p>5 all really where -- I wish you would maybe</p> <p>6 like draw out like how the traffic is going to</p> <p>7 go so we can totally understand what you are</p> <p>8 saying.</p> <p>9 CHAIRMAN CASHMAN: We will get to that.</p> <p>07:51:28PM 10 That's a good question.</p> <p>11 MR. YU: Also, if anyone wants to speak</p> <p>12 later, please approach.</p> <p>13 CHAIRMAN CASHMAN: You need to do it at</p> <p>14 the mike so that people can -- it's being</p> <p>15 recorded -- so they can hear it and see it.</p> <p>16 Just one question I have is, going</p> <p>17 through the packet, it does not seem that there</p> <p>18 is enough information here, a complete packet,</p> <p>19 to either do the Map Amendment or for sure the</p> <p>07:51:51PM 20 tentative Plat of Subdivision. There is a</p> <p>21 series of requirements.</p> <p>22 So my guess is that this is to get</p>	<p style="text-align: center;">8</p> <p>1 submitted yet, but it will be after this</p> <p>2 meeting.</p> <p>3 CHAIRMAN CASHMAN: If this gets</p> <p>4 continued to March, then in March we would see,</p> <p>5 in the submission before that meeting we would</p> <p>6 have the full traffic study?</p> <p>7 MR. MARLAS: Correct. Yes.</p> <p>8 Because that's crucial.</p> <p>9 CHAIRMAN CASHMAN: And I was figuring</p> <p>07:52:59PM 10 we would have neighbors here because I saw -- I</p> <p>11 don't know how many showed up at the board</p> <p>12 meeting, but I saw there was a petition where</p> <p>13 there was someone represented 56 residents and</p> <p>14 north on Monroe Street who were concerned about</p> <p>15 the cars that are going to park there and</p> <p>16 traffic.</p> <p>17 So I would like to hear questions</p> <p>18 by the Commissioners of the applicant. And then</p> <p>19 after we kind of go through, and I would love to</p> <p>07:53:22PM 20 hear from all of you, bear with us first, and</p> <p>21 then I would love to hear what you have to say.</p> <p>22 Jim?</p>
<p style="text-align: center;">7</p> <p>1 an idea of input from, obviously, the neighbors,</p> <p>2 from the Commissioners.</p> <p>3 MR. MARLAS: Sure.</p> <p>4 CHAIRMAN CASHMAN: And then you would</p> <p>5 go back and take care of the additional things</p> <p>6 that are required to properly, for us, actually</p> <p>7 review it and consider this.</p> <p>8 MR. MARLAS: Right.</p> <p>9 CHAIRMAN CASHMAN: When I was looking</p> <p>07:52:13PM 10 at the Village minutes, this is kind of the</p> <p>11 context, when they suggest or brought this to</p> <p>12 the Plan Commission and there were a couple</p> <p>13 things on there that I thought were interesting;</p> <p>14 that one, this is in the discussion of the --</p> <p>15 for this to be a motion. It said that we would</p> <p>16 have a traffic study when this came to us, and</p> <p>17 it is not in our packet. Is a traffic study</p> <p>18 being put together?</p> <p>19 MR. MARLAS: I have Mark Werthmann from</p> <p>07:52:40PM 20 KLOA. Do you have the traffic study complete?</p> <p>21 Has it been submitted to IDOT?</p> <p>22 MR. WERTHMANN: It hasn't been</p>	<p style="text-align: center;">9</p> <p>1 MR. KRILLENBERGER: This is related to</p> <p>2 traffic. What would your hours of operation be,</p> <p>3 and what do you think the population of the</p> <p>4 school will be?</p> <p>5 MR. MARLAS: So hours of operation are</p> <p>6 6:30 a.m. to 6:30 p.m., Monday through Friday.</p> <p>7 We are closed on weekends. Population of the</p> <p>8 school is approximately 150 students, so roughly</p> <p>9 130 families. We end up having lots of siblings</p> <p>07:53:50PM 10 in a school this size.</p> <p>11 MR. KRILLENBERGER: So 125 to 130</p> <p>12 families coming in. This is a daycare. So</p> <p>13 there is no --</p> <p>14 MR. MARLAS: It's a daycare.</p> <p>15 MR. KRILLENBERGER: -- beginning of</p> <p>16 operation. There is no school day --</p> <p>17 MR. MARLAS: No. It's a daycare.</p> <p>18 MR. KRILLENBERGER: -- throughout the</p> <p>19 morning.</p> <p>07:54:02PM 20 MR. MARLAS: Drop-off is from 6:30 till</p> <p>21 about 10 o'clock in the morning. Pickup is from</p> <p>22 about 3 o'clock until 6:30.</p>

<p style="text-align: center;">10</p> <p>1 CHAIRMAN CASHMAN: Can you repeat that</p> <p>2 number of students.</p> <p>3 MR. MARLAS: Number of students total</p> <p>4 about 150. But number of families, because of</p> <p>5 siblings and such, about 125, 130.</p> <p>6 CHAIRMAN CASHMAN: And typical</p> <p>7 staffing?</p> <p>8 MR. MARLAS: 22 to 24 staff.</p> <p>9 CHAIRMAN CASHMAN: Okay. Other</p> <p>07:54:30PM 10 questions, Jim?</p> <p>11 MR. KRILLENBERGER: That's all I have.</p> <p>12 CHAIRMAN CASHMAN: Scott?</p> <p>13 MR. PETERSON: I just, probably traffic</p> <p>14 I'm concerned with, otherwise everything seemed</p> <p>15 okay on a preliminary basis.</p> <p>16 CHAIRMAN CASHMAN: Just to refresh my</p> <p>17 memory, when they came before us before, was</p> <p>18 everyone on the Commission then?</p> <p>19 MR. KRILLENBERGER: Yes.</p> <p>07:54:51PM 20 MS. FIASCONE: And that's my question</p> <p>21 actually. You didn't really see a problem with</p> <p>22 traffic when you came before us when you were</p>	<p style="text-align: center;">12</p> <p>1 and realized the GAP study wasn't supportive of</p> <p>2 it. We decided to, amongst other reasons, not</p> <p>3 continue with that location.</p> <p>4 MS. FIASCONE: So we could go back and</p> <p>5 forth 100 times tonight about traffic. But</p> <p>6 until we see the report, I think I mean we</p> <p>7 shouldn't even go there.</p> <p>8 CHAIRMAN CASHMAN: That's right, issues</p> <p>9 related to traffic until we have some data to</p> <p>07:56:13PM 10 actually see --</p> <p>11 MR. MARLAS: Is there anything else</p> <p>12 that is of issue besides traffic?</p> <p>13 CHAIRMAN CASHMAN: There may be. We</p> <p>14 will get to those. See, I can't remember where</p> <p>15 we left it off.</p> <p>16 Scott, you were asking about that.</p> <p>17 MR. JABLONSKI: Did you have any more</p> <p>18 questions?</p> <p>19 MR. PETERSON: Drainage but I was going</p> <p>07:56:34PM 20 to save it for an expert.</p> <p>21 CHAIRMAN CASHMAN: What a nice guy.</p> <p>22 MR. JABLONSKI: My biggest concern is</p>
<p style="text-align: center;">11</p> <p>1 proposing the previous site. What makes that</p> <p>2 site, what happened? What happened there that</p> <p>3 makes this site so much better with traffic and</p> <p>4 whatnot?</p> <p>5 MR. MARLAS: Well, the traffic, because</p> <p>6 it took us about five or six months to hear back</p> <p>7 from IDOT across the street. We never really</p> <p>8 got a full interpretation from them. But the</p> <p>9 indication was that they were not really in</p> <p>07:55:20PM 10 favor of a left out at that location, which is</p> <p>11 why we realized that crossing four lanes of</p> <p>12 traffic is difficult at Ogden Avenue at peak</p> <p>13 hours. So that's why we are not seeking a left</p> <p>14 out on Ogden Avenue on this location. So it's a</p> <p>15 right in/right out, left in.</p> <p>16 CHAIRMAN CASHMAN: I remember when we</p> <p>17 were going through the case, that was our</p> <p>18 concern, you were exiting there, could you</p> <p>19 really turn against the flow.</p> <p>07:55:44PM 20 MR. MARLAS: It was preliminary. And</p> <p>21 it was wishful thinking actually until we</p> <p>22 actually spoke to IDOT, got our traffic study,</p>	<p style="text-align: center;">13</p> <p>1 the fact that Hinsdale Orthopaedics has all the</p> <p>2 traffic they have and they use that lot, that</p> <p>3 property as a parking area right now. Where are</p> <p>4 all those cars going to go when we add 250 more?</p> <p>5 When we lose those parking places and add 250</p> <p>6 more drop-offs and pickups a day, we are looking</p> <p>7 at a pretty congested corner.</p> <p>8 MR. MARLAS: That parking is going to</p> <p>9 go away either way, that site would be developed</p> <p>07:57:08PM 10 with something I would imagine. Hinsdale</p> <p>11 Orthopaedics is going to have that traffic</p> <p>12 overflow regardless of what goes on this old</p> <p>13 Amling's location.</p> <p>14 MR. JABLONSKI: You could not build</p> <p>15 that and build 8 houses and sell them parking.</p> <p>16 I'm being facetious. It's been 10 years that</p> <p>17 it's been a parking lot.</p> <p>18 MR. MARLAS: Right. Well, I think</p> <p>19 that's gone on long enough I think. But, yes,</p> <p>07:57:30PM 20 to answer your question, I think Hinsdale</p> <p>21 Orthopaedics is going to have to figure out what</p> <p>22 to do with their overflow. I think that will</p>

<p style="text-align: center;">14</p> <p>1 probably be the catalyst to have them probably</p> <p>2 make a move further east on Ogden, which is</p> <p>3 where they more than likely belong.</p> <p>4 MR. JABLONSKI: I'm just worried about</p> <p>5 congestion. There is a lot going on.</p> <p>6 CHAIRMAN CASHMAN: It's amazing. I</p> <p>7 don't know how Hinsdale Orthopaedics puts all</p> <p>8 those people through that building. It's not</p> <p>9 that big.</p> <p>07:57:55PM 10 MR. MARLAS: That's something to</p> <p>11 remember. That's a 7-day-a-week location. It's</p> <p>12 open on weekends as well and late into the</p> <p>13 evenings and traffic coming and going all day</p> <p>14 long. Whereas our location we have a pretty</p> <p>15 good chunk at the morning, and then it's really</p> <p>16 quiet all day. Then a pretty good chunk of</p> <p>17 traffic, and we are closed after 6:30. And</p> <p>18 there is no one there on Saturday or Sunday.</p> <p>19 CHAIRMAN CASHMAN: Julie?</p> <p>07:58:20PM 20 MS. CRNOVICH: My main concern is</p> <p>21 traffic, especially cutting through the</p> <p>22 neighborhoods. And Ogden is a nightmare as we</p>	<p style="text-align: center;">16</p> <p>1 that are coming from Hinsdale would more than</p> <p>2 likely be coming up through Hinsdale and, you</p> <p>3 know, through Monroe. This is a Hinsdale</p> <p>4 location. It's a Hinsdale school. It serves</p> <p>5 Hinsdale kids and Hinsdale families. Anybody</p> <p>6 coming from Clarendon Hills similarly would be</p> <p>7 probably coming along Chicago Avenue and up</p> <p>8 Monroe. Some will be coming to and from work</p> <p>9 from the expressway and back, this and that.</p> <p>07:59:41PM 10 But, you know, this is a public</p> <p>11 service of Hinsdale, Hinsdale school, Hinsdale</p> <p>12 community, and surrounding communities. So when</p> <p>13 you say "cut-through," I don't know if it's</p> <p>14 really so much a cut-through as it is a</p> <p>15 destination for the families of Hinsdale.</p> <p>16 MS. CRNOVICH: And my next question,</p> <p>17 why rezoning to office instead of institutional?</p> <p>18 MR. MARLAS: Institutional currently</p> <p>19 doesn't have an actual special use for it so you</p> <p>08:00:09PM 20 also need a text amendment.</p> <p>21 CHAIRMAN CASHMAN: You would need a</p> <p>22 text amendment.</p>
<p style="text-align: center;">15</p> <p>1 all know. And I have noticed when I'm visiting</p> <p>2 someone at Manor Care Monroe is getting really</p> <p>3 busy, and I think it's a lot of cut-through</p> <p>4 traffic. So my concern is there is going to be</p> <p>5 an additional burden to the residents in that</p> <p>6 area.</p> <p>7 MR. MARLAS: When you say "cut-through</p> <p>8 traffic," are you talking about people that are</p> <p>9 going to Monroe and avoiding Madison to get to</p> <p>07:58:50PM 10 Monroe to get out to Ogden?</p> <p>11 MS. CRNOVICH: I don't know where they</p> <p>12 are going. There is a lot of traffic that seems</p> <p>13 to cut off, come off Ogden, and go down Monroe</p> <p>14 Street. And I don't know --</p> <p>15 CHAIRMAN CASHMAN: Southbound.</p> <p>16 MR. MARLAS: We really see this as a</p> <p>17 community school, right, serving Hinsdale and</p> <p>18 Clarendon Hills primarily. We have schools in</p> <p>19 LaGrange and Western Springs just over Ogden.</p> <p>07:59:08PM 20 We don't foresee a whole lot of people coming</p> <p>21 from Westmont and definitely not as far as</p> <p>22 Downers Grove. So I would imagine that any moms</p>	<p style="text-align: center;">17</p> <p>1 MS. CRNOVICH: Okay.</p> <p>2 CHAIRMAN CASHMAN: This is a special</p> <p>3 use already.</p> <p>4 MR. MARLAS: Yes. Special use already</p> <p>5 exists in 0-2.</p> <p>6 CHAIRMAN CASHMAN: And Hinsdale</p> <p>7 Orthopaedics is 0-2?</p> <p>8 MR. MARLAS: Right.</p> <p>9 MS. CRNOVICH: And that's 0-2?</p> <p>08:00:26PM 10 MR. MARLAS: There is a 0-2 across the</p> <p>11 street on the northwest corner of Madison and</p> <p>12 Ogden as well.</p> <p>13 MS. CRNOVICH: Okay. Until we get the</p> <p>14 traffic study --</p> <p>15 CHAIRMAN CASHMAN: Mark, let's talk</p> <p>16 stormwater.</p> <p>17 MR. WILLOBEE: First, traffic, of</p> <p>18 course.</p> <p>19 CHAIRMAN CASHMAN: Right.</p> <p>08:00:39PM 20 MR. WILLOBEE: But yes, looking at</p> <p>21 review criteria 11, they talk about this will</p> <p>22 alleviate stormwater management issues. Can you</p>

<p style="text-align: center;">18</p> <p>1 explain what you are thinking from the 2 stormwater perspective? I don't really see any 3 space for that in the plat, and it's important 4 early on.</p> <p>5 MR. MARLAS: Sure. So we have had a 6 bunch of discussions with staff relative to the 7 stormwater management issue that exists over on 8 Madison Avenue. Madison is between North and 9 Ogden. And it was the Village's desire, seeing 10 we have an opportunity to redevelop this 11 property, to bring some stormwater utilities 12 from Madison through our property into an onsite 13 storage vault under our parking lot or back 14 behind our playground that would slowly release 15 across Ogden Avenue.</p> <p>16 MR. WILLOBEE: So underground?</p> <p>17 MR. MARLAS: Underground retention, 18 yes. So from what I understand, I didn't 19 witness this firsthand, but I understand that 20 Madison gets --</p> <p>21 CHAIRMAN CASHMAN: Since we have that 22 great back-pitched pipe in this area?</p>	<p style="text-align: center;">20</p> <p>1 have that fixed in March. One of the criteria 2 out of the 15 or so is to have availability to 3 have adequate ingress to and egress from subject 4 property, which the traffic conditions in the 5 vicinity would be affected by the proposed 6 amendment. So it's clearly a big criteria for 7 even considering a map amendment.</p> <p>8 MS. FIASCONE: Right. So the traffic, 9 obviously, has been brought up. But is there 10 going to be a line of cars on Monroe Street at 11 5 o'clock when there are people cutting through 12 anyways, you know, backed up all the way to that 13 new cul-de-sac, you know -- I don't know.</p> <p>14 CHAIRMAN CASHMAN: We have the traffic 15 engineer here. So I would like to see that in 16 the report.</p> <p>17 MR. MARLAS: We have a lot of schools 18 that are very, very similar to this, actually 19 identical to this one, the one in Elmhurst. It 20 has the same number of parking spaces, 36; has 21 the same square footage, same number of 22 students, same number of families, same number</p>
<p style="text-align: center;">19</p> <p>1 MR. MARLAS: Yes, pretty underwater. 2 So, yes, this will be a final solution to that 3 problem. And we are happy to help as we are 4 developing this to put some underwater -- 5 underground facilities on our site and slow 6 release that water across Ogden.</p> <p>7 CHAIRMAN CASHMAN: Anna?</p> <p>8 MS. FIASCONE: Those are all my 9 questions. I don't know if this specific 10 ingress/egress is a site plan, more of a site 11 plan issue? But obviously --</p> <p>12 CHAIRMAN CASHMAN: No. It's going to 13 come under the criteria for a map amendment. 14 There is 14 or 15 things that we need to 15 consider, yes.</p> <p>16 MS. FIASCONE: But I kind of agree that 17 item --</p> <p>18 CHAIRMAN CASHMAN: Item 10.</p> <p>19 MS. FIASCONE: I don't know how -- Our 20 overheads aren't working so I don't know how we 21 can get a visual.</p> <p>22 CHAIRMAN CASHMAN: Hopefully IT will</p>	<p style="text-align: center;">21</p> <p>1 of teachers. And traffic just kind of moves 2 really cleanly and slowly through there on a 3 slow, steady basis.</p> <p>4 This is not preschool where there 5 is a car line, right? Where you may get 20 moms 6 that are parked and the teachers are bringing 7 their children out one by one in a preschool car 8 line. This is childcare. Parents have to come 9 in. They have got to come in. They have got to 10 park. They have to walk inside and go pick up 11 their child, maybe an infant with their car 12 carrier, and escort them, and sign them out the 13 building. So this isn't like a pickup or a 14 McDonald's drivethrough. This is real drop-off.</p> <p>15 CHAIRMAN CASHMAN: Or like an 16 elementary school.</p> <p>17 MR. MARLAS: Or like an elementary 18 school, yes. This is as if you were going into 19 a grocery store.</p> <p>20 MS. FIASCONE: Okay.</p> <p>21 MR. MARLAS: This is Mike Werthmann.</p> <p>22 MR. WERTHMANN: Hi, Michael Werthmann</p>

<p style="text-align: right;">22</p> <p>1 from KLOA. We are performing the study. We</p> <p>2 performed the last study. It was a very good</p> <p>3 question. And like Chuck said, they do have to</p> <p>4 come in and drop off. The big difference</p> <p>5 between this preschool and regular school is</p> <p>6 there is no start time or end time. These 130</p> <p>7 families, and there is car pooling and so forth,</p> <p>8 which reduces the traffic, is spread out over a</p> <p>9 2.5-hour, 3-hour period in the morning and in</p> <p>10 the afternoon. So it's not like they are all</p> <p>11 coming in at one time. It's spread out. People</p> <p>12 go to work at different times. Some are going</p> <p>13 to drop off at 6:30, some are going to drop off</p> <p>14 at 7:00. So that really helps the impact on the</p> <p>15 roadway system.</p> <p>16 One of the big reasons this site</p> <p>17 works better than the north site, as you</p> <p>18 indicated is -- as Chuck indicated, the majority</p> <p>19 of parents or families are going to live within</p> <p>20 Hinsdale and Clarendon Hills. So they don't</p> <p>21 have to get onto Ogden. They don't have to make</p> <p>22 that difficult turn on and off of Ogden. They</p>	<p style="text-align: right;">24</p> <p>1 show you all that within the traffic study.</p> <p>2 CHAIRMAN CASHMAN: When will you be</p> <p>3 doing your baseline counts?</p> <p>4 MR. WERTHMANN: We did counts a year</p> <p>5 ago and we went back and updated all the counts.</p> <p>6 We did them in January, about 2 weeks ago, 2.5</p> <p>7 weeks ago; so we have the counts there. The</p> <p>8 northbound traffic on Monroe, as we all know, is</p> <p>9 reduced due to the fact that you can't make a</p> <p>10 left turn onto Ogden during the day, so that</p> <p>11 helps.</p> <p>12 When it comes to Hinsdale</p> <p>13 Orthopaedics, while they generate some traffic,</p> <p>14 their traffic that wants to go west on Ogden,</p> <p>15 they can come out through Manor Care, I believe</p> <p>16 it's called, and make the left there; so that</p> <p>17 helps alleviate some of the traffic on Monroe.</p> <p>18 So all of this is working to, you know, reduce</p> <p>19 the impact on Monroe.</p> <p>20 MR. WILLOBEE: Given the variability in</p> <p>21 the start times and drop-off times or pickup</p> <p>22 times, how do you account for that in your</p>
<p style="text-align: right;">23</p> <p>1 can come up the south, up Monroe to the</p> <p>2 development, which really helps. It provides</p> <p>3 for a better, more efficient operation.</p> <p>4 There was a discussion about</p> <p>5 cut-through traffic. Monroe does carry some</p> <p>6 traffic, but it is one of two roads in the</p> <p>7 immediate area that serves south Hinsdale.</p> <p>8 You've got to go all the way to York or -- I</p> <p>9 don't even know -- to the east to be able to</p> <p>10 come down to the south. So it is going to carry</p> <p>11 some heavier traffic because it's one of the</p> <p>12 major north-south routes into Hinsdale. And all</p> <p>13 of that is in the traffic study. We will show</p> <p>14 you how it works. Pretty much everything works</p> <p>15 at a good level of service. There is capacity</p> <p>16 to accommodate this.</p> <p>17 We will add some additional traffic</p> <p>18 to Monroe. But just for comparison, Monroe</p> <p>19 carries probably about 50 to 60 percent of the</p> <p>20 traffic that Madison carries. While it does</p> <p>21 carry some traffic, it's not as high as Madison</p> <p>22 or some other streets in the area. But we will</p>	<p style="text-align: right;">25</p> <p>1 study?</p> <p>2 MR. PETERSON: Excellent question.</p> <p>3 MR. WERTHMANN: We went and surveyed</p> <p>4 another Kensington School very similar to this,</p> <p>5 the Elmhurst facility -- correct me if I'm</p> <p>6 wrong -- same number of students, same number of</p> <p>7 parents -- or not parents, employees. Excuse</p> <p>8 me. It's actually going to be the same</p> <p>9 building, same exact building.</p> <p>10 MR. MARLAS: The building is the exact</p> <p>11 building, similar to the one I referred to.</p> <p>12 MR. WERTHMANN: And just, and you will</p> <p>13 see in the study, that showed that during the</p> <p>14 peak hour, 60-minute period, there were 50</p> <p>15 vehicles coming -- and don't hold me to this --</p> <p>16 50 to 55 vehicles coming in, 55 vehicles coming</p> <p>17 out. So, you know, 50 plus parents dropping off</p> <p>18 in that hour, that's less than one a minute.</p> <p>19 And they are not all coming down Monroe. Some</p> <p>20 are going to be coming on Ogden. It's going to</p> <p>21 be distributed throughout.</p> <p>22 It does generate some traffic.</p>

<p style="text-align: right;">26</p> <p>1 It's not significant. It's not what it was at</p> <p>2 one time when Amling's was probably there. And</p> <p>3 I think a big point we have to remember is it</p> <p>4 doesn't generate traffic in the evening. It</p> <p>5 doesn't generate any traffic on weekends. It</p> <p>6 really doesn't generate any traffic during the</p> <p>7 midday.</p> <p>8 You do have some half-day programs?</p> <p>9 MR. MARLAS: Not anymore.</p> <p>08:08:48PM 10 MR. WERTHMANN: So really you are</p> <p>11 talking 2.5 hours in the morning and 2.5 in the</p> <p>12 afternoon, and then it's pretty quiet from a</p> <p>13 traffic standpoint.</p> <p>14 CHAIRMAN CASHMAN: How likely do you</p> <p>15 think it is that IDOT would allow a westbound</p> <p>16 left turn into the north drive?</p> <p>17 MR. WERTHMANN: We are working with</p> <p>18 them. We think it's a good possibility. We</p> <p>19 have met with them. They are very opposed to</p> <p>08:09:12PM 20 left out, which we can all understand. We are</p> <p>21 going to submit and try to get that. If they</p> <p>22 don't permit it, we can come in, a left on</p>	<p style="text-align: right;">28</p> <p>1 core concentration for like our Wheaton or</p> <p>2 Elmhurst locations, which are very similar to</p> <p>3 this, it's a pretty tight radius.</p> <p>4 Look, here, I can't remember really</p> <p>5 at this stage say this is where they are coming</p> <p>6 from because there is no mandate.</p> <p>7 MR. WILLOBEE: That's what I was</p> <p>8 asking.</p> <p>9 MR. MARLAS: Western Springs and</p> <p>08:10:38PM 10 LaGrange, they are all from Western Springs and</p> <p>11 LaGrange; right? Naperville, they are all from</p> <p>12 Naperville. But the actual reach varies from</p> <p>13 school to school.</p> <p>14 CHAIRMAN CASHMAN: I have a few things.</p> <p>15 Say if this gets continued to March, will you</p> <p>16 have all the detailed information that's</p> <p>17 required for that Plat of Subdivision for the</p> <p>18 tentative plat?</p> <p>19 MR. MARLAS: I hope so, yes.</p> <p>08:11:01PM 20 CHAIRMAN CASHMAN: Because we are not</p> <p>21 even close currently.</p> <p>22 MR. MARLAS: Right.</p>
<p style="text-align: right;">27</p> <p>1 Monroe, and then they come in and make a left on</p> <p>2 that first drive and won't even have to drive</p> <p>3 down further south on Monroe; so we have that</p> <p>4 second option, if necessary.</p> <p>5 CHAIRMAN CASHMAN: Okay.</p> <p>6 MR. MARLAS: Thank you for your time.</p> <p>7 MR. WILLOBEE: One more question. You</p> <p>8 stated a couple of times that it will be</p> <p>9 primarily Clarendon Hills and Hinsdale. Do you</p> <p>08:09:46PM 10 have data from your other schools to indicate</p> <p>11 the draw from the local community? I'm just</p> <p>12 speaking from my experience. I know where my</p> <p>13 boys go there are parents from a wide variety of</p> <p>14 places.</p> <p>15 MR. MARLAS: Yes. We draw actually in</p> <p>16 the outreaches to a little past a 3-mile radius.</p> <p>17 So a 3-mile radius, off the top of my head, I</p> <p>18 don't know what that is. But we could be</p> <p>19 drawing from north up into the Hinsdale</p> <p>08:10:07PM 20 community across Ogden, maybe up into Oak Brook</p> <p>21 a little bit, a little bit into Western Springs,</p> <p>22 a little bit west down into Westmont. But the</p>	<p style="text-align: right;">29</p> <p>1 CHAIRMAN CASHMAN: So if you just work</p> <p>2 closely with Robb and Chan make sure that we</p> <p>3 have all that.</p> <p>4 I did have some other comments</p> <p>5 here. I mean the site plan, I looked back at</p> <p>6 what we went through before, when we see that,</p> <p>7 your first site plan. I want to make sure you</p> <p>8 have all the setbacks on there, the dimensions.</p> <p>9 We definitely need to see the traffic study.</p> <p>08:11:30PM 10 I really have an issue with you not</p> <p>11 complying with the parking requirements. When I</p> <p>12 look at the layout, it's not dimensions. But</p> <p>13 there was talk about the 10-foot off of Ogden</p> <p>14 versus the normal setback. I just don't see how</p> <p>15 you couldn't redesign the parking and comply. I</p> <p>16 would really be opposed to something like this</p> <p>17 not meeting our parking requirements. You had 3</p> <p>18 spaces -- You had 40 across the street when we</p> <p>19 proposed it. So I would look closely at that</p> <p>08:11:56PM 20 because I think you can do it. It just takes</p> <p>21 some design.</p> <p>22 MR. MARLAS: Across the street --</p>

<p style="text-align: right;">30</p> <p>1 CHAIRMAN CASHMAN: We need the loading</p> <p>2 area. It's not shown. We did go through that</p> <p>3 before, and we need to have it. Even though</p> <p>4 this would be built and will be a preschool or</p> <p>5 early childhood center, who's to say what it</p> <p>6 could be used for 20 years from now.</p> <p>7 MR. MARLAS: So what is the loading</p> <p>8 zone exactly?</p> <p>9 CHAIRMAN CASHMAN: Basically for your</p> <p>10 size, you need one. It's basically spelled out</p> <p>11 in here. It's a 10 by 25 --</p> <p>12 MR. MARLAS: What purpose does it</p> <p>13 serve, to load what? I'm just not familiar.</p> <p>14 CHAIRMAN CASHMAN: It's spelled out for</p> <p>15 deliveries. We don't have exceptions to it.</p> <p>16 There is existing spaces that don't have it, but</p> <p>17 there is even language in our code about changes</p> <p>18 in use, that then this kicks in. And we just</p> <p>19 really -- I think you looked back and you found</p> <p>20 a place for it previously so --</p> <p>21 MR. MARLAS: Yes. It was a 2.5-acre</p> <p>22 site across the street. This is 1.7. So this</p>	<p style="text-align: right;">32</p> <p>1 from a residential property, if it was going to</p> <p>2 be reduced to less than the code requirement, I</p> <p>3 would want it to be very well-screened and</p> <p>4 landscaped. I mean it's really a gateway</p> <p>5 property to our Village.</p> <p>6 MR. MARLAS: Sure.</p> <p>7 CHAIRMAN CASHMAN: It's been an</p> <p>8 embarrassing gateway for the last decade or so.</p> <p>9 And this is an opportunity -- I mean I have</p> <p>10 seen what you build elsewhere. You don't build</p> <p>11 bad looking sites or buildings.</p> <p>12 MR. MARLAS: Thank you.</p> <p>13 CHAIRMAN CASHMAN: So I'm encouraged.</p> <p>14 But I really want to make sure when we get the</p> <p>15 details, if that gets that far, that we do this</p> <p>16 as well as possible. The traffic is going to be</p> <p>17 huge, the traffic study. I'm glad you brought</p> <p>18 your engineer. And I'm sure he'll hear some</p> <p>19 from the neighbors. But it's crucial, it has to</p> <p>20 be done right.</p> <p>21 If you look at, we had an Ogden</p> <p>22 Avenue Corridor Plan, which was done back in</p>
<p style="text-align: right;">31</p> <p>1 is a lot -- I was over parked across the street.</p> <p>2 CHAIRMAN CASHMAN: But you are dividing</p> <p>3 this lot so I really can't give you --</p> <p>4 MR. MARLAS: Yes, no, without a doubt.</p> <p>5 CHAIRMAN CASHMAN: I think you will be</p> <p>6 able to find a place. And then definitely when</p> <p>7 we get into the details to be aware of on the</p> <p>8 site plan, I mean that's going to have to be</p> <p>9 totally screened from the residential properties</p> <p>10 that are adjacent. Later we will get into</p> <p>11 landscaping.</p> <p>12 MR. MARLAS: The parking setback off</p> <p>13 Ogden is something we needed to maintain as</p> <p>14 currently existing in order to get parking up in</p> <p>15 the front of the building. So if we have to go</p> <p>16 to a 30-foot parking setback, which is as if it</p> <p>17 were a new development, that would really be a</p> <p>18 problem. So we plan to go to the ZBA with some</p> <p>19 variances on this 0-2 property.</p> <p>20 CHAIRMAN CASHMAN: Maybe we can get a</p> <p>21 little input from the Commissioners on that. My</p> <p>22 personal opinion is because you are not across</p>	<p style="text-align: right;">33</p> <p>1 2008. And there is another plan called the SE-8</p> <p>2 or 7 or something, but it studied this portion</p> <p>3 of Ogden Avenue. And this site has always been</p> <p>4 kind of identified as being residential use total.</p> <p>5 It was interesting to hear the</p> <p>6 board discussion where there is some talk</p> <p>7 about -- by I think at least one board member --</p> <p>8 about it being a commercial development of some</p> <p>9 sort or partially.</p> <p>10 MR. MARLAS: Right.</p> <p>11 CHAIRMAN CASHMAN: But I think it's</p> <p>12 important that we really, really sense that this</p> <p>13 is a residential community. Our zoning</p> <p>14 ordinance is clearly driven by residential</p> <p>15 trumps everything. And if this is going to</p> <p>16 happen, it has to be done properly. It has to</p> <p>17 be not a nuisance to the neighborhood.</p> <p>18 And traffic, it's going to be huge.</p> <p>19 So that's why to be short on parking, I just</p> <p>20 think it's a start, nonstart for me. We have to</p> <p>21 get the parking. We have to meet the codes</p> <p>22 wherever it is, the setback on the parking that,</p>

<p style="text-align: right;">34</p> <p>1 you know, something we will discuss when we see</p> <p>2 a detailed plan. But then again that would be a</p> <p>3 variance that would go to the ZBA.</p> <p>4 MR. MARLAS: We are just looking to</p> <p>5 keep the existing parking in place that exists</p> <p>6 and kind of mirrors ManorCare, kind of keep the</p> <p>7 corner congruent.</p> <p>8 CHAIRMAN CASHMAN: That may be true.</p> <p>9 But this is a complete change in use. This is</p> <p>10 an abandoned parking lot from a building that</p> <p>11 was demolished. I don't see that as a precedent</p> <p>12 in any manner.</p> <p>13 MR. MARLAS: Sure.</p> <p>14 CHAIRMAN CASHMAN: When we start with</p> <p>15 like this -- And especially when we are talking</p> <p>16 about changing our zoning map, if we are going</p> <p>17 to do that, I think we need to have as compliant</p> <p>18 and as successful a project as possible. We</p> <p>19 have enough oddities in town where we have to</p> <p>20 live with things that don't meet our code. But</p> <p>21 that's a unique thing. If you are talking about</p> <p>22 a variance against the residential neighbors, in</p>	<p style="text-align: right;">36</p> <p>1 that we have the solid fencing and buffers</p> <p>2 between these proposed residential properties</p> <p>3 that are to the south and the existing ones that</p> <p>4 are to the east.</p> <p>5 MR. MARLAS: Right.</p> <p>6 CHAIRMAN CASHMAN: So we just need more</p> <p>7 information. It's a very basic. I figured you</p> <p>8 were just kind of putting your toe in the water,</p> <p>9 see where we are at, and especially hear from</p> <p>10 neighbors.</p> <p>11 And let me see if I have any more.</p> <p>12 If not, I would love to hear -- Stormwater is</p> <p>13 big. But you are going underground because I</p> <p>14 don't know how would pull this off without doing</p> <p>15 that.</p> <p>16 MR. WILLOBEE: Things like the</p> <p>17 dumpster, the dumpster location. I know we</p> <p>18 talked about that when it backs up to</p> <p>19 residential, too.</p> <p>20 CHAIRMAN CASHMAN: And there is</p> <p>21 specific things regarding the location of the</p> <p>22 refuse enclosure and the building area.</p>
<p style="text-align: right;">35</p> <p>1 my personal opinion, I mean absolutely not. We</p> <p>2 need to protect the neighbors on Monroe, the</p> <p>3 neighbors that are on Madison that back up to</p> <p>4 you.</p> <p>5 Who owns the fence over there? Is</p> <p>6 that Amling's, the one that's blowing down?</p> <p>7 MR. MC GINNIS: Staff has been working</p> <p>8 through that now. The homeowners along there</p> <p>9 actually own that fence.</p> <p>10 CHAIRMAN CASHMAN: That's in some rough</p> <p>11 shape. It's definitely in need of some work. I</p> <p>12 want to make sure we don't have any other</p> <p>13 comments.</p> <p>14 So it looks like the staffing is</p> <p>15 about what we had across the street. When you</p> <p>16 come back to us, too, I know when we went</p> <p>17 through this before, I would really like to see</p> <p>18 everything in the rear yard. There was</p> <p>19 equipment sheds. There were two play</p> <p>20 structures. There is a path.</p> <p>21 MR. MARLAS: Yes.</p> <p>22 CHAIRMAN CASHMAN: We need to make sure</p>	<p style="text-align: right;">37</p> <p>1 MS. CRNOVICH: Screening.</p> <p>2 CHAIRMAN CASHMAN: And the screening,</p> <p>3 the parking. But I think the parking we have</p> <p>4 got to start with first getting 30 spaces and</p> <p>5 then going from there, and making sure we have</p> <p>6 all the setback information, all the utilities,</p> <p>7 all the setbacks for the residential properties,</p> <p>8 too. I can kind of see the buildable footprint,</p> <p>9 but I really want to see what's going here. The</p> <p>10 utility line, Robb, where this goes in the past,</p> <p>11 I don't know where that runs. The one that</p> <p>12 comes from Madison and goes here to the west,</p> <p>13 where is that? How does that bisect the</p> <p>14 property? I imagine it will reconstructed and</p> <p>15 improved?</p> <p>16 MR. MC GINNIS: Conceptually, the plan</p> <p>17 is to run it along that east lot line up rather</p> <p>18 than running over to Monroe and up and run</p> <p>19 through the backyards. There are some basins</p> <p>20 back there that would tie in. Part of the grand</p> <p>21 plan, at least what Burke is running through now</p> <p>22 for engineering, is a study to try and alleviate</p>

<p style="text-align: center;">38</p> <p>1 the Madison Street flooding problem to a large 2 degree and pick up those basins in the backyards 3 of Wedgewood, tie those in, and run it through 4 the east lot line of this property. And then 5 maybe, or maybe not, store vaults under the 6 Kensington parking lot until the 36-inch can 7 make it under Ogden.</p> <p>8 CHAIRMAN CASHMAN: Okay. Thanks, 9 Charles. I would like to hear now --</p> <p>08:19:08PM 10 MS. FIASCONE: I have one more 11 question. I'm sorry. I hate to harp on this 12 pickup/drop-off thing but none of your schools 13 do pickup/drop-off?</p> <p>14 MR. MARLAS: For preschool?</p> <p>15 MS. FIASCONE: Yes.</p> <p>16 MR. MARLAS: There are schools that 17 have preschool, this one won't.</p> <p>18 MS. FIASCONE: Oh. So even like the 19 2-year-olds?</p> <p>08:19:23PM 20 MR. MARLAS: 2-year-olds come in. 21 MS. FIASCONE: Okay. 22 MS. CRNOVICH: And lighting, too,</p>	<p style="text-align: center;">40</p> <p>1 think last night they were off.</p> <p>2 MS. CRNOVICH: Usually they are on.</p> <p>3 CHAIRMAN CASHMAN: They were completely 4 off. I mean when we went through Landrover, we 5 went through the details of the ordinance on 6 that property where after business hours they 7 had to put them down to security levels. And 8 it's possible that Hinsdale Orthopaedics' are 9 not dimmable so they were either all on or off.</p> <p>08:20:23PM 10 MS. CRNOVICH: Well, the tall pole is 11 off all the time, which is good. It's too tall 12 I think.</p> <p>13 CHAIRMAN CASHMAN: Any other questions 14 before we get some input? Thanks.</p> <p>15 I would love to have you come up, 16 state your name, where you live. And we'd love 17 to hear what you have to say.</p> <p>18 MR. LANDIS: Hi. My name is Dirk 19 Landis, L-a-n-d-i-s. 618 West North Street.</p> <p>08:21:00PM 20 CHAIRMAN CASHMAN: You spoke at the 21 board meeting, didn't you? 22 MR. LANDIS: I did. And I have a short</p>
<p style="text-align: center;">39</p> <p>1 something I would like to see. Any plans for 2 lighting the parking lot?</p> <p>3 MR. MARLAS: Yes. Whatever the Village 4 ordinance is we will comply with.</p> <p>5 MS. CRNOVICH: I know across the street 6 staff kindly worked with Hinsdale Orthopaedics 7 with those bright lights that came down.</p> <p>8 CHAIRMAN CASHMAN: It seems like they 9 finally enforced turning them off after business 10 hours.</p> <p>08:19:47PM 11 MR. MC GINNIS: There is a larger 12 conversation about Hinsdale Ortho and the 13 parking.</p> <p>14 CHAIRMAN CASHMAN: Those are blinding.</p> <p>15 MS. CRNOVICH: I was blinded going into 16 the parking lot.</p> <p>17 CHAIRMAN CASHMAN: I come off on North 18 because I live on north Adams and it was like, 19 gees.</p> <p>08:20:01PM 20 MS. CRNOVICH: They are much better 21 now. 22 CHAIRMAN CASHMAN: I was surprised, I</p>	<p style="text-align: center;">41</p> <p>1 written statement first I would like to read 2 just to be thorough. I have with me this 3 evening copies of a letter that went to the 4 board last summer. And if you don't have it, I 5 will give it to you now. It has 56 signatures 6 on it of every neighbor contiguous to the 7 intersection of North --</p> <p>8 CHAIRMAN CASHMAN: I did see that. 9 Actually when I looked to the board, I got the 10 board minutes, I was hoping that was like 11 attached but --</p> <p>08:21:31PM 12 MR. LANDIS: I have got about 5 or 6 13 other copies.</p> <p>14 CHAIRMAN CASHMAN: Maybe if you can 15 find that and e-mail to us, Chan.</p> <p>16 MR. CHAN: Sure.</p> <p>17 CHAIRMAN CASHMAN: So we have it.</p> <p>18 MR. CHAN: Sure.</p> <p>19 CHAIRMAN CASHMAN: Thank you.</p> <p>08:21:44PM 20 MR. LANDIS: So that was what went to 21 the board last summer just expressing initially 22 our concern. I also have with me a letter from</p>

<p style="text-align: center;">42</p> <p>1 one of the residents that's out of town and 2 wasn't able to come tonight, so I said that I 3 would simply print it off and provide that to 4 you as well.</p> <p>5 As you will see on the pictures on 6 the letter to the board, on the first two pages, 7 our blocks are basically quiet residential 8 streets, not buffer streets. For the most part, 9 we have lived in our homes for many years.</p> <p>10 While each person has their own concerns, the 11 overriding concerns are what will happen to the 12 45 to 55 cars, staff cars, by the way, which 13 means they are there all day, that park in the 14 Amling's lot once the currently available 15 property is developed.</p> <p>16 Because of existing parking 17 restrictions on Monroe between North and Ogden, 18 our three blocks are the closest places for 19 those employees to go for the necessary all-day 20 parking. There isn't available space in their 21 patient lot. We don't want our neighborhood 22 turned into a parking lot.</p>	<p style="text-align: center;">44</p> <p>1 And sometimes if you have to sit there because 2 it's congested, then you miss the whole cycle.</p> <p>3 We know that local neighborhoods 4 surrounding proposed developments almost never 5 seek reasons to provide waivers to proposed new 6 developments. And we know that the cost of the 7 Amling's property was so high that a purely 8 residential proposal probably isn't feasible. 9 But we think that should be the sellers' and 10 buyers' problem, not the neighbors'.</p> <p>11 Moreover, any proposal that does 12 not specifically address the employee parking 13 needs of Hinsdale Orthopaedics and Manor Care 14 will become problems that are shifted to our 15 neighborhood, and we don't want that to happen. 16 And we certainly understand the proposed 17 developer's issues about, hey, that's going to 18 happen anyway. Yes, but they are asking for 19 waivers. There is never going to be a time to 20 address this again.</p> <p>21 And as one of you pointed out, once 22 the variance is given, who knows what it will be</p>
<p style="text-align: center;">43</p> <p>1 Similarly, while parking 2 restrictions could solve that, we want to be 3 able to continue to have our friends, 4 landscapers, and guests, continue to use the 5 street in front of our houses. With regards to 6 traffic, we have several concerns including but 7 not limited to traffic through our three blocks 8 heading to and back from the proposed daycare.</p> <p>9 Number two I think was taken care 10 of tonight, because it was that left turn on 11 Ogden westbound, which anybody who lives over 12 there knows that would be a nonstarter. Either 13 that or you better double your police and fire 14 response.</p> <p>15 With one proposed ingress lane from 16 Ogden and two proposed egress lanes eastbound, 17 traffic will likely get backed-up during peak 18 hours potentially blocking eastbound entry to 19 Ogden from Monroe at that light. I know, 20 anybody who uses that, you know there is time 21 pressure. And you want to hit that light 22 because it's about a 2-minute wait otherwise.</p>	<p style="text-align: center;">45</p> <p>1 in the future. And that's great that they have 2 staggered arrival and departure because it's a 3 daycare, not a preschool, but what about the 4 next owner? It could be very much that way.</p> <p>5 Those are our concerns. And we are 6 not totally without solution or flexibility. I 7 cannot speak for everybody else, but speaking 8 for myself at the very least on the parking 9 side, the police department has said, look, we 10 understand the problem, we can address that, we 11 can use signage. What we don't want to have 12 happen is one and done. Once it's done, we are 13 forgotten. Because it may require initially a 14 fairly restrictive signage to keep cars from 15 coming up there. But then that impedes our 16 ability to use it. So we would like to see, if 17 that's the way it goes, we would like to see how 18 it's going, if we can then try a less- 19 restrictive signage and see if that works. So 20 we would like it to be a dialogue, not just, got 21 rid of the neighbors. 22 We also would like to be able to</p>

<p style="text-align: center;">46</p> <p>1 talk about the placement of signs. It's so easy 2 to put them in between lots. We would just like 3 to have, be part of that dialogue. And as I 4 said before, we would like to be a part of 5 ongoing conversation if it's signage. 6 With regards to traffic issues, we 7 would like to make sure that some of our 8 specific questions are included in the study. 9 Thank you very much. 10 CHAIRMAN CASHMAN: Can I ask you one 11 question. 12 MR. LANDIS: Sure. 13 CHAIRMAN CASHMAN: On the issue of 14 parking restrictions, are there any restrictions 15 currently? I mean I drive past it all the time, 16 I just don't notice it. It's on Monroe on the 17 first block. 18 MR. LANDIS: On Monroe? No, that's why 19 it's kind of a concern. Right now they cannot 20 park on Monroe between North and Ogden. That 21 means ground zero is the intersection of North 22 and Monroe.</p>	<p style="text-align: center;">48</p> <p>1 alleviate a lot of the problems with not making 2 a left-hand turn. 3 I, fortunately, work in Hinsdale 4 and able to be round my house quite a bit during 5 the day. People turn left there all the time. 6 CHAIRMAN CASHMAN: I know. 7 MR. BYCZEK: It happens constantly. 8 Another problem we have, and I have called the 9 fire department about this, the firehouse is 10 east of Garfield. For some reason, when they go 11 to Manor Care, they have to come up Monroe. And 12 they constantly speed. He claimed, Oh, no, that 13 doesn't happen. He told me he'd come out and 14 take a look. 15 He called me the next day and said, 16 You are right, these guys are speeding up the 17 street; and it's going by a school. 18 The second question is why can't a 19 cul-de-sac be put in where the commercial 20 property, the school, would end and the houses 21 would begin. Just put a cul-de-sac down there 22 and then cut off Monroe. So the only traffic</p>
<p style="text-align: center;">47</p> <p>1 CHAIRMAN CASHMAN: So it's restricted, 2 no parking on like -- What is it? 3 MR. LANDIS: As I recall, one side is 4 no parking. The other side is restricted 9:00 5 to 4:00. So effectively they can't park there. 6 So left, right, and straight ahead are the first 7 places to go from that intersection. 8 CHAIRMAN CASHMAN: Excellent. Thank 9 you. Appreciate it. 10 MR. BYCZEK: Jim Byczek, B-y-c-z-e-k, 11 326 North Monroe, which is the southwest corner 12 of North and Monroe. I have some questions or 13 maybe ideas to throw out. 14 I'm a real estate broker and 15 involved in managing properties and selling 16 properties. A couple of questions come to mind. 17 Why can't a light be put at the corner of North 18 and Monroe? Or I mean Monroe and Ogden. Why 19 can't a light be installed? There is plenty of 20 spots in the Village and elsewhere where there 21 are lights within two blocks of each other. The 22 lights could definitely be timed. That would</p>	<p style="text-align: center;">49</p> <p>1 that would come in would be for the medical 2 building and the school. The rest of the 3 property would be -- The rest of the street 4 would be insulated. There is plenty of 5 properties and streets in Hinsdale that have 6 that. I work at 120 East Ogden. And there are 7 many streets along Ogden where they end, they 8 dead-end. They don't come out to Ogden. So 9 that's another idea that could happen. 10 I know, and I'm not trying to take 11 away from the developers and what they want to 12 do, because I'm very sensitive to it, being in 13 the real estate business, everything comes down 14 to dollars and cents. You were talking about 15 parking spots. And I know that there are 10 16 single-family homes that they are projecting to 17 go in of 10,000 square feet. If you take maybe 18 one less lot, you could probably get about maybe 19 30 cars onto that space. Typical parking spot 20 is 10 by 20 feet. So these are maybe some 21 things to consider on an ongoing basis. That's 22 it.</p>

<p style="text-align: center;">50</p> <p>1 CHAIRMAN CASHMAN: Thank you. It was 2 actually interesting, back in that 2008 study, 3 that intersection, they had a name describing 4 it. But it's like a potential signalized 5 intersection. It's clearly identified as a 6 traffic issue. I don't see it immediately, but 7 it's definitely emerged as an issue.</p> <p>8 Next.</p> <p>9 MS. KEELING: I'm Heidi Keeling. I'm 10 at 528 West North Street, and I also own 11 516 West North Street. I have lived there for 12 14 years. As Dirk said -- I appreciate your 13 comments very much, and I echo many of your 14 sentiments. It's a quiet residential 15 neighborhood. It's why we moved from the city 16 here.</p> <p>17 I have four kids. My prime concern 18 is safety, my prime concern is traffic, and my 19 prime concern is parking. I can appreciate the 20 need to try to find the optimal use for this 21 Amling's property. But I'm kind of a mindset of 22 if they want to do this then they should solve</p>	<p style="text-align: center;">52</p> <p>1 agreement that this is going to service the 2 Hinsdale community as a daycare center. I 3 suspect they will get a lot of people from 4 Westmont and a lot of people from other areas 5 that are going to the 294 via Ogden whatever.</p> <p>6 So I'm trying to be solutions 7 oriented, but I don't want cars parked in front 8 of my house all day. That's something I want to 9 avoid. I don't think I should have to have cars 10 brought in front of my house all day to bring 11 strangers in my neighborhood. I would like my 12 guests to park there. Moreover, I feel like 13 Hinsdale is constantly evolving -- But it is 14 nice and I like what you said about trying to 15 keep the beauty of the town. And I feel like 16 this is an opportunity to do that. But moving 17 cars up into this area is probably not the 18 answer for it. I think it will totally change 19 the way Hinsdale feels. And if this happens, 20 then it could happen for some other people as 21 well.</p> <p>22 MS. KASSA: Christine Kassa, K-a-s-s-a,</p>
<p style="text-align: center;">51</p> <p>1 of their own problems and not push their 2 problems on to me as a residential taxpayer.</p> <p>3 And same with the Orthopaedic, why 4 don't they build a double parking garage there 5 and take care of their own parking needs. I 6 think that's their problem to solve, not mine. 7 I don't want to solve their problem.</p> <p>8 I'm very concerned about the 9 traffic. It would be something that I will want 10 to stay involved with. And as they say, it 11 sounds very easy to say, oh, there won't be 12 people racing up the street. I can assure, as a 13 person who has lived there as long as I have, 14 police now stop at North and Madison because 15 people blow that stop sign all the time. I'm 16 sure they will start to do it on the other side.</p> <p>17 We have kids waiting for the bus at 18 North and Monroe, that's a school bus stop. 19 Yes, and Madison. So we have small children out 20 there with people that will be racing back and 21 forth, if it's a daycare, to get to their job.</p> <p>22 And I am not really in total</p>	<p style="text-align: center;">53</p> <p>1 312 North Monroe. And I have two questions. 2 One is we talk about Hinsdale Orthopaedics and 3 their role. Have we asked them to come up with 4 an alternative plan for their parking? Have we 5 invited them to these meetings and say, what 6 would you like to do, can we find somewhere else 7 for your staff to park during the day? I 8 haven't heard you say anything about it.</p> <p>9 Second of all is we live on Monroe. 10 And yes, it's a conduit right to cross the 11 railroad tracks. So, yes, it's busy. And there 12 are people racing up and down. There is always 13 emergency vehicles coming up and down. The 14 traffic signals are routinely ignored. And I 15 frequently see people turning left despite the 16 signage.</p> <p>17 So you say we are going to put 18 restrictive signage on there. I think we are 19 going to get a horselaugh from the drivers as 20 they go through them.</p> <p>21 So we have to, if nothing else, we 22 have to have law enforcement or cameras or</p>

<p style="text-align: center;">54</p> <p>1 whatever it takes to keep these things in line.</p> <p>2 Especially these people who decide to turn left</p> <p>3 onto Ogden, they back up the whole street</p> <p>4 halfway down during rush hour, and then give you</p> <p>5 obscene signals when you complain to them. Oh,</p> <p>6 yes, someone flipped me the bird doing that.</p> <p>7 CHAIRMAN CASHMAN: Without signaling a</p> <p>8 turn?</p> <p>9 MS. KASSA: So, no, I don't think</p> <p>08:35:33PM 10 that's what they meant by using their turn</p> <p>11 signal. So I would like to put Hinsdale</p> <p>12 Orthopaedics in as part of this dialogue instead</p> <p>13 of just saying, You are on your own, tough, get</p> <p>14 out of here.</p> <p>15 And then also talk about, you know,</p> <p>16 you mentioned the traffic light, good idea. But</p> <p>17 we have to have people obey the signals and the</p> <p>18 laws. Thank you.</p> <p>19 CHAIRMAN CASHMAN: Thank you.</p> <p>08:36:09PM 20 DR. SKAREDOFF: My name is Michael</p> <p>21 Skaredoff, S-k-a-r-e-d-o-f-f. I live at</p> <p>22 312 North Monroe. Christine is my wife. And</p>	<p style="text-align: center;">56</p> <p>1 And perhaps they might want to rent parking</p> <p>2 space from that outfit and have a little</p> <p>3 shuttle. Because staff comes in at one time</p> <p>4 during the day, they leave one time during the</p> <p>5 day.</p> <p>6 And I also see this -- My daughter</p> <p>7 used to work at the fish store down in Grant</p> <p>8 Square.</p> <p>9 DR. KASSA: Burhops.</p> <p>08:38:08PM 10 DR. SKAREDOFF: Burhops. And they have</p> <p>11 a parking lot for employees. So she took her</p> <p>12 little car and parked in the employee parking</p> <p>13 lot. So that way customers can be right by the</p> <p>14 store and the employees are off to the side and</p> <p>15 they have to walk a little bit, but it's their</p> <p>16 lot. So these are some issues that I think have</p> <p>17 to be looked at. But Hinsdale Orthopaedics is</p> <p>18 part of the problem, and they have to answer for</p> <p>19 it. And I don't want people's cars all over my,</p> <p>08:38:36PM 20 all over my street and blocking my driveway.</p> <p>21 MS. KASSA: Yes.</p> <p>22 DR. SKAREDOFF: Thank you very much.</p>
<p style="text-align: center;">55</p> <p>1 most of her observations and complaints I can</p> <p>2 only echo. However, one thing I did see in</p> <p>3 Clarendon Hills, next door, they had the same</p> <p>4 issue with making left turns. A sign, nobody</p> <p>5 cares and nobody gives a tinker's damn about a</p> <p>6 sign. One thing they do care about is that they</p> <p>7 laid cement, a cement barrier, so that you only</p> <p>8 can make a right turn and you can only make a</p> <p>9 right turn into the street. I think that's, and</p> <p>08:36:59PM 10 basically nobody -- As my wife says, they will</p> <p>11 give you a horselaugh. And the only way to beat</p> <p>12 these people over the head is to lay a concrete</p> <p>13 barrier so you can't, just can't, make a left</p> <p>14 turn. And I think that's the only way to stop</p> <p>15 it. I'm sorry, but that's really -- I think</p> <p>16 that's your only solution for this issue.</p> <p>17 The other thing is the Hinsdale</p> <p>18 Orthopaedics has to come up -- They are part of</p> <p>19 the problem, and they have to solve it. They</p> <p>08:37:28PM 20 really do. And one of the issues is that there</p> <p>21 is that institute place across the way, I think</p> <p>22 on Spring Road. It's not being used very much.</p>	<p style="text-align: center;">57</p> <p>1 CHAIRMAN CASHMAN: Thank you.</p> <p>2 MR. SADLOWSKI: Hello, my name is Don</p> <p>3 Sadlowski, S-a-d-l-o-w-s-k-i. I live at</p> <p>4 532 West North Street. It seems like not that</p> <p>5 long ago that many of us I think were sitting in</p> <p>6 this room listening to a presentation about a</p> <p>7 proposal to create a commercial corridor on</p> <p>8 Ogden Avenue and that would have impacted the</p> <p>9 Amling's property as well. A lot of my friends</p> <p>08:39:17PM 10 and neighbors were at that meeting, some of them</p> <p>11 are here tonight as well. And we lined up and I</p> <p>12 think there were probably 20 or 30 families here</p> <p>13 lining up to express their concerns about</p> <p>14 commercial development on that property and what</p> <p>15 the impact was going to be on the neighborhood.</p> <p>16 There was a lot of discussion. I</p> <p>17 think at the end of the day the proposal was</p> <p>18 withdrawn and the zoning was allowed to revert</p> <p>19 to residential as it was originally intended.</p> <p>08:39:46PM 20 So here we are again a couple years later</p> <p>21 talking about the same issue, and the issues at</p> <p>22 that time are very similar to the issues today.</p>

<p style="text-align: center;">58</p> <p>1 They are the same ones. It's all about parking. 2 It's all about traffic congestion, and it's all 3 about public safety. And those are the, I think 4 the principal issues that need to be addressed 5 in this situation. 6 With regards to the parking, while 7 I'm not a professional traffic consultant, I did 8 do a little homework this afternoon. And I 9 walked over to the Amling's lot. I counted 56 10 cars that were parked there. I walked across 11 the street and walked through the Hinsdale 12 Orthopaedics' parking lot, and I counted 7 13 available parking spaces, only 7. I then walked 14 over to the ManorCare parking lot and walked up 15 and down the aisles there. There wasn't one 16 available parking space, not to mention there 17 were 3 cars double-parked with their blinkers 18 on, obviously lining up waiting for a place to 19 park. 20 Now, I understand that Hinsdale 21 Orthopaedics is planning to move some positions 22 out of their Hinsdale location and move them to</p>	<p style="text-align: center;">60</p> <p>1 there. And maybe it will be over an hour or two 2 hours, but there will certainly be peak times 3 during that 2-hour period. It's not going to be 4 easily distributed. At least I don't believe it 5 would be. There will be peak times there. 6 Where are these people going to park? Creating 7 parking restrictions on Monroe street is an 8 interesting proposal, but it doesn't solve the 9 fundamental problem, which is there is a lack of 10 adequate parking for the existing commercial 11 facilities, yet alone adding a new one. So it 12 doesn't make a lot of sense to me, and I'm 13 concerned about the fact that putting those 14 parking restrictions on Monroe Street just 15 pushes the parking problem deeper into the 16 neighborhood. And we are going to have people 17 parking up and down North Street, up and down 18 Monroe, all through the neighborhood. 19 I share Heidi Keeling's concerns, 20 she's my next door neighbor, about the safety 21 issues involved. North Street is a very busy 22 street already because it's the only street that</p>
<p style="text-align: center;">59</p> <p>1 another location to free up customer parking in 2 their lot, and that will certainly take some of 3 those 56 cars out of that lot. But not all of 4 those 56 cars that were there today were 5 attributable Hinsdale Orthopaedics. There are 6 ManorCare people parking there as well. When I 7 was walking through the ManorCare lot, I saw 8 people walk across the street from the Amling's 9 lot, walk through the Hinsdale Orthopaedics' 10 lot, and go into ManorCare. So it's not just 11 the Hinsdale Orthopaedics' issue. This is an 12 issue that is much deeper than that. 13 And so now we are talking about 14 adding another commercial facility in that same 15 vicinity. The article that I saw in the paper 16 said that they were planning on 25 parking 17 spaces that were going to be reserved for staff, 18 and I believe it was 16 parking spaces that were 19 going to be allocated to visitors. 20 In a facility that's going to cater 21 to 130 to 150 families a day, I recognize the 22 importance of having some staggered dropoff</p>	<p style="text-align: center;">61</p> <p>1 goes back and forth south of Ogden where you can 2 crisscross Hinsdale. It's a very busy street, 3 much busier than I ever thought it was going to 4 be when we moved into our home 17 years ago. 5 And I think traffic patterns have changed a 6 little bit. I think it's busier. 7 I think the Village has recognized 8 the public safety issues that are attributable 9 to the intersection at Monroe and Ogden. I 10 applaud the fact that there is no left-hand turn 11 there. I have never turned left there in my 12 entire life. I don't even want to turn right 13 off of that street. I think anybody that does 14 takes their life in their own hands. 15 CHAIRMAN CASHMAN: You need a good 16 running start. 17 MR. SADLOWSKI: You definitely need a 18 running start. So then you wind up using 19 Madison Street, and I think Dirk was the one 20 that mentioned that's a very short cycle. You 21 can sit there for a long time, cars are lined 22 up. And they are lined up almost a block back.</p>

<p style="text-align: center;">62</p> <p>1 You miss that light, you are going to sit there 2 for another cycle. So if we are going to add 3 additional traffic flow that is going to likely 4 go around that -- down North Street and down 5 Madison Street and line up at that light again, 6 it's going to back up into the neighborhood; and 7 it's just going to already make an already 8 difficult situation worse.</p> <p>9 So I guess in closing I appreciate 10 the work that this Commission does, and it's not 11 easy to make these kinds of decisions. But I do 12 hope that you will reflect on the comments that 13 are being made by the neighbors and take into 14 account the fact that we are residents of a 15 community who live in a very wonderful 16 neighborhood that we happen to call home. Thank 17 you very much.</p> <p>18 CHAIRMAN CASHMAN: Thank you. 19 MS. IRLANDA: Hello. Good evening.</p> <p>20 Iria Irlanda, I-r-l-a-n-d-a. First initial, I. 21 I live at 444 North Monroe, so right across the 22 street from this development.</p>	<p style="text-align: center;">64</p> <p>1 Village has addressed this in the past. When 2 Hinsdale Orthopaedics' parking lot was built, 3 there were two homes that were torn down for 4 them to build that parking lot. I was not there 5 at the time. But I know from my neighbors that 6 there was a lot going back and forth about what 7 they were going to do to make that parking lot 8 more pleasant to the eye, and they were supposed 9 to put trees along the parking lot. They put 10 three trees that were this tall, this tall. 11 (Indicating.) There is three little bushes that 12 are this tall. So the Village did not enforce 13 what the stipulations were, what the conditions 14 were, for turning those single-family homes into 15 a big parking lot.</p> <p>16 And here we are one house away from 17 that ugly parking lot. So of course, I am very 18 concerned about what this other, you know, 19 project is going to look like.</p> <p>20 I'm also not clear, because I don't 21 know about acreage, does this lot that we are 22 talking about, does that include the two homes</p>
<p style="text-align: center;">63</p> <p>1 We bought our property in 2006. We 2 bought the property thinking, after we called 3 the Village, we knew it was zoned an R-4 4 property, so we knew that Amling's was closed 5 and that it was going to be single-family homes 6 there. Of course, it's been 12 years now; and 7 we have bats and coyotes and empty property.</p> <p>8 CHAIRMAN CASHMAN: Are you on the east 9 or west side of the street?</p> <p>10 MS. IRLANDA: I'm a house away from 11 Hinsdale Orthopaedics. So not the first house, 12 the second house over.</p> <p>13 CHAIRMAN CASHMAN: Okay. 14 MS. IRLANDA: So, first of all, 15 Clarendon Hills has been very smart. They've 16 closed every street going into Clarendon Hills 17 west of us. So all that traffic that wants to 18 go to Clarendon Hills goes through Monroe. 19 That's excess traffic that we see every day 20 especially during rush hour. So, of course, I'm 21 concerned about the traffic patterns. 22 I'm also concerned about how the</p>	<p style="text-align: center;">65</p> <p>1 that have been for rent across the street from 2 me since I moved there? Does anybody know that?</p> <p>3 MR. MARLAS: No. No. 4 MS. IRLANDA: So those homes do not 5 belong to this property?</p> <p>6 MR. MARLAS: No. 7 MS. IRLANDA: That's good.</p> <p>8 So another concern I have is -- 9 And I do hope you do well, and I do prefer your 10 project to the obscene project that was proposed 11 years ago. But what if you do not do well? 12 What if you do leave? What is this 0-2 zoning 13 and what other kind of projects could be built 14 there?</p> <p>15 CHAIRMAN CASHMAN: There is a myriad of 16 uses. Based, mostly office -- But if you look 17 at the code, there is a whole list of what is 18 permitted and what is special.</p> <p>19 MS. IRLANDA: It could be another 20 Hinsdale Orthopaedics for example? 21 CHAIRMAN CASHMAN: Yes. 22 MS. IRLANDA: Well, that concerns me</p>

<p style="text-align: center;">66</p> <p>1 for the same reasons because we purchased our 2 home thinking this was going to be single-family 3 homes. Our property values are going to be very 4 much affected by whatever decision you make, and 5 I do so appreciate that you consider our 6 opinion. But, you know, my investment in my 7 home depends on your decision. And I hope you 8 make the right decision. 9 CHAIRMAN CASHMAN: Thank you. Please 10 stay involved. Thank you. 11 MR. BJORKMAN: My name is Glen 12 Bjorkman. I live at 923 South Bruner Street in 13 Hinsdale, been a long-time resident of Hinsdale 14 for over 75 years. And this property in 15 question is zoned R-2 for single-family homes. 16 I think that's the best use of the land because 17 adjacent to it to the south is residential, even 18 to the southwest on the other side of Monroe 19 Street, and to the east along Ogden Avenue for 20 about six blocks it's solid residential zoning. 21 And I think that it's the best use, and it 22 shouldn't allow some organization to take a</p>	<p style="text-align: center;">68</p> <p>1 And there are some, all the 2 surrounding towns that have preschools. So 3 there is no shortage of preschools around. 4 Perhaps they can partner with one of the 5 existing ones. But I think maybe the zoning of 6 R-2 is the best use of the land. Thank you. 7 CHAIRMAN CASHMAN: Thank you. 8 MR. JABLONSKI: One question. Are 9 those preschools or daycares? 10 MR. BJORKMAN: What? 11 MR. JABLONSKI: 8 preschools or 8 12 daycares? 13 MR. BJORKMAN: No. It's preschools. 14 Chamber of Commerce has in the guide -- 15 MR. JABLONSKI: They are talking 16 about a daycare, which is different. 17 MR. BJORKMAN: Oh, this is a daycare? 18 Oh. Oh, there is still children involving in 19 the same situation. 20 CHAIRMAN CASHMAN: Thank you. 21 MS. GILLMAN: Hello. My name is Elaine 22 Gillman. I live at 40 Glendale Avenue, up in</p>
<p style="text-align: center;">67</p> <p>1 piece of that and change it into something 2 completely different. It's not like going from 3 single-family homes to duplexes. It's going 4 from single-family homes to a larger institution 5 with a lot more people. 6 And no matter what kind of traffic 7 controls you have, there is going to be more 8 traffic there than there is now. And not 9 everybody obeys the traffic controls. There is 10 always going to be the errant driver who is 11 going to zip through there going fast. And also 12 you can't control what the young children might 13 do dashing out into a busy street. 14 I have done a little research about 15 preschools in Hinsdale through the Hinsdale 16 Chamber of Commerce. And there are at least 8 17 private ones in the Village, and none of them 18 are located on the periphery of the Village on 19 arterial streets. They are all in the interior 20 on local streets. And I think it's a safer 21 location than having a preschool on a busy 22 arterial street.</p>	<p style="text-align: center;">69</p> <p>1 Fullersburg Woods in Hinsdale. Good afternoon 2 or good evening. So a couple points I wanted to 3 make. Kensington has several different 4 locations. I actually pulled up one of their 5 applications in Elmhurst. I know he had said, 6 the gentleman before said it's a similar 7 structure. According to the application, they 8 do have a part-time program and a daycare 9 program. So currently at least in the Elmhurst 10 location on their current application on their 11 website, it does state that there is pickup at 12 11:25. I know the gentleman said before this is 13 only going to be a daycare. But I think there 14 is a potential that, if it's not successful as a 15 daycare, they do run programs that are 16 kindergarten, part-day, 2-year-old programs that 17 are part-day. So there is a potential for more 18 traffic in the afternoon hours. So I think 19 that's something to consider as well. 20 My other point was I actually sat 21 on the board for Union preschool, UCECP, for 22 three years, 2014 to 2017. And we had a very</p>

<p style="text-align: center;">70</p> <p>1 interesting experience at that preschool.</p> <p>2 Probably 4 to 5 years ago we saw a change in the</p> <p>3 community. The community used to be, at least</p> <p>4 10 to 15 years ago, predominantly one stay-</p> <p>5 at-home parent; and the program was thriving at</p> <p>6 the time. So probably 5 years ago we had, we</p> <p>7 experienced a great deal of low enrollment. We</p> <p>8 saw a lot of dual income or dual families,</p> <p>9 parents, both parents working out of the home.</p> <p>08:53:10PM 10 Our program had a lot of open</p> <p>11 enrollment, and we had a change. There was a</p> <p>12 structural change in the program. We saw</p> <p>13 probably I would say almost 30 to 40 percent of</p> <p>14 our community having nannies. So nannies were</p> <p>15 dropping off kids and picking them up in the</p> <p>16 afternoon. And we found our afternoon program</p> <p>17 suffering because parents didn't want to pay</p> <p>18 their nannies to be home and not have the kids.</p> <p>08:53:41PM 19 They didn't want to pay for full-day programs</p> <p>20 and have their nannies home, you know, by</p> <p>21 themselves. They wanted the nannies to take</p> <p>22 care of the children. So they would only send</p>	<p style="text-align: center;">72</p> <p>1 My second point also is that there</p> <p>2 was a really nice daycare that was built</p> <p>3 recently on 63rd and Route 38. I'm not sure if</p> <p>4 you are aware of it. It's called Sunshine</p> <p>5 Playhouse. I have connections with the</p> <p>6 direct -- There is a director's committee of</p> <p>7 preschools in the community. And what I had</p> <p>8 heard, and I know this is hearsay, is that they</p> <p>9 were having a difficult time with enrollment.</p> <p>08:55:23PM 10 They have had to lay off staff there. So again</p> <p>11 I'm concerned that a beautiful, brand-new,</p> <p>12 pretty much comparable, maybe not in name to</p> <p>13 Kensington but very similar possible structure</p> <p>14 on 83rd and Kensington or -- sorry -- 83rd and</p> <p>15 63 may not be doing as well in the community.</p> <p>16 And that is also a very busy road, too, on</p> <p>17 Route 83.</p> <p>18 My last point, again, I don't live</p> <p>19 around that necessarily, right up Monroe or</p> <p>08:55:52PM 20 around there. But as a resident of Hinsdale,</p> <p>21 I'm really concerned with the expansion of 294</p> <p>22 and the loss, potential loss of revenue of the</p>
<p style="text-align: center;">71</p> <p>1 their kids for part day, whether it's 8:30 in</p> <p>2 the morning to 11:00. So we had to structurally</p> <p>3 change our program.</p> <p>4 So I feel this community is -- I</p> <p>5 would say that there has been more of a shift,</p> <p>6 at least definitely in the elementary school</p> <p>7 where I go to school at Monroe, there are fewer</p> <p>8 stay-at-home parents. I myself am an attorney</p> <p>9 and a stay-at-home parent, so I am able to be</p> <p>08:54:19PM 10 with my child during the day. But there are</p> <p>11 definitely two-income families, which my point</p> <p>12 being is that I think this community, at least</p> <p>13 in my experience, I see more people have nannies</p> <p>14 than need necessarily daycare.</p> <p>15 So I know the gentleman before had</p> <p>16 said that this is going to serve the community.</p> <p>17 I respectfully disagree. I think this is going</p> <p>18 to serve a lot of outside communities, not</p> <p>19 necessarily those in Hinsdale. I think Hinsdale</p> <p>08:54:47PM 20 is a community that you either stay home or you</p> <p>21 can afford a nanny, not necessarily have to send</p> <p>22 your child to all-day daycare.</p>	<p style="text-align: center;">73</p> <p>1 oasis. I don't know if we have a lot of empty</p> <p>2 4-acre lots in Hinsdale, but my impression is</p> <p>3 that we don't. And again, I understand that</p> <p>4 nobody wants to have commercial property near</p> <p>5 their home. But I know that Amling's supposedly</p> <p>6 was a commercial property at one point. So I</p> <p>7 wish there was some way to find a solution to</p> <p>8 not necessarily risk the loss of a potential</p> <p>9 4-acre lot in Hinsdale. So those are my points.</p> <p>08:56:41PM 10 CHAIRMAN CASHMAN: Do you have any</p> <p>11 questions?</p> <p>12 MS. GILLMAN: Thank you very much.</p> <p>13 CHAIRMAN CASHMAN: Elaine, thank you</p> <p>14 very much.</p> <p>15 MS. KASON: My name is Susan Kason,</p> <p>16 K-a-s-o-n. I live on 123 South Adams. I use</p> <p>17 Monroe to go east on Ogden when I go downtown</p> <p>18 most mornings. People are always violating</p> <p>19 that. They are always turning left. My</p> <p>08:57:08PM 20 question to everybody here is are we comfortable</p> <p>21 putting the lives of 150 children at risk with</p> <p>22 increased traffic and people violating those --</p>

<p style="text-align: center;">74</p> <p>1 No matter if you have a stoplight or a sign that 2 says you can't turn left 7:00 to 7:00, it's 3 everyone; people are people. But this is 150 4 small children. Are we okay with that? That's 5 my question. 6 CHAIRMAN CASHMAN: Thank you. 7 MR. MOBERLY: Hello. Gary Moberly, 8 420 Warren Terrace in Hinsdale. We are on the 9 Madison side of the equation. We are about two 10 blocks south of Ogden, well, just east of 11 Madison. We are neighbors across the street 12 from -- I'm probably an expert on that light. 13 I'm a jogger. And the light at Madison and 14 Ogden is brutal right now. We dodge cars. Cars 15 brush up against me and my wife sometimes trying 16 to make that light. Because if the light -- If 17 you miss the light, you have a 2- or 3-minute 18 wait. So my concern would be a bunch of busy 19 parents dropping off, they are 5 minutes late 20 for work, zipping Monroe north, Madison, zipping 21 through that light. 22 I just want to say I agree with</p>	<p style="text-align: center;">76</p> <p>1 paid for it 14 years ago. It's really not 2 relevant. It's going to be worth what it's 3 worth based on the code. So I'm going to ask 4 you to uphold the zoning code. Thank you. 5 CHAIRMAN CASHMAN: Thank you. 6 Anyone else? 7 Okay. Seeing no other neighbors or 8 community members that want to speak, additional 9 discussion by the Commissioners? Questions? 10 One thing that was mentioned, and 11 this is reminding me of the Landrover project, 12 is the idea -- I mean Hinsdale Orthopaedics is 13 definitely a part of this problem. I mean they 14 are a problem right now. So I was going to 15 encourage Charles and his group to maybe set up 16 a neighborhood meeting between now and our 17 March meeting. 18 It was very helpful, that was a 19 challenging project, taking an existing site, 20 GM, and converting it into a dealership. It was 21 helpful. It took some effort. But it was able 22 to get everyone face to face. I don't know how,</p>
<p style="text-align: center;">75</p> <p>1 everything pretty much everybody has said so 2 far. I kind of disagree with the young lady 3 back here. To me, retail is a nonstarter. I 4 know one of the trustees mentioned that. There 5 is vacant retail all over Hinsdale. We have the 6 Garfield Center downtown is still not filled up 7 yet. I don't think we need more retail. A 8 little company called Amazon has drastically 9 changed the retail environment. 10 I kind of have a radical 11 suggestion. My friend back here mentioned it, 12 that we keep business code compliant, R-4. 13 Belloumini's, I'm sure somebody wanted to put a 14 tavern or a restaurant in there. It's now, 15 there is 4 single-family houses going in there. 16 And that's a tough location as well, it's at 17 Madison and 55th. One of them is sold. I think 18 the other one behind it might be. My hats off 19 to that developer. It took some courage to do 20 that. 21 But what R-3 or whoever owns this, 22 our friends from Evanston that own this lot,</p>	<p style="text-align: center;">77</p> <p>1 maybe Robb and Chan can reach out to Hinsdale 2 Orthopaedics and get their involvement. If this 3 project was even developed into a park, they 4 would have to do something. They would have to 5 move. And I don't see a parking structure being 6 built anywhere in this neighborhood. I 7 certainly wouldn't want to see that, but I think 8 we need to have some discussion. I would love 9 to hear what their thoughts are. They must feel 10 like a dinosaur seeing an asteroid coming or 11 something because whatever happens here is going 12 to be bad for them. There is no way they could 13 fit there. 14 And an idea of you saying Basic 15 Life Principles or Institute, I mean the tricky 16 part is being across Ogden and shuttling people. 17 But there needs to be some type of solution. 18 The traffic is clearly an issue. The traffic 19 engineer has his hands full with our next 20 meeting, and I look forward to seeing what he 21 has to say. So I think this is going to hinge 22 on if it's going to be a development, it needs</p>

<p style="text-align: center;">78</p> <p>1 to be code compliant. And then we need to</p> <p>2 figure out how to, if the traffic hurdle can be</p> <p>3 overcome.</p> <p>4 It's interesting, one of the</p> <p>5 community members, and I thought it was a great</p> <p>6 one, talked about what Clarendon Hills has done</p> <p>7 over the years where they basically restricted</p> <p>8 going westbound, you can't turn into Clarendon</p> <p>9 Hills. You pretty much put right turn in/right</p> <p>10 turn out on all those streets. And it's very</p> <p>11 effective. I live on Adams and there is a</p> <p>12 thoroughfare of cars. If you are going to</p> <p>13 Clarendon Hills, you come off of Monroe, and</p> <p>14 they go west on North and go down Adams. I do</p> <p>15 it. If I'm going to Clarendon Hills, that's the</p> <p>16 way I'm going to go. You avoid that area.</p> <p>17 And maybe it's time, I know when</p> <p>18 the Village voted to make that restriction from</p> <p>19 7:00 to 7:00, the idea of an island. I do think</p> <p>20 it would stop people because they would be</p> <p>21 driving over curbs. But that would mean we</p> <p>22 would to restrict westbound left-hand turns.</p>	<p style="text-align: center;">80</p> <p>1 years ago in the quarter plan, it was an issue.</p> <p>2 And it's more of an issue today because back</p> <p>3 then there were no turning restrictions.</p> <p>4 But I would like to find out the</p> <p>5 restrictions about that, and I think this is</p> <p>6 going to hinge on traffic. I mean it is some --</p> <p>7 North Avenue, it is well stated, and it's a</p> <p>8 way -- If you live in that part of town, that's</p> <p>9 how you get east and west, North or Hickory are</p> <p>10 the two main streets.</p> <p>11 MS. KASSA: Quick question. Christine</p> <p>12 Kassa. Does Hinsdale Orthopaedics have any</p> <p>13 legal or coding obligation to provide parking</p> <p>14 for their patients or their customers, or</p> <p>15 whatever you want to call them, such that they</p> <p>16 cannot overflow into our residential streets?</p> <p>17 CHAIRMAN CASHMAN: That's one for the</p> <p>18 gentlemen over there. Don't they have --</p> <p>19 Aren't they leasing the parking right now?</p> <p>20 MS. KASSA: They are leasing.</p> <p>21 MR. MC GINNIS: Correct. Again, this</p> <p>22 is part of the deeper conversation. We have had</p>
<p style="text-align: center;">79</p> <p>1 Robb, do you know if that was</p> <p>2 discussed back then? Is that something that if</p> <p>3 it's involving with IDOT? How did Clarendon</p> <p>4 Hills -- They did it on a bunch of roads.</p> <p>5 There is no way in there. You have to go all</p> <p>6 the way down to the road that's on like --</p> <p>7 either through Stonegate, which is a very</p> <p>8 circuitous route, or go down to the road that's</p> <p>9 on the west side of Hinsdale Golf Club before</p> <p>10 you can literally turn left and go down towards</p> <p>11 Chicago Avenue. They blocked it off I think</p> <p>12 probably pretty effectively.</p> <p>13 This reminds me of when Hinsdale</p> <p>14 installed the bridge. All the discussion about</p> <p>15 if we built this new bridge would it change</p> <p>16 traffic and bring all these cars into southeast</p> <p>17 Hinsdale. And if that was going to be the case,</p> <p>18 the Village was going to look at traffic devices</p> <p>19 like restricting left-hand turns off of Ogden</p> <p>20 trying to keep people from going through the</p> <p>21 residential neighborhoods. This is a big</p> <p>22 question. It was addressed 8 years ago or 10</p>	<p style="text-align: center;">81</p> <p>1 conversations with the COO of Hinsdale Ortho.</p> <p>2 They know they have a problem. Part of the</p> <p>3 problem is they have got ManorCare patients</p> <p>4 parking in their lot. They don't feel good</p> <p>5 about towing some elderly visitor's car that is</p> <p>6 visiting the cousin, whatever the case may be.</p> <p>7 There is a plan to ship some of those employees</p> <p>8 offsite. But they have acknowledged they have</p> <p>9 outgrown the facility, they have a parking</p> <p>10 problem. They are in contact with staff about</p> <p>11 trying to put in some sort of traffic control</p> <p>12 measures, a gate, what have you, to try and</p> <p>13 control some of that parking from ManorCare.</p> <p>14 But the reality is there just not enough parking</p> <p>15 for the number of cars that are there.</p> <p>16 MS. KASSA: But do they have a</p> <p>17 contractual or legal obligation with the Village</p> <p>18 to provide a certain amount of parking?</p> <p>19 MR. MC GINNIS: If it was new, yes.</p> <p>20 But that facility has been there for a long,</p> <p>21 long time.</p> <p>22 MS. CRNOVICH: Technically is that lot</p>

<p style="text-align: center;">82</p> <p>1 allowed to be used for parking according to the</p> <p>2 zoning code?</p> <p>3 MR. MC GINNIS: The Amling's lot? No,</p> <p>4 that was part of the settlement agreement. So</p> <p>5 they can continue to park cars in there until</p> <p>6 that property is sold. They have that by court</p> <p>7 order.</p> <p>8 MR. LANDIS: I have an answer to your</p> <p>9 question. At least according to the CEO, their</p> <p>10 contractual obligation is to have X number of</p> <p>11 spots per employee; and they maintain that they</p> <p>12 exceed that now. So it's not, it's not patient</p> <p>13 centric, it's employee centric. And he</p> <p>14 maintains that they exceed it.</p> <p>15 MS. KASSA: We made need to change our</p> <p>16 Village laws.</p> <p>17 CHAIRMAN CASHMAN: That's for someone</p> <p>18 above us.</p> <p>19 MR. KRILLENBERGER: How and when did</p> <p>20 this become residentially zoned? Was it out of</p> <p>21 compliance when Amling's was there?</p> <p>22 CHAIRMAN CASHMAN: It was special use,</p>	<p style="text-align: center;">84</p> <p>1 CHAIRMAN CASHMAN: Okay. Gerald?</p> <p>2 MR. JABLONSKI: I think we wait till we</p> <p>3 see the traffic study and comprehensive</p> <p>4 solution.</p> <p>5 CHAIRMAN CASHMAN: Julie?</p> <p>6 MS. CRNOVICH: I would like to thank</p> <p>7 all the neighbors for all our comments. And I'm</p> <p>8 looking forward to what we get in our next</p> <p>9 packet.</p> <p>10 MR. WILLOBEE: Yes, I agree. I'm just</p> <p>11 trying to think what the effect of it being a</p> <p>12 map amendment and whether this question of yes</p> <p>13 or no on the R-4, and changing away from that --</p> <p>14 AUDIENCE MEMBER: I'm sorry, we can't</p> <p>15 hear you.</p> <p>16 MR. WILLOBEE: Oh, sorry. I'm just</p> <p>17 saying with the fact it being a request of a map</p> <p>18 amendment changing away from R-4 to R-2, is that</p> <p>19 the bigger question right now before we even get</p> <p>20 into traffic studies and things like that?</p> <p>21 CHAIRMAN CASHMAN: Two good questions.</p> <p>22 I would encourage you at the next meeting to</p>
<p style="text-align: center;">83</p> <p>1 wasn't it?</p> <p>2 MR. MOBERLY: I can answer that.</p> <p>3 CHAIRMAN CASHMAN: Let's keep the</p> <p>4 conversation up here right now.</p> <p>5 MR. MC GINNIS: So that property was</p> <p>6 zoned R-4 when the zoning map was done in '89,</p> <p>7 and there was a lawsuit brought by the owner of</p> <p>8 Amling's to try and maintain that nonconforming</p> <p>9 use. That was the substance of the court battle</p> <p>10 that went on for several years. We were trying</p> <p>11 to protect that underlying R-4 zoning. So when</p> <p>12 Amling's was there, it was a legal nonconforming</p> <p>13 use.</p> <p>14 CHAIRMAN CASHMAN: But I thought when</p> <p>15 it changed ownership then that it reverted back</p> <p>16 to the original zoning.</p> <p>17 MR. MC GINNIS: The zoning never</p> <p>18 changed. It was always R-4. The question was</p> <p>19 whether or not they had the right to maintain</p> <p>20 that continued nonconforming use.</p> <p>21 CHAIRMAN CASHMAN: Scott?</p> <p>22 MR. PETERSON: I'm good for now.</p>	<p style="text-align: center;">85</p> <p>1 look at the criteria. I think you already did.</p> <p>2 It's pretty broad. And it even spells out the</p> <p>3 board's position on issues like this. It needs</p> <p>4 to be very seriously considered to change the</p> <p>5 zoning map. And then I think it's important to</p> <p>6 look back at the comprehensive plans. And the</p> <p>7 guidance and our zoning laws. It's a tough one</p> <p>8 because --</p> <p>9 MR. WILLOBEE: I hate to spend a lot of</p> <p>10 time if that's the big question. So that's what</p> <p>11 I'm wrestling with.</p> <p>12 CHAIRMAN CASHMAN: Anna?</p> <p>13 MS. FIASCONE: I just think that the</p> <p>14 neighborhood meeting with all businesses and</p> <p>15 neighbors involved would be really smart.</p> <p>16 CHAIRMAN CASHMAN: I think even one of</p> <p>17 the gentlemen or ladies mentioned ManorCare and</p> <p>18 Hinsdale Orthopaedic, both of them. ManorCare</p> <p>19 maybe when it opened it seemed like an adequate</p> <p>20 number of parking, but it's not even close now.</p> <p>21 And that's my concern is like if this went in</p> <p>22 for half, at least being what we require today,</p>

1 because is it right? Clearly could be. If
 2 Hinsdale Orthopaedic actually meets the letter
 3 of the code versus spaces, then it shows that
 4 maybe we have a problem with our code, that we
 5 don't request enough parking on people. Keep
 6 them on site so they can be successful.

7 Well, we covered a lot. Charles, I
 8 appreciate you bringing this packet. There is a
 9 lot to do between now and -- I would like to
 10 hear if there is a Commissioner to make a motion
 11 to continue this to our March meeting.

12 So, Chan, what's the date in March?

13 MR. CHAN: The 14th.

14 MR. KRILLENBERGER: I will so motion.

15 MR. PETERSON: Second.

16 CHAIRMAN CASHMAN: Anna?

17 MS. FIASCONE: Aye.

18 MR. WILLOBEE: Aye.

19 MS. CRNOVICH: Aye.

20 CHAIRMAN CASHMAN: Aye.

21 MR. JABLONSKI: Aye.

22 MR. PETERSON: Aye.

09:09:24PM

1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3

4

5 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 6 do hereby certify that I am a court reporter
 7 doing business in the State of Illinois, that I
 8 reported in shorthand the testimony given at the
 9 hearing of said cause, and that the foregoing is
 10 a true and correct transcript of my shorthand
 11 notes so taken as aforesaid.

12

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Janice H. Heinemann CSR, RDR, CRR
 License No 084-001391

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1 MR. KRILLENBERGER: Aye.

2 CHAIRMAN CASHMAN: And I encourage the
 3 neighbors, please stay involved.

4 Chuck, if there is going to be a
 5 neighborhood meeting, I would maybe communicate
 6 with Chan; and he can be the center point for
 7 that and let everyone know.

8 Do we have a motion to adjourn?

9 MR. KRILLENBERGER: I so move.

10 CHAIRMAN CASHMAN: All in favor?

11 (A chorus of ayes.)

12 * * *

13 (Whereupon the above-
 14 entitled public hearing was
 15 continued to March 14, 2017,
 16 at 7:30 p.m)

17

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22

09:10:02PM

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0				
0-2 [9] - 1:7, 2:14, 4:9, 17:5, 17:7, 17:9, 17:10, 31:19, 65:12 084-001391 [1] - 88:15				
1	3	7		
1.7 [1] - 30:22 1.74 [2] - 1:7, 2:14 10 [8] - 9:21, 13:16, 19:18, 30:11, 49:15, 49:20, 70:4, 79:22 10,000 [2] - 3:21, 49:17 10-foot [1] - 29:13 100 [1] - 12:5 11 [1] - 17:21 11:00 [1] - 71:2 11:25 [1] - 69:12 12 [1] - 63:6 120 [1] - 49:6 123 [1] - 73:16 125 [2] - 9:11, 10:5 130 [5] - 9:9, 9:11, 10:5, 22:6, 59:21 14 [4] - 19:14, 50:12, 76:1, 87:15 14th [2] - 1:15, 86:13 15 [3] - 19:14, 20:2, 70:4 150 [5] - 9:8, 10:4, 59:21, 73:21, 74:3 16 [1] - 59:18 17 [1] - 61:4 19 [1] - 1:14	3 [3] - 9:22, 29:17, 58:17 3-hour [1] - 22:9 3-mile [2] - 27:16, 27:17 3-minute [1] - 74:17 30 [4] - 37:4, 49:19, 57:12, 70:13 30-foot [1] - 31:16 312 [2] - 53:1, 54:22 326 [1] - 47:11 36 [1] - 20:20 36-inch [1] - 38:6 38 [1] - 72:3	6 [2] - 3:6, 41:12 60 [1] - 23:19 60-minute [1] - 25:14 618 [1] - 40:19 63 [1] - 72:15 63rd [1] - 72:3 6:30 [6] - 9:6, 9:20, 9:22, 14:17, 22:13	8	
	4	8		
	4 [2] - 70:2, 75:15 4-acre [3] - 3:20, 73:2, 73:9 40 [3] - 29:18, 68:22, 70:13 420 [1] - 74:8 444 [1] - 62:21 45 [1] - 42:12 4:00 [1] - 47:5	7 [3] - 33:2, 58:12, 58:13 7-day-a-week [1] - 14:11 75 [1] - 66:14 7:00 [5] - 22:14, 74:2, 78:19 7:30 [1] - 87:16 7:40 [1] - 1:16	9	
	5	9		
2	5 [5] - 20:11, 41:12, 70:2, 70:6, 74:19 50 [4] - 23:19, 25:14, 25:16, 25:17 516 [1] - 50:11 528 [1] - 50:10 532 [1] - 57:4 540 [2] - 1:5, 2:11 55 [3] - 25:16, 42:12 55th [1] - 75:17 56 [5] - 8:13, 41:5, 58:9, 59:3, 59:4	8 [9] - 1:8, 2:16, 3:6, 4:3, 13:15, 67:16, 68:11, 79:22 83 [1] - 72:17 83rd [2] - 72:14 8:30 [1] - 71:1	A	
2 [3] - 4:7, 24:6, 74:17 2-hour [1] - 60:3 2-minute [1] - 43:22 2-year-old [1] - 69:16 2-year-olds [2] - 38:19, 38:20 2.26 [2] - 1:8, 2:16 2.5 [3] - 24:6, 26:11 2.5-acre [1] - 30:21 2.5-hour [1] - 22:9 20 [4] - 21:5, 30:6,		A-44-2017 [2] - 1:5, 2:11 a.m [1] - 9:6 abandon [1] - 4:16 abandoned [1] - 34:10 ability [1] - 45:16 able [8] - 23:9, 31:6, 42:2, 43:3, 45:22, 48:4, 71:9, 76:21 absolutely [1] - 35:1 access [4] - 4:12, 4:14, 4:20, 5:14 accommodate [1] - 23:16 according [3] - 69:7, 82:1, 82:9		

4:18, 5:10, 11:12, 11:14, 16:7, 18:8, 18:15, 32:22, 33:3, 57:8, 66:19, 68:22, 79:11, 80:7 avoid [2] - 52:9, 78:16 avoiding [1] - 15:9 aware [2] - 31:7, 72:4 aye [2] - 86:17, 86:21 Aye [5] - 86:18, 86:19, 86:20, 86:22, 87:1 ayes [1] - 87:11	better [6] - 4:12, 11:3, 22:17, 23:3, 39:20, 43:13 between [8] - 18:8, 22:5, 36:2, 42:17, 46:2, 46:20, 76:16, 86:9 big [9] - 14:9, 20:6, 22:4, 22:16, 26:3, 36:13, 64:15, 79:21, 85:10 bigger [1] - 84:19 biggest [1] - 12:22 bird [1] - 54:6 bisect [1] - 37:13 bit [6] - 27:21, 27:22, 48:4, 56:15, 61:6 BJORKMAN [4] - 66:11, 68:10, 68:13, 68:17 Bjorkman [1] - 66:12 blinded [1] - 39:15 blinding [1] - 39:14 blinkers [1] - 58:17 block [2] - 46:17, 61:22 blocked [1] - 79:11 blocking [2] - 43:18, 56:20 blocks [6] - 42:7, 42:18, 43:7, 47:21, 66:20, 74:10 blow [1] - 51:15 blowing [1] - 35:6 board [10] - 8:11, 33:6, 33:7, 40:21, 41:4, 41:9, 41:10, 41:21, 42:6, 69:21 BOARD [1] - 1:17 board's [1] - 85:3 bought [2] - 63:1, 63:2 boys [1] - 27:13 brand [1] - 72:11 brand-new [1] - 72:11 bridge [2] - 79:14, 79:15 bright [1] - 39:7 bring [4] - 3:18, 18:11, 52:10, 79:16 bringing [4] - 3:7, 5:17, 21:6, 86:8 broad [1] - 85:2 broker [1] - 47:14 Brook [1] - 27:20 brought [5] - 7:11, 20:9, 32:17, 52:10, 83:7 Bruner [1] - 66:12	brush [1] - 74:15 brutal [1] - 74:14 buffer [1] - 42:8 buffers [1] - 36:1 build [6] - 13:14, 13:15, 32:10, 51:4, 64:4 buildable [1] - 37:8 building [10] - 14:8, 21:13, 25:9, 25:10, 25:11, 31:15, 34:10, 36:22, 49:2 buildings [1] - 32:11 built [6] - 30:4, 64:2, 65:13, 72:2, 77:6, 79:15 bunch [3] - 18:6, 74:18, 79:4 burden [1] - 15:5 burhops [2] - 56:9, 56:10 Burke [1] - 37:21 bus [2] - 51:17, 51:18 bushes [1] - 64:11 busier [2] - 61:3, 61:6 business [5] - 39:9, 40:6, 49:13, 75:12, 88:7 businesses [1] - 85:14 busy [8] - 15:3, 53:11, 60:21, 61:2, 67:13, 67:21, 72:16, 74:18 buyers' [1] - 44:10 BYCZEK [3] - 47:10, 48:7 Byczek [1] - 47:10	23:10, 23:21 cars [22] - 8:15, 13:4, 20:10, 42:12, 45:14, 49:19, 52:7, 52:9, 52:17, 56:19, 58:10, 58:17, 59:3, 59:4, 61:21, 74:14, 78:12, 79:16, 81:15, 82:5 case [3] - 11:17, 79:17, 81:6 Case [2] - 1:5, 2:11 CASHMAN [105] - 1:18, 2:10, 2:19, 5:22, 6:9, 6:13, 7:4, 7:9, 8:3, 8:9, 10:1, 10:6, 10:9, 10:12, 10:16, 11:16, 12:8, 12:13, 12:21, 14:6, 14:19, 15:15, 16:21, 17:2, 17:6, 17:15, 17:19, 18:21, 19:7, 19:12, 19:18, 19:22, 20:14, 21:15, 24:2, 26:14, 27:5, 28:14, 28:20, 29:1, 30:1, 30:9, 30:14, 31:2, 31:5, 31:20, 32:7, 32:13, 33:11, 34:8, 34:14, 35:10, 35:22, 36:6, 36:20, 37:2, 38:8, 39:8, 39:14, 39:17, 39:22, 40:3, 40:13, 40:20, 41:8, 41:14, 41:17, 41:19, 46:10, 46:13, 47:1, 47:8, 48:6, 50:1, 54:7, 54:19, 57:1, 61:15, 62:18, 63:8, 63:13, 65:15, 65:21, 66:9, 68:7, 68:20, 73:10, 73:13, 74:6, 76:5, 80:17, 82:17, 82:22, 83:3, 83:14, 83:21, 84:1, 84:5, 84:21, 85:12, 85:16, 86:16, 86:20, 87:2, 87:10 challenging [1] - 76:19 Chamber [2] - 67:16, 68:14 Chan [5] - 29:2, 41:15, 77:1, 86:12, 87:6 CHAN [4] - 2:2, 41:16, 41:18, 86:13 change [10] - 34:9, 52:18, 67:1, 70:2, 70:11, 70:12, 71:3, 79:15, 82:15, 85:4 changed [4] - 61:5, 75:9, 83:15, 83:18 changes [1] - 30:17 changing [3] - 34:16, 84:13, 84:18 CHARLES [1] - 2:6 Charles [4] - 3:4, 38:9, 76:15, 86:7 Chicago [3] - 1:14, 16:7, 79:11 child [3] - 21:11, 71:10, 71:22	
B				
back-pitched [1] - 18:22 backed [2] - 20:12, 43:17 backed-up [1] - 43:17 backs [1] - 36:18 backyards [2] - 37:19, 38:2 bad [2] - 32:11, 77:12 barrier [2] - 55:7, 55:13 based [2] - 65:16, 76:3 baseline [1] - 24:3 basic [1] - 36:7 Basic [1] - 77:14 basins [2] - 37:19, 38:2 basis [3] - 10:15, 21:3, 49:21 bats [1] - 63:7 battle [1] - 83:9 bear [1] - 8:20 beat [1] - 55:11 beautiful [1] - 72:11 beauty [1] - 52:15 become [3] - 3:16, 44:14, 82:20 BEFORE [1] - 1:3 begin [1] - 48:21 beginning [1] - 9:15 behind [2] - 18:14, 75:18 Belloumini's [1] - 75:13 belong [2] - 14:3, 65:5 best [3] - 66:16, 66:21, 68:6				
C				
cameras [1] - 53:22 cannot [3] - 45:7, 46:19, 80:16 capacity [1] - 23:15 car [6] - 21:5, 21:7, 21:11, 22:7, 56:12, 81:5 care [5] - 7:5, 43:9, 51:5, 55:6, 70:22 Care [4] - 15:2, 24:15, 44:13, 48:11 cares [1] - 55:5 carrier [1] - 21:12 carries [2] - 23:19, 23:20 carry [3] - 23:5,				

<p>childcare [1] - 21:8</p> <p>childhood [1] - 30:5</p> <p>children [7] - 21:7, 51:19, 67:12, 68:18, 70:22, 73:21, 74:4</p> <p>chorus [1] - 87:11</p> <p>Christine [3] - 52:22, 54:22, 80:11</p> <p>Chuck [3] - 22:3, 22:18, 87:4</p> <p>chunk [2] - 14:15, 14:16</p> <p>circuitous [1] - 79:8</p> <p>city [1] - 50:15</p> <p>claimed [1] - 48:12</p> <p>Clarendon [14] - 4:22, 15:18, 16:6, 22:20, 27:9, 55:3, 63:15, 63:16, 63:18, 78:6, 78:8, 78:13, 78:15, 79:3</p> <p>cleanly [1] - 21:2</p> <p>clear [1] - 64:20</p> <p>clearly [5] - 20:6, 33:14, 50:5, 77:18, 86:1</p> <p>close [2] - 28:21, 85:20</p> <p>closed [4] - 9:7, 14:17, 63:4, 63:16</p> <p>closely [2] - 29:2, 29:19</p> <p>closest [1] - 42:18</p> <p>closing [1] - 62:9</p> <p>Club [1] - 79:9</p> <p>code [11] - 30:17, 32:2, 34:20, 65:17, 75:12, 76:3, 76:4, 78:1, 82:2, 86:3, 86:4</p> <p>codes [1] - 33:21</p> <p>coding [1] - 80:13</p> <p>comfortable [1] - 73:20</p> <p>coming [18] - 9:12, 14:13, 15:20, 16:1, 16:2, 16:6, 16:7, 16:8, 22:11, 25:15, 25:16, 25:19, 25:20, 28:5, 45:15, 53:13, 77:10</p> <p>comments [6] - 6:1, 29:4, 35:13, 50:13, 62:12, 84:7</p> <p>Commerce [2] - 67:16, 68:14</p> <p>commercial [8] - 33:8, 48:19, 57:7, 57:14, 59:14, 60:10, 73:4, 73:6</p> <p>COMMISSION [1] - 1:3</p>	<p>Commission [4] - 1:14, 7:12, 10:18, 62:10</p> <p>Commissioner [2] - 2:5, 86:10</p> <p>Commissioners [4] - 7:2, 8:18, 31:21, 76:9</p> <p>committee [2] - 3:6, 72:6</p> <p>communicate [1] - 87:5</p> <p>communities [2] - 16:12, 71:18</p> <p>community [18] - 15:17, 16:12, 27:11, 27:20, 33:13, 52:2, 62:15, 70:3, 70:14, 71:4, 71:12, 71:16, 71:20, 72:7, 72:15, 76:8, 78:5</p> <p>Community [1] - 2:4</p> <p>company [1] - 75:8</p> <p>comparable [1] - 72:12</p> <p>comparison [1] - 23:18</p> <p>complain [1] - 54:5</p> <p>complaints [1] - 55:1</p> <p>complete [3] - 6:18, 7:20, 34:9</p> <p>completely [2] - 40:3, 67:2</p> <p>compliance [1] - 82:21</p> <p>compliant [3] - 34:17, 75:12, 78:1</p> <p>comply [2] - 29:15, 39:4</p> <p>complying [1] - 29:11</p> <p>comprehensive [2] - 84:3, 85:6</p> <p>concentration [1] - 28:1</p> <p>conceptually [1] - 37:16</p> <p>concern [12] - 11:18, 12:22, 14:20, 15:4, 41:22, 46:19, 50:17, 50:18, 50:19, 65:8, 74:18, 85:21</p> <p>concerned [9] - 8:14, 10:14, 51:8, 60:13, 63:21, 63:22, 64:18, 72:11, 72:21</p> <p>concerns [7] - 42:10, 42:11, 43:6, 45:5, 57:13, 60:19, 65:22</p> <p>concrete [1] - 55:12</p> <p>concurrent [2] - 1:6,</p>	<p>2:12</p> <p>conditions [2] - 20:4, 64:13</p> <p>conduit [1] - 53:10</p> <p>conforming [1] - 4:5</p> <p>congested [2] - 13:7, 44:2</p> <p>congestion [2] - 14:5, 58:2</p> <p>congruent [1] - 34:7</p> <p>connections [1] - 72:5</p> <p>consider [5] - 7:7, 19:15, 49:21, 66:5, 69:19</p> <p>considered [1] - 85:4</p> <p>considering [1] - 20:7</p> <p>constantly [3] - 48:7, 48:12, 52:13</p> <p>consultant [1] - 58:7</p> <p>contact [1] - 81:10</p> <p>context [1] - 7:11</p> <p>contiguous [1] - 41:6</p> <p>contingencies [1] - 4:6</p> <p>continue [5] - 12:3, 43:3, 43:4, 82:5, 86:11</p> <p>continued [4] - 8:4, 28:15, 83:20, 87:15</p> <p>contract [1] - 3:16</p> <p>contractual [2] - 81:17, 82:10</p> <p>control [3] - 67:12, 81:11, 81:13</p> <p>controls [2] - 67:7, 67:9</p> <p>conversation [4] - 39:12, 46:5, 80:22, 83:4</p> <p>conversations [1] - 81:1</p> <p>converting [1] - 76:20</p> <p>COO [1] - 81:1</p> <p>copies [2] - 41:3, 41:13</p> <p>core [1] - 28:1</p> <p>corner [5] - 13:7, 17:11, 34:7, 47:11, 47:17</p> <p>correct [4] - 8:7, 25:5, 80:21, 88:10</p> <p>correctly [1] - 5:18</p> <p>Corridor [1] - 32:22</p> <p>corridor [1] - 57:7</p> <p>cost [1] - 44:6</p> <p>counted [2] - 58:9,</p>	<p>58:12</p> <p>counts [4] - 24:3, 24:4, 24:5, 24:7</p> <p>COUNTY [2] - 1:2, 88:2</p> <p>couple [5] - 7:12, 27:8, 47:16, 57:20, 69:2</p> <p>courage [1] - 75:19</p> <p>course [4] - 17:18, 63:6, 63:20, 64:17</p> <p>court [3] - 82:6, 83:9, 88:6</p> <p>cousin [1] - 81:6</p> <p>covered [1] - 86:7</p> <p>coyotes [1] - 63:7</p> <p>create [1] - 57:7</p> <p>creating [1] - 60:6</p> <p>crisscross [1] - 61:2</p> <p>criteria [5] - 17:21, 19:13, 20:1, 20:6, 85:1</p> <p>CRNOVICH [17] - 1:18, 14:20, 15:11, 16:16, 17:1, 17:9, 17:13, 37:1, 38:22, 39:5, 39:15, 39:20, 40:2, 40:10, 81:22, 84:6, 86:19</p> <p>cross [1] - 53:10</p> <p>crossing [1] - 11:11</p> <p>CRR [2] - 88:5, 88:15</p> <p>crucial [2] - 8:8, 32:19</p> <p>CSR [2] - 88:5, 88:15</p> <p>cul [4] - 4:4, 20:13, 48:19, 48:21</p> <p>cul-de-sac [4] - 4:4, 20:13, 48:19, 48:21</p> <p>curbs [1] - 78:21</p> <p>current [2] - 3:18, 69:10</p> <p>customer [1] - 59:1</p> <p>customers [2] - 56:13, 80:14</p> <p>cut [7] - 15:3, 15:7, 15:13, 16:13, 16:14, 23:5, 48:22</p> <p>cut-through [5] - 15:3, 15:7, 16:13, 16:14, 23:5</p> <p>cutting [2] - 14:21, 20:11</p> <p>cycle [3] - 44:2, 61:20, 62:2</p>	<p>dashing [1] - 67:13</p> <p>data [2] - 12:9, 27:10</p> <p>date [1] - 86:12</p> <p>daughter [1] - 56:6</p> <p>daycare [16] - 4:9, 9:12, 9:14, 9:17, 43:8, 45:3, 51:21, 52:2, 68:16, 68:17, 69:8, 69:13, 69:15, 71:14, 71:22, 72:2</p> <p>daycares [2] - 68:9, 68:12</p> <p>de [4] - 4:4, 20:13, 48:19, 48:21</p> <p>dead [1] - 49:8</p> <p>dead-end [1] - 49:8</p> <p>deal [1] - 70:7</p> <p>dealership [1] - 76:20</p> <p>decade [1] - 32:8</p> <p>decide [1] - 54:2</p> <p>decided [1] - 12:2</p> <p>decision [3] - 66:4, 66:7, 66:8</p> <p>decisions [1] - 62:11</p> <p>deeper [3] - 59:12, 60:15, 80:22</p> <p>definitely [10] - 15:21, 29:9, 31:6, 35:11, 47:22, 50:7, 61:17, 71:6, 71:11, 76:13</p> <p>degree [1] - 38:2</p> <p>deliveries [1] - 30:15</p> <p>demolished [1] - 34:11</p> <p>department [2] - 45:9, 48:9</p> <p>departure [1] - 45:2</p> <p>describing [1] - 50:3</p> <p>design [1] - 29:21</p> <p>desire [1] - 18:9</p> <p>despite [1] - 53:15</p> <p>destination [1] - 16:15</p> <p>detailed [2] - 28:16, 34:2</p> <p>details [3] - 31:7, 32:15, 40:5</p> <p>developed [3] - 13:9, 42:15, 77:3</p> <p>developer [1] - 75:19</p> <p>developer's [1] - 44:17</p> <p>developers [1] - 49:11</p> <p>developing [1] - 19:4</p> <p>development [6] - 23:2, 31:17, 33:8, 57:14, 62:22, 77:22</p>
---	--	--	---	---

<p>Development / Building [1] - 2:4</p> <p>developments [2] - 44:4, 44:6</p> <p>devices [1] - 79:18</p> <p>dialogue [3] - 45:20, 46:3, 54:12</p> <p>difference [1] - 22:4</p> <p>different [5] - 3:22, 22:12, 67:2, 68:16, 69:3</p> <p>difficult [4] - 11:12, 22:22, 62:8, 72:9</p> <p>dimensions [2] - 29:8, 29:12</p> <p>dimnable [1] - 40:9</p> <p>dinosaur [1] - 77:10</p> <p>direct [1] - 72:6</p> <p>Director [1] - 2:3</p> <p>director's [1] - 72:6</p> <p>Dirk [3] - 40:18, 50:12, 61:19</p> <p>disagree [2] - 71:17, 75:2</p> <p>discuss [1] - 34:1</p> <p>discussed [1] - 79:2</p> <p>discussion [7] - 7:14, 23:4, 33:6, 57:16, 76:9, 77:8, 79:14</p> <p>discussions [3] - 4:14, 5:2, 18:6</p> <p>distributed [2] - 25:21, 60:4</p> <p>District [4] - 1:8, 1:9, 2:15, 2:17</p> <p>district [1] - 4:9</p> <p>dividing [1] - 31:2</p> <p>dodge [1] - 74:14</p> <p>dollars [1] - 49:14</p> <p>Don [1] - 57:2</p> <p>done [8] - 32:20, 32:22, 33:16, 45:12, 67:14, 78:6, 83:6</p> <p>door [2] - 55:3, 60:20</p> <p>double [3] - 43:13, 51:4, 58:17</p> <p>double-parked [1] - 58:17</p> <p>doubt [1] - 31:4</p> <p>down [27] - 4:21, 5:16, 5:17, 15:13, 23:10, 25:19, 27:3, 27:22, 35:6, 39:7, 40:7, 48:21, 49:13, 53:12, 53:13, 54:4, 56:7, 58:15, 60:17, 62:4, 64:3, 78:14, 79:6, 79:8, 79:10</p> <p>Downers [1] - 15:22</p>	<p>downtown [2] - 73:17, 75:6</p> <p>DR [4] - 54:20, 56:9, 56:10, 56:22</p> <p>drainage [1] - 12:19</p> <p>drastically [1] - 75:8</p> <p>draw [3] - 6:6, 27:11, 27:15</p> <p>drawing [1] - 27:19</p> <p>drive [4] - 26:16, 27:2, 46:15</p> <p>driven [1] - 33:14</p> <p>driver [1] - 67:10</p> <p>drivers [1] - 53:19</p> <p>drivethrough [1] - 21:14</p> <p>driveway [1] - 56:20</p> <p>driving [1] - 78:21</p> <p>drop [7] - 9:20, 13:6, 21:14, 22:4, 22:13, 24:21</p> <p>drop-off [3] - 9:20, 21:14, 24:21</p> <p>drop-offs [1] - 13:6</p> <p>dropoff [1] - 59:22</p> <p>dropping [3] - 25:17, 70:15, 74:19</p> <p>DU [2] - 1:2, 88:2</p> <p>dual [2] - 70:8</p> <p>due [1] - 24:9</p> <p>dumpster [2] - 36:17</p> <p>duplexes [1] - 67:3</p> <p>during [12] - 24:10, 25:13, 26:6, 43:17, 48:4, 53:7, 54:4, 56:4, 60:3, 63:20, 71:10</p>	<p>egress [3] - 4:11, 20:3, 43:16</p> <p>either [6] - 6:19, 13:9, 40:9, 43:12, 71:20, 79:7</p> <p>Elaine [2] - 68:21, 73:13</p> <p>elderly [1] - 81:5</p> <p>elementary [3] - 21:16, 21:17, 71:6</p> <p>Elmhurst [5] - 20:19, 25:5, 28:2, 69:5, 69:9</p> <p>elsewhere [2] - 32:10, 47:20</p> <p>embarrassing [1] - 32:8</p> <p>emerged [1] - 50:7</p> <p>emergency [1] - 53:13</p> <p>employee [4] - 44:12, 56:12, 82:11, 82:13</p> <p>employees [5] - 25:7, 42:19, 56:11, 56:14, 81:7</p> <p>empty [2] - 63:7, 73:1</p> <p>en [1] - 3:2</p> <p>enclosure [1] - 36:22</p> <p>encourage [3] - 76:15, 84:22, 87:2</p> <p>encouraged [1] - 32:13</p> <p>end [6] - 9:9, 22:6, 48:20, 49:7, 49:8, 57:17</p> <p>enforce [1] - 64:12</p> <p>enforced [1] - 39:9</p> <p>enforcement [1] - 53:22</p> <p>engineer [3] - 20:15, 32:18, 77:19</p> <p>engineering [1] - 37:22</p> <p>enrollment [3] - 70:7, 70:11, 72:9</p> <p>entire [1] - 61:12</p> <p>entitled [2] - 1:13, 87:14</p> <p>entry [1] - 43:18</p> <p>environment [1] - 75:9</p> <p>equation [1] - 74:9</p> <p>equipment [1] - 35:19</p> <p>errant [1] - 67:10</p> <p>escort [1] - 21:12</p> <p>especially [5] - 14:21, 34:15, 36:9, 54:2, 63:20</p>	<p>estate [2] - 47:14, 49:13</p> <p>Evanston [1] - 75:22</p> <p>evening [5] - 3:3, 26:4, 41:3, 62:19, 69:2</p> <p>evenings [1] - 14:13</p> <p>evolving [1] - 52:13</p> <p>exact [2] - 25:9, 25:10</p> <p>exactly [1] - 30:8</p> <p>example [1] - 65:20</p> <p>exceed [2] - 82:12, 82:14</p> <p>Excellent [1] - 47:8</p> <p>excellent [1] - 25:2</p> <p>exceptions [1] - 30:15</p> <p>excess [1] - 63:19</p> <p>excuse [1] - 25:7</p> <p>existing [9] - 3:20, 30:16, 31:14, 34:5, 36:3, 42:16, 60:10, 68:5, 76:19</p> <p>exists [3] - 17:5, 18:7, 34:5</p> <p>exiting [1] - 11:18</p> <p>expansion [1] - 72:21</p> <p>experience [3] - 27:12, 70:1, 71:13</p> <p>experienced [1] - 70:7</p> <p>expert [2] - 12:20, 74:12</p> <p>explain [1] - 18:1</p> <p>express [1] - 57:13</p> <p>expressing [1] - 41:21</p> <p>expressway [1] - 16:9</p> <p>eye [1] - 64:8</p>	<p>16:15, 20:22, 22:7, 22:19, 57:12, 59:21, 70:8, 71:11</p> <p>Family [2] - 1:9, 2:17</p> <p>family [8] - 49:16, 63:5, 64:14, 66:2, 66:15, 67:3, 67:4, 75:15</p> <p>far [3] - 15:21, 32:15, 75:2</p> <p>fast [1] - 67:11</p> <p>favor [2] - 11:10, 87:10</p> <p>feasible [1] - 44:8</p> <p>February [1] - 1:15</p> <p>feet [3] - 3:22, 49:17, 49:20</p> <p>fence [2] - 35:5, 35:9</p> <p>fencing [1] - 36:1</p> <p>few [2] - 3:11, 28:14</p> <p>fewer [1] - 71:7</p> <p>FIASCONI [14] - 1:19, 10:20, 12:4, 19:8, 19:16, 19:19, 20:8, 21:20, 38:10, 38:15, 38:18, 38:21, 85:13, 86:17</p> <p>figure [2] - 13:21, 78:2</p> <p>figured [1] - 36:7</p> <p>figuring [1] - 8:9</p> <p>filled [1] - 75:6</p> <p>final [1] - 19:2</p> <p>finally [2] - 3:13, 39:9</p> <p>fire [2] - 43:13, 48:9</p> <p>firehouse [1] - 48:9</p> <p>first [12] - 8:20, 17:17, 27:2, 29:7, 37:4, 41:1, 42:6, 46:17, 47:6, 62:20, 63:11, 63:14</p> <p>firsthand [1] - 18:19</p> <p>fish [1] - 56:7</p> <p>fit [1] - 77:13</p> <p>five [1] - 11:6</p> <p>fixed [1] - 20:1</p> <p>flexibility [1] - 45:6</p> <p>flipped [1] - 54:6</p> <p>flooding [1] - 38:1</p> <p>flow [5] - 5:7, 5:8, 5:9, 11:19, 62:3</p> <p>footage [1] - 20:21</p> <p>footprint [1] - 37:8</p> <p>foregoing [1] - 88:9</p> <p>foresee [1] - 15:20</p> <p>forgotten [1] - 45:13</p> <p>forth [5] - 12:5, 22:7, 51:21, 61:1, 64:6</p> <p>fortunate [1] - 3:15</p>
---	---	--	---	---

<p>fortunately [1] - 48:3 forward [2] - 77:20, 84:8 four [2] - 11:11, 50:17 free [1] - 59:1 frequently [1] - 53:15 Friday [1] - 9:6 friend [1] - 75:11 friends [3] - 43:3, 57:9, 75:22 front [4] - 31:15, 43:5, 52:7, 52:10 full [6] - 4:20, 5:14, 8:6, 11:8, 70:19, 77:19 full-day [1] - 70:19 Fullersburg [1] - 69:1 fundamental [1] - 60:9 future [1] - 45:1</p>	<p>Grant [1] - 56:7 great [4] - 18:22, 45:1, 70:7, 78:5 grocery [1] - 21:19 ground [1] - 46:21 group [1] - 76:15 Grove [1] - 15:22 guess [2] - 6:22, 62:9 guests [2] - 43:4, 52:12 guidance [1] - 85:7 guide [1] - 68:14 guy [1] - 12:21 guys [1] - 48:16</p>	<p>Hickory [1] - 80:9 high [2] - 23:21, 44:7 Hills [14] - 4:22, 15:18, 16:6, 22:20, 27:9, 55:3, 63:15, 63:16, 63:18, 78:6, 78:9, 78:13, 78:15, 79:4 hinge [2] - 77:21, 80:6 HINSDALE [1] - 1:3 Hinsdale [71] - 1:13, 1:14, 3:7, 3:19, 4:21, 13:1, 13:10, 13:20, 14:7, 15:17, 16:1, 16:2, 16:3, 16:4, 16:5, 16:11, 16:15, 17:6, 22:20, 23:7, 23:12, 24:12, 27:9, 27:19, 39:6, 39:12, 40:8, 44:13, 48:3, 49:5, 52:2, 52:13, 52:19, 53:2, 54:11, 55:17, 56:17, 58:11, 58:20, 58:22, 59:5, 59:9, 59:11, 61:2, 63:11, 64:2, 65:20, 66:13, 67:15, 69:1, 71:19, 72:20, 73:2, 73:9, 74:8, 75:5, 76:12, 77:1, 79:9, 79:13, 79:17, 80:12, 81:1, 85:18, 86:2 hit [1] - 43:21 hold [1] - 25:15 home [13] - 4:3, 61:4, 62:16, 66:2, 66:7, 70:5, 70:9, 70:18, 70:20, 71:8, 71:9, 71:20, 73:5 homeowners [1] - 35:8 homes [11] - 42:9, 49:16, 63:5, 64:3, 64:14, 64:22, 65:4, 66:3, 66:15, 67:3, 67:4 homework [1] - 58:8 hope [4] - 28:19, 62:12, 65:9, 66:7 hopefully [1] - 19:22 hopes [1] - 3:7 hoping [1] - 41:10 horselaugh [2] - 53:19, 55:11 hour [6] - 1:16, 25:14, 25:18, 54:4, 60:1, 63:20 hours [9] - 9:2, 9:5, 11:13, 26:11, 39:10,</p>	<p>40:6, 43:18, 60:2, 69:18 house [7] - 48:4, 52:8, 52:10, 63:10, 63:11, 63:12, 64:16 houses [4] - 13:15, 43:5, 48:20, 75:15 huge [2] - 32:17, 33:18 hurdle [1] - 78:2</p>	<p>information [4] - 6:18, 28:16, 36:7, 37:6 ingress [3] - 4:11, 20:3, 43:15 ingress/egress [1] - 19:10 initial [1] - 62:20 input [3] - 7:1, 31:21, 40:14 inside [1] - 21:10 installed [2] - 47:19, 79:14 instead [2] - 16:17, 54:12 institute [1] - 55:21 Institute [1] - 77:15 institution [1] - 67:4 institutional [2] - 16:17, 16:18 insulated [1] - 49:4 intended [1] - 57:19 interesting [6] - 7:13, 33:5, 50:2, 60:8, 70:1, 78:4 interior [1] - 67:19 interpretation [1] - 11:8 interpreting [1] - 5:18 intersection [6] - 41:7, 46:21, 47:7, 50:3, 50:5, 61:9 introduce [1] - 2:20 investment [1] - 66:6 invited [1] - 53:5 involved [6] - 47:15, 51:10, 60:21, 66:10, 85:15, 87:3 involvement [1] - 77:2 involving [2] - 68:18, 79:3 Iria [1] - 62:20 IRLANDA [7] - 62:19, 63:10, 63:14, 65:4, 65:7, 65:19, 65:22 Irlanda [1] - 62:20 island [1] - 78:19 issue [16] - 2:22, 12:12, 18:7, 19:11, 29:10, 46:13, 50:6, 50:7, 55:4, 55:16, 57:21, 59:11, 59:12, 77:18, 80:1, 80:2 issues [12] - 12:8, 17:22, 44:17, 46:6, 55:20, 56:16, 57:21, 57:22, 58:4, 60:21, 61:8, 85:3</p>
G	H		I	
<p>GAP [1] - 12:1 garage [1] - 51:4 Garfield [2] - 48:10, 75:6 Gary [1] - 74:7 gate [1] - 81:12 gateway [2] - 32:4, 32:8 gees [1] - 39:19 generate [5] - 24:13, 25:22, 26:4, 26:5, 26:6 gentleman [3] - 69:6, 69:12, 71:15 gentlemen [2] - 80:18, 85:17 GERALD [1] - 1:19 Gerald [1] - 84:1 GILLMAN [2] - 68:21, 73:12 Gillman [1] - 68:22 GINNIS [9] - 2:3, 35:7, 37:16, 39:11, 80:21, 81:19, 82:3, 83:5, 83:17 given [3] - 24:20, 44:22, 88:8 glad [1] - 32:17 Glen [1] - 66:11 Glendale [1] - 68:22 GM [1] - 76:20 Golf [1] - 79:9 grand [1] - 37:20</p>	<p>half [2] - 26:8, 85:22 half-day [1] - 26:8 halfway [1] - 54:4 hand [4] - 48:2, 61:10, 78:22, 79:19 hands [2] - 61:14, 77:19 happy [1] - 19:3 harp [1] - 38:11 hate [2] - 38:11, 85:9 hats [1] - 75:18 head [2] - 27:17, 55:12 heading [1] - 43:8 hear [14] - 6:15, 8:17, 8:20, 8:21, 11:6, 32:18, 33:5, 36:9, 36:12, 38:9, 40:17, 77:9, 84:15, 86:10 heard [2] - 53:8, 72:8 hearing [3] - 1:12, 87:14, 88:9 hearsay [1] - 72:8 heavier [1] - 23:11 Heidi [2] - 50:9, 60:19 HEINEMANN [1] - 88:5 Heinemann [1] - 88:15 hello [3] - 62:19, 68:21, 74:7 Hello [1] - 57:2 help [1] - 19:3 helpful [2] - 76:18, 76:21 helps [4] - 22:14, 23:2, 24:11, 24:17 hereby [1] - 88:6 hi [2] - 21:22, 40:18 Hi [1] - 2:18</p>		<p>I-r-l-a-n-d-a [1] - 62:20 idea [6] - 7:1, 49:9, 54:16, 76:12, 77:14, 78:19 ideas [1] - 47:13 identical [2] - 4:19, 20:19 identified [2] - 33:4, 50:5 IDOT [6] - 4:14, 7:21, 11:7, 11:22, 26:15, 79:3 ignored [1] - 53:14 ILLINOIS [2] - 1:1, 88:1 Illinois [2] - 1:15, 88:7 imagine [3] - 13:10, 15:22, 37:14 immediate [1] - 23:7 immediately [1] - 50:6 impact [3] - 22:14, 24:19, 57:15 impacted [1] - 57:8 impedes [1] - 45:15 importance [1] - 59:22 important [3] - 18:3, 33:12, 85:5 impression [1] - 73:2 improved [1] - 37:15 in/right [4] - 4:18, 5:12, 11:15, 78:9 include [1] - 64:22 included [1] - 46:8 including [1] - 43:6 income [2] - 70:8, 71:11 increased [1] - 73:22 indicate [1] - 27:10 indicated [2] - 22:18 Indicating [1] - 64:11 indication [1] - 11:9 infant [1] - 21:11</p>	

IT ^[1] - 19:22 item ^[2] - 19:17, 19:18	KLOA ^[3] - 2:8, 7:20, 22:1 knows ^[2] - 43:12, 44:22	65:12 left ^[30] - 4:16, 4:18, 5:12, 5:13, 5:16, 11:10, 11:13, 11:15, 12:15, 24:10, 24:16, 26:16, 26:20, 26:22, 27:1, 43:10, 47:6, 48:2, 48:5, 53:15, 54:2, 55:4, 55:13, 61:10, 61:11, 73:19, 74:2, 78:22, 79:10, 79:19	73:21 load ^[1] - 30:13 loading ^[2] - 30:1, 30:7 local ^[3] - 27:11, 44:3, 67:20 located ^[1] - 67:18 location ^[15] - 3:9, 11:10, 11:14, 12:3, 13:13, 14:11, 14:14, 16:4, 36:17, 36:21, 58:22, 59:1, 67:21, 69:10, 75:16 locations ^[2] - 28:2, 69:4 long-time ^[1] - 66:13 look ^[12] - 28:4, 29:12, 29:19, 32:21, 45:9, 48:14, 64:19, 65:16, 77:20, 79:18, 85:1, 85:6 looked ^[4] - 29:5, 30:19, 41:9, 56:17 looking ^[7] - 5:11, 7:9, 13:6, 17:20, 32:11, 34:4, 84:8 looks ^[1] - 35:14 lose ^[1] - 13:5 loss ^[3] - 72:22, 73:8 love ^[6] - 8:19, 8:21, 36:12, 40:15, 40:16, 77:8 low ^[1] - 70:7	24:15, 44:13, 48:11 ManorCare ^[9] - 34:6, 58:14, 59:6, 59:7, 59:10, 81:3, 81:13, 85:17, 85:18 map ^[7] - 19:13, 20:7, 34:16, 83:6, 84:12, 84:17, 85:5 Map ^[3] - 1:6, 2:12, 6:19 March ^[8] - 8:4, 20:1, 28:15, 76:17, 86:11, 86:12, 87:15 mark ^[1] - 17:15 Mark ^[1] - 7:19 MARK ^[2] - 1:21, 2:8 market ^[1] - 3:14 MARLAS ^[59] - 2:6, 2:18, 3:3, 5:9, 5:20, 7:3, 7:8, 7:19, 8:7, 9:5, 9:14, 9:17, 9:20, 10:3, 10:8, 11:5, 11:20, 12:11, 13:8, 13:18, 14:10, 15:7, 15:16, 16:18, 17:4, 17:8, 17:10, 18:5, 18:17, 19:1, 20:17, 21:17, 21:21, 25:10, 26:9, 27:6, 27:15, 28:9, 28:19, 28:22, 29:22, 30:7, 30:12, 30:21, 31:4, 31:12, 32:6, 32:12, 33:10, 34:4, 34:13, 35:21, 36:5, 38:14, 38:16, 38:20, 39:3, 65:3, 65:6
J	KRILLENBERGER			
JABLONSKI ^[10] - 1:19, 12:17, 12:22, 13:14, 14:4, 68:8, 68:11, 68:15, 84:2, 86:21 JANICE ^[1] - 88:5 Janice ^[1] - 88:15 January ^[1] - 24:6 Jim ^[3] - 8:22, 10:10, 47:10 JIM ^[1] - 1:20 job ^[1] - 51:21 jogger ^[1] - 74:13 JULIE ^[1] - 1:18 Julie ^[2] - 14:19, 84:5	L L-a-n-d-i-s ^[1] - 40:19 lack ^[1] - 60:9 ladies ^[1] - 85:17 lady ^[1] - 75:2 LaGrange ^[3] - 15:19, 28:10, 28:11 laid ^[1] - 55:7 land ^[2] - 66:16, 68:6 LANDIS ^[8] - 40:18, 40:22, 41:12, 41:20, 46:12, 46:18, 47:3, 82:8 Landis ^[1] - 40:19 Landrover ^[2] - 40:4, 76:11 landscaped ^[1] - 32:4 landscapers ^[1] - 43:4 landscaping ^[1] - 31:11 lane ^[1] - 43:15 lanes ^[2] - 11:11, 43:16 language ^[1] - 30:17 large ^[1] - 38:1 larger ^[2] - 39:11, 67:4 last ^[6] - 22:2, 32:8, 40:1, 41:4, 41:21, 72:18 late ^[2] - 14:12, 74:19 law ^[1] - 53:22 laws ^[3] - 54:18, 82:16, 85:7 lawsuit ^[1] - 83:7 lay ^[2] - 55:12, 72:10 layout ^[1] - 29:12 leasing ^[2] - 80:19, 80:20 least ^[11] - 33:7, 37:21, 45:8, 60:4, 67:16, 69:9, 70:3, 71:6, 71:12, 82:9, 85:22 leave ^[2] - 56:4,	65:12 left-hand ^[4] - 48:2, 61:10, 78:22, 79:19 legal ^[3] - 80:13, 81:17, 83:12 lengthy ^[1] - 4:13 less ^[4] - 25:18, 32:2, 45:18, 49:18 letter ^[4] - 41:3, 41:22, 42:6, 86:2 level ^[1] - 23:15 levels ^[1] - 40:7 License ^[1] - 88:15 life ^[2] - 61:12, 61:14 Life ^[1] - 77:15 light ^[14] - 5:17, 43:19, 43:21, 47:17, 47:19, 54:16, 62:1, 62:5, 74:12, 74:13, 74:16, 74:17, 74:21 lighting ^[2] - 38:22, 39:2 lights ^[3] - 39:7, 47:21, 47:22 likely ^[5] - 14:3, 16:2, 26:14, 43:17, 62:3 limited ^[1] - 43:7 Limited ^[2] - 1:8, 2:15 line ^[8] - 20:10, 21:5, 21:8, 37:10, 37:17, 38:4, 54:1, 62:5 lined ^[3] - 57:11, 61:21, 61:22 lining ^[2] - 57:13, 58:18 link's ^[1] - 3:13 list ^[1] - 65:17 listening ^[1] - 57:6 literally ^[1] - 79:10 live ^[16] - 5:21, 22:19, 34:20, 39:18, 40:16, 53:9, 54:21, 57:3, 62:15, 62:21, 66:12, 68:22, 72:18, 73:16, 78:11, 80:8 lived ^[3] - 42:9, 50:11, 51:13 lives ^[2] - 43:11,	Madison ^[21] - 5:16, 15:9, 17:11, 18:8, 18:12, 18:20, 23:20, 23:21, 35:3, 37:12, 38:1, 51:14, 51:19, 61:19, 62:5, 74:9, 74:11, 74:13, 74:20, 75:17 mail ^[1] - 41:15 main ^[2] - 14:20, 80:10 maintain ^[5] - 4:2, 31:13, 82:11, 83:8, 83:19 maintains ^[1] - 82:14 major ^[1] - 23:12 majority ^[1] - 22:18 management ^[2] - 17:22, 18:7 managing ^[1] - 47:15 mandate ^[1] - 28:6 manner ^[1] - 34:12 Manor ^[4] - 15:2,	man ^[1] - 17:15 man ^[1] - 7:19 MARK ^[2] - 1:21, 2:8 market ^[1] - 3:14 MARLAS ^[59] - 2:6, 2:18, 3:3, 5:9, 5:20, 7:3, 7:8, 7:19, 8:7, 9:5, 9:14, 9:17, 9:20, 10:3, 10:8, 11:5, 11:20, 12:11, 13:8, 13:18, 14:10, 15:7, 15:16, 16:18, 17:4, 17:8, 17:10, 18:5, 18:17, 19:1, 20:17, 21:17, 21:21, 25:10, 26:9, 27:6, 27:15, 28:9, 28:19, 28:22, 29:22, 30:7, 30:12, 30:21, 31:4, 31:12, 32:6, 32:12, 33:10, 34:4, 34:13, 35:21, 36:5, 38:14, 38:16, 38:20, 39:3, 65:3, 65:6 Marlas ^[1] - 3:4 masse ^[1] - 3:2 Matter ^[1] - 1:4 matter ^[3] - 1:13, 67:6, 74:1 MC ^[9] - 2:3, 35:7, 37:16, 39:11, 80:21, 81:19, 82:3, 83:5, 83:17 McDonald's ^[1] - 21:14 mean ^[14] - 12:6, 29:5, 31:8, 32:4, 32:9, 35:1, 40:4, 46:15, 47:18, 76:12, 76:13, 77:15, 78:21, 80:6 means ^[2] - 42:13, 46:21 meant ^[1] - 54:10 measures ^[1] - 81:12 medical ^[1] - 49:1 meet ^[2] - 33:21, 34:20
K				
K-a-s-o-n ^[1] - 73:16 KASON ^[1] - 73:15 Kason ^[1] - 73:15 KASSA ^[9] - 52:22, 54:9, 56:9, 56:21, 80:11, 80:20, 81:16, 82:15 Kassa ^[2] - 52:22, 80:12 KEELING ^[1] - 50:9 Keeling ^[1] - 50:9 Keeling's ^[1] - 60:19 keep ^[10] - 5:22, 34:5, 34:6, 45:14, 52:15, 54:1, 75:12, 79:20, 83:3, 86:5 Kensington ^[12] - 1:6, 2:6, 2:11, 3:4, 3:7, 3:19, 4:10, 25:4, 38:6, 69:3, 72:13, 72:14 kicks ^[1] - 30:18 kids ^[6] - 16:5, 50:17, 51:17, 70:15, 70:18, 71:1 kind ^[16] - 5:1, 7:10, 8:19, 19:16, 21:1, 33:4, 34:6, 36:8, 37:8, 46:19, 50:21, 65:13, 67:6, 75:2, 75:10 kindergarten ^[1] - 69:16 kindly ^[1] - 39:6 kinds ^[1] - 62:11			M Madison ^[21] - 5:16, 15:9, 17:11, 18:8, 18:12, 18:20, 23:20, 23:21, 35:3, 37:12, 38:1, 51:14, 51:19, 61:19, 62:5, 74:9, 74:11, 74:13, 74:20, 75:17 mail ^[1] - 41:15 main ^[2] - 14:20, 80:10 maintain ^[5] - 4:2, 31:13, 82:11, 83:8, 83:19 maintains ^[1] - 82:14 major ^[1] - 23:12 majority ^[1] - 22:18 management ^[2] - 17:22, 18:7 managing ^[1] - 47:15 mandate ^[1] - 28:6 manner ^[1] - 34:12 Manor ^[4] - 15:2,	

<p>meeting [13] - 8:2, 8:5, 8:12, 29:17, 40:21, 57:10, 76:16, 76:17, 77:20, 84:22, 85:14, 86:11, 87:5</p> <p>meetings [1] - 53:5</p> <p>meets [1] - 86:2</p> <p>MEMBER [6] - 5:5, 5:7, 5:15, 6:2, 6:4, 84:14</p> <p>Member [6] - 1:18, 1:19, 1:19, 1:20, 1:20, 1:21</p> <p>member [1] - 33:7</p> <p>MEMBERS [1] - 1:17</p> <p>members [3] - 3:2, 76:8, 78:5</p> <p>memory [1] - 10:17</p> <p>mention [1] - 58:16</p> <p>mentioned [6] - 54:16, 61:20, 75:4, 75:11, 76:10, 85:17</p> <p>met [1] - 26:19</p> <p>Michael [2] - 21:22, 54:20</p> <p>midday [1] - 26:7</p> <p>might [4] - 3:1, 56:1, 67:12, 75:18</p> <p>mike [1] - 6:14</p> <p>Mike [1] - 21:21</p> <p>mind [1] - 47:16</p> <p>mindset [1] - 50:21</p> <p>mine [1] - 51:6</p> <p>minimum [1] - 3:21</p> <p>minute [1] - 25:18</p> <p>minutes [3] - 7:10, 41:10, 74:19</p> <p>mirrors [1] - 34:6</p> <p>miss [3] - 44:2, 62:1, 74:17</p> <p>MOBERLY [2] - 74:7, 83:2</p> <p>Moberly [1] - 74:7</p> <p>moms [2] - 15:22, 21:5</p> <p>Monday [1] - 9:6</p> <p>Monroe [54] - 4:12, 4:19, 4:20, 5:11, 5:13, 5:16, 8:14, 15:2, 15:9, 15:10, 15:13, 16:3, 16:8, 20:10, 23:1, 23:5, 23:18, 24:8, 24:17, 24:19, 25:19, 27:1, 27:3, 35:2, 37:18, 42:17, 43:19, 46:16, 46:18, 46:20, 46:22, 47:11, 47:12, 47:18, 48:11, 48:22, 51:18, 53:1, 53:9, 54:22, 60:7, 60:14,</p>	<p>60:18, 61:9, 62:21, 63:18, 66:18, 71:7, 72:19, 73:17, 74:20, 78:13</p> <p>months [2] - 3:6, 11:6</p> <p>moreover [2] - 44:11, 52:12</p> <p>morning [6] - 9:19, 9:21, 14:15, 22:9, 26:11, 71:2</p> <p>mornings [1] - 73:18</p> <p>most [3] - 42:8, 55:1, 73:18</p> <p>mostly [1] - 65:16</p> <p>motion [4] - 7:15, 86:10, 86:14, 87:8</p> <p>move [5] - 14:2, 58:21, 58:22, 77:5, 87:9</p> <p>moved [3] - 50:15, 61:4, 65:2</p> <p>moves [1] - 21:1</p> <p>moving [1] - 52:16</p> <p>MR [141] - 1:18, 1:19, 1:20, 1:20, 1:21, 2:2, 2:3, 2:6, 2:8, 2:18, 3:3, 5:9, 5:19, 5:20, 6:11, 7:3, 7:8, 7:19, 7:22, 8:7, 9:1, 9:5, 9:11, 9:14, 9:15, 9:17, 9:18, 9:20, 10:3, 10:8, 10:11, 10:13, 10:19, 11:5, 11:20, 12:11, 12:17, 12:19, 12:22, 13:8, 13:14, 13:18, 14:4, 14:10, 15:7, 15:16, 16:18, 17:4, 17:8, 17:10, 17:17, 17:20, 18:5, 18:16, 18:17, 19:1, 20:17, 21:17, 21:21, 21:22, 24:4, 24:20, 25:2, 25:3, 25:10, 25:12, 26:9, 26:10, 26:17, 27:6, 27:7, 27:15, 28:7, 28:9, 28:19, 28:22, 29:22, 30:7, 30:12, 30:21, 31:4, 31:12, 32:6, 32:12, 33:10, 34:4, 34:13, 35:7, 35:21, 36:5, 36:16, 37:16, 38:14, 38:16, 38:20, 39:3, 39:11, 40:18, 40:22, 41:12, 41:16, 41:18, 41:20, 46:12, 46:18, 47:3, 47:10, 48:7, 57:2, 61:17, 65:3, 65:6, 66:11, 68:8,</p>	<p>68:10, 68:11, 68:13, 68:15, 68:17, 74:7, 80:21, 81:19, 82:3, 82:8, 82:19, 83:2, 83:5, 83:17, 83:22, 84:2, 84:10, 84:16, 85:9, 86:13, 86:14, 86:15, 86:18, 86:21, 86:22, 87:1, 87:9</p> <p>MS [49] - 1:18, 1:19, 10:20, 12:4, 14:20, 15:11, 16:16, 17:1, 17:9, 17:13, 19:8, 19:16, 19:19, 20:8, 21:20, 37:1, 38:10, 38:15, 38:18, 38:21, 38:22, 39:5, 39:15, 39:20, 40:2, 40:10, 50:9, 52:22, 54:9, 56:21, 62:19, 63:10, 63:14, 65:4, 65:7, 65:19, 65:22, 68:21, 73:12, 73:15, 80:11, 80:20, 81:16, 81:22, 82:15, 84:6, 85:13, 86:17, 86:19</p> <p>must [1] - 77:9</p> <p>myriad [1] - 65:15</p>	<p>85:3</p> <p>neighbor [2] - 41:6, 60:20</p> <p>neighborhood [14] - 33:17, 42:21, 44:15, 50:15, 52:11, 57:15, 60:16, 60:18, 62:6, 62:16, 76:16, 77:6, 85:14, 87:5</p> <p>neighborhoods [3] - 14:22, 44:3, 79:21</p> <p>neighbors [16] - 7:1, 8:10, 32:19, 34:22, 35:2, 35:3, 36:10, 45:21, 57:10, 62:13, 64:5, 74:11, 76:7, 84:7, 85:15, 87:3</p> <p>neighbors ' [1] - 44:10</p> <p>never [5] - 11:7, 44:4, 44:19, 61:11, 83:17</p> <p>new [8] - 3:8, 20:13, 31:17, 44:5, 60:11, 72:11, 79:15, 81:19</p> <p>next [9] - 16:16, 45:4, 48:15, 50:8, 55:3, 60:20, 77:19, 84:8, 84:22</p> <p>nice [3] - 12:21, 52:14, 72:2</p> <p>night [1] - 40:1</p> <p>nightmare [1] - 14:22</p> <p>nobody [4] - 55:4, 55:5, 55:10, 73:4</p> <p>nonconforming [3] - 83:8, 83:12, 83:20</p> <p>none [2] - 38:12, 67:17</p> <p>nonstart [1] - 33:20</p> <p>nonstarter [2] - 43:12, 75:3</p> <p>normal [1] - 29:14</p> <p>north [8] - 8:14, 22:17, 23:12, 26:16, 27:19, 39:18, 60:21, 74:20</p> <p>North [23] - 18:8, 39:17, 40:19, 41:7, 42:17, 46:20, 46:21, 47:11, 47:12, 47:17, 50:10, 50:11, 51:14, 51:18, 53:1, 54:22, 57:4, 60:17, 62:4, 62:21, 78:14, 80:7, 80:9</p> <p>north-south [1] - 23:12</p> <p>northbound [1] -</p>	<p>24:8</p> <p>northwest [1] - 17:11</p> <p>notes [1] - 88:11</p> <p>nothing [1] - 53:21</p> <p>notice [1] - 46:16</p> <p>noticed [1] - 15:1</p> <p>nuisance [1] - 33:17</p> <p>number [16] - 3:10, 3:15, 3:22, 4:3, 10:2, 10:3, 10:4, 20:20, 20:21, 20:22, 25:6, 81:15, 82:10, 85:20</p> <p>Number [1] - 43:9</p>
O				
<p>o'clock [3] - 9:21, 9:22, 20:11</p> <p>Oak [1] - 27:20</p> <p>oasis [1] - 73:1</p> <p>obey [1] - 54:17</p> <p>obeys [1] - 67:9</p> <p>obligation [3] - 80:13, 81:17, 82:10</p> <p>obscene [2] - 54:5, 65:10</p> <p>observations [1] - 55:1</p> <p>obviously [4] - 7:1, 19:11, 20:9, 58:18</p> <p>oddities [1] - 34:19</p> <p>OF [6] - 1:1, 1:2, 1:3, 1:11, 88:1, 88:2</p> <p>office [2] - 16:17, 65:16</p> <p>Office [2] - 1:8, 2:15</p> <p>offs [1] - 13:6</p> <p>offsite [1] - 81:8</p> <p>Ogden [51] - 1:5, 2:11, 3:8, 4:13, 4:16, 4:18, 5:10, 5:12, 5:13, 11:12, 11:14, 14:2, 14:22, 15:10, 15:13, 15:19, 17:12, 18:9, 18:15, 19:6, 22:21, 22:22, 24:10, 24:14, 25:20, 27:20, 29:13, 31:13, 32:21, 33:3, 38:7, 42:17, 43:11, 43:16, 43:19, 46:20, 47:18, 49:6, 49:7, 49:8, 52:5, 54:3, 57:8, 61:1, 61:9, 66:19, 73:17, 74:10, 74:14, 77:16, 79:19</p> <p>old [1] - 13:12</p> <p>once [3] - 42:14, 44:21, 45:12</p>				

<p>one [56] - 4:2, 5:10, 6:16, 7:14, 14:18, 20:1, 20:19, 21:7, 22:11, 22:16, 23:6, 23:11, 25:11, 25:18, 26:2, 27:7, 30:10, 33:7, 35:6, 37:11, 38:10, 38:17, 42:1, 43:15, 44:21, 45:12, 46:10, 47:3, 49:18, 53:2, 55:2, 55:6, 55:20, 56:3, 56:4, 58:15, 60:11, 61:19, 64:16, 68:4, 68:8, 69:4, 70:4, 73:6, 75:4, 75:17, 75:18, 76:10, 78:4, 78:6, 80:17, 85:7, 85:16</p> <p>ones [4] - 36:3, 58:1, 67:17, 68:5</p> <p>ongoing [2] - 46:5, 49:21</p> <p>onsite [1] - 18:12</p> <p>open [2] - 14:12, 70:10</p> <p>opened [1] - 85:19</p> <p>operation [4] - 9:2, 9:5, 9:16, 23:3</p> <p>opinion [3] - 31:22, 35:1, 66:6</p> <p>opportunity [3] - 18:10, 32:9, 52:16</p> <p>opposed [2] - 26:19, 29:16</p> <p>optimal [1] - 50:20</p> <p>option [1] - 27:4</p> <p>order [2] - 31:14, 82:7</p> <p>ordinance [3] - 33:14, 39:4, 40:5</p> <p>organization [1] - 66:22</p> <p>oriented [1] - 52:7</p> <p>original [1] - 83:16</p> <p>originally [1] - 57:19</p> <p>Ortho [2] - 39:12, 81:1</p> <p>Orthopaedic [3] - 51:3, 85:18, 86:2</p> <p>Orthopaedics [19] - 13:1, 13:11, 13:21, 14:7, 17:7, 24:13, 39:6, 44:13, 53:2, 54:12, 55:18, 56:17, 58:21, 59:5, 63:11, 65:20, 76:12, 77:2, 80:12</p> <p>Orthopaedics ' [5] - 40:8, 58:12, 59:9, 59:11, 64:2</p>	<p>otherwise [2] - 10:14, 43:22</p> <p>outfit [1] - 56:2</p> <p>outgrown [1] - 81:9</p> <p>outreaches [1] - 27:16</p> <p>outside [1] - 71:18</p> <p>overcome [1] - 78:3</p> <p>overflow [3] - 13:12, 13:22, 80:16</p> <p>overheads [1] - 19:20</p> <p>overriding [1] - 42:11</p> <p>own [8] - 35:9, 42:10, 50:10, 51:1, 51:5, 54:13, 61:14, 75:22</p> <p>Owner [1] - 2:6</p> <p>owner [3] - 3:4, 45:4, 83:7</p> <p>ownership [1] - 83:15</p> <p>owns [2] - 35:5, 75:21</p>	<p>38:6, 39:2, 39:13, 39:16, 42:16, 42:20, 42:22, 43:1, 44:12, 45:8, 46:14, 47:2, 47:4, 49:15, 49:19, 50:19, 51:4, 51:5, 53:4, 56:1, 56:11, 56:12, 58:1, 58:6, 58:12, 58:13, 58:14, 58:16, 59:1, 59:6, 59:16, 59:18, 60:7, 60:10, 60:14, 60:15, 60:17, 64:2, 64:4, 64:7, 64:9, 64:15, 64:17, 77:5, 80:13, 80:19, 81:4, 81:9, 81:13, 81:14, 81:18, 82:1, 85:20, 86:5</p> <p>part [17] - 37:20, 42:8, 46:3, 46:4, 54:12, 55:18, 56:18, 69:8, 69:16, 69:17, 71:1, 76:13, 77:16, 80:8, 80:22, 81:2, 82:4</p> <p>part-day [2] - 69:16, 69:17</p> <p>part-time [1] - 69:8</p> <p>partially [1] - 33:9</p> <p>partner [1] - 68:4</p> <p>past [4] - 27:16, 37:10, 46:15, 64:1</p> <p>path [1] - 35:20</p> <p>patient [2] - 42:21, 82:12</p> <p>patients [2] - 80:14, 81:3</p> <p>patterns [2] - 61:5, 63:21</p> <p>pay [2] - 70:17, 70:19</p> <p>peak [5] - 11:12, 25:14, 43:17, 60:2, 60:5</p> <p>people [32] - 6:14, 14:8, 15:8, 15:20, 20:11, 22:11, 48:5, 51:12, 51:15, 51:20, 52:3, 52:4, 52:20, 53:12, 53:15, 54:2, 54:17, 55:12, 59:6, 59:8, 60:6, 60:16, 67:5, 71:13, 73:18, 73:22, 74:3, 77:16, 78:20, 79:20, 86:5</p> <p>people's [1] - 56:19</p> <p>per [1] - 82:11</p> <p>percent [2] - 23:19, 70:13</p> <p>performed [1] - 22:2</p> <p>performing [1] - 22:1</p>	<p>perhaps [2] - 56:1, 68:4</p> <p>period [3] - 22:9, 25:14, 60:3</p> <p>periphery [1] - 67:18</p> <p>permit [1] - 26:22</p> <p>permitted [1] - 65:18</p> <p>person [2] - 42:10, 51:13</p> <p>personal [2] - 31:22, 35:1</p> <p>perspective [1] - 18:2</p> <p>PETERSON [7] - 1:20, 10:13, 12:19, 25:2, 83:22, 86:15, 86:22</p> <p>petition [1] - 8:12</p> <p>pick [2] - 21:10, 38:2</p> <p>picking [1] - 70:15</p> <p>pickup [4] - 9:21, 21:13, 24:21, 69:11</p> <p>pickup/drop [2] - 38:12, 38:13</p> <p>pickup/drop-off [2] - 38:12, 38:13</p> <p>pickups [1] - 13:6</p> <p>pictures [1] - 42:5</p> <p>piece [1] - 67:1</p> <p>pipe [1] - 18:22</p> <p>pitched [1] - 18:22</p> <p>place [5] - 30:20, 31:6, 34:5, 55:21, 58:18</p> <p>placement [1] - 46:1</p> <p>places [4] - 13:5, 27:14, 42:18, 47:7</p> <p>PLAN [1] - 1:3</p> <p>plan [14] - 3:18, 19:10, 19:11, 29:5, 29:7, 31:8, 31:18, 33:1, 34:2, 37:16, 37:21, 53:4, 80:1, 81:7</p> <p>Plan [3] - 1:13, 7:12, 32:22</p> <p>Planner [1] - 2:2</p> <p>planning [2] - 58:21, 59:16</p> <p>plans [2] - 39:1, 85:6</p> <p>Plat [4] - 1:6, 2:13, 6:20, 28:17</p> <p>plat [2] - 18:3, 28:18</p> <p>play [1] - 35:19</p> <p>playground [1] - 18:14</p> <p>Playhouse [1] - 72:5</p> <p>pleasant [1] - 64:8</p> <p>plenty [2] - 47:19, 49:4</p>	<p>plus [1] - 25:17</p> <p>point [7] - 26:3, 69:20, 71:11, 72:1, 72:18, 73:6, 87:6</p> <p>pointed [1] - 44:21</p> <p>points [3] - 5:10, 69:2, 73:9</p> <p>pole [1] - 40:10</p> <p>police [3] - 43:13, 45:9, 51:14</p> <p>pooling [1] - 22:7</p> <p>population [1] - 9:3</p> <p>Population [1] - 9:7</p> <p>portion [1] - 33:2</p> <p>position [1] - 85:3</p> <p>positions [1] - 58:21</p> <p>possibility [1] - 26:18</p> <p>possible [4] - 32:16, 34:18, 40:8, 72:13</p> <p>potential [5] - 50:4, 69:14, 69:17, 72:22, 73:8</p> <p>potentially [1] - 43:18</p> <p>precedent [1] - 34:11</p> <p>predominantly [1] - 70:4</p> <p>prefer [1] - 65:9</p> <p>preliminary [2] - 10:15, 11:20</p> <p>preschool [10] - 21:4, 21:7, 22:5, 30:4, 38:14, 38:17, 45:3, 67:21, 69:21, 70:1</p> <p>preschools [7] - 67:15, 68:2, 68:3, 68:9, 68:11, 68:13, 72:7</p> <p>PRESENT [2] - 1:17, 2:1</p> <p>presentation [1] - 57:6</p> <p>pressure [1] - 43:21</p> <p>pretty [12] - 13:7, 14:14, 14:16, 19:1, 23:14, 26:12, 28:3, 72:12, 75:1, 78:9, 79:12, 85:2</p> <p>previous [1] - 11:1</p> <p>previously [1] - 30:20</p> <p>primarily [2] - 15:18, 27:9</p> <p>prime [3] - 50:17, 50:18, 50:19</p> <p>principal [1] - 58:4</p> <p>Principles [1] - 77:15</p> <p>print [1] - 42:3</p> <p>private [1] - 67:17</p>
--	--	---	---	---

<p>problem [19] - 10:21, 19:3, 31:18, 38:1, 44:10, 45:10, 48:8, 51:6, 51:7, 55:19, 56:18, 60:9, 60:15, 76:13, 76:14, 81:2, 81:3, 81:10, 86:4</p> <p>problems [4] - 44:14, 48:1, 51:1, 51:2</p> <p>PROCEEDINGS [1] - 1:11</p> <p>professional [1] - 58:7</p> <p>program [7] - 69:8, 69:9, 70:5, 70:10, 70:12, 70:16, 71:3</p> <p>programs [4] - 26:8, 69:15, 69:16, 70:19</p> <p>project [7] - 34:18, 64:19, 65:10, 76:11, 76:19, 77:3</p> <p>projecting [1] - 49:16</p> <p>projects [1] - 65:13</p> <p>properly [2] - 7:6, 33:16</p> <p>properties [6] - 31:9, 36:2, 37:7, 47:15, 47:16, 49:5</p> <p>property [31] - 3:13, 3:16, 4:8, 13:3, 18:11, 18:12, 20:4, 31:19, 32:1, 32:5, 37:14, 38:4, 40:6, 42:15, 44:7, 48:20, 49:3, 50:21, 57:9, 57:14, 63:1, 63:2, 63:4, 63:7, 65:5, 66:3, 66:14, 73:4, 73:6, 82:6, 83:5</p> <p>proposal [5] - 44:8, 44:11, 57:7, 57:17, 60:8</p> <p>proposed [11] - 3:9, 20:5, 29:19, 36:2, 43:8, 43:15, 43:16, 44:4, 44:5, 44:16, 65:10</p> <p>proposing [2] - 4:17, 11:1</p> <p>protect [2] - 35:2, 83:11</p> <p>provide [4] - 42:3, 44:5, 80:13, 81:18</p> <p>provides [1] - 23:2</p> <p>public [6] - 1:12, 6:1, 16:10, 58:3, 61:8, 87:14</p> <p>pull [1] - 36:14</p> <p>pulled [1] - 69:4</p> <p>purchased [1] - 66:1</p>	<p>purchaser [1] - 3:16</p> <p>purely [1] - 44:7</p> <p>purpose [1] - 30:12</p> <p>push [1] - 51:1</p> <p>pushes [1] - 60:15</p> <p>put [14] - 7:18, 19:4, 40:7, 46:2, 47:17, 48:19, 48:21, 53:17, 54:11, 64:9, 75:13, 78:9, 81:11</p> <p>puts [1] - 14:7</p> <p>putting [3] - 36:8, 60:13, 73:21</p> <p style="text-align: center;">Q</p> <p>quarter [1] - 80:1</p> <p>questions [14] - 5:2, 5:4, 8:17, 10:10, 12:18, 19:9, 40:13, 46:8, 47:12, 47:16, 53:1, 73:11, 76:9, 84:21</p> <p>quick [1] - 80:11</p> <p>quiet [4] - 14:16, 26:12, 42:7, 50:14</p> <p>quite [2] - 3:11, 48:4</p> <p style="text-align: center;">R</p> <p>R-2 [3] - 66:15, 68:6, 84:18</p> <p>R-3 [1] - 75:21</p> <p>R-4 [13] - 1:8, 2:16, 3:20, 3:21, 4:3, 4:5, 63:3, 75:12, 83:6, 83:11, 83:18, 84:13, 84:18</p> <p>racing [3] - 51:12, 51:20, 53:12</p> <p>radical [1] - 75:10</p> <p>radius [3] - 27:16, 27:17, 28:3</p> <p>railroad [1] - 53:11</p> <p>rather [1] - 37:17</p> <p>RDR [2] - 88:5, 88:15</p> <p>reach [2] - 28:12, 77:1</p> <p>read [1] - 41:1</p> <p>real [3] - 21:14, 47:14, 49:13</p> <p>reality [1] - 81:14</p> <p>realized [2] - 11:11, 12:1</p> <p>really [34] - 6:5, 10:21, 11:7, 11:9, 11:19, 14:15, 15:2, 15:16, 16:14, 18:2, 21:2, 22:14, 23:2,</p>	<p>26:6, 26:10, 28:4, 29:10, 29:16, 30:19, 31:3, 31:17, 32:4, 32:14, 33:12, 35:17, 37:9, 51:22, 55:15, 55:20, 72:2, 72:21, 76:1, 85:15</p> <p>rear [1] - 35:18</p> <p>reason [1] - 48:10</p> <p>reasons [5] - 3:10, 12:2, 22:16, 44:5, 66:1</p> <p>recap [1] - 5:1</p> <p>recently [1] - 72:3</p> <p>recognize [1] - 59:21</p> <p>recognized [1] - 61:7</p> <p>recommendation [1] - 4:15</p> <p>reconstructed [1] - 37:14</p> <p>record [1] - 2:20</p> <p>recorded [1] - 6:15</p> <p>redesign [1] - 29:15</p> <p>redevelop [1] - 18:10</p> <p>redevelopment [1] - 3:14</p> <p>reduce [1] - 24:18</p> <p>reduced [2] - 24:9, 32:2</p> <p>reduces [1] - 22:8</p> <p>referred [1] - 25:11</p> <p>reflect [1] - 62:12</p> <p>refresh [1] - 10:16</p> <p>refuse [1] - 36:22</p> <p>regarding [2] - 4:14, 36:21</p> <p>regardless [1] - 13:12</p> <p>regards [3] - 43:5, 46:6, 58:6</p> <p>regular [1] - 22:5</p> <p>related [2] - 9:1, 12:9</p> <p>relative [1] - 18:6</p> <p>release [2] - 18:14, 19:6</p> <p>relevant [1] - 76:2</p> <p>remaining [1] - 4:7</p> <p>remember [5] - 11:16, 12:14, 14:11, 26:3, 28:4</p> <p>reminding [1] - 76:11</p> <p>reminds [1] - 79:13</p> <p>rent [2] - 56:1, 65:1</p> <p>repeat [3] - 5:5, 5:8, 10:1</p> <p>report [2] - 12:6, 20:16</p> <p>REPORT [1] - 1:11</p> <p>reported [1] - 88:8</p>	<p>reporter [1] - 88:6</p> <p>represented [1] - 8:13</p> <p>request [2] - 84:17, 86:5</p> <p>require [2] - 45:13, 85:22</p> <p>required [2] - 7:6, 28:17</p> <p>requirement [1] - 32:2</p> <p>requirements [4] - 4:1, 6:21, 29:11, 29:17</p> <p>research [1] - 67:14</p> <p>reserved [1] - 59:17</p> <p>resident [2] - 66:13, 72:20</p> <p>residential [18] - 31:9, 32:1, 33:4, 33:13, 33:14, 34:22, 36:2, 36:19, 37:7, 42:7, 44:8, 50:14, 51:2, 57:19, 66:17, 66:20, 79:21, 80:16</p> <p>residentially [1] - 82:20</p> <p>residents [4] - 8:13, 15:5, 42:1, 62:14</p> <p>respectfully [1] - 71:17</p> <p>response [1] - 43:14</p> <p>rest [2] - 49:2, 49:3</p> <p>restaurant [1] - 75:14</p> <p>restrict [1] - 78:22</p> <p>restricted [3] - 47:1, 47:4, 78:7</p> <p>restricting [1] - 79:19</p> <p>restriction [1] - 78:18</p> <p>restrictions [8] - 42:17, 43:2, 46:14, 60:7, 60:14, 80:3, 80:5</p> <p>restrictive [3] - 45:14, 45:19, 53:18</p> <p>retail [4] - 75:3, 75:5, 75:7, 75:9</p> <p>retention [1] - 18:17</p> <p>revenue [1] - 72:22</p> <p>revert [1] - 57:18</p> <p>reverted [1] - 83:15</p> <p>review [2] - 7:7, 17:21</p> <p>rezone [2] - 1:7, 2:14</p> <p>rezoning [1] - 16:17</p> <p>rid [1] - 45:21</p> <p>risk [2] - 73:8, 73:21</p>	<p>Road [1] - 55:22</p> <p>road [3] - 72:16, 79:6, 79:8</p> <p>roads [2] - 23:6, 79:4</p> <p>roadway [1] - 22:15</p> <p>robb [1] - 79:1</p> <p>Robb [3] - 29:2, 37:10, 77:1</p> <p>ROBERT [1] - 2:3</p> <p>role [1] - 53:3</p> <p>room [1] - 57:6</p> <p>rough [1] - 35:10</p> <p>roughly [1] - 9:8</p> <p>round [1] - 48:4</p> <p>route [1] - 79:8</p> <p>Route [2] - 72:3, 72:17</p> <p>routes [1] - 23:12</p> <p>routinely [1] - 53:14</p> <p>run [4] - 37:17, 37:18, 38:3, 69:15</p> <p>running [4] - 37:18, 37:21, 61:16, 61:18</p> <p>runs [1] - 37:11</p> <p>rush [2] - 54:4, 63:20</p> <p style="text-align: center;">S</p> <p>S-a-d-l-o-w-s-k-i [1] - 57:3</p> <p>S-k-a-r-e-d-o-f [1] - 54:21</p> <p>sac [4] - 4:4, 20:13, 48:19, 48:21</p> <p>SADLOWSKI [2] - 57:2, 61:17</p> <p>Sadlowski [1] - 57:3</p> <p>safer [1] - 67:20</p> <p>safety [4] - 50:18, 58:3, 60:20, 61:8</p> <p>sat [1] - 69:20</p> <p>Saturday [1] - 14:18</p> <p>save [1] - 12:20</p> <p>saw [7] - 8:10, 8:12, 59:7, 59:15, 70:2, 70:8, 70:12</p> <p>School [8] - 1:6, 2:7, 2:12, 3:5, 3:7, 3:19, 4:10, 25:4</p> <p>school [18] - 9:4, 9:8, 9:10, 9:16, 15:17, 16:4, 16:11, 21:16, 21:18, 22:5, 28:13, 48:17, 48:20, 49:2, 51:18, 71:6, 71:7</p> <p>schools [5] - 15:18, 20:17, 27:10, 38:12, 38:16</p> <p>scott [1] - 83:21</p>
---	---	--	---	---

<p>SCOTT [1] - 1:20 Scott [2] - 10:12, 12:16 screened [2] - 31:9, 32:3 screening [2] - 37:1, 37:2 SE-8 [1] - 33:1 second [6] - 27:4, 48:18, 53:9, 63:12, 72:1, 86:15 security [1] - 40:7 see [35] - 6:15, 8:4, 10:21, 12:6, 12:10, 12:14, 15:16, 18:2, 20:15, 25:13, 29:6, 29:9, 29:14, 34:1, 34:11, 35:17, 36:9, 36:11, 37:8, 37:9, 39:1, 41:8, 42:5, 45:16, 45:17, 45:19, 50:6, 53:15, 55:2, 56:6, 63:19, 71:13, 77:5, 77:7, 84:3 seeing [4] - 18:9, 76:7, 77:10, 77:20 seek [1] - 44:5 seeking [2] - 5:12, 11:13 seem [1] - 6:17 sell [1] - 13:15 sellers' [1] - 44:9 selling [1] - 47:15 send [2] - 70:22, 71:21 sense [2] - 33:12, 60:12 sensitive [1] - 49:12 sentiments [1] - 50:14 series [1] - 6:21 seriously [1] - 85:4 serve [3] - 30:13, 71:16, 71:18 serves [2] - 16:4, 23:7 service [3] - 16:11, 23:15, 52:1 serving [1] - 15:17 set [1] - 76:15 setback [5] - 29:14, 31:12, 31:16, 33:22, 37:6 setbacks [2] - 29:8, 37:7 settlement [1] - 82:4 several [3] - 43:6, 69:3, 83:10 shape [1] - 35:11 share [1] - 60:19</p>	<p>sheds [1] - 35:19 shift [1] - 71:5 shifted [1] - 44:14 ship [1] - 81:7 short [3] - 33:19, 40:22, 61:20 shortage [1] - 68:3 shorthand [2] - 88:8, 88:10 show [2] - 23:13, 24:1 showed [2] - 8:11, 25:13 shown [1] - 30:2 shows [1] - 86:3 shuttle [1] - 56:3 shuttling [1] - 77:16 siblings [2] - 9:9, 10:5 side [9] - 45:9, 47:3, 47:4, 51:16, 56:14, 63:9, 66:18, 74:9, 79:9 sign [5] - 21:12, 51:15, 55:4, 55:6, 74:1 signage [6] - 45:11, 45:14, 45:19, 46:5, 53:16, 53:18 signal [1] - 54:11 signaling [1] - 54:7 signalized [1] - 50:4 signals [3] - 53:14, 54:5, 54:17 signatures [1] - 41:5 significant [1] - 26:1 signs [1] - 46:1 similar [7] - 20:18, 25:4, 25:11, 28:2, 57:22, 69:6, 72:13 similarly [2] - 16:6, 43:1 simply [1] - 42:3 single [8] - 49:16, 63:5, 64:14, 66:2, 66:15, 67:3, 67:4, 75:15 Single [2] - 1:9, 2:16 single-family [8] - 49:16, 63:5, 64:14, 66:2, 66:15, 67:3, 67:4, 75:15 sit [3] - 44:1, 61:21, 62:1 site [20] - 3:9, 3:20, 4:15, 4:17, 11:1, 11:2, 11:3, 13:9, 19:5, 19:10, 22:16, 22:17, 29:5, 29:7, 30:22, 31:8, 33:3, 76:19,</p>	<p>86:6 sites [2] - 4:4, 32:11 sitting [1] - 57:5 situation [3] - 58:5, 62:8, 68:19 six [2] - 11:6, 66:20 size [2] - 9:10, 30:10 SKAREDOFF [3] - 54:20, 56:10, 56:22 Skaredoff [1] - 54:21 slow [2] - 19:5, 21:3 slowly [2] - 18:14, 21:2 small [2] - 51:19, 74:4 smart [2] - 63:15, 85:15 sold [2] - 75:17, 82:6 solid [2] - 36:1, 66:20 solution [6] - 19:2, 45:6, 55:16, 73:7, 77:17, 84:4 solutions [1] - 52:6 solve [6] - 43:2, 50:22, 51:6, 51:7, 55:19, 60:8 someone [4] - 8:13, 15:2, 54:6, 82:17 sometimes [2] - 44:1, 74:15 somewhere [1] - 53:6 sorry [6] - 5:6, 38:11, 55:15, 72:14, 84:14, 84:16 sort [2] - 33:9, 81:11 sounds [1] - 51:11 South [2] - 66:12, 73:16 south [9] - 23:1, 23:7, 23:10, 23:12, 27:3, 36:3, 61:1, 66:17, 74:10 southbound [1] - 15:15 southeast [1] - 79:16 southwest [2] - 47:11, 66:18 space [5] - 18:3, 42:20, 49:19, 56:2, 58:16 spaces [8] - 20:20, 29:18, 30:16, 37:4, 58:13, 59:17, 59:18, 86:3 speaking [2] - 27:12, 45:7 special [6] - 4:9, 16:19, 17:2, 17:4,</p>	<p>65:18, 82:22 specific [3] - 19:9, 36:21, 46:8 specifically [1] - 44:12 speed [1] - 48:12 speeding [1] - 48:16 spelled [2] - 30:10, 30:14 spells [1] - 85:2 spend [1] - 85:9 spot [1] - 49:19 spots [3] - 47:20, 49:15, 82:11 spread [2] - 22:8, 22:11 Spring [1] - 55:22 Springs [4] - 15:19, 27:21, 28:9, 28:10 square [3] - 3:21, 20:21, 49:17 Square [1] - 56:8 ss [1] - 88:1 SS [1] - 1:1 staff [10] - 10:8, 18:6, 35:7, 39:6, 42:12, 53:7, 56:3, 59:17, 72:10, 81:10 staffing [2] - 10:7, 35:14 stage [1] - 28:5 staggered [2] - 45:2, 59:22 standpoint [1] - 26:13 start [8] - 22:6, 24:21, 33:20, 34:14, 37:4, 51:16, 61:16, 61:18 State [1] - 88:7 STATE [2] - 1:1, 88:1 state [2] - 40:16, 69:11 statement [1] - 41:1 stay [7] - 51:10, 66:10, 70:4, 71:8, 71:9, 71:20, 87:3 stay-at-home [2] - 71:8, 71:9 steady [1] - 21:3 STEPHEN [1] - 1:18 still [3] - 3:17, 68:18, 75:6 stipulations [1] - 64:13 Stonegate [1] - 79:7 stood [1] - 3:5 stop [5] - 51:14, 51:15, 51:18, 55:14, 78:20</p>	<p>stoplight [1] - 74:1 storage [1] - 18:13 store [4] - 21:19, 38:5, 56:7, 56:14 stormwater [5] - 17:16, 17:22, 18:2, 18:7, 18:11 Stormwater [1] - 36:12 straight [1] - 47:6 strangers [1] - 52:11 street [31] - 3:8, 5:18, 11:7, 17:11, 29:18, 29:22, 30:22, 31:1, 35:15, 39:5, 43:5, 48:17, 49:3, 51:12, 54:3, 55:9, 56:20, 58:11, 59:8, 60:7, 60:22, 61:2, 61:13, 62:22, 63:9, 63:16, 65:1, 67:13, 67:22, 74:11 Street [16] - 8:14, 15:14, 20:10, 38:1, 40:19, 50:10, 50:11, 57:4, 60:14, 60:17, 60:21, 61:19, 62:4, 62:5, 66:12, 66:19 streets [10] - 23:22, 42:8, 49:5, 49:7, 67:19, 67:20, 78:10, 80:10, 80:16 structural [1] - 70:12 structurally [1] - 71:2 structure [3] - 69:7, 72:13, 77:5 structures [1] - 35:20 students [5] - 9:8, 10:2, 10:3, 20:22, 25:6 studied [1] - 33:2 studies [1] - 84:20 study [19] - 7:16, 7:17, 7:20, 8:6, 11:22, 12:1, 17:14, 22:1, 22:2, 23:13, 24:1, 25:1, 25:13, 29:9, 32:17, 37:22, 46:8, 50:2, 84:3 subdivide [5] - 1:7, 1:8, 2:13, 2:15, 4:1 Subdivision [4] - 1:7, 2:13, 6:20, 28:17 subject [2] - 3:14, 20:3 submission [1] - 8:5 submit [1] - 26:21 submitted [2] - 7:21,</p>
--	--	--	--	---

<p>8:1 substance [1] - 83:9 successful [3] - 34:18, 69:14, 86:6 suffering [1] - 70:17 suggest [1] - 7:11 suggestion [1] - 75:11 summer [2] - 41:4, 41:21 Sunday [1] - 14:18 Sunshine [1] - 72:4 supportive [1] - 12:1 supposed [1] - 64:8 supposedly [1] - 73:5 surprised [1] - 39:22 surrounding [3] - 16:12, 44:4, 68:2 surveyed [1] - 25:3 Susan [1] - 73:15 suspect [1] - 52:3 sworn [2] - 3:1, 3:2 system [1] - 22:15</p>	<p>throw [1] - 47:13 tie [2] - 37:20, 38:3 tight [1] - 28:3 timed [1] - 47:22 tinker's [1] - 55:5 today [6] - 3:17, 4:17, 57:22, 59:4, 80:2, 85:22 toe [1] - 36:8 together [1] - 7:18 tonight [4] - 12:5, 42:2, 43:10, 57:11 took [4] - 11:6, 56:11, 75:19, 76:21 top [1] - 27:17 topography [1] - 3:10 torn [1] - 64:3 total [4] - 4:3, 10:3, 33:4, 51:22 totally [4] - 6:7, 31:9, 45:6, 52:18 tough [3] - 54:13, 75:16, 85:7 towards [1] - 79:10 towing [1] - 81:5 town [5] - 5:20, 34:19, 42:1, 52:15, 80:8 towns [1] - 68:2 tracks [1] - 53:11 traffic [89] - 3:10, 4:11, 5:7, 5:8, 5:9, 5:17, 6:6, 7:16, 7:17, 7:20, 8:6, 8:16, 9:2, 10:13, 10:22, 11:3, 11:5, 11:12, 11:22, 12:5, 12:9, 12:12, 13:2, 13:11, 14:13, 14:17, 14:21, 15:4, 15:8, 15:12, 17:14, 17:17, 20:4, 20:8, 20:14, 21:1, 22:8, 23:5, 23:6, 23:11, 23:13, 23:17, 23:20, 23:21, 24:1, 24:8, 24:13, 24:14, 24:17, 25:22, 26:4, 26:5, 26:6, 26:13, 29:9, 32:16, 32:17, 33:18, 43:6, 43:7, 43:17, 46:6, 48:22, 50:6, 50:18, 51:9, 53:14, 54:16, 58:2, 58:7, 61:5, 62:3, 63:17, 63:19, 63:21, 67:6, 67:8, 67:9, 69:18, 73:22, 77:18, 78:2, 79:16, 79:18, 80:6, 81:11, 84:3, 84:20</p>	<p>transcript [1] - 88:10 trees [2] - 64:9, 64:10 tricky [1] - 77:15 true [2] - 34:8, 88:10 trumps [1] - 33:15 trustees [1] - 75:4 try [6] - 26:21, 37:22, 45:18, 50:20, 81:12, 83:8 trying [8] - 49:10, 52:6, 52:14, 74:15, 79:20, 81:11, 83:10, 84:11 turn [21] - 4:8, 11:19, 22:22, 24:10, 26:16, 43:10, 48:2, 48:5, 54:2, 54:8, 54:10, 55:8, 55:9, 55:14, 61:10, 61:12, 74:2, 78:8, 78:9, 78:10, 79:10 turned [2] - 42:22, 61:11 turning [5] - 39:9, 53:15, 64:14, 73:19, 80:3 turns [3] - 55:4, 78:22, 79:19 two [16] - 4:2, 5:10, 23:6, 35:19, 42:6, 43:9, 43:16, 47:21, 53:1, 60:1, 64:3, 64:22, 71:11, 74:9, 80:10, 84:21 two-income [1] - 71:11 type [1] - 77:17 typical [2] - 10:6, 49:19</p>	<p>27:19, 27:20, 31:14, 35:3, 36:18, 37:17, 37:18, 38:2, 40:15, 43:17, 45:15, 48:11, 48:16, 51:12, 52:17, 53:3, 53:12, 53:13, 54:3, 55:18, 57:11, 57:13, 58:14, 58:18, 59:1, 60:17, 61:18, 61:22, 62:5, 62:6, 68:22, 69:4, 70:15, 72:19, 74:15, 75:6, 76:15, 83:4 updated [1] - 24:5 uphold [1] - 76:4 uses [2] - 43:20, 65:16 utilities [2] - 18:11, 37:6 utility [1] - 37:10</p>	<p>W</p> <p>wait [4] - 5:22, 43:22, 74:18, 84:2 waiting [2] - 51:17, 58:18 waivers [2] - 44:5, 44:19 walk [4] - 21:10, 56:15, 59:8, 59:9 walked [5] - 58:9, 58:10, 58:11, 58:13, 58:14 walking [1] - 59:7 wants [4] - 6:11, 24:14, 63:17, 73:4 Warren [1] - 74:8 water [2] - 19:6, 36:8 website [1] - 69:11 Wedgewood [1] - 38:3 weekends [3] - 9:7, 14:12, 26:5 weeks [2] - 24:6, 24:7 well-screened [1] - 32:3 Werthmann [3] - 7:19, 21:21, 21:22 WERTHMANN [8] - 2:8, 7:22, 21:22, 24:4, 25:3, 25:12, 26:10, 26:17 west [8] - 24:14, 27:22, 37:12, 63:9, 63:17, 78:14, 79:9, 80:9 West [5] - 2:11, 40:19, 50:10, 50:11, 57:4 westbound [4] - 26:15, 43:11, 78:8, 78:22 Western [3] - 15:19, 27:21, 28:10 western [1] - 28:9 Westmont [3] - 15:21, 27:22, 52:4 whatnot [1] - 11:4 Wheaton [1] - 28:1 whereas [1] - 14:14 whole [4] - 15:20, 44:2, 54:3, 65:17 wide [1] - 27:13 wife [3] - 54:22, 55:10, 74:15 WILLOBEE [12] - 1:21, 17:17, 17:20, 18:16, 24:20, 27:7,</p>
<p>T</p> <p>tall [5] - 40:10, 40:11, 64:10, 64:12 tavern [1] - 75:14 taxpayer [1] - 51:2 teachers [2] - 21:1, 21:6 technically [1] - 81:22 tentative [4] - 1:6, 2:13, 6:20, 28:18 Terrace [1] - 74:8 testimony [2] - 1:11, 88:8 text [2] - 16:20, 16:22 THE [1] - 1:3 themselves [1] - 70:21 they've [1] - 63:15 thinking [4] - 11:21, 18:1, 63:2, 66:2 thinks [1] - 2:22 thorough [1] - 41:2 thoroughfare [1] - 78:12 thoughts [1] - 77:9 three [5] - 42:18, 43:7, 64:10, 64:11, 69:22 thriving [1] - 70:5 throughout [2] - 9:18, 25:21</p>		<p>U</p> <p>UCECP [1] - 69:21 ugly [1] - 64:17 under [4] - 18:13, 19:13, 38:5, 38:7 underground [4] - 18:16, 18:17, 19:5, 36:13 underlying [1] - 83:11 underwater [2] - 19:1, 19:4 Union [1] - 69:21 unique [1] - 34:21 up [49] - 8:11, 9:9, 16:2, 16:7, 20:9, 20:12, 21:10, 23:1,</p>	<p>V</p> <p>vacant [1] - 75:5 values [1] - 66:3 variability [1] - 24:20 variance [3] - 34:3, 34:22, 44:22 variances [2] - 4:6, 31:19 varies [1] - 28:12 variety [1] - 27:13 various [1] - 3:10 vault [1] - 18:13 vaults [1] - 38:5 vehicles [4] - 25:15, 25:16, 53:13 versus [2] - 29:14, 86:3 via [1] - 52:5 vicinity [2] - 20:5, 59:15 Village [15] - 2:2, 7:10, 32:5, 39:3, 47:20, 61:7, 63:3, 64:1, 64:12, 67:17, 67:18, 78:18, 79:18, 81:17, 82:16 VILLAGE [1] - 1:3 Village's [1] - 18:9 violating [2] - 73:18, 73:22 visiting [2] - 15:1, 81:6 visitor's [1] - 81:5 visitors [1] - 59:19 visual [1] - 19:21 voted [1] - 78:18</p>	

28:7, 36:16, 84:10,
84:16, 85:9, 86:18

wind ^[1] - 61:18

wish ^[2] - 6:5, 73:7

wishes ^[1] - 2:22

wishful ^[1] - 11:21

withdrawn ^[1] -

57:18

witness ^[1] - 18:19

wonderful ^[1] - 62:15

Woods ^[1] - 69:1

works ^[4] - 22:17,
23:14, 45:19

worried ^[1] - 14:4

worse ^[1] - 62:8

worth ^[2] - 76:2, 76:3

wrestling ^[1] - 85:11

written ^[1] - 41:1

Y

yard ^[1] - 35:18

year ^[1] - 24:4

years ^[19] - 3:15,
13:16, 30:6, 42:9,
50:12, 57:20, 61:4,
63:6, 65:11, 66:14,
69:22, 70:2, 70:4,
70:6, 76:1, 78:7,
79:22, 80:1, 83:10

York ^[1] - 23:8

young ^[2] - 67:12,
75:2

yourself ^[1] - 2:20

YU ^[3] - 2:2, 5:19,
6:11

Z

ZBA ^[2] - 31:18, 34:3

zero ^[1] - 46:21

zip ^[1] - 67:11

zipping ^[2] - 74:20

zone ^[1] - 30:8

zoned ^[5] - 3:20,
63:3, 66:15, 82:20,
83:6

zoning ^[16] - 4:3, 4:6,
33:13, 34:16, 57:18,
65:12, 66:20, 68:5,
76:4, 82:2, 83:6,
83:11, 83:16, 83:17,
85:5, 85:7

406 North Monroe St

Hinsdale, IL 60521

February 12, 2018

Dear Tom,

My husband, Ed and I are very concerned about the traffic and parking problems that will arise from the Kensington School plan. First of all, when the reconstruction of Route 83 was done in the early 90's Monroe St became the first street motorists can turn onto to go south into Hinsdale or Clarendon Hills. The morning is busy with motorists heading to and from Ogden Ave. From 3:30 until 6pm there is a high volume of traffic every afternoon. How could Monroe St. possibly handle 150 more cars for the preschool not to mention the lines that come from the volume of cars picking up or dropping off at the same time? Monroe would turn into gridlock at the stop sign. There should be a traffic study done ASAP.

Next we have the cars from the medical office. Previous to Amlings vacating the property there were always cars parked on our streets. Once Amlings left and 40-50 cars are now parked at the former Amlings lot we have not had congestion on our streets. Where are all these cars going to be parked now? The patients will be forced to park down on North St since there is no parking allowed on Monroe St. A plan needs to be put in place with Manor Care and the medical building occupants to stop this from happening. Any new business opening in Hinsdale has to show to the village their parking plan which Kensington has done. However, since they will be displacing 40 cars from their parking place the village needs to be responsible for seeing that a parking plan is created and implemented. Please seriously think where 40 cars would park around your house. It is a real concern.

Thank you for considering all of the concerns of our neighborhood.

Sincerely,

Kathy Napleton