

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
July 10, 2019  
MEMORIAL HALL  
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, July 10, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Steve Cashman, Julie Crnovich, Troy Unell, Gerald Jablonski, Anna Fiascone, Debra Braselton, and Jim Krillenberger

**ABSENT:** Mark Willobee and Scott Peterson

**ALSO PRESENT:** Chan Yu, Village Planner and applicants for cases: A-21-2019, A-22-2019, and A-04-2019

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**Approval of Minutes – June 12, 2019**

The Plan Commission (PC) **unanimously approved** the June 12, 2019, minutes, as submitted, 6-0, (1 abstained and 2 absent).

**Findings and Recommendations - Case A-17-2019 – 306 W. Fourth Street – St. Isaac Jogues – 2<sup>nd</sup> Major Adjustment to Site Plan/Exterior Appearance to install an emergency gas generator.**

The PC **unanimously approved** the Findings and Recommendations, as submitted, 6-0, (1 abstained and 2 absent).

**Findings and Recommendations - Case A-18-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – Exterior Appearance for new storefront façade updates.**

The PC **unanimously approved** the Findings and Recommendations, as submitted, 6-0, (1 abstained and 2 absent).

**Sign Permit Review - Case A-21-2019 – 40 S. Washington Street – Alixandra Collections – 1 New Wall Sign and 1 Wall Sign Update**

The sign applicant, Ryan, of the Aubrey Sign Company, reviewed the proposed sign elements.

Chan noted that the HPC reviewed the sign and recommended approval.

With no comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

**Plan Commission Minutes**  
**July 10, 2019**

**Sign Permit Review - Case A-22-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – 1 New Illuminated Wall Sign.**

The sign applicant, Margaret, of Michael Abraham Architecture, reviewed the proposed metal black sign which would be backlit.

Commissioner Krillenberger asked if this business is a men's clothing store, and if so, is the name on the sign the name of the business.

The sign applicant replied correct.

Chairman Cashman mentioned there is another location currently in the City's Gold Coast neighborhood.

Commissioner Krillenberger asked about the "splash" as indicated in the materials.

Chan explained the splash referenced the method of sign lighting is projected against the wall vs. for example, a backlit translucent text or halo lit sign.

Commissioner Crnovich asked if there were any comments by the HPC.

Chan responded yes, Commissioner Prisby requested the sign be closer to the wall. However, no distance was given as to how much closer.

Commissioner Jablonski asked how far the sign projects from the wall.

The sign applicant responded 17-inches.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

**Exterior Appearance and Site Plan - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2<sup>nd</sup> Major Adjustment to Site Plan/Exterior Appearance Application to construct a new illuminated ground sign at the corner of Washington and Maple Street. (Continued from the April 10, May 8, and June 12, 2019, PC meetings)**

The President of Eve Assisted Living (applicant) reviewed the revised submittals based on the previous PC meeting and neighbor comments. The new location of the ground sign is at the front entrance of the building, in the middle of the block on Washington Street between Maple Street and Chicago Avenue. The sign has also been reduced in size. Two of the three neighbors supported the revised plan, and the third neighbor did not respond to the applicant's email.

Chairman Cashman and Commissioner Julie Crnovich asked about the existing brick piers by the entrance.

The applicant replied that they would reconstruct those.

The applicant stated yes.

**Plan Commission Minutes**  
**July 10, 2019**

Commissioner Julie Crnovich asked if the sign would be turned off at night.

The applicant responded yes, by 10 PM.

Chairman Cashman asked if the sign material is real brick.

The applicant stated yes, same as the building facade.

With no further questions or comments, the PC **unanimously approved** the major adjustment to exterior appearance/site plan/planned development application, as submitted, 7-0, (2 absent).

**Public Hearing - Case A-20-2019 – Village of Hinsdale – Proposed Text Amendment to Major Adjustment to Planned Development (Section 11-603) and Site Plan Review (Section 11-604)**

**Please refer to Attachment 1, for the transcript for Public Hearing Case A-20-2019**

The PC heard testimony from Village staff, Chan Yu, who gave a summary of the text amendment to change the definitions of a major and minor adjustment to a planned development and site plan/exterior appearance plan. He reviewed that this was initiated by the Village Board after receiving several seemingly minor changes to the approved site plans or building facades after approval, and gave example of projects from the last few years.

The PC reviewed different scenarios relative to the proposed language of the text amendment and was generally satisfied with the language, however, requested to add more details to Sections K(1)(g), K(1)(j) and add K(1)(q). These details specifically list (below in red), for example, “fences”, “screening” and “landscape plan” to clarify that these items are included in the proposed definitions:

K(1)(g) Alters the location of any one structure or group of structures, including fences or screening, from the locations shown on the approved final plan;

K(1)(j) Increases the footprint of a building or impervious surface;

K(1)(q) Significantly modifies the landscape plan.

To this end, the PC **unanimously recommended approval for** the text amendment application to Sections 11-603 and 11-604 related to Major and Minor Adjustment definitions, the Village of Hinsdale Plan Commission, on a vote of 7-0, (2 absent), recommends that the President and Board of Trustees approve the application, with the above additional language (in red text).

**Adjournment**

The meeting was adjourned at 8:15 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-20-2019 - Village of Hinsdale - )  
Proposed Text Amendment to Major )  
Adjustment to Planned Development )  
(Section 11-603) and Site Plan Review )  
(Section 11-604) )

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 10th day of July, 2019, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MS. ANNA FIASCONE, Member;

MR. GERALD JABLONSKI, Member;

MR. JIM KRILLENBERGER, Member; and

MR. TROY UNELL, Member.

<p style="text-align: center;">2</p> <p>1 CHAIRMAN CASHMAN: The next order of  2 business is a public hearing, Case A-20-2019,  3 Village of Hinsdale Proposed Text Amendment to  4 Major Adjustment to Planned Development  5 (Section 11-603); and Site Plan Review,  6 (Section 11-604.)  7 Looking at the crowd, I'm assuming  8 Chan is going to be the applicant tonight.  9 MR. YU: Sure. So this application is  10 really driven by the Village Board. Throughout  11 the last few years, they noticed applications  12 requiring an ordinance for minimal and, perhaps,  13 unnoticeable requests. Some examples include  14 adding or removing a window or some co-related  15 issues that weren't necessarily approved by the  16 Plan Commission. I'm thinking about the  17 staircase behind the animal hospital. It's not  18 defined as a minor adjustment so it  19 automatically is a major adjustment so they  20 would have to come before the Board with that.  21 Just as well as cell phone  22 equipment, upgrades at the existing locations.</p> <p>07:41:33PM 07:42:05PM</p>	<p style="text-align: center;">4</p> <p>1 the proposal is that the Village Manager would  2 still need consultation with the Plan Commission  3 chair as well as the ZPS chair. So that in  4 summary is what this text amendment is all  5 about.  6 CHAIRMAN CASHMAN: I mean when I was  7 reading that, I can picture Robb's involvement  8 in writing this, this text. I imagine he was  9 involved in the wording of some of these things?  10 MR. YU: Correct. He and Michael  11 Marrs, our Village Attorney.  12 MS. CRNOVICH: It seemed like this came  13 up a lot, too, with Hinsdale Meadows.  14 MR. YU: Correct. Yes.  15 CHAIRMAN CASHMAN: They could say that  16 they just decided to move a window.  17 MS. CRNOVICH: Right. Something or a  18 color. We had them in front of us a couple of  19 times I think, and the last time they weren't  20 too happy.  21 CHAIRMAN CASHMAN: Well, the minor one.  22 Yes. There was like another gray added to the</p> <p>07:43:32PM 07:43:52PM</p>
<p style="text-align: center;">3</p> <p>1 They will never have a one-to-one replacement.  2 They will always use different equipment. Even  3 if it's smaller, it's still different, and that  4 triggers a major adjustment as well.  5 So those are some of the examples.  6 Salt Creek Club, the outdoor patio, that's  7 another example that the Board just approved  8 through their process without referring.  9 Hinsdale Humane Society, there were some minor  10 windows adjustments. That's another example.  11 CHAIRMAN CASHMAN: In those two cases,  12 that was approved by the Board, not forwarded to  13 us?  14 MR. YU: Correct. And they even felt  15 that this could be administratively approved.  16 CHAIRMAN CASHMAN: Right.  17 MR. YU: So through this minor  18 adjustment text amendment, essentially you are  19 listing the things that are not minor  20 adjustments. So there are a lot more different  21 scenarios that could be administratively  22 approved through minor adjustments. Even then</p> <p>07:42:41PM 07:43:01PM</p>	<p style="text-align: center;">5</p> <p>1 pallet.  2 MS. CRNOVICH: Right.  3 MR. YU: They added a step inside the  4 floor plan. They changed the dormer shape, that  5 was not matching to the exhibits so --  6 MS. FIASCONE: And it probably prevents  7 people from sometimes keeping up their property  8 because they don't want to go through the  9 process if it's such a small adjustment.  10 CHAIRMAN CASHMAN: Right. And there  11 was a case here I think with Hinsdale Meadows  12 where they were floating this idea, much more  13 radical changes to a model and everything, and  14 they ran it past me. And I said when I saw it,  15 it was not minor at all; it would require full  16 PC involvement. It wasn't anything like they --  17 They chose not to do it. They scrapped it.  18 MS. CRNOVICH: Not to do it.  19 CHAIRMAN CASHMAN: But I think the fact  20 that really the Village Manager has to agree  21 that this is acceptable and that the Village can  22 read about it; and then the Plan Commission or</p> <p>07:44:17PM 07:44:40PM</p>

<p style="text-align: center;">6</p> <p>1 the Chair would at least see it, okay, this, I</p> <p>2 agree with you, this is a minor one, this</p> <p>3 doesn't have to go through the full process; and</p> <p>4 then ZBA also to look at.</p> <p>5 MR. YU: ZPS chair.</p> <p>6 CHAIRMAN CASHMAN: Pardon me?</p> <p>7 MR. YU: ZPS chair.</p> <p>8 CHAIRMAN CASHMAN: ZPS chair.</p> <p>9 So what do you think about it?</p> <p>07:45:08PM 10 MS. CRNOVICH: My one concern about</p> <p>11 this is what about the notice, the public</p> <p>12 notice, for any meetings or hearings for any</p> <p>13 neighbors? I mean how is your average citizen,</p> <p>14 supposedly it's somebody who is living near the</p> <p>15 property, let's say it is something they don't</p> <p>16 care about, how are they going to be informed</p> <p>17 about any changes?</p> <p>18 CHAIRMAN CASHMAN: They wouldn't,</p> <p>19 right?</p> <p>20 MR. YU: Right.</p> <p>21 CHAIRMAN CASHMAN: There would be no</p> <p>22 notification.</p>	<p style="text-align: center;">8</p> <p>1 like a minor?</p> <p>2 CHAIRMAN CASHMAN: Signage?</p> <p>3 MR. YU: So signage is a different part</p> <p>4 of the Code.</p> <p>5 MS. BRASELTON: No. She means</p> <p>6 a notification sign.</p> <p>7 MS. CRNOVICH: No. I mean like a</p> <p>8 signage just saying --</p> <p>9 CHAIRMAN CASHMAN: No. I think that</p> <p>07:46:11PM 10 would -- What is the purpose? You are not</p> <p>11 notifying of anything. It could be approved in</p> <p>12 a day so the sign wouldn't do anything.</p> <p>13 MS. CRNOVICH: Right.</p> <p>14 MR. JABLONSKI: There are 20 different</p> <p>15 exemptions.</p> <p>16 CHAIRMAN CASHMAN: I thought there were</p> <p>17 a lot of things in there that --</p> <p>18 MS. CRNOVICH: There are a lot of</p> <p>19 exemptions; but I thought of some more, too.</p> <p>07:46:26PM 20 MS. BRASELTON: My only concern was</p> <p>21 have we thought of all of them. You know, is</p> <p>22 there one around the corner that we are not</p>
<p style="text-align: center;">7</p> <p>1 MS. CRNOVICH: And I'm wondering if</p> <p>2 there is --</p> <p>3 MS. BRASELTON: There would or would</p> <p>4 not?</p> <p>5 MR. KRILLENBERGER: There would be</p> <p>6 none.</p> <p>7 CHAIRMAN CASHMAN: It would not be done</p> <p>8 because it's minor.</p> <p>9 MR. JABLONSKI: Minor.</p> <p>07:45:38PM 10 MS. CRNOVICH: But if it's -- You know</p> <p>11 how we have had some very, I guess, unusual</p> <p>12 projects in front of us where we think it's done</p> <p>13 and they go on for six months?</p> <p>14 CHAIRMAN CASHMAN: That's what I think</p> <p>15 these other things will all trigger. If there</p> <p>16 is something that was significant at all, had</p> <p>17 any impact in the neighborhood, it would</p> <p>18 trigger. And then it's not just going to be</p> <p>19 administratively approved, it would have to go</p> <p>07:45:58PM 20 through the process.</p> <p>21 MS. CRNOVICH: Do you think there is</p> <p>22 any way a sign could be put up even if it's just</p>	<p style="text-align: center;">9</p> <p>1 seeing?</p> <p>2 MS. CRNOVICH: Well, I was wondering --</p> <p>3 MS. BRASELTON: In concept I think it's</p> <p>4 good.</p> <p>5 CHAIRMAN CASHMAN: Maybe they can add</p> <p>6 one that I think is more open-ended where --</p> <p>7 Because usually when things come up like this in</p> <p>8 a typical project, if they are floating it, you</p> <p>9 guys, Robb is involved, the Village Manager is</p> <p>07:46:49PM 10 involved, you are involved. People are looking</p> <p>11 at this and going, you know, what do you think.</p> <p>12 Because they have to submit something.</p> <p>13 MS. CRNOVICH: I have full confidence</p> <p>14 in you guys, in staff right now. But I'm</p> <p>15 thinking 10 years down the road, you know,</p> <p>16 what's going to happen.</p> <p>17 MR. JABLONSKI: What's an example that</p> <p>18 you came up with?</p> <p>19 CHAIRMAN CASHMAN: Yes.</p> <p>07:47:11PM 20 MS. CRNOVICH: Going way back, you</p> <p>21 know, there were some problems with planned</p> <p>22 developments where -- I remember there was a</p>

<p style="text-align: center;">10</p> <p>1 church once that wanted to add cell antennas.</p> <p>2 And I said when, when does the</p> <p>3 planned development end? When does it stop?</p> <p>4 And I was told they go on forever. So there is</p> <p>5 no -- I just think we need to be very careful</p> <p>6 and see if we can think of anything else.</p> <p>7 Like some of the other ideas I had,</p> <p>8 I believe there is something in here of number</p> <p>9 of parking spaces.</p> <p>07:47:47PM 10 CHAIRMAN CASHMAN: Right.</p> <p>11 MS. CRNOVICH: Decreased? Reduces.</p> <p>12 Oh, reduces the number of parking spaces. What</p> <p>13 about adding "increasing parking spaces" to</p> <p>14 that?</p> <p>15 CHAIRMAN CASHMAN: But again, if it</p> <p>16 didn't trigger one of these other restrictions,</p> <p>17 like having to do with density whatever or the</p> <p>18 other things --</p> <p>19 MS. CRNOVICH: Right.</p> <p>07:48:08PM 20 CHAIRMAN CASHMAN: Why wouldn't the</p> <p>21 Village want the ability to just allow someone</p> <p>22 to decrease parking spaces without going through</p>	<p style="text-align: center;">12</p> <p>1 front of the Plan Commission where maybe to us</p> <p>2 or somebody else in the Village it's not going</p> <p>3 to affect them but maybe it might to a neighbor.</p> <p>4 So I'm not --</p> <p>5 MS. BRASELTON: That's interesting. So</p> <p>6 that's a good example.</p> <p>7 MS. CRNOVICH: Like I saw lighting was</p> <p>8 added, a lighting plan. I don't know how the</p> <p>9 trustees feel about, perhaps, adding "parking</p> <p>07:48:18PM 10 spaces, increased."</p> <p>11 CHAIRMAN CASHMAN: "Alters the location</p> <p>12 or amount of public or private open space" so --</p> <p>13 MR. KRILLENBERGER: Yes. I think that</p> <p>14 would apply to the parking spaces.</p> <p>15 CHAIRMAN CASHMAN: Modify the parking.</p> <p>16 "Alters the location or amount of public or</p> <p>17 private open space."</p> <p>18 MR. KRILLENBERGER: Modify the parking</p> <p>19 spaces, that's exactly what I was thinking. I</p> <p>07:49:29PM 20 don't know, if we put an "other" category in</p> <p>21 here or suggest an "other" category?</p> <p>22 I'm with you, I trust the cogs,</p>
<p style="text-align: center;">11</p> <p>1 the planning process?</p> <p>2 MS. BRASELTON: Two questions that I</p> <p>3 can think of about that. Does that mean change</p> <p>4 in the striping or adding more pavement?</p> <p>5 Because I think those are two different things.</p> <p>6 MS. CRNOVICH: And my only problem with</p> <p>7 increasing parking, it would take up green</p> <p>8 space. I think that would trigger something.</p> <p>9 MS. BRASELTON: Striping is one thing.</p> <p>07:48:27PM 10 CHAIRMAN CASHMAN: Right. Right.</p> <p>11 MS. BRASELTON: But adding pavement, I</p> <p>12 agree with you.</p> <p>13 MS. CRNOVICH: Could mean, you know,</p> <p>14 something that might be added.</p> <p>15 Another thing I thought about, what</p> <p>16 about landscaping plan and perimeter treatment.</p> <p>17 MS. BRASELTON: What about changing the</p> <p>18 fence location?</p> <p>19 MS. CRNOVICH: Well, that's what I</p> <p>07:48:43PM 20 mean. We have had some real doozies in front of</p> <p>21 us that have taken a long time. And I was just</p> <p>22 trying to think of things that have been in</p>	<p style="text-align: center;">13</p> <p>1 with all due respect, the administrative</p> <p>2 mechanization of the Village. And in ten years,</p> <p>3 I would hope your successor is as good as you,</p> <p>4 Chan.</p> <p>5 MR. YU: Thank you, Jim.</p> <p>6 MR. KRILLENBERGER: And Robb and</p> <p>7 everybody else.</p> <p>8 So I think this is a great</p> <p>9 simplification. I think this is going to cut</p> <p>07:50:05PM 10 down on exactly what it is intended to cut down</p> <p>11 on where people come in for dormers that are</p> <p>12 going to be rounded instead of pointed. Yes,</p> <p>13 let's keep it simple. Let's keep these debates</p> <p>14 and appropriate discussions on the level that</p> <p>15 they are supposed to be.</p> <p>16 MS. BRASELTON: I just want to know how</p> <p>17 far it extends. I think that Land Rover,</p> <p>18 unfortunately, is a good example of what might</p> <p>19 happen. I want to know would this apply.</p> <p>07:50:34PM 20 Because they have now submitted a revised site</p> <p>21 plan that dramatically changes the landscape</p> <p>22 plan that we approved, numbers of plantings, and</p>

<p style="text-align: center;">14</p> <p>1 moves the fence closer to the residents; hugely</p> <p>2 objected to by the residents. If that could be</p> <p>3 administratively approved, I am not voting for</p> <p>4 this.</p> <p>5 MS. CRNOVICH: That's why I'm saying --</p> <p>6 CHAIRMAN CASHMAN: You guys reviewed it</p> <p>7 at the last meeting?</p> <p>8 MS. BRASELTON: No. It's been</p> <p>9 submitted to the Village for their review.</p> <p>07:51:00PM 10 CHAIRMAN CASHMAN: So it hasn't come to</p> <p>11 us yet?</p> <p>12 MS. BRASELTON: I don't know if it's</p> <p>13 coming back to us.</p> <p>14 MR. KRILLENBERGER: That's actually a</p> <p>15 good question. So how would that flow through</p> <p>16 this?</p> <p>17 MS. BRASELTON: That's a year's worth</p> <p>18 of meetings. And if that fence can now be moved</p> <p>19 administratively, I have a huge problem with</p> <p>07:51:08PM 20 this.</p> <p>21 MS. CRNOVICH: That's why I think it's</p> <p>22 a good idea to add --</p>	<p style="text-align: center;">16</p> <p>1 MS. BRASELTON: Landscaping is another</p> <p>2 example.</p> <p>3 CHAIRMAN CASHMAN: You could under (g),</p> <p>4 could you add in "fences" specifically?</p> <p>5 MS. CRNOVICH: "Fences."</p> <p>6 MR. KRILLENBERGER: And maybe even</p> <p>7 "landscaping." But "landscaping" I would</p> <p>8 suggest could be minor. If they are moving a</p> <p>9 bush, that's one thing.</p> <p>07:51:58PM 10 CHAIRMAN CASHMAN: That's right.</p> <p>11 MR. KRILLENBERGER: If they are moving</p> <p>12 all the bushes and taking them all out, that's</p> <p>13 not minor so --</p> <p>14 MS. BRASELTON: How do we define that?</p> <p>15 So if you are reducing the number of trees by</p> <p>16 25 percent, is that okay?</p> <p>17 MS. CRNOVICH: I think landscaping</p> <p>18 plan, because it says here, "Amends any lighting</p> <p>19 plan ..." Why couldn't they add, "amends any</p> <p>07:52:18PM 20 landscaping plan"?</p> <p>21 MS. BRASELTON: That would be fine.</p> <p>22 CHAIRMAN CASHMAN: Landscaping plans</p>
<p style="text-align: center;">15</p> <p>1 CHAIRMAN CASHMAN: I don't know why I</p> <p>2 would --</p> <p>3 MS. CRNOVICH: -- "reduce" and then "or</p> <p>4 increase parking spaces, landscaping."</p> <p>5 MS. BRASELTON: That's an example.</p> <p>6 MR. KRILLENBERGER: It's a good one.</p> <p>7 MS. CRNOVICH: Fence.</p> <p>8 MS. BRASELTON: And now they want to</p> <p>9 move it further toward us but still on their</p> <p>07:51:24PM 10 property so I'm just trying to think in the</p> <p>11 negative and, unfortunately, that's the only</p> <p>12 example.</p> <p>13 MR. YU: I think it would be under 1G</p> <p>14 specifically.</p> <p>15 MR. KRILLENBERGER: It alters. I'm</p> <p>16 with you, Chan.</p> <p>17 "Alters the location of any one</p> <p>18 structure" -- a fence is a structure, I think it</p> <p>19 is -- "or group of structures from the locations</p> <p>07:51:40PM 20 shown on the approved final plan."</p> <p>21 MS. CRNOVICH: But that doesn't include</p> <p>22 the landscaping.</p>	<p style="text-align: center;">17</p> <p>1 get modified all the time.</p> <p>2 MR. KRILLENBERGER: All the time,</p> <p>3 because of the availability of bushes and</p> <p>4 species and this kind of stuff.</p> <p>5 CHAIRMAN CASHMAN: Then it doesn't make</p> <p>6 sense. I like the idea of adding an item that</p> <p>7 refers to landscaping but maybe call it "major</p> <p>8 modifications" or "significant changes to the</p> <p>9 landscaping plans," so that at least it's an</p> <p>07:52:44PM 10 item that needs to be reviewed, and then they</p> <p>11 have to decide is this significant or not.</p> <p>12 And moving a tree or two, but like</p> <p>13 I say, if they saw a 25 percent --</p> <p>14 MS. BRASELTON: Right. It's a slippery</p> <p>15 slope. Right.</p> <p>16 CHAIRMAN CASHMAN: -- that's a</p> <p>17 significant thing.</p> <p>18 MS. BRASELTON: Yes.</p> <p>19 CHAIRMAN CASHMAN: I don't know if</p> <p>07:52:58PM 20 "significant" is the right word. You are the</p> <p>21 attorney.</p> <p>22 MS. BRASELTON: I don't know.</p>



<p style="text-align: center;">18</p> <p>1 CHAIRMAN CASHMAN: More than a minor?</p> <p>2 MR. KRILLENBERGER: Why don't we say</p> <p>3 "location and quantity of landscaping." If they</p> <p>4 change species or from a big shrub to a little</p> <p>5 shrub, we don't care.</p> <p>6 MS. CRNOVICH: Landscaping, screening.</p> <p>7 MS. BRASELTON: 25 percent change.</p> <p>8 CHAIRMAN CASHMAN: In my mind, it would</p> <p>9 be 5 percent change.</p> <p>07:53:18PM 10 MS. BRASELTON: Okay.</p> <p>11 MR. KRILLENBERGER: Well, by volume or</p> <p>12 by number of bushes?</p> <p>13 MS. BRASELTON: Probably number.</p> <p>14 CHAIRMAN CASHMAN: By number. Because</p> <p>15 everything is quantified, number of trees.</p> <p>16 MS. BRASELTON: It is.</p> <p>17 CHAIRMAN CASHMAN: It's all quantified.</p> <p>18 MS. BRASELTON: 5 percent says minor to</p> <p>19 me.</p> <p>07:53:31PM 20 CHAIRMAN CASHMAN: So change 5 percent,</p> <p>21 that would be a little thing. In most cases,</p> <p>22 it's a relocation of things, not a changing of</p>	<p style="text-align: center;">20</p> <p>1 say, you can just stripe something differently</p> <p>2 and all of a sudden you gain spaces. And why</p> <p>3 would the Village not want you to have more</p> <p>4 spaces?</p> <p>5 MS. BRASELTON: Unless you were</p> <p>6 increasing your use.</p> <p>7 CHAIRMAN CASHMAN: If the parking lot</p> <p>8 got bigger. But then I think, okay, how is it</p> <p>9 bigger, is it closer to the neighbors, is it</p> <p>10 taking up green space? Then that would</p> <p>11 also trigger --</p> <p>12 MS. CRNOVICH: That's it. Is it</p> <p>13 screened? Are you going to be looking at</p> <p>14 asphalt?</p> <p>15 MS. BRASELTON: Right.</p> <p>16 CHAIRMAN CASHMAN: But I think they</p> <p>17 should be able to -- I'm sure that was the</p> <p>18 logic as to why they only said "reduce" the</p> <p>19 number of parking spaces.</p> <p>07:54:34PM 20 MS. CRNOVICH: Do you know, Chan?</p> <p>21 MR. YU: That was the logic, yes.</p> <p>22 CHAIRMAN CASHMAN: They were always</p>
<p style="text-align: center;">19</p> <p>1 things. But I would say a reduction of more</p> <p>2 than 5 percent.</p> <p>3 That's why I was even thinking your</p> <p>4 parking one, I kind of like. Because the idea</p> <p>5 of reducing parking spaces or adds more than</p> <p>6 10 percent to the parking area, because then</p> <p>7 would that trigger like why is it getting bigger</p> <p>8 and is there a bad downside to that.</p> <p>9 MS. BRASELTON: Good point. That's a</p> <p>07:53:55PM 10 really good point.</p> <p>11 MS. CRNOVICH: And it can be a simple</p> <p>12 change, "reduce or increase the number of</p> <p>13 parking spaces."</p> <p>14 MR. KRILLENBERGER: "Changes" the</p> <p>15 number of parking spaces?</p> <p>16 MS. CRNOVICH: Is Land Rover adding</p> <p>17 parking perhaps?</p> <p>18 MS. BRASELTON: I don't know.</p> <p>19 CHAIRMAN CASHMAN: I would say add a</p> <p>07:54:15PM 20 number of spaces. I could say "reduce number of</p> <p>21 spaces" or "adds more than 10 percent to the</p> <p>22 parking surface." You know, because like you</p>	<p style="text-align: center;">21</p> <p>1 trying to get more off-street parking.</p> <p>2 MS. CRNOVICH: But usually planned</p> <p>3 developments, that's not a big issue, parking;</p> <p>4 is it? I mean downtown.</p> <p>5 CHAIRMAN CASHMAN: There is not that</p> <p>6 many in town or around in most cases.</p> <p>7 MR. UNELL: Chan, in letter (h), what's</p> <p>8 the location of any circulation? What does that</p> <p>9 refer to?</p> <p>07:55:17PM 10 CHAIRMAN CASHMAN: It would be like</p> <p>11 roadways and pavement.</p> <p>12 MR. UNELL: Okay, thoroughfare type.</p> <p>13 CHAIRMAN CASHMAN: Curb cut, location.</p> <p>14 MS. BRASELTON: Clearly a lot of</p> <p>15 thought went into this.</p> <p>16 MS. CRNOVICH: I think there has</p> <p>17 already been a lot of discussion from the Board</p> <p>18 of Trustees, too.</p> <p>19 MS. BRASELTON: Has there?</p> <p>07:55:36PM 20 MR. YU: Yes. This was at the Village</p> <p>21 Board and they tightened it up, and then it went</p> <p>22 back to the Village Attorney. Yes. There was a</p>

<p style="text-align: center;">22</p> <p>1 lot of discussion with this at the Board level.</p> <p>2 CHAIRMAN CASHMAN: One thing I kind of</p> <p>3 like to add under (g) is, I don't know what we</p> <p>4 call it officially, but like dumpster</p> <p>5 enclosures, trash enclosures. Because say there</p> <p>6 was one on a plan and we all thought it was</p> <p>7 great, and they decide they approve it; still on</p> <p>8 the site, maybe it needs moved. But where is it</p> <p>9 going and is it in a desirable spot, not waking</p> <p>10 the neighbors at the time it backs up at</p> <p>11 5 o'clock in the morning?</p> <p>12 MS. BRASELTON: That's a good point.</p> <p>13 MR. JABLONSKI: That would alter the</p> <p>14 location of a structure.</p> <p>15 CHAIRMAN CASHMAN: Right.</p> <p>16 MS. BRASELTON: Is that a structure?</p> <p>17 Or do you need to say trash enclosure, fence,</p> <p>18 any possible structure?</p> <p>19 CHAIRMAN CASHMAN: Some people might</p> <p>20 say structure is more of a building and a trash</p> <p>21 enclosure is a structure.</p> <p>22 MS. CRNOVICH: Yes. Garbage is not a</p>	<p style="text-align: center;">24</p> <p>1 CHAIRMAN CASHMAN: Okay, that helps a</p> <p>2 lot.</p> <p>3 MS. CRNOVICH: Yes, but not including</p> <p>4 paving or surfacing. Like the parking lot is</p> <p>5 not.</p> <p>6 MS. BRASELTON: That's a good</p> <p>7 definition. That would include fence posts.</p> <p>8 Can't have a fence without a fence post, right?</p> <p>9 MR. JABLONSKI: The enclosure for the</p> <p>10 trash would be a structure.</p> <p>11 MS. BRASELTON: Screening, is it under</p> <p>12 screening?</p> <p>13 MR. YU: It's under screening. And</p> <p>14 they reference, fully enclosed by an opaque wall</p> <p>15 or it could be landscaping as well.</p> <p>16 CHAIRMAN CASHMAN: One of, I haven't --</p> <p>17 MS. CRNOVICH: Screening, a structure</p> <p>18 erected or vegetation plan that conceals an area</p> <p>19 from view.</p> <p>20 MS. BRASELTON: Add screening as one of</p> <p>21 the nonminor. It's appropriate.</p> <p>22 MS. CRNOVICH: Because landscaping I</p>
<p style="text-align: center;">23</p> <p>1 structure I don't think because it's not</p> <p>2 attached to the ground.</p> <p>3 MS. BRASELTON: Oh. Oh, good point.</p> <p>4 MR. JABLONSKI: The fence is.</p> <p>5 MS. CRNOVICH: But that's a big issue.</p> <p>6 CHAIRMAN CASHMAN: That category like</p> <p>7 trash. What does that fall under the Code? Is</p> <p>8 that like accessory structures? There is a</p> <p>9 term. They are all by category. That would</p> <p>10 be --</p> <p>11 MR. YU: If they use the same material</p> <p>12 as a fence or a brick, I would call that a</p> <p>13 structure.</p> <p>14 MS. BRASELTON: Does anybody have a</p> <p>15 book, a Code book, we could look at the</p> <p>16 definitions? There is no good list in there.</p> <p>17 CHAIRMAN CASHMAN: I would like to see</p> <p>18 where the trash --</p> <p>19 MS. CRNOVICH: First I'm looking at</p> <p>20 Structure. Anything constructed or erected</p> <p>21 which requires more or less permanent location</p> <p>22 on the ground.</p>	<p style="text-align: center;">25</p> <p>1 think the big issue with that is the screening.</p> <p>2 CHAIRMAN CASHMAN: Screening. That's</p> <p>3 usually the biggest thing related to --</p> <p>4 MS. CRNOVICH: Screen an eyesore,</p> <p>5 right.</p> <p>6 CHAIRMAN CASHMAN: One thing, I</p> <p>7 remember this came up, we haven't seen one in a</p> <p>8 while. But those cellular repeaters they mount</p> <p>9 on the telephone poles, what category would that</p> <p>10 fall under?</p> <p>11 I don't think that's ever going to</p> <p>12 be part of this because it's not part -- This</p> <p>13 is only going to be a planned development.</p> <p>14 That's just --</p> <p>15 MR. KRILLENBERGER: Yes.</p> <p>16 MR. YU: So this would be planned</p> <p>17 development and major adjustment to exterior</p> <p>18 site plan as well.</p> <p>19 CHAIRMAN CASHMAN: How do you treat</p> <p>20 those things? Because they basically came in</p> <p>21 and installed them on new poles. It wasn't like</p> <p>22 they changed something.</p>

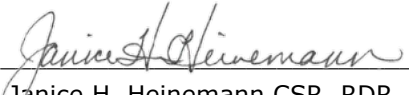
<p style="text-align: center;">26</p> <p>1 MR. YU: Yes. So I think our small 2 cell ordinance would cover that. Yes. We 3 regulate the aesthetics of that. 4 CHAIRMAN CASHMAN: After those things 5 started getting -- It looked a lot simpler in 6 the drawing. Then when they put them up -- 7 MS. CRNOVICH: When they first put them 8 up, they were are different. Like the one 9 across from the West Hinsdale train station is 10 just awful. 11 CHAIRMAN CASHMAN: There is a lot of 12 equipment on the pole. 13 MS. CRNOVICH: Yes. 14 MS. BRASELTON: So we are adding to 15 (g), "fence screening structure," "any fence, 16 screening structure or group of structures." 17 CHAIRMAN CASHMAN: That will cover an 18 awful lot of things. 19 MS. BRASELTON: It would. 20 CHAIRMAN CASHMAN: And then maybe add 21 for (p), (q) for landscaping. 22 MS. FIASCONE: It would make sense to,</p>	<p style="text-align: center;">28</p> <p>1 MR. JABLONSKI: You are better off with 2 a judgment. 3 CHAIRMAN CASHMAN: I think so, too. 4 MR. JABLONSKI: Then you have trays of 5 perennials. 6 CHAIRMAN CASHMAN: Wait. I added one 7 here, I dropped one there. That would be fun. 8 MR. JABLONSKI: Yes. 9 CHAIRMAN CASHMAN: So it would be 10 "significant modifications in the landscaping 11 plan." 12 MS. CRNOVICH: I think garbage would be 13 an accessory structure. 14 MS. BRASELTON: Maybe there is a 15 difference. One of these is during construction 16 and one is after. During, one is during 17 development. And the other one is final plan 18 during development. 19 MS. CRNOVICH: That was another 20 question I had now that you brought that up. 21 And this is I think geared toward Chan. 22 Okay. Procedures for planned</p>
<p style="text-align: center;">27</p> <p>1 on (J), where it says "increases the footprint 2 of a building," it might make sense to put "or 3 parking lot or structure" there. 4 MS. CRNOVICH: That's a good idea. 5 CHAIRMAN CASHMAN: Oh, yeah. Because 6 it's already talking about it. 7 MS. BRASELTON: Under the new (q), did 8 you want to say "amends any landscaping plan 9 approved by the Board of Trustees by reducing by 10 5 percent or more the number of plantings"? Or 11 do you want to be that specific? 12 I don't really care. I think 13 5 percent is reasonable and minor, but I'm not 14 an architect so I don't know what's normal. 15 CHAIRMAN CASHMAN: Or you could make 16 instead of -- Because then you would just be 17 counting plantings. Or you just make it more, a 18 "significant" amount of landscaping, then it 19 would be a judgment call. 20 MR. JABLONSKI: You are better off with 21 a judgment. 22 CHAIRMAN CASHMAN: Pardon me?</p>	<p style="text-align: center;">29</p> <p>1 development. We start with a development 2 concepts plan, right? 3 MR. YU: Correct. 4 MS. CRNOVICH: And then we go to the 5 detailed plan. 6 MR. YU: Correct. 7 MS. CRNOVICH: And is that considered 8 the development phase? 9 MR. YU: Well, I would say the 10 development phase after the final plan, which is 11 administrative -- So the final plan, staff 12 looks at it and matches it to the detailed plan. 13 And after that, development I would say -- 14 MS. CRNOVICH: Then it becomes like a 15 major adjustment once the final plan has been 16 submitted and filed? 17 MR. YU: Right. Right. 18 MS. CRNOVICH: So then it becomes of -- 19 Okay. 20 MR. YU: Then there is an ordinance 21 attached to it. 22 MS. CRNOVICH: Then that's where we go</p>

<p style="text-align: center;">30</p> <p>1 into major adjustments.</p> <p>2 CHAIRMAN CASHMAN: Well, if these</p> <p>3 things change during the development, then it's</p> <p>4 considered major. But if not, it's --</p> <p>5 MS. CRNOVICH: Right. Right. I just</p> <p>6 wanted to know when exactly the development</p> <p>7 phase was.</p> <p>8 CHAIRMAN CASHMAN: Well, I mean that's</p> <p>9 the case. We likely don't have huge parcels</p> <p>10 sitting aside. Hinsdale Meadows, that's a big</p> <p>11 development, actually a concept building it.</p> <p>12 There were things coming up on a weekly basis</p> <p>13 discussing with Robb. Then they are like, okay,</p> <p>14 what's this. Because it could be something</p> <p>15 buried, you modify the landscaping.</p> <p>16 But the overall plan that's being</p> <p>17 developed is what we approved, but is it</p> <p>18 exactly? I think in a way the Village should</p> <p>19 have the latitude to decide, is this approved or</p> <p>20 not; if not, does it match the development with</p> <p>21 what is approved.</p> <p>22 MS. CRNOVICH: So when everything is</p>	<p style="text-align: center;">32</p> <p>1 to the ordinance.</p> <p>2 MS. CRNOVICH: Like for an example,</p> <p>3 like Eve that was in front of us tonight, that</p> <p>4 was the second major adjustment of the planned</p> <p>5 development. It wasn't a major change. Do you</p> <p>6 know what I'm saying?</p> <p>7 MR. JABLONSKI: So that would always</p> <p>8 come back.</p> <p>9 MS. CRNOVICH: But this is, this --</p> <p>10 MR. YU: Structure.</p> <p>11 MS. CRNOVICH: This is not talking</p> <p>12 about major adjustments. This is just talking</p> <p>13 about during the development phase, correct?</p> <p>14 MR. YU: Well --</p> <p>15 MR. KRILLENBERGER: Planning and</p> <p>16 construction, section 4 is an adjustment for</p> <p>17 site plan during development.</p> <p>18 MS. CRNOVICH: During development.</p> <p>19 MS. BRASELTON: Is your question after</p> <p>20 people have moved in and they have a permit to</p> <p>21 use the property?</p> <p>22 MS. CRNOVICH: Right. Like Eve like</p>
<p style="text-align: center;">31</p> <p>1 done, that's when they file the final plan like</p> <p>2 with the County?</p> <p>3 CHAIRMAN CASHMAN: But there is always</p> <p>4 certain things like upgrading but not</p> <p>5 landscaping or like that.</p> <p>6 MS. CRNOVICH: I thought a final plan</p> <p>7 always got filed with the County.</p> <p>8 CHAIRMAN CASHMAN: The plan doesn't</p> <p>9 include landscaping.</p> <p>10 MS. CRNOVICH: When does it go into the</p> <p>11 major adjustment phase instead of --</p> <p>12 MS. BRASELTON: After you have an</p> <p>13 occupancy permit maybe?</p> <p>14 MR. YU: After the ordinance has been</p> <p>15 executed. So exterior site plan, major -- I'm</p> <p>16 sorry. Exterior site plan, they all have</p> <p>17 ordinances attached to it. Planned developments</p> <p>18 have an ordinance attached to it. That's the</p> <p>19 final. They have to follow what's in the</p> <p>20 ordinance.</p> <p>21 MS. CRNOVICH: Okay.</p> <p>22 MR. YU: So the exhibits are attached</p>	<p style="text-align: center;">33</p> <p>1 for their sign, they could not have come back.</p> <p>2 They came back as a major adjustment, not as a</p> <p>3 major -- what am I looking at here -- adjustment</p> <p>4 to the planned development. I think it's a</p> <p>5 different thing.</p> <p>6 CHAIRMAN CASHMAN: Well, it's --</p> <p>7 MR. KRILLENBERGER: Well, item 2 here</p> <p>8 says, "Any adjustment to a site plan" -- new</p> <p>9 words -- "submitted by the Village Manager to</p> <p>10 the Board ... that is not otherwise authorized</p> <p>11 by subsection I1 of this section, shall be</p> <p>12 considered to be a major adjustment..."</p> <p>13 I think that's for exactly the Eve</p> <p>14 situation, isn't it? It's for built stuff? Am</p> <p>15 I interpreting it the way you do, Chan? It's</p> <p>16 section 4, item 2.</p> <p>17 MR. YU: So a lot of times this</p> <p>18 allows -- So when a developer is still building</p> <p>19 something that was approved already, they won't</p> <p>20 apply for a major adjustment or a minor</p> <p>21 adjustment in that case.</p> <p>22 But in all cases, if the ordinance</p>

<p style="text-align: center;">34</p> <p>1 is already approved, then this still follows</p> <p>2 this. It still follows the adjustments to final</p> <p>3 plan during development.</p> <p>4 MR. KRILLENBERGER: So there is nothing</p> <p>5 in here about after development?</p> <p>6 MR. YU: No. No.</p> <p>7 MR. KRILLENBERGER: So Eve would not</p> <p>8 apply to the situation we talked about.</p> <p>9 MR. YU: Right.</p> <p>08:05:28PM 10 MR. KRILLENBERGER: That's great I</p> <p>11 think.</p> <p>12 MR. YU: They are talking about the</p> <p>13 physical development during the building.</p> <p>14 MS. CRNOVICH: That was my question.</p> <p>15 CHAIRMAN CASHMAN: I heard there has</p> <p>16 been a lot of ebb and flow with the process.</p> <p>17 MS. CRNOVICH: Right.</p> <p>18 CHAIRMAN CASHMAN: It's a complicated</p> <p>19 project. Actually building it verses what the</p> <p>08:05:37PM 20 plan was. It's not like they moved the lake</p> <p>21 around or anything.</p> <p>22 But say that was completely done,</p>	<p style="text-align: center;">36</p> <p>1 CHAIRMAN CASHMAN: So that would not be</p> <p>2 minor. It would have to come through the review</p> <p>3 anyway because it was never part of the plan.</p> <p>4 MR. YU: Correct. Yes.</p> <p>5 CHAIRMAN CASHMAN: But say during</p> <p>6 construction when you have a patio in there, you</p> <p>7 decide to --</p> <p>8 MS. BRASELTON: During construction no</p> <p>9 one knew about?</p> <p>08:06:37PM 10 CHAIRMAN CASHMAN: Well, no. Say they</p> <p>11 wanted to make some minor change to the patio</p> <p>12 because of a sewer line or something like that,</p> <p>13 and that could be possibly --</p> <p>14 MS. BRASELTON: Oh --</p> <p>15 CHAIRMAN CASHMAN: -- an administrative</p> <p>16 review if the patio was in there. But they</p> <p>17 can't just suddenly add, oh, by the way, we are</p> <p>18 adding tennis courts or lights.</p> <p>19 MS. BRASELTON: Gotcha.</p> <p>08:06:51PM 20 MR. YU: Uh-huh.</p> <p>21 CHAIRMAN CASHMAN: So I guess whatever</p> <p>22 we put in section 3, then we would want to</p>
<p style="text-align: center;">35</p> <p>1 two years from now James Builders wanted to</p> <p>2 put signage --</p> <p>3 MR. KRILLENBERGER: Bulldoze one of the</p> <p>4 buildings and put a different one.</p> <p>5 CHAIRMAN CASHMAN: That would be a</p> <p>6 whole new deal.</p> <p>7 MS. CRNOVICH: That's what I wanted to</p> <p>8 make sure of. Then we would start like the</p> <p>9 first major adjustment, things like that.</p> <p>08:05:56PM 10 MS. BRASELTON: Now I understand.</p> <p>11 MS. CRNOVICH: And speaking of signs,</p> <p>12 sometimes I believe in the past we would approve</p> <p>13 signs as part of the planned development?</p> <p>14 MR. YU: That's what happened at the</p> <p>15 Eve ground sign because that's not allowed under</p> <p>16 the sign code. It's a planned development,</p> <p>17 that's why they were asking for a ground sign.</p> <p>18 CHAIRMAN CASHMAN: Going back to that</p> <p>19 Salt Creek example, wasn't the project done and</p> <p>08:06:17PM 20 then the Village found that they put a patio in</p> <p>21 without approval?</p> <p>22 MS. CRNOVICH: Uh-huh.</p>	<p style="text-align: center;">37</p> <p>1 duplicate in section 4 just to be consistent.</p> <p>2 MS. BRASELTON: Yes.</p> <p>3 MS. CRNOVICH: Yes.</p> <p>4 CHAIRMAN CASHMAN: So I think the first</p> <p>5 one, Chan, that we talked about was under (g),</p> <p>6 adding in however it makes sense to phrase it,</p> <p>7 fences and screening, just so it's specifically</p> <p>8 called out there.</p> <p>9 MR. YU: Yes.</p> <p>08:07:17PM 10 CHAIRMAN CASHMAN: Because I just want</p> <p>11 someone to not focus on those two things.</p> <p>12 MR. YU: Right.</p> <p>13 CHAIRMAN CASHMAN: And then Anna's idea</p> <p>14 under (i) or is that (j)? (j), increases the</p> <p>15 footprint of a building or --</p> <p>16 MR. YU: Parking lot?</p> <p>17 CHAIRMAN CASHMAN: Or should we just</p> <p>18 say impervious surface?</p> <p>19 MR. KRILLENBERGER: Well, we just read</p> <p>08:07:40PM 20 the definition. It's called paving? There is a</p> <p>21 word in the Code. It's not structure.</p> <p>22 MS. CRNOVICH: Parking lot paving is</p>

<p style="text-align: center;">38</p> <p>1 not a structure.</p> <p>2 MR. KRILLENBERGER: Let's use the same</p> <p>3 words.</p> <p>4 MS. BRASELTON: Impervious surface.</p> <p>5 CHAIRMAN CASHMAN: Or parking lot and</p> <p>6 roadway. The concern would be, okay, the</p> <p>7 parking lot didn't change but they moved the</p> <p>8 access road around and like right next to</p> <p>9 someone's house.</p> <p>08:08:02PM 10 MS. CRNOVICH: So or any impervious</p> <p>11 surface?</p> <p>12 MS. BRASELTON: Or added gravel,</p> <p>13 new extension.</p> <p>14 CHAIRMAN CASHMAN: Or a patio or</p> <p>15 covered area. Or it might be triggered by the</p> <p>16 stormwater item under (n). But if they didn't</p> <p>17 change the area but they moved something, so</p> <p>18 maybe we just say impervious surface.</p> <p>19 MS. BRASELTON: It's safe. That seems</p> <p>08:08:21PM 20 like a safe bet.</p> <p>21 CHAIRMAN CASHMAN: Put in like a paved</p> <p>22 stone parking lot.</p>	<p style="text-align: center;">40</p> <p>1 landscaping plan, let's say they changed the</p> <p>2 buffer from 20 feet to 10, well, that would</p> <p>3 trigger, that would be a major.</p> <p>4 MR. KRILLENBERGER: And do we get the</p> <p>5 last word on this?</p> <p>6 CHAIRMAN CASHMAN: The Board does.</p> <p>7 MS. BRASELTON: No, because we just</p> <p>8 make recommendations.</p> <p>9 CHAIRMAN CASHMAN: We never have the</p> <p>08:09:37PM 10 last word.</p> <p>11 MR. KRILLENBERGER: So this is a</p> <p>12 courtesy that the Board is extending to us.</p> <p>13 CHAIRMAN CASHMAN: I think we have to</p> <p>14 be involved in the modifications.</p> <p>15 MR. JABLONSKI: It's required.</p> <p>16 MR. YU: Oh, yes. This is a text</p> <p>17 amendment to the Zoning Code.</p> <p>18 CHAIRMAN CASHMAN: We have to go</p> <p>19 through this process to change the Code the way</p> <p>08:09:53PM 20 it is. Okay.</p> <p>21 MR. KRILLENBERGER: Okay.</p> <p>22 CHAIRMAN CASHMAN: But I think there is</p>
<p style="text-align: center;">39</p> <p>1 MS. CRNOVICH: I was just wondering</p> <p>2 would they do something like that for a patio?</p> <p>3 CHAIRMAN CASHMAN: And then the idea</p> <p>4 was adding a (q) for "significant modifications"</p> <p>5 to the landscaping plan. I think that's good.</p> <p>6 Then we have to specifically have to look at the</p> <p>7 landscaping plan.</p> <p>8 MR. JABLONSKI: Discretion.</p> <p>9 CHAIRMAN CASHMAN: It's discretion.</p> <p>08:09:51PM 10 Because I mean they might be just moving things</p> <p>11 around, the hill is too steep; or species, the</p> <p>12 forester doesn't like it or something like that.</p> <p>13 MS. CRNOVICH: Do we want to add</p> <p>14 perimeter treatment, any planned development</p> <p>15 that's more than 20 acres, you know they have</p> <p>16 the 10-foot setback that has to be landscaped?</p> <p>17 MS. BRASELTON: That's a code</p> <p>18 requirement, right?</p> <p>19 CHAIRMAN CASHMAN: That's a code</p> <p>08:09:12PM 20 requirement anyway.</p> <p>21 MS. CRNOVICH: Okay.</p> <p>22 CHAIRMAN CASHMAN: If they changed the</p>	<p style="text-align: center;">41</p> <p>1 rationale, and I think what really bubbles to</p> <p>2 the top is the example of like Hinsdale Meadows.</p> <p>3 MR. KRILLENBERGER: It's spectacular</p> <p>4 that they are simplifying this. And I'm sure,</p> <p>5 as Anna kind of said, that there are probably</p> <p>6 things that should be done that are not done</p> <p>7 because of the complexity of this. So if it</p> <p>8 becomes simpler, I think that's great.</p> <p>9 CHAIRMAN CASHMAN: Institute of Basic</p> <p>08:10:17PM 10 Life Principles. That's a big parcel of land.</p> <p>11 When that gets developed, it will kick in.</p> <p>12 MS. CRNOVICH: That's what I was trying</p> <p>13 to think, anything.</p> <p>14 MS. BRASELTON: Is this going to apply</p> <p>15 retroactively to projects that are already going</p> <p>16 on, or is this only prospectively? Or do we</p> <p>17 know?</p> <p>18 MR. YU: I would say that this would</p> <p>19 only move forward until after this ordinance is</p> <p>08:10:40PM 20 executed.</p> <p>21 MR. KRILLENBERGER: Well, or existing</p> <p>22 projects that are ongoing after --</p>

<p style="text-align: center;">42</p> <p>1 MS. BRASELTON: In development.</p> <p>2 MR. KRILLENBERGER: So Hinsdale Meadows</p> <p>3 wants to do their minor thing again --</p> <p>4 MS. FIASCONE: You are wondering about</p> <p>5 Land Rover?</p> <p>6 MR. KRILLENBERGER: Are you wondering</p> <p>7 about Land Rover?</p> <p>8 MS. BRASELTON: Uh-huh.</p> <p>9 MR. JABLONSKI: They are moving a</p> <p>08:11:04PM 10 structure. If they are moving a fence, they are</p> <p>11 moving a structure.</p> <p>12 MR. KRILLENBERGER: But that's a</p> <p>13 major --</p> <p>14 MR. JABLONSKI: That gets kicked up</p> <p>15 right to us.</p> <p>16 CHAIRMAN CASHMAN: That's not a PUD,</p> <p>17 planned development?</p> <p>18 MR. YU: Exterior site plan.</p> <p>19 CHAIRMAN CASHMAN: Pardon me?</p> <p>08:11:18PM 20 MS. BRASELTON: Exterior site plan.</p> <p>21 CHAIRMAN CASHMAN: So if he wants --</p> <p>22 MS. BRASELTON: No.</p>	<p style="text-align: center;">44</p> <p>1 during the development I would say it's, you</p> <p>2 know --</p> <p>3 MS. BRASELTON: Okay.</p> <p>4 MR. YU: But because of the checks and</p> <p>5 balances of the Village Manager, the PC chair,</p> <p>6 the ZPS chair, and then you have staff, things</p> <p>7 that are already on the radar, I mean --</p> <p>8 CHAIRMAN CASHMAN: But because their</p> <p>9 permit drawing for the site showed where the</p> <p>08:12:32PM 10 fence was, so moving these, they have to get</p> <p>11 approved of the Village to move the fence.</p> <p>12 MS. BRASELTON: Like I second what Jim</p> <p>13 said about everybody in place is good right now</p> <p>14 and we trust everybody does what -- You go to</p> <p>15 all these meetings, you hear everything; but you</p> <p>16 never know what's going to happen another</p> <p>17 20 years down the road. This I think is</p> <p>18 thorough and well thought out.</p> <p>19 CHAIRMAN CASHMAN: Yes, definitely does</p> <p>08:12:57PM 20 a nice job.</p> <p>21 MS. FIASCONE: I think it's very on</p> <p>22 point with other -- This is what I did when I</p>
<p style="text-align: center;">43</p> <p>1 CHAIRMAN CASHMAN: Where do you see the</p> <p>2 site plan?</p> <p>3 MS. BRASELTON: I came in and looked at</p> <p>4 it. It's under review, everybody is looking at</p> <p>5 it. He also had meetings with us.</p> <p>6 CHAIRMAN CASHMAN: I'm glad he's still</p> <p>7 doing that.</p> <p>8 MS. BRASELTON: Yes. Not everybody</p> <p>9 does that.</p> <p>08:11:42PM 10 MS. CRNOVICH: Keeping the neighbors</p> <p>11 involved, that's important. This has been a</p> <p>12 long, what, a year, over a year?</p> <p>13 MS. BRASELTON: Yes. So anyway, I just</p> <p>14 wondered if retroactive, prospective, just as a</p> <p>15 more general question, it seems like when you</p> <p>16 make a text amendment it's effective when the</p> <p>17 text amendment is put in place, it would apply</p> <p>18 to everything, whether new or ongoing.</p> <p>19 CHAIRMAN CASHMAN: Right. Project</p> <p>08:12:05PM 20 isn't completed, the planned unit development</p> <p>21 portion.</p> <p>22 MR. YU: I would say because it's</p>	<p style="text-align: center;">45</p> <p>1 was an attorney. This is very on point to what</p> <p>2 other codes look like in terms of minor and</p> <p>3 major adjustments.</p> <p>4 MR. KRILLENBERGER: That's useful.</p> <p>5 That's helpful. Great.</p> <p>6 MR. JABLONSKI: One last point that</p> <p>7 Anna said earlier, this type of thing can help</p> <p>8 you actually get things done. But there are</p> <p>9 types of builders that will build things and</p> <p>08:13:25PM 10 hope you never see it.</p> <p>11 CHAIRMAN CASHMAN: That will --</p> <p>12 MR. JABLONSKI: So it will cause people</p> <p>13 to probably report what they are doing, so you</p> <p>14 will probably have better information that's</p> <p>15 going on if they don't think they are going to</p> <p>16 be delayed two months in construction.</p> <p>17 MS. BRASELTON: That's a really good</p> <p>18 point.</p> <p>19 CHAIRMAN CASHMAN: That is a complaint</p> <p>08:13:44PM 20 about the slowness of the process.</p> <p>21 MR. JABLONSKI: Right. Time is money</p> <p>22 in construction.</p>

<p style="text-align: right;">46</p> <p>1 CHAIRMAN CASHMAN: Yes. So instead of</p> <p>2 trying to make a change and everyone catch it,</p> <p>3 you say, hey --</p> <p>4 MR. JABLONSKI: We are doing this, can</p> <p>5 you approve it today?</p> <p>6 CHAIRMAN CASHMAN: Right. And it might</p> <p>7 even curtail what they are thinking of changes</p> <p>8 because they might not want to trip on these</p> <p>9 things. If it's minor, it's something we</p> <p>10 wouldn't object to anyway.</p> <p>11 MS. CRNOVICH: Uh-huh.</p> <p>12 CHAIRMAN CASHMAN: So how do we wrap</p> <p>13 this up into a bow?</p> <p>14 Do I hear a motion to approve</p> <p>15 Case A-20-2019 with the following revisions or</p> <p>16 additions: The first on attachment 1, page 2,</p> <p>17 item (g), to add "fences and screening" to the</p> <p>18 sentence "alters location of any one structure</p> <p>19 or group of structures from the locations shown</p> <p>20 on the approved final ... plan."</p> <p>21 And on page 3 of attachment 1 under</p> <p>22 (j), adding the phrase "or impervious surface"</p>	<p style="text-align: right;">48</p> <p>1 CHAIRMAN CASHMAN: Thanks, everybody.</p> <p>2 * * *</p> <p>3 (Which were all the proceedings had</p> <p>4 in the above-entitled cause.)</p>
<p style="text-align: right;">47</p> <p>1 to "increases the footprint of a building or</p> <p>2 impervious surface," (j).</p> <p>3 And adding item (q) on page 3 of</p> <p>4 attachment 1, "Significant modifications to the</p> <p>5 landscaping plan."</p> <p>6 And then basically replicating</p> <p>7 those in section 4, attachment 1.</p> <p>8 MR. KRILLENBERGER: I so motion.</p> <p>9 MR. UNELL: I second.</p> <p>10 CHAIRMAN CASHMAN: Jim?</p> <p>11 MR. KRILLENBERGER: Aye.</p> <p>12 MS. BRASELTON: Aye.</p> <p>13 MR. JABLONSKI: Aye.</p> <p>14 CHAIRMAN CASHMAN: Aye.</p> <p>15 MR. UNELL: Aye.</p> <p>16 MS. CRNOVICH: Aye.</p> <p>17 MS. FIASCONE: Aye.</p> <p>18 CHAIRMAN CASHMAN: Great. Do I have a</p> <p>19 motion to adjourn.</p> <p>20 MR. KRILLENBERGER: I will so motion.</p> <p>21 CHAIRMAN CASHMAN: All in favor.</p> <p>22 (A chorus of ayes.)</p>	<p style="text-align: right;">49</p> <p>STATE OF ILLINOIS )</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE )</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>do hereby certify that I am a court reporter</p> <p>doing business in the State of Illinois, that I</p> <p>reported in shorthand the testimony given at the</p> <p>hearing of said cause, and that the foregoing is</p> <p>a true and correct transcript of my shorthand</p> <p>notes so taken as aforesaid.</p> <p style="text-align: center;">   Janice H. Heinemann CSR, RDR, CRR  License No. 084-001391 </p>



<b>1</b>	32:4, 32:16, 33:2, 33:3, 33:8, 33:20, 33:21, 35:9	21:22	<b>brought</b> [1] - 28:20	44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21
<b>1</b> [4] - 46:16, 46:21, 47:4, 47:7	<b>adjustment</b> .. [1] - 33:12	<b>attorney</b> [2] - 17:21, 45:1	<b>bubbles</b> [1] - 41:1	<b>CASMAN</b> [2] - 6:8, 6:21
<b>10</b> [4] - 9:15, 19:6, 19:21, 40:2	<b>adjustments</b> [4] - 30:1, 32:12, 34:2, 45:3	<b>authorized</b> [1] - 33:10	<b>buffer</b> [1] - 40:2	<b>catch</b> [1] - 46:2
<b>10-foot</b> [1] - 39:16	<b>administrative</b> [3] - 13:1, 29:11, 36:15	<b>availability</b> [1] - 17:3	<b>build</b> [1] - 45:9	<b>category</b> [5] - 12:20, 12:21, 23:6, 23:9, 25:9
<b>1G</b> [1] - 15:13	<b>administratively</b> [3] - 7:19, 14:3, 14:19	<b>average</b> [1] - 6:13	<b>builders</b> [1] - 35:1	<b>cell</b> [2] - 10:1, 26:2
<b>2</b>	<b>aesthetics</b> [1] - 26:3	<b>awful</b> [2] - 26:10, 26:18	<b>building</b> [8] - 22:20, 27:2, 30:11, 33:18, 34:13, 34:19, 37:15, 47:1	<b>cellular</b> [1] - 25:8
<b>2</b> [3] - 33:7, 33:16, 46:16	<b>affect</b> [1] - 12:3	<b>Aye</b> [7] - 47:11, 47:12, 47:13, 47:14, 47:15, 47:16, 47:17	<b>buildings</b> [1] - 35:4	<b>certain</b> [1] - 31:4
<b>20</b> [4] - 8:14, 39:15, 40:2, 44:17	<b>agree</b> [3] - 5:20, 6:2, 11:12	<b>ayes</b> [1] - 47:22	<b>built</b> [1] - 33:14	<b>chair</b> [7] - 4:3, 6:5, 6:7, 6:8, 44:5, 44:6
<b>25</b> [3] - 16:16, 17:13, 18:7	<b>allow</b> [1] - 10:21	<b>B</b>	<b>bulldoze</b> [1] - 35:3	<b>Chair</b> [1] - 6:1
<b>3</b>	<b>allowed</b> [1] - 35:15	<b>backs</b> [1] - 22:10	<b>buried</b> [1] - 30:15	<b>CHAIRMAN</b> [111] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:8, 6:18, 6:21, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21
<b>3</b> [3] - 36:22, 46:21, 47:3	<b>allows</b> [1] - 33:18	<b>bad</b> [1] - 19:8	<b>bush</b> [1] - 16:9	<b>Chan</b> [7] - 13:4, 15:16, 20:20, 21:7, 28:21, 33:15, 37:5
<b>4</b>	<b>alter</b> [1] - 22:13	<b>balances</b> [1] - 44:5	<b>bushes</b> [3] - 16:12, 17:3, 18:12	<b>change</b> [13] - 11:3, 18:4, 18:7, 18:9, 18:20, 19:12, 30:3, 32:5, 36:11, 38:7
<b>4</b> [4] - 32:16, 33:16, 37:1, 47:7	<b>alters</b> [4] - 12:11, 15:15, 15:17, 46:18	<b>Basic</b> [1] - 41:9	<b>C</b>	
<b>5</b>	<b>Alters</b> [1] - 12:16	<b>basis</b> [1] - 30:12	<b>care</b> [3] - 6:16, 18:5, 27:12	
<b>5</b> [7] - 18:9, 18:18, 18:20, 19:2, 22:11, 27:10, 27:13	<b>amendment</b> [4] - 4:4, 40:17, 43:16, 43:17	<b>becomes</b> [3] - 29:14, 29:18, 41:8	<b>careful</b> [1] - 10:5	
<b>A</b>	<b>Amends</b> [1] - 16:18	<b>bet</b> [1] - 38:20	<b>Case</b> [1] - 46:15	
<b>A-20-2019</b> [1] - 46:15	<b>amends</b> [2] - 16:19, 27:8	<b>better</b> [3] - 27:20, 28:1, 45:14	<b>case</b> [3] - 5:11, 30:9, 33:21	
<b>ability</b> [1] - 10:21	<b>amount</b> [3] - 12:12, 12:16, 27:18	<b>big</b> [6] - 18:4, 21:3, 23:5, 25:1, 30:10, 41:10	<b>cases</b> [3] - 18:21, 21:6, 33:22	
<b>able</b> [1] - 20:17	<b>Anna</b> [2] - 41:5, 45:7	<b>bigger</b> [3] - 19:7, 20:8, 20:9	<b>CASHMAN</b> [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	
<b>acceptable</b> [1] - 5:21	<b>Anna's</b> [1] - 37:13	<b>biggest</b> [1] - 25:3	<b>care</b> [3] - 6:16, 18:5, 27:12	
<b>access</b> [1] - 38:8	<b>antennas</b> [1] - 10:1	<b>Board</b> [7] - 21:17, 21:21, 22:1, 27:9, 33:10, 40:6, 40:12	<b>careful</b> [1] - 10:5	
<b>accessory</b> [2] - 23:8, 28:13	<b>anyway</b> [4] - 36:3, 39:20, 43:13, 46:10	<b>book</b> [2] - 23:15	<b>Case</b> [1] - 46:15	
<b>acres</b> [1] - 39:15	<b>apply</b> [6] - 12:14, 13:19, 33:20, 34:8, 41:14, 43:17	<b>bow</b> [1] - 46:13	<b>case</b> [3] - 5:11, 30:9, 33:21	
<b>add</b> [12] - 9:5, 10:1, 14:22, 16:4, 16:19, 19:19, 22:3, 24:20, 26:20, 36:17, 39:13, 46:17	<b>appropriate</b> [2] - 13:14, 24:21	<b>BRASELTON</b> [67] - 7:3, 8:5, 8:20, 9:3, 11:2, 11:9, 11:11, 11:17, 12:5, 13:16, 14:8, 14:12, 14:17, 15:5, 15:8, 16:1, 16:14, 16:21, 17:14, 17:18, 17:22, 18:7, 18:10, 18:13, 18:16, 18:18, 19:9, 19:18, 20:5, 20:15, 21:14, 21:19, 22:12, 22:16, 23:3, 23:14, 24:6, 24:11, 24:20, 26:14, 26:19, 27:7, 28:14, 31:12, 32:19, 35:10, 36:8, 36:14, 36:19, 37:2, 38:4, 38:12, 38:19, 39:17, 40:7, 41:14, 42:1, 42:8, 42:20, 42:22, 43:3, 43:8, 43:13, 44:3, 44:12, 45:17, 47:12	<b>cases</b> [3] - 18:21, 21:6, 33:22	
<b>added</b> [6] - 4:22, 5:3, 11:14, 12:8, 28:6, 38:12	<b>approval</b> [1] - 35:21	<b>brick</b> [1] - 23:12	<b>CASHMAN</b> [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	
<b>adding</b> [12] - 10:13, 11:4, 11:11, 12:9, 17:6, 19:16, 26:14, 36:18, 37:6, 39:4, 46:22, 47:3	<b>approve</b> [4] - 22:7, 35:12, 46:5, 46:14		<b>careful</b> [1] - 10:5	
<b>additions</b> [1] - 46:16	<b>approved</b> [13] - 7:19, 8:11, 13:22, 14:3, 15:20, 27:9, 30:17, 30:19, 30:21, 33:19, 34:1, 44:11, 46:20		<b>Case</b> [1] - 46:15	
<b>adds</b> [2] - 19:5, 19:21	<b>architect</b> [1] - 27:14		<b>case</b> [3] - 5:11, 30:9, 33:21	
<b>adjourn</b> [1] - 47:19	<b>area</b> [4] - 19:6, 24:18, 38:15, 38:17		<b>cases</b> [3] - 18:21, 21:6, 33:22	
<b>adjustment</b> [12] - 5:9, 25:17, 29:15, 31:11,	<b>aside</b> [1] - 30:10		<b>CASHMAN</b> [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	
	<b>asphalt</b> [1] - 20:14		<b>careful</b> [1] - 10:5	
	<b>attached</b> [5] - 23:2, 29:21, 31:17, 31:18, 31:22		<b>Case</b> [1] - 46:15	
	<b>attachment</b> [4] - 46:16, 46:21, 47:4, 47:7		<b>case</b> [3] - 5:11, 30:9, 33:21	
	<b>Attorney</b> [2] - 4:11,		<b>cases</b> [3] - 18:21, 21:6, 33:22	

<p>38:17, 40:19, 46:2  <b>changed</b> [4] - 5:4,  25:22, 39:22, 40:1  <b>changes</b> [6] - 5:13,  6:17, 13:21, 17:8,  19:14, 46:7  <b>changing</b> [2] - 11:17,  18:22  <b>checks</b> [1] - 44:4  <b>chorus</b> [1] - 47:22  <b>chose</b> [1] - 5:17  <b>church</b> [1] - 10:1  <b>circulation</b> [1] - 21:8  <b>citizen</b> [1] - 6:13  <b>clearly</b> [1] - 21:14  <b>closer</b> [2] - 14:1, 20:9  <b>Code</b> [6] - 8:4, 23:7,  23:15, 37:21, 40:17,  40:19  <b>code</b> [3] - 35:16,  39:17, 39:19  <b>codes</b> [1] - 45:2  <b>cogs</b> [1] - 12:22  <b>color</b> [1] - 4:18  <b>coming</b> [2] - 14:13,  30:12  <b>Commission</b> [3] - 4:2,  5:22, 12:1  <b>complaint</b> [1] - 45:19  <b>completed</b> [1] - 43:20  <b>completely</b> [1] - 34:22  <b>complexity</b> [1] - 41:7  <b>complicated</b> [1] -  34:18  <b>conceals</b> [1] - 24:18  <b>concept</b> [2] - 9:3,  30:11  <b>concepts</b> [1] - 29:2  <b>concern</b> [3] - 6:10,  8:20, 38:6  <b>confidence</b> [1] - 9:13  <b>considered</b> [3] - 29:7,  30:4, 33:12  <b>consistent</b> [1] - 37:1  <b>constructed</b> [1] -  23:20  <b>construction</b> [6] -  28:15, 32:16, 36:6,  36:8, 45:16, 45:22  <b>consultation</b> [1] - 4:2  <b>corner</b> [1] - 8:22  <b>correct</b> [3] - 4:10,  4:14, 32:13  <b>Correct</b> [3] - 29:3,  29:6, 36:4  <b>counting</b> [1] - 27:17  <b>County</b> [2] - 31:2, 31:7  <b>couple</b> [1] - 4:18  <b>courtesy</b> [1] - 40:12</p>	<p><b>courts</b> [1] - 36:18  <b>cover</b> [2] - 26:2, 26:17  <b>covered</b> [1] - 38:15  <b>Creek</b> [1] - 35:19  <b>CRNOVICH</b> [76] -  4:12, 4:17, 5:2, 5:18,  6:10, 7:1, 7:10, 7:21,  8:7, 8:13, 8:18, 9:2,  9:13, 9:20, 10:11,  10:19, 11:6, 11:13,  11:19, 12:7, 14:5,  14:21, 15:3, 15:7,  15:21, 16:5, 16:17,  18:6, 19:11, 19:16,  20:12, 20:20, 21:2,  21:16, 22:22, 23:5,  23:19, 24:3, 24:17,  24:22, 25:4, 26:7,  26:13, 27:4, 28:12,  28:19, 29:4, 29:7,  29:14, 29:18, 29:22,  30:5, 30:22, 31:6,  31:10, 31:21, 32:2,  32:9, 32:11, 32:18,  32:22, 34:14, 34:17,  35:7, 35:11, 35:22,  37:3, 37:22, 38:10,  39:1, 39:13, 39:21,  41:12, 43:10, 46:11,  47:16  <b>curb</b> [1] - 21:13  <b>curtail</b> [1] - 46:7  <b>cut</b> [3] - 13:9, 13:10,  21:13</p>	<p>29:8, 29:10, 29:13,  30:3, 30:6, 30:11,  30:20, 32:5, 32:13,  32:17, 32:18, 33:4,  34:3, 34:5, 34:13,  35:13, 35:16, 39:14,  42:1, 42:17, 43:20,  44:1  <b>developments</b> [3] -  9:22, 21:3, 31:17  <b>difference</b> [1] - 28:15  <b>different</b> [6] - 8:3,  8:14, 11:5, 26:8,  33:5, 35:4  <b>differently</b> [1] - 20:1  <b>discretion</b> [2] - 39:8,  39:9  <b>discussing</b> [1] - 30:13  <b>discussion</b> [2] -  21:17, 22:1  <b>discussions</b> [1] -  13:14  <b>done</b> [8] - 7:7, 7:12,  31:1, 34:22, 35:19,  41:6, 45:8  <b>doozies</b> [1] - 11:20  <b>dormer</b> [1] - 5:4  <b>dormers</b> [1] - 13:11  <b>down</b> [4] - 9:15, 13:10,  44:17  <b>downside</b> [1] - 19:8  <b>downtown</b> [1] - 21:4  <b>dramatically</b> [1] -  13:21  <b>drawing</b> [2] - 26:6,  44:9  <b>dropped</b> [1] - 28:7  <b>due</b> [1] - 13:1  <b>dumpster</b> [1] - 22:4  <b>duplicate</b> [1] - 37:1  <b>during</b> [13] - 28:15,  28:16, 28:18, 30:3,  32:13, 32:17, 32:18,  34:3, 34:13, 36:5,  36:8, 44:1</p>	<p>33:13, 34:7, 35:15  <b>exactly</b> [5] - 12:19,  13:10, 30:6, 30:18,  33:13  <b>example</b> [9] - 9:17,  12:6, 13:18, 15:5,  15:12, 16:2, 32:2,  35:19, 41:2  <b>executed</b> [2] - 31:15,  41:20  <b>exemptions</b> [2] - 8:15,  8:19  <b>exhibits</b> [2] - 5:5,  31:22  <b>existing</b> [1] - 41:21  <b>extending</b> [1] - 40:12  <b>extends</b> [1] - 13:17  <b>extension</b> [1] - 38:13  <b>Exterior</b> [1] - 42:18  <b>exterior</b> [4] - 25:17,  31:15, 31:16, 42:20  <b>eyesore</b> [1] - 25:4</p>	<p><b>forever</b> [1] - 10:4  <b>forward</b> [1] - 41:19  <b>front</b> [5] - 4:18, 7:12,  11:20, 12:1, 32:3  <b>full</b> [3] - 5:15, 6:3, 9:13  <b>fully</b> [1] - 24:14  <b>fun</b> [1] - 28:7</p>
<b>G</b>				
<p><b>gain</b> [1] - 20:2  <b>garbage</b> [2] - 22:22,  28:12  <b>geared</b> [1] - 28:21  <b>general</b> [1] - 43:15  <b>glad</b> [1] - 43:6  <b>Gotcha</b> [1] - 36:19  <b>gravel</b> [1] - 38:12  <b>gray</b> [1] - 4:22  <b>great</b> [6] - 13:8, 22:7,  34:10, 41:8, 45:5,  47:18  <b>green</b> [2] - 11:7, 20:10  <b>ground</b> [4] - 23:2,  23:22, 35:15, 35:17  <b>group</b> [3] - 15:19,  26:16, 46:19  <b>guess</b> [2] - 7:11, 36:21  <b>guys</b> [3] - 9:9, 9:14,  14:6</p>				
<b>H</b>				
<p><b>happy</b> [1] - 4:20  <b>hear</b> [2] - 44:15, 46:14  <b>heard</b> [1] - 34:15  <b>hearings</b> [1] - 6:12  <b>help</b> [1] - 45:7  <b>helpful</b> [1] - 45:5  <b>helps</b> [1] - 24:1  <b>hill</b> [1] - 39:11  <b>Hinsdale</b> [6] - 4:13,  5:11, 26:9, 30:10,  41:2, 42:2  <b>hope</b> [2] - 13:3, 45:10  <b>house</b> [1] - 38:9  <b>huge</b> [2] - 14:19, 30:9  <b>hugely</b> [1] - 14:1</p>				
<b>I</b>				
<p><b>I1</b> [1] - 33:11  <b>idea</b> [7] - 5:12, 14:22,  17:6, 19:4, 27:4,  37:13, 39:3  <b>ideas</b> [1] - 10:7  <b>imagine</b> [1] - 4:8  <b>impact</b> [1] - 7:17  <b>impervious</b> [5] -  37:18, 38:10, 38:18,  46:22, 47:2</p>				

<p><b>Impervious</b> [1] - 38:4  <b>important</b> [1] - 43:11  <b>include</b> [3] - 15:21, 24:7, 31:9  <b>including</b> [1] - 24:3  <b>increase</b> [2] - 15:4, 19:12  <b>increased</b> [1] - 12:10  <b>increases</b> [3] - 27:1, 37:14, 47:1  <b>increasing</b> [3] - 10:13, 11:7, 20:6  <b>information</b> [1] - 45:14  <b>informed</b> [1] - 6:16  <b>inside</b> [1] - 5:3  <b>installed</b> [1] - 25:21  <b>instead</b> [4] - 13:12, 27:16, 31:11, 46:1  <b>institute</b> [1] - 41:9  <b>intended</b> [1] - 13:10  <b>interesting</b> [1] - 12:5  <b>interpreting</b> [1] - 33:15  <b>involved</b> [6] - 4:9, 9:9, 9:10, 40:14, 43:11  <b>involvement</b> [2] - 4:7, 5:16  <b>issue</b> [3] - 21:3, 23:5, 25:1  <b>item</b> [7] - 17:6, 17:10, 33:7, 33:16, 38:16, 46:17, 47:3</p>	<p><b>KRILLENBERGER</b> [34] - 7:5, 12:13, 12:18, 13:6, 14:14, 15:6, 15:15, 16:6, 16:11, 17:2, 18:2, 18:11, 19:14, 25:15, 32:15, 33:7, 34:4, 34:7, 34:10, 35:3, 37:19, 38:2, 40:4, 40:11, 40:21, 41:3, 41:21, 42:2, 42:6, 42:12, 45:4, 47:8, 47:11, 47:20</p> <p><b>L</b></p> <p><b>lake</b> [1] - 34:20  <b>Land</b> [4] - 13:17, 19:16, 42:5, 42:7  <b>land</b> [1] - 41:10  <b>landscape</b> [1] - 13:21  <b>landscaped</b> [1] - 39:16  <b>landscaping</b> [24] - 11:16, 15:4, 15:22, 16:7, 16:17, 16:20, 16:22, 17:7, 17:9, 18:3, 24:15, 24:22, 26:21, 27:8, 27:18, 28:10, 30:15, 31:5, 31:9, 39:5, 39:7, 40:1, 47:5  <b>Landscaping</b> [2] - 16:1, 18:6  <b>last</b> [5] - 4:19, 14:7, 40:5, 40:10, 45:6  <b>latitude</b> [1] - 30:19  <b>least</b> [2] - 6:1, 17:9  <b>less</b> [1] - 23:21  <b>letter</b> [1] - 21:7  <b>level</b> [2] - 13:14, 22:1  <b>Life</b> [1] - 41:10  <b>lighting</b> [3] - 12:7, 12:8, 16:18  <b>lights</b> [1] - 36:18  <b>likely</b> [1] - 30:9  <b>line</b> [1] - 36:12  <b>list</b> [1] - 23:16  <b>living</b> [1] - 6:14  <b>location</b> [10] - 11:18, 12:11, 12:16, 15:17, 18:3, 21:8, 21:13, 22:14, 23:21, 46:18  <b>locations</b> [2] - 15:19, 46:19  <b>logic</b> [2] - 20:18, 20:21  <b>look</b> [4] - 6:4, 23:15, 39:6, 45:2  <b>looked</b> [2] - 26:5, 43:3  <b>looking</b> [5] - 9:10,</p>	<p>20:13, 23:19, 33:3, 43:4  <b>looks</b> [1] - 29:12</p> <p><b>M</b></p> <p><b>major</b> [18] - 17:7, 25:17, 29:15, 30:1, 30:4, 31:11, 31:15, 32:4, 32:5, 32:12, 33:2, 33:3, 33:12, 33:20, 35:9, 40:3, 42:13, 45:3  <b>Manager</b> [5] - 4:1, 5:20, 9:9, 33:9, 44:5  <b>Marrs</b> [1] - 4:11  <b>match</b> [1] - 30:20  <b>matches</b> [1] - 29:12  <b>matching</b> [1] - 5:5  <b>material</b> [1] - 23:11  <b>Meadows</b> [5] - 4:13, 5:11, 30:10, 41:2, 42:2  <b>mean</b> [10] - 4:6, 6:13, 8:7, 11:3, 11:13, 11:20, 21:4, 30:8, 39:10, 44:7  <b>means</b> [1] - 8:5  <b>mechanization</b> [1] - 13:2  <b>meeting</b> [1] - 14:7  <b>meetings</b> [4] - 6:12, 14:18, 43:5, 44:15  <b>Michael</b> [1] - 4:10  <b>might</b> [9] - 11:14, 12:3, 13:18, 22:19, 27:2, 38:15, 39:10, 46:6, 46:8  <b>mind</b> [1] - 18:8  <b>minor</b> [16] - 4:21, 5:15, 6:2, 7:8, 8:1, 16:8, 16:13, 18:1, 18:18, 27:13, 33:20, 36:2, 36:11, 42:3, 45:2, 46:9  <b>Minor</b> [1] - 7:9  <b>model</b> [1] - 5:13  <b>modifications</b> [5] - 17:8, 28:10, 39:4, 40:14, 47:4  <b>modified</b> [1] - 17:1  <b>Modify</b> [2] - 12:15, 12:18  <b>modify</b> [1] - 30:15  <b>money</b> [1] - 45:21  <b>months</b> [2] - 7:13, 45:16  <b>morning</b> [1] - 22:11  <b>most</b> [2] - 18:21, 21:6  <b>motion</b> [4] - 46:14,</p>	<p>47:8, 47:19, 47:20  <b>mount</b> [1] - 25:8  <b>move</b> [4] - 4:16, 15:9, 41:19, 44:11  <b>moved</b> [6] - 14:18, 22:8, 32:20, 34:20, 38:7, 38:17  <b>moves</b> [1] - 14:1  <b>moving</b> [8] - 16:8, 16:11, 17:12, 39:10, 42:9, 42:10, 42:11, 44:10  <b>MR</b> [97] - 4:10, 4:14, 5:3, 6:5, 6:7, 6:20, 7:5, 7:9, 8:3, 8:14, 9:17, 12:13, 12:18, 13:5, 13:6, 14:14, 15:6, 15:13, 15:15, 16:6, 16:11, 17:2, 18:2, 18:11, 19:14, 20:21, 21:7, 21:12, 21:20, 22:13, 23:4, 23:11, 24:9, 24:13, 25:15, 25:16, 26:1, 27:20, 28:1, 28:4, 28:8, 29:3, 29:6, 29:9, 29:17, 29:20, 31:14, 31:22, 32:7, 32:10, 32:14, 32:15, 33:7, 33:17, 34:4, 34:6, 34:7, 34:9, 34:10, 34:12, 35:3, 35:14, 36:4, 36:20, 37:9, 37:12, 37:16, 37:19, 38:2, 39:8, 40:4, 40:11, 40:15, 40:16, 40:21, 41:3, 41:18, 41:21, 42:2, 42:6, 42:9, 42:12, 42:14, 42:18, 43:22, 44:4, 45:4, 45:6, 45:12, 45:21, 46:4, 47:8, 47:9, 47:11, 47:13, 47:15, 47:20  <b>MS</b> [148] - 4:12, 4:17, 5:2, 5:6, 5:18, 6:10, 7:1, 7:3, 7:10, 7:21, 8:5, 8:7, 8:13, 8:18, 8:20, 9:2, 9:3, 9:13, 9:20, 10:11, 10:19, 11:2, 11:6, 11:9, 11:11, 11:13, 11:17, 11:19, 12:5, 12:7, 13:16, 14:5, 14:8, 14:12, 14:17, 14:21, 15:3, 15:5, 15:7, 15:8, 15:21, 16:1, 16:5, 16:14, 16:17, 16:21, 17:14, 17:18, 17:22, 18:6, 18:7,</p>	<p>18:10, 18:13, 18:16, 18:18, 19:9, 19:11, 19:16, 19:18, 20:5, 20:12, 20:15, 20:20, 21:2, 21:14, 21:16, 21:19, 22:12, 22:16, 22:22, 23:3, 23:5, 23:14, 23:19, 24:3, 24:6, 24:11, 24:17, 24:20, 24:22, 25:4, 26:7, 26:13, 26:14, 26:19, 26:22, 27:4, 27:7, 28:12, 28:14, 28:19, 29:4, 29:7, 29:14, 29:18, 29:22, 30:5, 30:22, 31:6, 31:10, 31:12, 31:21, 32:2, 32:9, 32:11, 32:18, 32:19, 32:22, 34:14, 34:17, 35:7, 35:10, 35:11, 35:22, 36:8, 36:14, 36:19, 37:2, 37:3, 37:22, 38:4, 38:10, 38:12, 38:19, 39:1, 39:13, 39:17, 39:21, 40:7, 41:12, 41:14, 42:1, 42:4, 42:8, 42:20, 42:22, 43:3, 43:8, 43:10, 43:13, 44:3, 44:12, 44:21, 45:17, 46:11, 47:12, 47:16, 47:17</p> <p><b>N</b></p> <p><b>n</b> [1] - 38:16  <b>near</b> [1] - 6:14  <b>need</b> [3] - 4:2, 10:5, 22:17  <b>needs</b> [2] - 17:10, 22:8  <b>negative</b> [1] - 15:11  <b>neighbor</b> [1] - 12:3  <b>neighborhood</b> [1] - 7:17  <b>neighbors</b> [4] - 6:13, 20:9, 22:10, 43:10  <b>never</b> [4] - 36:3, 40:9, 44:16, 45:10  <b>new</b> [6] - 25:21, 27:7, 33:8, 35:6, 38:13, 43:18  <b>next</b> [1] - 38:8  <b>nice</b> [1] - 44:20  <b>none</b> [1] - 7:6  <b>nonminor</b> [1] - 24:21  <b>normal</b> [1] - 27:14  <b>nothing</b> [1] - 34:4  <b>notice</b> [2] - 6:11, 6:12  <b>notification</b> [2] - 6:22, 8:6</p>
<p><b>J</b></p> <p><b>j</b> [1] - 47:2  <b>JABLONSKI</b> [20] - 7:9, 8:14, 9:17, 22:13, 23:4, 24:9, 27:20, 28:1, 28:4, 28:8, 32:7, 39:8, 40:15, 42:9, 42:14, 45:6, 45:12, 45:21, 46:4, 47:13  <b>James</b> [1] - 35:1  <b>Jim</b> [3] - 13:5, 44:12, 47:10  <b>job</b> [1] - 44:20  <b>judgment</b> [3] - 27:19, 27:21, 28:2</p>				
<p><b>K</b></p> <p><b>keep</b> [2] - 13:13  <b>keeping</b> [2] - 5:7, 43:10  <b>kick</b> [1] - 41:11  <b>kicked</b> [1] - 42:14  <b>kind</b> [4] - 17:4, 19:4, 22:2, 41:5</p>				

<b>notifying</b> [1] - 8:11 <b>number</b> [13] - 10:8, 10:12, 16:15, 18:12, 18:13, 18:14, 18:15, 19:12, 19:15, 19:20, 20:19, 27:10 <b>numbers</b> [1] - 13:22	<b>part</b> [5] - 8:3, 25:12, 35:13, 36:3 <b>past</b> [2] - 5:14, 35:12 <b>patio</b> [6] - 35:20, 36:6, 36:11, 36:16, 38:14, 39:2 <b>paved</b> [1] - 38:21 <b>pavement</b> [3] - 11:4, 11:11, 21:11 <b>paving</b> [3] - 24:4, 37:20, 37:22 <b>PC</b> [2] - 5:16, 44:5 <b>people</b> [6] - 5:7, 9:10, 13:11, 22:19, 32:20, 45:12 <b>percent</b> [11] - 16:16, 17:13, 18:7, 18:9, 18:18, 18:20, 19:2, 19:6, 19:21, 27:10, 27:13 <b>perennials</b> [1] - 28:5 <b>perhaps</b> [2] - 12:9, 19:17 <b>perimeter</b> [2] - 11:16, 39:14 <b>permanent</b> [1] - 23:21 <b>permit</b> [3] - 31:13, 32:20, 44:9 <b>phase</b> [5] - 29:8, 29:10, 30:7, 31:11, 32:13 <b>phrase</b> [2] - 37:6, 46:22 <b>physical</b> [1] - 34:13 <b>picture</b> [1] - 4:7 <b>place</b> [2] - 43:17, 44:13 <b>Plan</b> [3] - 4:2, 5:22, 12:1 <b>plan</b> [40] - 5:4, 11:16, 12:8, 13:21, 13:22, 15:20, 16:18, 16:19, 16:20, 22:6, 24:18, 25:18, 27:8, 28:11, 28:17, 29:2, 29:5, 29:10, 29:11, 29:12, 29:15, 30:16, 31:1, 31:6, 31:8, 31:15, 31:16, 32:17, 33:8, 34:3, 34:20, 36:3, 39:5, 39:7, 40:1, 42:18, 42:20, 43:2, 46:20, 47:5 <b>planned</b> [14] - 9:21, 10:3, 21:2, 25:13, 25:16, 28:22, 31:17, 32:4, 33:4, 35:13, 35:16, 39:14, 42:17, 43:20 <b>Planning</b> [1] - 32:15	<b>planning</b> [1] - 11:1 <b>plans</b> [2] - 16:22, 17:9 <b>plantings</b> [3] - 13:22, 27:10, 27:17 <b>point</b> [8] - 19:9, 19:10, 22:12, 23:3, 44:22, 45:1, 45:6, 45:18 <b>pointed</b> [1] - 13:12 <b>pole</b> [1] - 26:12 <b>poles</b> [2] - 25:9, 25:21 <b>portion</b> [1] - 43:21 <b>possible</b> [1] - 22:18 <b>possibly</b> [1] - 36:13 <b>post</b> [1] - 24:8 <b>posts</b> [1] - 24:7 <b>prevents</b> [1] - 5:6 <b>Principles</b> [1] - 41:10 <b>private</b> [2] - 12:12, 12:17 <b>problem</b> [2] - 11:6, 14:19 <b>problems</b> [1] - 9:21 <b>procedures</b> [1] - 28:22 <b>process</b> [7] - 5:9, 6:3, 7:20, 11:1, 34:16, 40:19, 45:20 <b>project</b> [4] - 9:8, 34:19, 35:19, 43:19 <b>projects</b> [3] - 7:12, 41:15, 41:22 <b>property</b> [4] - 5:7, 6:15, 15:10, 32:21 <b>proposal</b> [1] - 4:1 <b>prospective</b> [1] - 43:14 <b>prospectively</b> [1] - 41:16 <b>public</b> [3] - 6:11, 12:12, 12:16 <b>PUD</b> [1] - 42:16 <b>purpose</b> [1] - 8:10 <b>put</b> [11] - 7:22, 12:20, 26:6, 26:7, 27:2, 35:2, 35:4, 35:20, 36:22, 38:21, 43:17	<b>read</b> [2] - 5:22, 37:19 <b>reading</b> [1] - 4:7 <b>real</b> [1] - 11:20 <b>really</b> [5] - 5:20, 19:10, 27:12, 41:1, 45:17 <b>reasonable</b> [1] - 27:13 <b>recommendations</b> [1] - 40:8 <b>reduce</b> [4] - 15:3, 19:12, 19:20, 20:18 <b>Reduces</b> [1] - 10:11 <b>reduces</b> [1] - 10:12 <b>reducing</b> [3] - 16:15, 19:5, 27:9 <b>reduction</b> [1] - 19:1 <b>refer</b> [1] - 21:9 <b>reference</b> [1] - 24:14 <b>refers</b> [1] - 17:7 <b>regulate</b> [1] - 26:3 <b>related</b> [1] - 25:3 <b>relocation</b> [1] - 18:22 <b>remember</b> [2] - 9:22, 25:7 <b>repeaters</b> [1] - 25:8 <b>replicating</b> [1] - 47:6 <b>report</b> [1] - 45:13 <b>require</b> [1] - 5:15 <b>required</b> [1] - 40:15 <b>requirement</b> [2] - 39:18, 39:20 <b>requires</b> [1] - 23:21 <b>residents</b> [2] - 14:1, 14:2 <b>respect</b> [1] - 13:1 <b>restrictions</b> [1] - 10:16 <b>retroactive</b> [1] - 43:14 <b>retroactively</b> [1] - 41:15 <b>review</b> [4] - 14:9, 36:2, 36:16, 43:4 <b>reviewed</b> [2] - 14:6, 17:10 <b>revised</b> [1] - 13:20 <b>revisions</b> [1] - 46:15 <b>road</b> [3] - 9:15, 38:8, 44:17 <b>roadway</b> [1] - 38:6 <b>roadways</b> [1] - 21:11 <b>Robb</b> [3] - 9:9, 13:6, 30:13 <b>Robb's</b> [1] - 4:7 <b>rounded</b> [1] - 13:12 <b>Rover</b> [4] - 13:17, 19:16, 42:5, 42:7	<b>saw</b> [3] - 5:14, 12:7, 17:13 <b>scrapped</b> [1] - 5:17 <b>Screen</b> [1] - 25:4 <b>screened</b> [1] - 20:13 <b>Screening</b> [1] - 25:2 <b>screening</b> [11] - 18:6, 24:11, 24:12, 24:13, 24:17, 24:20, 25:1, 26:15, 26:16, 37:7, 46:17 <b>second</b> [3] - 32:4, 44:12, 47:9 <b>section</b> [6] - 32:16, 33:11, 33:16, 36:22, 37:1, 47:7 <b>see</b> [5] - 6:1, 10:6, 23:17, 43:1, 45:10 <b>seeing</b> [1] - 9:1 <b>sense</b> [4] - 17:6, 26:22, 27:2, 37:6 <b>sentence</b> [1] - 46:18 <b>setback</b> [1] - 39:16 <b>sewer</b> [1] - 36:12 <b>shall</b> [1] - 33:11 <b>shape</b> [1] - 5:4 <b>showed</b> [1] - 44:9 <b>shown</b> [2] - 15:20, 46:19 <b>shrub</b> [2] - 18:4, 18:5 <b>sign</b> [7] - 7:22, 8:6, 8:12, 33:1, 35:15, 35:16, 35:17 <b>Signage</b> [1] - 8:2 <b>signage</b> [3] - 8:3, 8:8, 35:2 <b>Significant</b> [1] - 47:4 <b>significant</b> [8] - 7:16, 17:8, 17:11, 17:17, 17:20, 27:18, 28:10, 39:4 <b>signs</b> [2] - 35:11, 35:13 <b>simple</b> [2] - 13:13, 19:11 <b>simpler</b> [2] - 26:5, 41:8 <b>simplification</b> [1] - 13:9 <b>simplifying</b> [1] - 41:4 <b>site</b> [11] - 13:20, 22:8, 25:18, 31:15, 31:16, 32:17, 33:8, 42:18, 42:20, 43:2, 44:9 <b>sitting</b> [1] - 30:10 <b>situation</b> [2] - 33:14, 34:8 <b>six</b> [1] - 7:13 <b>slippery</b> [1] - 17:14 <b>slope</b> [1] - 17:15
<b>O</b>				
<b>o'clock</b> [1] - 22:11 <b>object</b> [1] - 46:10 <b>objected</b> [1] - 14:2 <b>occupancy</b> [1] - 31:13 <b>off-street</b> [1] - 21:1 <b>officially</b> [1] - 22:4 <b>once</b> [2] - 10:1, 29:15 <b>one</b> [30] - 4:21, 6:2, 6:10, 8:22, 9:6, 10:16, 11:9, 15:6, 15:17, 16:9, 19:4, 22:2, 22:6, 24:16, 24:20, 25:6, 25:7, 26:8, 28:6, 28:7, 28:15, 28:16, 28:17, 35:3, 35:4, 36:9, 37:5, 45:6, 46:18 <b>ongoing</b> [2] - 41:22, 43:18 <b>opaque</b> [1] - 24:14 <b>open</b> [3] - 9:6, 12:12, 12:17 <b>open-ended</b> [1] - 9:6 <b>ordinance</b> [8] - 26:2, 29:20, 31:14, 31:18, 31:20, 32:1, 33:22, 41:19 <b>ordinances</b> [1] - 31:17 <b>otherwise</b> [1] - 33:10 <b>overall</b> [1] - 30:16				
<b>P</b>				
<b>page</b> [3] - 46:16, 46:21, 47:3 <b>pallet</b> [1] - 5:1 <b>parcel</b> [1] - 41:10 <b>parcels</b> [1] - 30:9 <b>Pardon</b> [3] - 6:6, 27:22, 42:19 <b>parking</b> [27] - 10:9, 10:12, 10:13, 10:22, 11:7, 12:9, 12:14, 12:15, 12:18, 15:4, 19:4, 19:5, 19:6, 19:13, 19:15, 19:17, 19:22, 20:7, 20:19, 21:1, 21:3, 24:4, 27:3, 37:22, 38:5, 38:7, 38:22 <b>Parking</b> [1] - 37:16				
	<b>Q</b>			
	<b>quantified</b> [2] - 18:15, 18:17 <b>quantity</b> [1] - 18:3 <b>questions</b> [1] - 11:2			
	<b>R</b>			
	<b>radar</b> [1] - 44:7 <b>radical</b> [1] - 5:13 <b>ran</b> [1] - 5:14 <b>rationale</b> [1] - 41:1			
		<b>S</b>		
		<b>safe</b> [2] - 38:19, 38:20 <b>Salt</b> [1] - 35:19		

<p><b>slowness</b> [1] - 45:20  <b>small</b> [2] - 5:9, 26:1  <b>someone</b> [2] - 10:21, 37:11  <b>sometimes</b> [2] - 5:7, 35:12  <b>sorry</b> [1] - 31:16  <b>space</b> [4] - 11:8, 12:12, 12:17, 20:10  <b>spaces</b> [16] - 10:9, 10:12, 10:13, 10:22, 12:10, 12:14, 12:19, 15:4, 19:5, 19:13, 19:15, 19:20, 19:21, 20:2, 20:4, 20:19  <b>speaking</b> [1] - 35:11  <b>species</b> [3] - 17:4, 18:4, 39:11  <b>specific</b> [1] - 27:11  <b>specifically</b> [4] - 15:14, 16:4, 37:7, 39:6  <b>spectacular</b> [1] - 41:3  <b>spot</b> [1] - 22:9  <b>staff</b> [3] - 9:14, 29:11, 44:6  <b>start</b> [2] - 29:1, 35:8  <b>started</b> [1] - 26:5  <b>station</b> [1] - 26:9  <b>steep</b> [1] - 39:11  <b>step</b> [1] - 5:3  <b>still</b> [7] - 4:2, 15:9, 22:7, 33:18, 34:1, 34:2, 43:6  <b>stone</b> [1] - 38:22  <b>stop</b> [1] - 10:3  <b>stormwater</b> [1] - 38:16  <b>street</b> [1] - 21:1  <b>stripe</b> [1] - 20:1  <b>striping</b> [2] - 11:4, 11:9  <b>structure</b> [21] - 15:18, 22:14, 22:16, 22:18, 22:20, 22:21, 23:1, 23:13, 24:10, 24:17, 26:15, 26:16, 27:3, 28:13, 32:10, 37:21, 38:1, 42:10, 42:11, 46:18  <b>Structure</b> [1] - 23:20  <b>structures</b> [4] - 15:19, 23:8, 26:16, 46:19  <b>stuff</b> [2] - 17:4, 33:14  <b>submit</b> [1] - 9:12  <b>submitted</b> [4] - 13:20, 14:9, 29:16, 33:9  <b>subsection</b> [1] - 33:11  <b>successor</b> [1] - 13:3  <b>sudden</b> [1] - 20:2  <b>suddenly</b> [1] - 36:17</p>	<p><b>suggest</b> [2] - 12:21, 16:8  <b>summary</b> [1] - 4:4  <b>supposed</b> [1] - 13:15  <b>supposedly</b> [1] - 6:14  <b>surface</b> [7] - 19:22, 37:18, 38:4, 38:11, 38:18, 46:22, 47:2  <b>surfacing</b> [1] - 24:4</p> <p><b>T</b></p> <p><b>telephone</b> [1] - 25:9  <b>ten</b> [1] - 13:2  <b>tennis</b> [1] - 36:18  <b>term</b> [1] - 23:9  <b>terms</b> [1] - 45:2  <b>text</b> [5] - 4:4, 4:8, 40:16, 43:16, 43:17  <b>thinking</b> [4] - 9:15, 12:19, 19:3, 46:7  <b>thorough</b> [1] - 44:18  <b>thoroughfare</b> [1] - 21:12  <b>tightened</b> [1] - 21:21  <b>today</b> [1] - 46:5  <b>tonight</b> [1] - 32:3  <b>top</b> [1] - 41:2  <b>toward</b> [2] - 15:9, 28:21  <b>town</b> [1] - 21:6  <b>train</b> [1] - 26:9  <b>trash</b> [6] - 22:5, 22:17, 22:20, 23:7, 23:18, 24:10  <b>trays</b> [1] - 28:4  <b>treat</b> [1] - 25:19  <b>treatment</b> [2] - 11:16, 39:14  <b>tree</b> [1] - 17:12  <b>trees</b> [2] - 16:15, 18:15  <b>trigger</b> [7] - 7:15, 7:18, 10:16, 11:8, 19:7, 20:11, 40:3  <b>triggered</b> [1] - 38:15  <b>trip</b> [1] - 46:8  <b>trust</b> [2] - 12:22, 44:14  <b>Trustees</b> [2] - 21:18, 27:9  <b>trustees</b> [1] - 12:9  <b>trying</b> [5] - 11:22, 15:10, 21:1, 41:12, 46:2  <b>two</b> [6] - 11:2, 11:5, 17:12, 35:1, 37:11, 45:16  <b>type</b> [2] - 21:12, 45:7  <b>types</b> [1] - 45:9  <b>typical</b> [1] - 9:8</p>	<p><b>U</b></p> <p><b>under</b> [14] - 15:13, 16:3, 22:3, 23:7, 24:11, 24:13, 25:10, 27:7, 35:15, 37:5, 37:14, 38:16, 43:4, 46:21  <b>UNELL</b> [4] - 21:7, 21:12, 47:9, 47:15  <b>unfortunately</b> [2] - 13:18, 15:11  <b>unit</b> [1] - 43:20  <b>unless</b> [1] - 20:5  <b>unusual</b> [1] - 7:11  <b>up</b> [16] - 4:13, 5:7, 7:22, 9:7, 9:18, 11:7, 20:10, 21:21, 22:10, 25:7, 26:6, 26:8, 28:20, 30:12, 42:14, 46:13  <b>upgrading</b> [1] - 31:4  <b>useful</b> [1] - 45:4</p> <p><b>V</b></p> <p><b>vegetation</b> [1] - 24:18  <b>verses</b> [1] - 34:19  <b>view</b> [1] - 24:19  <b>Village</b> [17] - 4:1, 4:11, 5:20, 5:21, 9:9, 10:21, 12:2, 13:2, 14:9, 20:3, 21:20, 21:22, 30:18, 33:9, 35:20, 44:5, 44:11  <b>volume</b> [1] - 18:11  <b>voting</b> [1] - 14:3</p> <p><b>W</b></p> <p><b>wait</b> [1] - 28:6  <b>waking</b> [1] - 22:9  <b>wall</b> [1] - 24:14  <b>wants</b> [2] - 42:3, 42:21  <b>weekly</b> [1] - 30:12  <b>West</b> [1] - 26:9  <b>whole</b> [1] - 35:6  <b>window</b> [1] - 4:16  <b>wondered</b> [1] - 43:14  <b>wondering</b> [5] - 7:1, 9:2, 39:1, 42:4, 42:6  <b>word</b> [4] - 17:20, 37:21, 40:5, 40:10  <b>wording</b> [1] - 4:9  <b>words</b> [2] - 33:9, 38:3  <b>worth</b> [1] - 14:17  <b>wrap</b> [1] - 46:12  <b>writing</b> [1] - 4:8</p>	<p><b>Y</b></p> <p><b>year</b> [2] - 43:12  <b>year's</b> [1] - 14:17  <b>years</b> [4] - 9:15, 13:2, 35:1, 44:17  <b>YU</b> [39] - 4:10, 4:14, 5:3, 6:5, 6:7, 6:20, 8:3, 13:5, 15:13, 20:21, 21:20, 23:11, 24:13, 25:16, 26:1, 29:3, 29:6, 29:9, 29:17, 29:20, 31:14, 31:22, 32:10, 32:14, 33:17, 34:6, 34:9, 34:12, 35:14, 36:4, 36:20, 37:9, 37:12, 37:16, 40:16, 41:18, 42:18, 43:22, 44:4</p> <p><b>Z</b></p> <p><b>ZBA</b> [1] - 6:4  <b>Zoning</b> [1] - 40:17  <b>ZPS</b> [5] - 4:3, 6:5, 6:7, 6:8, 44:6</p>
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