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VILLAGE OF WESTERN SPRINGS, ILLINOIS
BOARD OF ZONING APPEALS
July 28, 2025 - 7:00 P.M.

REPORT OF PROCEEDINGS taken at the
Western Springs Village Hall, 740 Hillgrove Avenue,
Western Springs, Illinois, reported by Stephanie A.
Battaglia, Illinois CSR License No. 084-003337.

BOARD MEMBERS PRESENT:

JEFFREY FUS, CHAIRMAN PRO TEM
LEE FRY, Member
STEVE GRESKA, Member
ROBERT BURTKER, Member

ALSO PRESENT:

HEATHER VALONE,
Director of Community Development

KELSEY FAWELL,
Senior Planner

ZACHARY PERKINS,
Planning Intern

ANNE SKRODZKI

1 CHAIRMAN PRO TEM FUS: Welcome, ladies
2 and gentlemen, to the Board of Zoning Appeals Meeting
3 of Monday, July 28, 2025.

4 The meeting is called to order at
5 7:00 p.m., and I would like Village Staff to do a roll
6 call of its members.

7 SR. PLANNER FAWELL: Commissioner
8 Burtker?

9 COMMISSIONER BURTKER: Here.

10 SR. PLANNER FAWELL: Commissioner Fry?

11 COMMISSIONER FRY: Here.

12 SR. PLANNER FAWELL: Commissioner Fus?

13 CHAIRMAN PRO TEM FUS: Here.

14 SR. PLANNER FAWELL: Commissioner Greska?

15 COMMISSIONER GRESKA: Here.

16 SR. PLANNER FAWELL: Commissioner Johnson
17 and Chair Calvert are absent.

18 COMMISSIONER GRESKA: I would like to
19 make a motion in Chairman Calvert's absence that
20 Member Fus be our acting chairman tonight in a term
21 not to exceed 10:00 o'clock.

22 DIRECTOR VALONE: Is there a second?

23 COMMISSIONER BURTKER: Second.

24 DIRECTOR VALONE: All those in favor?

1 (Chorus of ayes.)

2 CHAIRMAN PRO TEM FUS: At this point I
3 would like to read through the agenda.

4 Today's agenda items include a call to
5 order, approval of minutes from the meeting on
6 April 29, 2025, public comment, considerations which
7 include the public hearing for variations request at
8 4115 Ellington Avenue by Devin and Lindsey Meyer,
9 BZA-2025-02, regarding consideration of an ordinance
10 approving variations from the Development Control
11 Ordinance relating to front yard and interior side
12 yard setbacks in the R2 residential zone. Then we
13 will get into other business and finally adjournment.

14 Are there any additions or deletions to
15 the agenda this evening?

16 If none, I would like to move on to the
17 next item of the agenda, which is the approval of
18 minutes.

19 Does any member have any changes to the
20 April 29, 2025 meeting minutes?

21 COMMISSIONER GRESKA: No.

22 COMMISSIONER BURTKER: I do not.

23 CHAIRMAN PRO TEM FUS: If not, can I have
24 a motion to approve the Board of Zoning Appeals

1 meeting minutes for April 29, 2025?

2 COMMISSIONER GRESKA: I will make that
3 motion.

4 CHAIRMAN PRO TEM FUS: Second?

5 COMMISSIONER BURTKER: I will second the
6 motion.

7 CHAIRMAN PRO TEM FUS: All in favor?

8 (Chorus of ayes.)

9 CHAIRMAN PRO TEM FUS: None opposed.

10 Next, are there any members of the public
11 in attendance that would like to provide comments on
12 any items not in the agenda?

13 Members of the public looking to comment
14 on tonight's agenda meeting may do so during the
15 case's public hearing.

16 Okay, seeing none, we can move forward on
17 to the public hearing.

18 Before we get started, can we swear in
19 the witnesses?

20 If you are here to testify in connection
21 with BZA-2025-02, 4115 Ellington Avenue, please stand.

22 DIRECTOR VALONE: Anyone who thinks they
23 might give comment tonight, please stand to be sworn.

24

1 (Members of the public and Village Staff
2 were duly sworn.)

3 CHAIRMAN PRO TEM FUS: The first item on
4 the agenda is request for variations for minimum
5 required front yard and interior side yard setback at
6 4115 Ellington Avenue, BZA-2025-02. The request is
7 made by Devin and Lindsey Meyer.

8 Can I have a motion to open the public
9 hearing for BZA-2025-02, a request for variations at
10 4115 Ellington Avenue?

11 COMMISSIONER GRESKA: I will make that
12 motion.

13 CHAIRMAN PRO TEM FUS: Second?

14 COMMISSIONER BURTKER: Second.

15 CHAIRMAN PRO TEM FUS: All in favor?

16 (Chorus of ayes.)

17 CHAIRMAN PRO TEM FUS: The motion has
18 been approved.

19 Village Attorney, can you confirm the
20 public hearing was adequately noticed?

21 ATTORNEY SKRODZKI: I can confirm that
22 the affidavit was presented to me last week.

23 CHAIRMAN PRO TEM FUS: Thank you.

24 Can Village Staff please provide a few

1 brief comments to get us started?

2 PLANNING INTERN PERKINS: Yes.

3 SR. PLANNER FAWELL: I did just want to
4 take a second to introduce, this is Zachary Perkins,
5 this is our planning intern, and he has been helping
6 us out and doing great work for the summer.

7 He is prepared. He did a lot of work on
8 the Staff report for the case and he has prepared a
9 presentation for you all.

10 PLANNING INTERN PERKINS: So, the item on
11 our agenda tonight is a zoning variance request for
12 4115 Ellington Avenue to build a new two-story side
13 yard addition. The applicants are requesting two
14 variations.

15 First, a 0.34-foot encroachment into the
16 required 35.1-foot front yard and a 3.5-foot
17 encroachment into the required 10-foot south interior
18 side yard.

19 So, a little bit of background about this
20 property.

21 4115 Ellington Avenue is located within
22 our R2 single-family residential zone, which
23 encompasses most of the properties within the Field
24 Park Subdivision, and the residence was constructed in

1 1928. The lot size is 7,205 square feet with a lot
2 width of 55 feet. And the existing yard setback
3 requirements for this property are 30 feet for the
4 front yard, but it also must conform to the average
5 block setback, which in this case is 35.1 feet. And
6 as for the side yards, one side yard must reach 10
7 feet and the other only needs to be 10% of the total
8 lot width, which in the case of this property is
9 5.5 feet.

10 A quick zoning analysis of the proposed
11 work is shown in this table. And while the addition
12 would be code-compliant with most of these categories
13 here, it would not be compliant with the front and
14 side yard, which is why two variations would be
15 required for those items. And then beyond those two
16 items the project would comply with all other bulk and
17 law requirements.

18 So, a little bit on the proposed addition
19 here, which we can see pictured.

20 The applicants are seeking to build the
21 two-story addition that's pictured here, which would
22 allow them to add an additional bedroom for their
23 growing family, and the addition would further
24 modernize the home as well by adding a new first floor

1 bathroom and mudroom, which the home currently does
2 not have.

3 And, additionally, the applicants state
4 that a side yard addition is necessary, as other
5 additions would require a substantial reconfiguration
6 of the interior layout, including moving the hallway
7 around and reducing the size of some of the existing
8 bedrooms.

9 And it should be noted that the
10 applicants are also making an effort to design the
11 addition in a style that aligns with the existing
12 historic character of the home, including using
13 similar building materials and maintaining the same
14 existing roof pattern.

15 So, here is a look at the existing
16 condition of the property. Highlighted in blue is the
17 existing building area and highlighted in yellow is
18 the existing deck in the backyard there. And this
19 here is the proposed addition. We can see that the
20 building area does get extended down more into the
21 south side yard there, down to where the new requested
22 setback would be.

23 So the first of the two proposed
24 variations is for a front yard variation. And, as we

1 can see in the diagram here, in blue is the block
2 average requirements, and the requested variation is
3 only 0.34 feet to the west, with the requested
4 variation line in red there. As we can see, this is a
5 pretty small variation here.

6 The reason that the applicants are
7 seeking this variation is because the existing home
8 was built to that 34.8-foot setback back in 1928 when
9 it was built. And when building a new addition in
10 order to allow the new addition to properly align with
11 the front of the house and maintain the existing
12 character and aesthetic of the home, it's necessary to
13 have this variation so that it can align with the
14 front of the home.

15 And the second proposed variation is for
16 the south side, the south interior side yard, which as
17 we can see in the diagram here is a bit more of
18 the more substantial setback here -- variation request
19 here.

20 As mentioned before, the Village Code
21 requires that one side yard must be 10 feet in width,
22 while the other must be 10% of the lot width, which is
23 in this case 5.5 feet. And because the 10-foot
24 requirement is not met on the driveway side of the

1 property, like many other homes in the neighborhood,
2 the applicants are seeking a 3.5-foot encroachment
3 into the south side yard, which would afford them some
4 of that extra room to build a side yard addition to
5 their home.

6 And I'd also like to note that if
7 approved this project will also be reviewed by the
8 engineering department to assess stormwater and
9 drainage conditions, along with any additional
10 building reviews as part of the Village's permitting
11 process.

12 And in terms of public comment, the
13 applicants submitted letters of support, which were
14 signed by eight neighboring properties, which are
15 listed below here, and the Village also received one
16 additional public comment in support from 4124
17 Ellington Avenue.

18 So, in conclusion, the Village Staff
19 finds that the applicants have identified physical and
20 practical hardships that result when adding additional
21 floor space to the existing home. As the existing
22 home already encroaches into the required front yard
23 based on the average block setback, we find that the
24 front yard variation request is practical and

1 reasonable based upon the existing conditions and
2 current code requirements.

3 And as for the side yard variation,
4 Village Staff does not find all of the standards for
5 the variation have been met, as there are alternative
6 designs the applicants could consider for the home
7 that increase the number of bedrooms, but do not
8 require a variation.

9 And that concludes our Staff
10 presentation, and we would be happy to answer any
11 additional questions or make any clarifications that
12 you might request.

13 CHAIRMAN PRO TEM FUS: Thank you.

14 Does anybody have any questions?

15 COMMISSIONER BURTKER: I do have a
16 question.

17 If they were to build a new home on the
18 same lot, could they build within 5-1/2 feet of the
19 south lot line?

20 SR. PLANNER FAWELL: As long as they
21 maintained a 10-foot setback from that north lot line,
22 yes, because the property is 10 foot on one side,
23 5-1/2 on the other. So if they built it up to meet
24 those setbacks, which are part of that code, they

1 would just need a proper building permit.

2 COMMISSIONER BURTKER: So there is
3 nothing on the south 5-1/2 feet, doesn't impair air,
4 light, appearance, anything like that?

5 SR. PLANNER FAWELL: So, that was
6 included, there is a section of that in the Staff
7 report where the addition is proposed to be the same
8 height as the existing home, but it is something to
9 note that they are proposing a larger footprint within
10 the required side yard, which can be expected to have
11 -- it is going to impact shade more and lighting more
12 than if it were less encroaching in that side yard.

13 COMMISSIONER BURTKER: I guess my
14 question is, you would allow it if it was a new
15 structure?

16 SR. PLANNER FAWELL: Correct.

17 If it were meeting the 5-1/2 foot setback
18 on the side yard and as long as it maintained the
19 other 10 foot, that would be allowed.

20 COMMISSIONER GRESKA: Can I clear up?

21 The new structure, if it sat in the
22 footprint of the existing structure would not be
23 allowed in the existing structure?

24 SR. PLANNER FAWELL: Could you repeat

1 that?

2 COMMISSIONER GRESKA: I want to clarify,
3 if the new structure sat -- if the existing one went
4 away and the new one sat in the same spot, it would
5 not be allowed? It is just that these adjustments
6 that you are talking about, Kelsey, would be made?

7 DIRECTOR VALONE: I think what he is
8 asking is if the southern side yard followed the
9 existing line that you can see labeled as 17.30, to
10 follow that exact same line --

11 COMMISSIONER GRESKA: Exactly.

12 DIRECTOR VALONE: -- would or would that
13 not be permitted?

14 SR. PLANNER FAWELL: I see, sorry.

15 Yes, that would be permitted. If all the
16 existing lines, that would be permitted.

17 Because, again, they meet that existing
18 ten-foot setback there about 10.5.

19 COMMISSIONER FRY: I have a question.

20 On Table 2, just to clarify for myself,
21 unless I am reading this wrong, side yard setback to
22 similar properties.

23 Are we saying there that the majority of
24 them don't have the correct setback existing?

1 SR. PLANNER FAWELL: I believe we are
2 saying that the majority of them do have a 10-foot
3 setback driveway, so that they do meet the minimum
4 required by code.

5 COMMISSIONER FRY: What if it says no?

6 SR. PLANNER FAWELL: No, then they do not
7 meet that.

8 COMMISSIONER FRY: So the majority --
9 50/50, some do, some don't.

10 SR. PLANNER FAWELL: Yes, correct.

11 My apologies, I don't know why I saw a
12 sea of yesses, but, no, that is the majority, correct.

13 COMMISSIONER FRY: Thank you.

14 CHAIRMAN PRO TEM FUS: But that doesn't
15 mean the other side is --

16 COMMISSIONER FRY: I hear what you are
17 saying. I just wanted to make sure.

18 It sounds like some are already in
19 violation that exist, so that's what I wanted to know.

20 CHAIRMAN PRO TEM FUS: Anybody else?

21 COMMISSIONER BURTKER: Just to clear this
22 up for me, if you can.

23 If they were to build, and I thought this
24 was in the submission, if they were to build a new

1 home and put the driveway on the north side 10 feet
2 wide they could build the rest of the structure up to
3 and within 5 1/2 feet of the south lot line?

4 SR. PLANNER FAWELL: Correct.

5 COMMISSIONER BURTKER: There is nothing
6 about the height of the structure that is in
7 contravention of any ordinance that we have, is there?

8 SR. PLANNER FAWELL: No. No.

9 The proposed height actually it is
10 smaller than our maximum of 35 feet or 2-1/2 stories.

11 COMMISSIONER BURTKER: And then the front
12 setback, that house has been there for 97 years in
13 that same position.

14 SR. PLANNER FAWELL: Yes.

15 Our code has a requirement for average
16 block setbacks that unfortunately don't offer any
17 special relief to properties that are older.

18 And while it may be a nominal request,
19 unfortunately it isn't something Staff can approve
20 because it doesn't meet code.

21 COMMISSIONER BURTKER: I think you folks
22 have been practical and reasonable to continue on with
23 the project and waive that particular aspect?

24 SR. PLANNER FAWELL: Correct.

1 COMMISSIONER BURTKER: Okay.

2 If I am reading Table 1 correctly, there
3 are some properties that have a greater setback and
4 some that have a lesser setback right now?

5 SR. PLANNER FAWELL: Yes, that's correct.

6 Unfortunately, with block averages they
7 are a little bit tricky because they can unfortunately
8 vary from project to project, when a new home is
9 constructed there is a new front setback, something
10 you have to pay attention to.

11 COMMISSIONER BURTKER: Okay.

12 SR. PLANNER FAWELL: Some of the homes,
13 it depends on -- a lot of the older homes have greater
14 setbacks than most of our newer homes, so a lot of
15 times that kind of skews the block average.

16 COMMISSIONER BURTKER: Thank you, I
17 appreciate that.

18 CHAIRMAN PRO TEM FUS: So the proposed
19 addition, would the footprint of the house, going from
20 north to south, would it fit within, you know, if
21 there was a 10-foot setback on the north and 5-1/2 on
22 the south, would it still fit that envelope?

23 SR. PLANNER FAWELL: I would have to do
24 the math really quickly.

1 Actually, if it is --

2 CHAIRMAN PRO TEM FUS: Sorry if I missed
3 it in the document.

4 I am just curious, I don't know if they
5 are asking for any additional --

6 SR. PLANNER FAWELL: No, I think they
7 still meet it.

8 If the requirement is 10 feet from the
9 north lot line and then 5-1/2 from the south, that
10 would be about a 15-1/2 combined, which our code
11 doesn't require a combined side yard.

12 But if they are proposing the existing
13 side yard is 7.9 and then plus 6-1/2, just that looks
14 like it is just below the 15-1/2 feet requirement, so
15 they would still need a variation.

16 CHAIRMAN PRO TEM FUS: Okay.

17 Anyone else?

18 COMMISSIONER GRESKA: Can we talk a
19 little bit about the water?

20 So you have this exhibit, Exhibit F. Is
21 that water is that from your neighbors, is that
22 from -- it can't be --

23 CHAIRMAN PRO TEM FUS: We will get into
24 it.

1 Is there anything else for Staff?

2 COMMISSIONER BURTKER: No.

3 CHAIRMAN PRO TEM FUS: Then we will ask
4 the applicants to please step up to the podium and
5 provide their presentation on the application.

6 MR. MEYER: First of all, thank you to
7 Kelsey, Zach, Heather for the process. They have been
8 incredibly helpful to us as we have gone through this.

9 Obviously, it is a big decision for us to
10 try to do an addition, and one that they have been
11 incredibly helpful. They have always been transparent
12 throughout, and just a great resource to us.

13 I appreciate your guys' consideration. I
14 know you guys have a tough job to do, we are just
15 thankful that you guys will hear our case.

16 I think maybe to start, the big point
17 goes back to where he was hitting, is that, you know,
18 unfortunately when they built our house they decided
19 to not get the 10 feet on the driveway side, and so we
20 felt like we were a little bit disproportionate or
21 unfair versus others just because you couldn't have
22 that ability to move over just because of where the
23 house was built 100 years ago. That kind of started
24 us off thinking of like, hey, we wish we could have a

1 little bit more space.

2 The second thing is we wanted to, and
3 it's A credit to her, she always wanted to maintain
4 the character of our house, she wanted to make sure it
5 looked and felt -- she really liked the way it looked
6 already, and so as we looked around the neighborhoods
7 and we see some of the different addition the go up.
8 Sometimes they can seem very out of character for the
9 neighborhood and they can seem like they don't
10 necessarily fit the house. And it was very important
11 to her that we really tried to make this look as seem
12 less as possible. And to our neighbors, too, our
13 neighbors really like it.

14 We like being on our block. They wanted
15 to make sure that it was something that was seamless,
16 so we wanted to try to do that.

17 The other reason that we looked at is,
18 you know, we said what would be -- what would make the
19 most sense. Like if you look at the picture and you
20 just see this tiny little addition, the alternative
21 would be to leave that addition there and go build
22 something off the back, building off the back would
23 then take your deck space, it would take your outdoor
24 space, and it would start bumping into your concrete

1 driveway, so you would be shifting everything over to
2 the left, while meanwhile you have this tiny little
3 thing of an addition sitting on the far side. We just
4 didn't think that that made a lot of sense.

5 As you then move up to the second floor,
6 it becomes a real challenge for us because we have got
7 both bedrooms, the current bedrooms for the kids right
8 now are on the backside of the house. And neither of
9 them are that big, they are only about 10 or 11 feet
10 for each of them, so we already have pretty small
11 bedrooms. And if you went back you would have to find
12 a way to get a hallway back to be able to get that
13 additional fourth bedroom, which would require
14 splitting those two bedrooms, and now you have got two
15 8-foot bedrooms and some big third bedroom off the
16 back. We felt like that was a little bit of a
17 challenge.

18 The only way to really truly solve for
19 that would be to then do an addition on the side and
20 go off the back. If you did that you are talking
21 about double the square footage, double the cost, and
22 also just kind of takes away from the character of the
23 home that we didn't really want to to begin with.

24 And so as we looked at our different

1 options, we just felt like this would make the most
2 sense, not only for us and our family, but also just
3 practically speaking.

4 The other thing that we run into a
5 challenge, too, if you said build off the side and go
6 off the back. We have got a fireplace right on the
7 side of it. And so if we were only to build off to
8 the side up to what the current amount is, we'd have a
9 bedroom that's only about 8-foot wide with no real way
10 to kind of work around that fireplace. And so that's
11 where, you know, we would have to figure that out, and
12 it just felt like it was going to be a challenge.

13 So those were a lot of the challenges
14 that we ran into.

15 The one other thing I would say is we
16 are -- our house doesn't even have a first-floor
17 bathroom or a mudroom, which my wife gives me jokes
18 about that I actually didn't know that when we bought
19 the house that there wasn't a first-floor bathroom, I
20 am like, hey, this is a perfect house, it's a great
21 location, but we don't have that first-floor bathroom,
22 we don't have a mudroom. We have got three little
23 kids, they are involved in every sport imaginable, so
24 she is always trying to find different ways of

1 creating a space to be able to store all their
2 baseball gear, et cetera. So having this incremental
3 amount would allow us to be able to fit in that
4 bathroom.

5 The one other thing, and I believe we
6 have got a neighbor that's concerned about the water
7 drainage, is by doing the addition where you go off
8 the back and by necessitating to get a hallway
9 building the side, you'd have double the amount of
10 roof space. We do already have a little bit of
11 trouble with the water in the back. I wouldn't say
12 it's bad, it is just when it is an extreme rain that
13 you do see a little bit of pooling and it lasts for at
14 most a day. But that is one thing we were conscious
15 of, is that if you have that much more roof space you
16 are going to have more water to deal with.

17 So we thought that by replacing this
18 existing roof structure you really -- which you can
19 see in that one graph, you really kind of minimize
20 that new roof structure and that new water that is
21 coming back. You also maintain that wood deck, which
22 is porous and allows everything to go through, rather
23 than replacing that deck and putting it into a
24 concrete foundation. So we felt like that would be a

1 good option.

2 And, also, we are very willing to put in
3 more additional drainage, the different sink wells or
4 whatever that is required to help handle that. And
5 hopefully that would just help solve a lot of things
6 for the broader neighborhood as well by doing that,
7 and that's an investment we would be willing to make
8 as part of this.

9 So that's kind of the overview.

10 I'd say the last thing to close is, you
11 know, we moved here six years ago, we had two kids and
12 now we have got three, we just like the neighborhood,
13 she likes being a block and a half from school, so, we
14 just -- the kids -- we always talk to moving to a new
15 house; no, we want to stay here. We are just hopeful
16 that we can find a way to get the addition all squared
17 away and make it work, if that works for the Village
18 and works for our neighbors.

19 So with that I am happy to take any
20 questions.

21 COMMISSIONER FRY: Thank God you are
22 young and only one bathroom.

23 MR. MEYER: It's been a little bit of a
24 battle with the kids, but, you know what, sometimes

1 they all take a bath together, which is pretty funny.

2 CHAIRMAN PRO TEM FUS: Does anybody have
3 any questions for the applicant?

4 Are you questioning the drainage?

5 COMMISSIONER GRESKA: For the addition,
6 which way are the gutters going to point coming off
7 the roof on the addition?

8 MR. MEYER: That's a good question.

9 I know our gutters in the back now point
10 off towards the back and there is drainage that takes
11 it back there.

12 My assumption would be that you would
13 want to have gutters that go down and connect into
14 some form of drainage tile and go to a sink well. But
15 we would kind of leave that up to the engineers and
16 whatever people thought made the most sense.

17 DIRECTOR VALONE: Under Village Code they
18 are required to drain the front or back, it cannot be
19 pointed at the neighboring property.

20 COMMISSIONER GRESKA: Good.

21 MR. MEYER: And then just in terms of our
22 neighboring property, too, both sides have said they
23 are very supportive of this, so none of them have any
24 issues with the proposed addition.

1 CHAIRMAN PRO TEM FUS: Anybody else?

2 Okay, thank you.

3 MR. MEYER: Thank you.

4 MS. REPORTER: Can I have you state your
5 name? You never did.

6 MR. MEYER: Devin Meyer.

7 COMMISSIONER GRESKA: That water that was
8 in the diagram, is that from the gutters or is that
9 from your neighbors?

10 MR. MEYER: It's a good question.

11 I think it probably comes a little bit
12 from everywhere.

13 I would say that probably half of it
14 comes from ours, but I also would just say that's kind
15 of a once-or-twice-three-times-a-year kind of
16 scenario, not a regular scenario. But it is just a
17 factor that we want to make sure gets taken care of as
18 part of this issue.

19 COMMISSIONER GRESKA: Thank you.

20 MS. CALDWELL: My backyard meets their
21 backyard.

22 CHAIRMAN PRO TEM FUS: Can you stand up
23 and state your name, please? Thank you.

24 MS. CALDWELL: Do I have to now speak,

1 too?

2 MS. REPORTER: Can I start with your name
3 first?

4 MS. CALDWELL: Christine Caldwell,
5 C-A-L-D-W-E-L-L. I am at 4110 Clausen.

6 My concern is the water. So, as any
7 addition, it seems there is sometimes a regrading
8 isn't there and the drain tiles or French drains are
9 not placed properly.

10 I already have 12 to 15 drainage areas
11 going through my backyard because I put up with the
12 neighbor that is south of me water, the backyards,
13 certain areas, I have a lot of water. And even
14 with -- I mean, it has been raining a lot. With that
15 being said, all those drains do fill up and they do go
16 out to the areas where the moisture is just kind of
17 squishy right now because we have had so much rain.

18 That's my biggest concern, is if it's
19 going to come towards my yard.

20 MR. MEYER: And we think that's a valid
21 concern, and we certainly would want to work with you,
22 work with the engineers, to make sure that doesn't
23 become an issue.

24 And, if anything, I would hope that

1 actually our structure might actually help you on a
2 net positive.

3 And, also, too, back to the how we are
4 trying to minimize the actual roof versus we would
5 have the green light today to build an addition off
6 the back, that would actually be more roof space than
7 what we are contemplating here.

8 MS. CALDWELL: I am just hoping that it
9 all will work out.

10 MR. MEYER: We understand, and we
11 certainly we want to do what's right for the
12 neighbors, and we are not afraid to make that
13 investment if that keeps everyone happy and makes the
14 situation better.

15 MS. CALDWELL: All right. Hopefully. I
16 sure don't want to put any more drainage in.

17 Thank you.

18 COMMISSIONER BURTKER: Thank you.

19 CHAIRMAN PRO TEM FUS: Is there anybody
20 else?

21 SR. PLANNER FAWELL: If I could just
22 interject very briefly. I just want to make sure this
23 is on the record.

24 Going back to when we were talking about

1 Table 2 in The staff report, I just want to note that
2 the majority eight properties meet the 10-foot setback
3 on the driveway, while four do not. I just want to
4 make sure we have it for the record.

5 But, also, more than happy to answer any
6 other questions you guys have before deliberation.

7 CHAIRMAN PRO TEM FUS: Anybody else have
8 any questions?

9 COMMISSIONER BURTKER: I do not.

10 CHAIRMAN PRO TEM FUS: If not, we can
11 begin deliberations by going through the approval
12 standards for variations.

13 The draft ordinance has been provided to
14 the BZA and has been included in your packet.

15 Board Members, as you know, there are
16 seven standards that need to be met in order to grant
17 variation requests, and I would like to walk through
18 them.

19 The first one, because of the particular
20 physical surrounding, shape, or topographical
21 conditions of the specific property involve a
22 particular hardship to the owner would result as
23 distinguished from a mere inconvenience if the strict
24 letter of the regulations were to be applied.

1 Do any board members have any thoughts on
2 this?

3 COMMISSIONER BURTKER: I think it would
4 constitute a particular hardship in a far more mere
5 inconvenience to achieve a 10-foot setback on the
6 north side of the lot to accommodate and allow per the
7 existing criteria of a 5-1/2 or a 10-foot or a 5-1/2
8 foot setback on the south side of the lot. I think
9 they met Criteria A.

10 CHAIRMAN PRO TEM FUS: Thank you.

11 I guess, well, since there are two
12 variances, I think the first one -- for the front
13 yard, is everybody okay with this one?

14 COMMISSIONER FRY: Yes.

15 COMMISSIONER BURTKER: Yes.

16 COMMISSIONER GRESKA: Yes.

17 CHAIRMAN PRO TEM FUS: So we are
18 specifically talking about the side yard setback,
19 okay, great.

20 Does anybody else have anything for
21 Criteria 1?

22 Okay, No. 2, the conditions upon which an
23 application for a variance are based are unique to the
24 property for which the variation is sought and are not

1 applicable generally to other property within the same
2 zoning classification.

3 Does anybody have anything? Okay.

4 The purpose of the variation is not based
5 primarily upon a desire to increase financial gain is
6 No. 3.

7 COMMISSIONER BURTKER: I don't think we
8 have any evidence of that.

9 CHAIRMAN PRO TEM FUS: No. 4, the alleged
10 difficulty or hardship is caused by this ordinance and
11 has not been created by any person presently having an
12 interest in the property.

13 I think that's been met. Okay.

14 No. 5, the granting of the variation will
15 not be detrimental to the public welfare or injurious
16 to other property or improvements in the neighborhood
17 in which the property is located.

18 COMMISSIONER FRY: Well, how do we solve
19 this young lady's -- I mean, how do we do that
20 legally?

21 I mean, I know we both say, yeah, we will
22 take care of it and all that, she seems to have a big
23 concern on the water.

24 CHAIRMAN PRO TEM FUS: In the past we

1 approved these -- I mean, they all have to go to the
2 building engineer, so --

3 COMMISSIONER FRY: I am asking a
4 question.

5 CHAIRMAN PRO TEM FUS: We will approve
6 those with the condition.

7 COMMISSIONER FRY: There will be a
8 condition.

9 CHAIRMAN PRO TEM FUS: Of approval.

10 ATTORNEY SKRODZKI: You can add a
11 condition. I don't know if there is a condition
12 already in the draft.

13 SR. PLANNER FAWELL: There is not.

14 ATTORNEY SKRODZKI: But you can add a
15 condition that the variation will be conditioned upon
16 the Village Engineer being satisfied with the drainage
17 arrangements that are arrived after the plan is
18 reviewed.

19 COMMISSIONER FRY: Are you okay with
20 that?

21 MR. MEYER: That would seem fair to us.

22 DIRECTOR VALONE: I am looking it up
23 right now. I do believe we had a previous case that
24 has some language I can pull up and provide if you

1 give me a moment.

2 ATTORNEY SKRODZKI: I know we have done
3 that.

4 DIRECTOR VALONE: Senior Planner Fawell
5 does have the language we used in a previous case that
6 had similar conditions that we were discussing.

7 SR. PLANNER FAWELL: Bear with me, it is
8 a little long.

9 The petitioner shall submit design and
10 engineering plans for the building addition and onsite
11 stormwater management improvements to the Village.
12 Such plans are subject to Village Code compliance,
13 plan reviews by the Village Code Officer and Village
14 Engineer. The petitioner shall comply with the plan
15 review recommendations and requirements of the Village
16 Code Officer and the Village Engineer, including all
17 recommendations and requirements relative to the
18 installation and maintenance of onsite stormwater
19 management improvement, so as to not change the
20 existing onsite water drainage patterns and not impact
21 the neighboring properties with increased stormwater
22 runoff.

23 DIRECTOR VALONE: So if someone were to,
24 say, make a motion and want to include the text that

1 Senior Planner Fay well read off and could say and the
2 condition for engineering as read by Senior Planner
3 Fawell.

4 COMMISSIONER FRY: I make that motion.

5 COMMISSIONER BURTKER: I will second
6 that.

7 DIRECTOR VALONE: I am not sure we are
8 through all the conditions yet.

9 ATTORNEY SKRODZKI: We are still in
10 deliberations.

11 COMMISSIONER FRY: I will do that later.

12 ATTORNEY SKRODZKI: We will get there.

13 DIRECTOR VALONE: That is a more succinct
14 way to utilize Senior Planner Fawell's language.

15 CHAIRMAN PRO TEM FUS: No. 6, the
16 granting of the variation will not alter the essential
17 character of the neighborhood.

18 COMMISSIONER BURTKER: I don't think we
19 have heard anything today that would suggest that.

20 CHAIRMAN PRO TEM FUS: I agree.

21 No. 7, the proposed variation will not
22 impair an adequate supply of light or air to adjacent
23 property or substantially increase the congestion of
24 the public street or increase the danger of fire or

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

5 So, I think that goes back to condition,
6 correct?

7 COMMISSIONER FRY: Uh-huh.

8 CHAIRMAN PRO TEM FUS: Anything else?

9 COMMISSIONER GRESKA: No.

10 COMMISSIONER BURTKER: I think we
11 addressed this earlier, that if they were actually
12 building a new structure they would be able to do what
13 they wanted to. So clearly it doesn't affect the
14 character of the neighborhood or traffic congestion or
15 light or air, but the drainage issue is a
16 continuation.

17 CHAIRMAN PRO TEM FUS: I agree.

18 I mean, I think that -- you know, the
19 addition isn't excessive. If they did go into the
20 backyard it would create I think more issues, you
21 know, with the water that you would have to figure
22 out, and they would be able to do that by right, so,
23 they wouldn't even need to be here. So, I --

24 COMMISSIONER GRESKA: I certainly agree

1 with that.

2 COMMISSIONER FRY: Yes, agree.

3 CHAIRMAN PRO TEM FUS: Anybody else have
4 anything?

5 COMMISSIONER GRESKA: I was thinking
6 about what Senior Planner Kelsey Fawell said earlier,
7 maybe we can include that language, I can make a
8 motion to include that language.

9 CHAIRMAN PRO TEM FUS: Definitely.

10 SR. PLANNER FAWELL: We will need two
11 motions, one to approve the request with the condition
12 Senior Planner said, and then we will need a motion
13 after that directing Senior Planner and Staff to
14 update the ordinance as drafted and prepare it for
15 signature.

16 ATTORNEY SKRODZKI: Yes.

17 And the first motion will be for both
18 variances if you are prepared to vote on them both as
19 a group.

20 CHAIRMAN PRO TEM FUS: Bear with me on
21 this now.

22 We are making a motion to approve both?

23 ATTORNEY SKRODZKI: Yes.

24 CHAIRMAN PRO TEM FUS: Can I get a motion

1 to approve or deny this ordinance? Both.

2 COMMISSIONER FRY: Motion.

3 Is that right?

4 ATTORNEY SKRODZKI: And so you are also
5 going to seek a motion that the ordinance will include
6 the language presented by Senior Planner Fawell.

7 CHAIRMAN PRO TEM FUS: And we will seek a
8 motion to approve the language presented by Senior
9 Planner Fawell. Is that right?

10 COMMISSIONER FRY: Motion.

11 ATTORNEY SKRODZKI: All right.

12 CHAIRMAN PRO TEM FUS: Can I get a
13 second?

14 COMMISSIONER BURTKER: I will second it.

15 CHAIRMAN PRO TEM FUS: All in favor?

16 (Chorus of ayes.)

17 ATTORNEY SKRODZKI: We will do a roll
18 call.

19 SR. PLANNER FAWELL: Commissioner
20 Burtker.

21 COMMISSIONER BURTKER: Aye.

22 SR. PLANNER FAWELL: Commissioner Fry?

23 COMMISSIONER FRY: Aye.

24 SR. PLANNER FAWELL: Commissioner Fus?

1 CHAIRMAN PRO TEM FUS: Aye.

2 SR. PLANNER FAWELL: And Commissioner
3 Greska?

4 COMMISSIONER GRESKA: Aye.

5 SR. PLANNER FAWELL: Do we need to do
6 another one or is that altogether?

7 ATTORNEY SKRODZKI: Do a second one to
8 direct to amend -- to direct Staff to amend the
9 ordinance with the additional language.

10 CHAIRMAN PRO TEM FUS: I make a motion to
11 instruct Staff to update the ordinance and circulate
12 to who?

13 SR. PLANNER FAWELL: You.

14 ATTORNEY SKRODZKI: You.

15 CHAIRMAN PRO TEM FUS: To the BZA and, I
16 am sorry?

17 ATTORNEY SKRODZKI: You are good. That's
18 fine.

19 You are making a motion to direct Staff
20 to update the ordinance according to tonight's
21 proceedings.

22 CHAIRMAN PRO TEM FUS: Yes.

23 COMMISSIONER FRY: Motion?

24 DIRECTOR VALONE: Is there a second?

1 COMMISSIONER GRESKA: I will second it.
2 DIRECTOR VALONE: We will do a roll call.
3 SR. PLANNER FAWELL: Commissioner
4 Burtker?
5 COMMISSIONER BURTKER: Aye.
6 SR. PLANNER FAWELL: Commissioner Fry?
7 COMMISSIONER FRY: Aye.
8 SR. PLANNER FAWELL: Commissioner Fus?
9 CHAIRMAN PRO TEM FUS: Aye.
10 SR. PLANNER FAWELL: And Commissioner
11 Greska?
12 COMMISSIONER GRESKA: Aye.
13 SR. PLANNER FAWELL: That is four, the
14 motion passes.
15 CHAIRMAN PRO TEM FUS: Great. Well,
16 thank you very much.
17 Sorry to fumble through that. Okay.
18 Can I have a motion to close the public
19 hearing with respect to 4115 Ellington Avenue?
20 COMMISSIONER FRY: Motion.
21 CHAIRMAN PRO TEM FUS: Can I get a
22 second?
23 COMMISSIONER BURTKER: I will second.
24 CHAIRMAN PRO TEM FUS: All in favor?

1 (Chorus of ayes.)

2 CHAIRMAN PRO TEM FUS: We are closed,
3 public hearing, with respect to 4115 Ellington Avenue
4 is closed.

5 MR. MEYER: Thank you, we really
6 appreciate it. Thank you so much.

7 COMMISSIONER BURTKER: Good luck.

8 SR. PLANNER FAWELL: I will follow-up
9 with you guy tomorrow, unless you want to hang out for
10 another five minutes.

11 MR. MEYER: We can, thank you.

12 SR. PLANNER FAWELL: Moving on, Staff
13 does not have any new business.

14 As of right now we do not have any
15 applications submitted so no future meeting date.

16 CHAIRMAN PRO TEM FUS: Great.

17 And then if there is no additional
18 business to discuss this evening I would like to
19 request a motion to adjourn.

20 COMMISSIONER BURTKER: Before you do
21 that, two additional Villagers here, do you have
22 business we need to attend to?

23 MR. SKRODZKI: No business to attend to.

24 ATTORNEY SKRODZKI: This is my brother

1 and my niece, and their business is going to Oberweis
2 after this meeting.

3 MS. REPORTER: Can I have your name?

4 MR. SKRODZKI: My name Micah Skrodzki,
5 and Evelyn Skrodzki.

6 MS. REPORTER: Can you spell your first
7 names?

8 MR. SKRODZKI: M-I-C-A-H.

9 MS. SKRODZKI: E-V-E-L-Y-N.

10 MS. REPORTER: Thank you.

11 CHAIRMAN PRO TEM FUS: Did we have a
12 motion to adjourn the meeting?

13 COMMISSIONER FRY: Motion.

14 CHAIRMAN PRO TEM FUS: I will second it,
15 and we are now --

16 DIRECTOR VALONE: All those in favor?

17 (Chorus of ayes.)

18 DIRECTOR VALONE: We are adjourned.

19 CHAIRMAN PRO TEM FUS: We are adjourned
20 at 7:43 p.m.

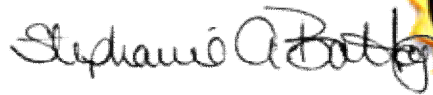
21 (WHICH WERE ALL OF THE PROCEEDINGS HAD OR
22 TAKEN PLACE IN THE ABOVE-ENTITLED MATTER.)

23

24

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DUPAGE)
3

4 I, STEPHANIE A. BATTAGLIA, do hereby certify
5 that I reported in shorthand the proceedings had at
6 the meeting aforesaid, and that the foregoing is a
7 true, complete, and accurate transcript of the
8 proceedings at said meeting as appears from my
9 stenographic notes so taken and transcribed under my
10 personal direction, this 11th day of August, 2025.

11
12
13 
14



15 Certified Shorthand Reporter
16
17

18 CSR No. 084-003337 - Expires May 31, 2027
19
20
21
22
23
24

A	<p>3:14 8:5 addressed 34:11 adequate 33:22 adequately 5:20 adjacent 33:22 34:2 adjourn 39:19 40:12 adjourned 40:18,19 adjournment 3:13 adjustments 13:5 aesthetic 9:12 affect 34:13 affidavit 5:22 afford 10:3 aforesaid 41:6 afraid 27:12 agenda 3:3,4,15,17 4:12 4:14 5:4 6:11 ago 18:23 23:11 agree 33:20 34:17,24 35:2 air 12:3 33:22 34:15 align 9:10,13 aligns 8:11 alleged</p>	<p>30:9 allow 7:22 9:10 12:14 22:3 29:6 allowed 12:19,23 13:5 allows 22:22 alter 33:16 alternative 11:5 19:20 altogether 37:6 amend 37:8,8 amount 21:8 22:3,9 analysis 7:10 ANNE 1:24 answer 11:10 28:5 anybody 11:14 14:20 24:2 25:1 27:19 28:7 29:20 30:3 35:3 apologies 14:11 Appeals 1:3 2:2 3:24 appearance 12:4 appears 41:8 applicable 30:1 applicant 24:3 applicants 6:13 7:20 8:3,10 9:6 10:2,13,19</p>	<p>11:6 18:4 application 18:5 29:23 applications 39:15 applied 28:24 appreciate 16:17 18:13 39:6 approval 3:5,17 28:11 31:9 approve 3:24 15:19 31:5 35:11,22 36:1 36:8 approved 5:18 10:7 31:1 approving 3:10 April 3:6,20 4:1 area 8:17,20 areas 26:10,13,16 arrangements 31:17 arrived 31:17 asking 13:8 17:5 31:3 aspect 15:23 assess 10:8 assumption 24:12 attend 39:22,23 attendance 4:11 attention 16:10</p>	<p>Attorney 5:19,21 31:10 31:14 32:2 33:9,12 35:16 35:23 36:4,11 36:17 37:7,14 37:17 39:24 August 41:10 Avenue 1:7 3:8 4:21 5:6 5:10 6:12,21 10:17 38:19 39:3 average 7:4 9:2 10:23 15:15 16:15 averages 16:6 Aye 36:21,23 37:1,4 38:5,7,9,12 eyes 3:1 4:8 5:16 36:16 39:1 40:17</p>
			B	
			<p>back 9:8 18:17 19:22 19:22 20:11,12 20:16,20 21:6 22:8,11,21 24:9,10,11,18 27:3,6,24 34:5 background 6:19 backside 20:8 backyard 8:18 25:20,21 26:11 34:20 backyards 26:12 bad 22:12</p>	

<p>baseball 22:2</p> <p>based 10:23 11:1 29:23 30:4</p> <p>bath 24:1</p> <p>bathroom 8:1 21:17,19,21 22:4 23:22</p> <p>Battaglia 1:9 41:4</p> <p>battle 23:24</p> <p>Bear 32:7 35:20</p> <p>bedroom 7:22 20:13,15 21:9</p> <p>bedrooms 8:8 11:7 20:7,7 20:11,14,15</p> <p>believe 14:1 22:5 31:23</p> <p>better 27:14</p> <p>beyond 7:15</p> <p>big 18:9,16 20:9,15 30:22</p> <p>biggest 26:18</p> <p>bit 6:19 7:18 9:17 16:7 17:19 18:20 19:1 20:16 22:10,13 23:23 25:11</p> <p>block 7:5 9:1 10:23 15:16 16:6,15 19:14 23:13</p> <p>blue 8:16 9:1</p>	<p>board 1:3,15 2:2 3:24 28:15 29:1</p> <p>bought 21:18</p> <p>brief 6:1</p> <p>briefly 27:22</p> <p>broader 23:6</p> <p>brother 39:24</p> <p>build 6:12 7:20 10:4 11:17,18 14:23 14:24 15:2 19:21 21:5,7 27:5</p> <p>building 8:13,17,20 9:9 10:10 12:1 19:22 22:9 31:2 32:10 34:12</p> <p>built 9:8,9 11:23 18:18,23</p> <p>bulk 7:16</p> <p>bumping 19:24</p> <p>Burtker 1:17 2:8,9,23 3:22 4:5 5:14 11:15 12:2,13 14:21 15:5,11 15:21 16:1,11 16:16 18:2 27:18 28:9 29:3,15 30:7 33:5,18 34:10 36:14,20,21 38:4,5,23 39:7 39:20</p>	<p>business 3:13 39:13,18 39:22,23 40:1</p> <p>BZA 28:14 37:15</p> <p>BZA-2025-02 3:9 4:21 5:6,9</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>C-A-L-D-W-E-... 26:5</p> <p>Caldwell 25:20,24 26:4,4 27:8,15</p> <p>call 2:6 3:4 36:18 38:2</p> <p>called 2:4</p> <p>Calvert 2:17</p> <p>Calvert's 2:19</p> <p>care 25:17 30:22</p> <p>case 6:8 7:5,8 9:23 18:15 31:23 32:5</p> <p>case's 4:15</p> <p>categories 7:12</p> <p>caused 30:10</p> <p>certain 26:13</p> <p>certainly 26:21 27:11 34:24</p> <p>Certified 41:15</p> <p>certify 41:4</p> <p>cetera 22:2</p>	<p>Chair 2:17</p> <p>chairman 1:16 2:1,13,19 2:20 3:2,23 4:4 4:7,9 5:3,13,15 5:17,23 11:13 14:14,20 16:18 17:2,16,23 18:3 24:2 25:1 25:22 27:19 28:7,10 29:10 29:17 30:9,24 31:5,9 33:15 33:20 34:8,17 35:3,9,20,24 36:7,12,15 37:1,10,15,22 38:9,15,21,24 39:2,16 40:11 40:14,19</p> <p>challenge 20:6,17 21:5,12</p> <p>challenges 21:13</p> <p>change 32:19</p> <p>changes 3:19</p> <p>character 8:12 9:12 19:4,8 20:22 33:17 34:14</p> <p>Chorus 3:1 4:8 5:16 36:16 39:1 40:17</p> <p>Christine 26:4</p> <p>circulate 37:11</p> <p>clarifications 11:11</p> <p>clarify 13:2,20</p>	<p>classification 30:2</p> <p>Clausen 26:5</p> <p>clear 12:20 14:21</p> <p>clearly 34:13</p> <p>close 23:10 38:18</p> <p>closed 39:2,4</p> <p>code 9:20 11:2,24 14:4 15:15,20 17:10 24:17 32:12,13,16</p> <p>code-compliant 7:12</p> <p>combined 17:10,11</p> <p>come 26:19</p> <p>comes 25:11,14</p> <p>coming 22:21 24:6</p> <p>comment 3:6 4:13,23 10:12,16</p> <p>comments 4:11 6:1</p> <p>Commissioner 2:7,9,10,11,12 2:14,15,16,18 2:23 3:21,22 4:2,5 5:11,14 11:15 12:2,13 12:20 13:2,11 13:19 14:5,8 14:13,16,21 15:5,11,21 16:1,11,16 17:18 18:2 23:21 24:5,20</p>
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<p>25:7,19 27:18 28:9 29:3,14 29:15,16 30:7 30:18 31:3,7 31:19 33:4,5 33:11,18 34:7 34:9,10,24 35:2,5 36:2,10 36:14,19,21,22 36:23,24 37:2 37:4,23 38:1,3 38:5,6,7,8,10 38:12,20,23 39:7,20 40:13 Community 1:20 complete 41:7 compliance 32:12 compliant 7:13 comply 7:16 32:14 concern 26:6,18,21 30:23 concerned 22:6 concludes 11:9 conclusion 10:18 concrete 19:24 22:24 condition 8:16 31:6,8,11 31:11,15 33:2 34:5 35:11 conditioned 31:15 conditions 10:9 11:1 28:21 29:22 32:6 33:8</p>	<p>confirm 5:19,21 conform 7:4 congestion 33:23 34:14 connect 24:13 connection 4:20 conscious 22:14 consider 11:6 consideration 3:9 18:13 considerations 3:6 constitute 29:4 constructed 6:24 16:9 contemplating 27:7 continuation 34:16 continue 15:22 contravention 15:7 Control 3:10 correct 12:16 13:24 14:10,12 15:4 15:24 16:5 34:6 correctly 16:2 cost 20:21 COUNTY 41:2 create 34:1,20</p>	<p>created 30:11 creating 22:1 credit 19:3 criteria 29:7,9,21 CSR 1:9 41:18 curious 17:4 current 11:2 20:7 21:8 currently 8:1</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>danger 33:24 date 39:15 day 22:14 41:10 deal 22:16 decided 18:18 decision 18:9 deck 8:18 19:23 22:21,23 Definitely 35:9 deletions 3:14 deliberation 28:6 deliberations 28:11 33:10 deny 36:1 department 10:8 depends</p>	<p>16:13 design 8:10 32:9 designs 11:6 desire 30:5 detrimental 30:15 Development 1:20 3:10 Devin 3:8 5:7 25:6 diagram 9:1,17 25:8 different 19:7 20:24 21:24 23:3 difficulty 30:10 diminish 34:3 direct 37:8,8,19 directing 35:13 direction 41:10 Director 1:20 2:22,24 4:22 13:7,12 24:17 31:22 32:4,23 33:7 33:13 37:24 38:2 40:16,18 discuss 39:18 discussing 32:6 disproportion... 18:20 distinguished 28:23 document 17:3</p>	<p>doing 6:6 22:7 23:6 double 20:21,21 22:9 draft 28:13 31:12 drafted 35:14 drain 24:18 26:8 drainage 10:9 22:7 23:3 24:4,10,14 26:10 27:16 31:16 32:20 34:1,1,15 drains 26:8,15 driveway 9:24 14:3 15:1 18:19 20:1 28:3 duly 5:2 DUPAGE 41:2</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E-V-E-L-Y-N 40:9 earlier 34:11 35:6 effort 8:10 eight 10:14 28:2 Ellington 3:8 4:21 5:6,10 6:12,21 10:17 38:19 39:3 encompasses 6:23 encroaches 10:22 encroaching 12:12</p>
---	---	---	---	--

<p>encroachment 6:15,17 10:2 endanger 34:2 engineer 31:2,16 32:14 32:16 engineering 10:8 32:10 33:2 engineers 24:15 26:22 envelope 16:22 essential 33:16 et 22:2 Evelyn 40:5 evening 3:15 39:18 everybody 29:13 evidence 30:8 exact 13:10 Exactly 13:11 exceed 2:21 excessive 34:19 exhibit 17:20,20 exist 14:19 existing 7:2 8:7,11,14,15 8:17,18 9:7,11 10:21,21 11:1 12:8,22,23 13:3,9,16,17 13:24 17:12 22:18 29:7</p>	<p>32:20 expected 12:10 Expires 41:18 extended 8:20 extra 10:4 extreme 22:12</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>F 17:20 factor 25:17 fair 31:21 family 7:23 21:2 far 20:3 29:4 favor 2:24 4:7 5:15 36:15 38:24 40:16 Fawell 1:21 2:7,10,12 2:14,16 6:3 11:20 12:5,16 12:24 13:14 14:1,6,10 15:4 15:8,14,24 16:5,12,23 17:6 27:21 31:13 32:4,7 33:3 35:6,10 36:6,9,19,22 36:24 37:2,5 37:13 38:3,6,8 38:10,13 39:8 39:12 Fawell's 33:14 Fay</p>	<p>33:1 feet 7:1,2,3,5,7,9 9:3 9:21,23 11:18 12:3 15:1,3,10 17:8,14 18:19 20:9 felt 18:20 19:5 20:16 21:1,12 22:24 Field 6:23 figure 21:11 34:21 fill 26:15 finally 3:13 financial 30:5 find 10:23 11:4 20:11 21:24 23:16 finds 10:19 fine 37:18 fire 33:24 fireplace 21:6,10 first 5:3 6:15 7:24 8:23 18:6 26:3 28:19 29:12 35:17 40:6 first-floor 21:16,19,21 fit 16:20,22 19:10 22:3 five 39:10</p>	<p>floor 7:24 10:21 20:5 folks 15:21 follow 13:10 follow-up 39:8 followed 13:8 foot 11:22 12:17,19 29:8 footage 20:21 footprint 12:9,22 16:19 foregoing 41:6 form 24:14 forward 4:16 foundation 22:24 four 28:3 38:13 fourth 20:13 French 26:8 front 3:11 5:5 6:16 7:4,13 8:24 9:11,14 10:22 10:24 15:11 16:9 24:18 29:12 Fry 1:16 2:10,11 13:19 14:5,8 14:13,16 23:21 29:14 30:18 31:3,7,19 33:4 33:11 34:7</p>	<p>35:2 36:2,10 36:22,23 37:23 38:6,7,20 40:13 fumble 38:17 funny 24:1 further 7:23 Fus 1:16 2:1,12,13 2:20 3:2,23 4:4 4:7,9 5:3,13,15 5:17,23 11:13 14:14,20 16:18 17:2,16,23 18:3 24:2 25:1 25:22 27:19 28:7,10 29:10 29:17 30:9,24 31:5,9 33:15 33:20 34:8,17 35:3,9,20,24 36:7,12,15,24 37:1,10,15,22 38:8,9,15,21 38:24 39:2,16 40:11,14,19 future 39:15</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gain 30:5 gear 22:2 generally 30:1 gentlemen 2:2 give 4:23 32:1 gives 21:17 go</p>
--	---	--	--	--

<p>19:7,21 20:20 21:5 22:7,22 24:13,14 26:15 31:1 34:19 God 23:21 goes 18:17 34:5 going 12:11 16:19 21:12 22:16 24:6 26:11,19 27:24 28:11 36:5 40:1 good 23:1 24:8,20 25:10 37:17 39:7 grant 28:16 granting 30:14 33:16 graph 22:19 great 6:6 18:12 21:20 29:19 38:15 39:16 greater 16:3,13 green 27:5 Greska 1:17 2:14,15,18 3:21 4:2 5:11 12:20 13:2,11 17:18 24:5,20 25:7,19 29:16 34:9,24 35:5 37:3,4 38:1,11 38:12 group 35:19 growing 7:23</p>	<p>guess 12:13 29:11 gutters 24:6,9,13 25:8 guy 39:9 guys 18:14,15 28:6 guys' 18:13</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 23:13 25:13 Hall 1:7 hallway 8:6 20:12 22:8 handle 23:4 hang 39:9 happy 11:10 23:19 27:13 28:5 hardship 28:22 29:4 30:10 hardships 10:20 hear 14:16 18:15 heard 33:19 hearing 3:7 4:15,17 5:9 5:20 38:19 39:3 Heather 1:19 18:7 height 12:8 15:6,9 help 23:4,5 27:1 helpful 18:8,11</p>	<p>helping 6:5 hey 18:24 21:20 highlighted 8:16,17 Hillgrove 1:7 historic 8:12 hitting 18:17 home 7:24 8:1,12 9:7 9:12,14 10:5 10:21,22 11:6 11:17 12:8 15:1 16:8 20:23 homes 10:1 16:12,13 16:14 hope 26:24 hopeful 23:15 hopefully 23:5 27:15 hoping 27:8 house 9:11 15:12 16:19 18:18,23 19:4,10 20:8 21:16,19,20 23:15</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>identified 10:19 Illinois 1:2,8,9 41:1 imaginable 21:23 impact 12:11 32:20</p>	<p>impair 12:3 33:22 34:1 34:3 important 19:10 improvement 32:19 improvements 30:16 32:11 include 3:4,7 32:24 35:7 35:8 36:5 included 12:6 28:14 including 8:6,12 32:16 inconvenience 28:23 29:5 increase 11:7 30:5 33:23 33:24 increased 32:21 incredibly 18:8,11 incremental 22:2 injurious 30:15 installation 32:18 instruct 37:11 interest 30:12 interior 3:11 5:5 6:17 8:6 9:16 interject 27:22 intern 1:23 6:2,5,10 introduce 6:4 investment</p>	<p>23:7 27:13 involve 28:21 involved 21:23 issue 25:18 26:23 34:15 issues 24:24 34:20 item 3:17 5:3 6:10 items 3:4 4:12 7:15,16</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>JEFFREY 1:16 job 18:14 Johnson 2:16 jokes 21:17 July 1:4 2:3</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>keeps 27:13 Kelsey 1:21 13:6 18:7 35:6 kids 20:7 21:23 23:11,14,24 kind 16:15 18:23 20:22 21:10 22:19 23:9 24:15 25:14,15 26:16 know 14:11,19 16:20 17:4 18:14,17 19:18 21:11,18</p>
--	---	--	--	---

<p>23:11,24 24:9 28:15 30:21 31:11 32:2 34:18,21</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>labeled 13:9 ladies 2:1 lady's 30:19 language 31:24 32:5 33:14 35:7,8 36:6,8 37:9 larger 12:9 lasts 22:13 law 7:17 layout 8:6 leave 19:21 24:15 LEE 1:16 left 20:2 legally 30:20 lesser 16:4 letter 28:24 letters 10:13 License 1:9 light 12:4 27:5 33:22 34:15 lighting 12:11 liked</p>	<p>19:5 likes 23:13 Lindsey 3:8 5:7 line 9:4 11:19,21 13:9,10 15:3 17:9 lines 13:16 listed 10:15 little 6:19 7:18 16:7 17:19 18:20 19:1,20 20:2 20:16 21:22 22:10,13 23:23 25:11 32:8 located 6:21 30:17 location 21:21 long 11:20 12:18 32:8 look 8:15 19:11,19 looked 19:5,5,6,17 20:24 looking 4:13 31:22 looks 17:13 lot 6:7 7:1,1,8 9:22 11:18,19,21 15:3 16:13,14 17:9 20:4 21:13 23:5 26:13,14 29:6 29:8 luck</p>	<p>39:7</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M-I-C-A-H 40:8 maintain 9:11 19:3 22:21 maintained 11:21 12:18 maintaining 8:13 maintenance 32:18 majority 13:23 14:2,8,12 28:2 making 8:10 35:22 37:19 management 32:11,19 materials 8:13 math 16:24 MATTER 40:22 maximum 15:10 mean 14:15 26:14 30:19,21 31:1 34:18 meet 11:23 13:17 14:3,7 15:20 17:7 28:2 meeting 2:2,4 3:5,20 4:1 4:14 12:17 39:15 40:2,12 41:6,8 meets 25:20 member 1:16,17,17 2:20</p>	<p>3:19 members 1:15 2:6 4:10,13 5:1 28:15 29:1 mentioned 9:20 mere 28:23 29:4 met 9:24 11:5 28:16 29:9 30:13 Meyer 3:8 5:7 18:6 23:23 24:8,21 25:3,6,6,10 26:20 27:10 31:21 39:5,11 Micah 40:4 minimize 22:19 27:4 minimum 5:4 14:3 minutes 3:5,18,20 4:1 39:10 missed 17:2 modernize 7:24 moisture 26:16 moment 32:1 Monday 2:3 motion 2:19 3:24 4:3,6 5:8,12,17 32:24 33:4 35:8,12,17,22 35:24 36:2,5,8 36:10 37:10,19 37:23 38:14,18 38:20 39:19</p>	<p>40:12,13 motions 35:11 move 3:16 4:16 18:22 20:5 moved 23:11 moving 8:6 23:14 39:12 mudroom 8:1 21:17,22</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 25:5,23 26:2 40:3,4 names 40:7 natural 34:1 necessarily 19:10 necessary 8:4 9:12 necessitating 22:8 need 12:1 17:15 28:16 34:23 35:10,12 37:5 39:22 needs 7:7 neighbor 22:6 26:12 neighborhood 10:1 19:9 23:6 23:12 30:16 33:17 34:4,14 neighborhoods 19:6 neighboring 10:14 24:19,22 32:21 neighbors</p>
--	--	--	--	---

17:21 19:12,13 23:18 25:9 27:12 neither 20:8 net 27:2 never 25:5 new 6:12 7:24 8:21 9:9,10 11:17 12:14,21 13:3 13:4 14:24 16:8,9 22:20 22:20 23:14 34:12 39:13 newer 16:14 niece 40:1 nominal 15:18 north 11:21 15:1 16:20,21 17:9 29:6 note 10:6 12:9 28:1 noted 8:9 notes 41:9 noticed 5:20 number 11:7	15:16 Officer 32:13,16 okay 4:16 16:1,11 17:16 25:2 29:13,19,22 30:3,13 31:19 38:17 older 15:17 16:13 once-or-twice... 25:15 onsite 32:10,18,20 open 5:8 opposed 4:9 option 23:1 options 21:1 order 2:4 3:5 9:10 28:16 ordinance 3:9,11 15:7 28:13 30:10 35:14 36:1,5 37:9,11,20 outdoor 19:23 overview 23:9 owner 28:22	10:10 11:24 23:8 25:18 particular 15:23 28:19,22 29:4 passes 38:14 pattern 8:14 patterns 32:20 pay 16:10 people 24:16 perfect 21:20 Perkins 1:22 6:2,4,10 permit 12:1 permitted 13:13,15,16 permitting 10:10 person 30:11 personal 41:10 petitioner 32:9,14 physical 10:19 28:20 picture 19:19 pictured 7:19,21 PLACE 40:22 placed 26:9 plan 31:17 32:13,14 Planner 1:21 2:7,10,12	2:14,16 6:3 11:20 12:5,16 12:24 13:14 14:1,6,10 15:4 15:8,14,24 16:5,12,23 17:6 27:21 31:13 32:4,7 33:1,2,14 35:6 35:10,12,13 36:6,9,19,22 36:24 37:2,5 37:13 38:3,6,8 38:10,13 39:8 39:12 planning 1:23 6:2,5,10 plans 32:10,12 please 4:21,23 5:24 18:4 25:23 plus 17:13 podium 18:4 point 3:2 18:16 24:6,9 pointed 24:19 pooling 22:13 porous 22:22 position 15:13 positive 27:2 possible 19:12 practical 10:20,24 15:22 practically 21:3 prepare	35:14 prepared 6:7,8 35:18 PRESENT 1:15,18 presentation 6:9 11:10 18:5 presented 5:22 36:6,8 presently 30:11 pretty 9:5 20:10 24:1 previous 31:23 32:5 primarily 30:5 PRO 1:16 2:1,13 3:2 3:23 4:4,7,9 5:3,13,15,17 5:23 11:13 14:14,20 16:18 17:2,16,23 18:3 24:2 25:1 25:22 27:19 28:7,10 29:10 29:17 30:9,24 31:5,9 33:15 33:20 34:8,17 35:3,9,20,24 36:7,12,15 37:1,10,15,22 38:9,15,21,24 39:2,16 40:11 40:14,19 probably 25:11,13 problems 34:1 proceedings 1:6 37:21 40:21 41:5,8 process 10:11 18:7
O	P			
o'clock 2:21 Oberweis 40:1 Obviously 18:9 offer	p.m 1:4 2:5 40:20 packet 28:14 Park 6:24 part			

<p>project 7:16 10:7 15:23 16:8,8</p> <p>proper 12:1</p> <p>properly 9:10 26:9</p> <p>properties 6:23 10:14 13:22 15:17 16:3 28:2 32:21 34:2</p> <p>property 6:20 7:3,8 8:16 10:1 11:22 24:19,22 28:21 29:24 30:1,12 30:16,17 33:23 34:3</p> <p>proposed 7:10,18 8:19,23 9:15 12:7 15:9 16:18 24:24 33:21</p> <p>proposing 12:9 17:12</p> <p>provide 4:11 5:24 18:5 31:24</p> <p>provided 28:13</p> <p>public 3:6,7 4:10,13,15 4:17 5:1,8,20 10:12,16 30:15 33:24 34:2 38:18 39:3</p> <p>pull 31:24</p> <p>purpose 30:4</p> <p>put 15:1 23:2 26:11 27:16</p> <p>putting</p>	<p>22:23</p> <hr/> <p>Q</p> <p>question 11:16 12:14 13:19 24:8 25:10 31:4</p> <p>questioning 24:4</p> <p>questions 11:11,14 23:20 24:3 28:6,8</p> <p>quick 7:10</p> <p>quickly 16:24</p> <hr/> <p>R</p> <p>R2 3:12 6:22</p> <p>rain 22:12 26:17</p> <p>raining 26:14</p> <p>ran 21:14</p> <p>reach 7:6</p> <p>read 3:3 33:1,2</p> <p>reading 13:21 16:2</p> <p>real 20:6 21:9</p> <p>really 16:24 19:5,11 19:13 20:18,23 22:18,19 39:5</p> <p>reason 9:6 19:17</p> <p>reasonable 11:1 15:22</p> <p>received 10:15</p> <p>recommenda... 32:15,17</p>	<p>reconfiguration 8:5</p> <p>record 27:23 28:4</p> <p>red 9:4</p> <p>reducing 8:7</p> <p>regarding 3:9</p> <p>regrading 26:7</p> <p>regular 25:16</p> <p>regulations 28:24</p> <p>relating 3:11</p> <p>relative 32:17</p> <p>relief 15:17</p> <p>repeat 12:24</p> <p>replacing 22:17,23</p> <p>report 1:6 6:8 12:7 28:1</p> <p>reported 1:8 41:5</p> <p>Reporter 25:4 26:2 40:3,6 40:10 41:15</p> <p>request 3:7 5:4,6,9 6:11 9:18 10:24 11:12 15:18 35:11 39:19</p> <p>requested 8:21 9:2,3</p> <p>requesting 6:13</p> <p>requests 28:17</p>	<p>require 8:5 11:8 17:11 20:13</p> <p>required 5:5 6:16,17 7:15 10:22 12:10 14:4 23:4 24:18</p> <p>requirement 9:24 15:15 17:8 17:14</p> <p>requirements 7:3,17 9:2 11:2 32:15,17</p> <p>requires 9:21</p> <p>residence 6:24</p> <p>residential 3:12 6:22</p> <p>resource 18:12</p> <p>respect 38:19 39:3</p> <p>rest 15:2</p> <p>result 10:20 28:22</p> <p>review 32:15</p> <p>reviewed 10:7 31:18</p> <p>reviews 10:10 32:13</p> <p>right 16:4 20:7 21:6 26:17 27:11,15 31:23 34:22 36:3,9,11 39:14</p> <p>ROBERT 1:17</p> <p>roll 2:5 36:17 38:2</p> <p>roof</p>	<p>8:14 22:10,15 22:18,20 24:7 27:4,6</p> <p>room 10:4</p> <p>run 21:4</p> <p>runoff 32:22</p> <hr/> <p>S</p> <p>safety 34:2</p> <p>sat 12:21 13:3,4</p> <p>satisfied 31:16</p> <p>saw 14:11</p> <p>saying 13:23 14:2,17</p> <p>says 14:5</p> <p>scenario 25:16,16</p> <p>school 23:13</p> <p>sea 14:12</p> <p>seamless 19:15</p> <p>second 2:22,23 4:4,5 5:13,14 6:4 9:15 19:2 20:5 33:5 36:13,14 37:7,24 38:1 38:22,23 40:14</p> <p>section 12:6</p> <p>see 7:19 8:19 9:1,4 9:17 13:9,14 19:7,20 22:13 22:19</p> <p>seeing</p>
---	---	--	--	--

<p>4:16 seek 36:5,7 seeking 7:20 9:7 10:2 Senior 1:21 32:4 33:1,2 33:14 35:6,12 35:13 36:6,8 sense 19:19 20:4 21:2 24:16 setback 5:5 7:2,5 8:22 9:8,18 10:23 11:21 12:17 13:18,21,24 14:3 15:12 16:3,4,9,21 28:2 29:5,8,18 setbacks 3:12 11:24 15:16 16:14 seven 28:16 shade 12:11 shape 28:20 shifting 20:1 shorthand 41:5,15 shown 7:11 side 3:11 5:5 6:12,18 7:6,6,14 8:4,21 9:16,16,21,24 10:3,4 11:3,22 12:10,12,18 13:8,21 14:15 15:1 17:11,13 18:19 20:3,19 21:5,7,8 22:9</p>	<p>29:6,8,18 sides 24:22 signature 35:15 signed 10:14 similar 8:13 13:22 32:6 single-family 6:22 sink 23:3 24:14 sitting 20:3 situation 27:14 six 23:11 size 7:1 8:7 skews 16:15 Skrodzki 1:24 5:21 31:10 31:14 32:2 33:9,12 35:16 35:23 36:4,11 36:17 37:7,14 37:17 39:23,24 40:4,4,5,8,9 small 9:5 20:10 smaller 15:10 solve 20:18 23:5 30:18 sorry 13:14 17:2 37:16 38:17 sought 29:24 sounds 14:18</p>	<p>south 6:17 8:21 9:16 9:16 10:3 11:19 12:3 15:3 16:20,22 17:9 26:12 29:8 southern 13:8 space 10:21 19:1,23 19:24 22:1,10 22:15 27:6 speak 25:24 speaking 21:3 special 15:17 specific 28:21 specifically 29:18 spell 40:6 splitting 20:14 sport 21:23 spot 13:4 Springs 1:2,7,8 square 7:1 20:21 squared 23:16 squishy 26:17 SR 2:7,10,12,14,16 6:3 11:20 12:5 12:16,24 13:14 14:1,6,10 15:4 15:8,14,24</p>	<p>16:5,12,23 17:6 27:21 31:13 32:7 35:10 36:19,22 36:24 37:2,5 37:13 38:3,6,8 38:10,13 39:8 39:12 SS 41:1 staff 2:5 5:1,24 6:8 10:18 11:4,9 12:6 15:19 18:1 28:1 35:13 37:8,11 37:19 39:12 stand 4:21,23 25:22 standards 11:4 28:12,16 start 18:16 19:24 26:2 started 4:18 6:1 18:23 state 8:3 25:4,23 41:1 stay 23:15 stenographic 41:9 step 18:4 Stephanie 1:8 41:4 STEVE 1:17 store 22:1 stories 15:10 stormwater 10:8 32:11,18 32:21</p>	<p>street 33:24 strict 28:23 structure 12:15,21,22,23 13:3 15:2,6 22:18,20 27:1 34:12 style 8:11 Subdivision 6:24 subject 32:12 submission 14:24 submit 32:9 submitted 10:13 39:15 substantial 8:5 9:18 substantially 33:23 34:3 succinct 33:13 suggest 33:19 summer 6:6 supply 33:22 support 10:13,16 supportive 24:23 sure 14:17 19:4,15 25:17 26:22 27:16,22 28:4 33:7 surrounding 28:20 swear</p>
--	--	--	---	---

<p>4:18 sworn 4:23 5:2</p> <hr/> <p style="text-align: center;">T</p> <p>table 7:11 13:20 16:2 28:1 take 6:4 19:23,23 23:19 24:1 30:22 taken 1:6 25:17 40:22 41:9 takes 20:22 24:10 talk 17:18 23:14 talking 13:6 20:20 27:24 29:18 TEM 1:16 2:1,13 3:2 3:23 4:4,7,9 5:3,13,15,17 5:23 11:13 14:14,20 16:18 17:2,16,23 18:3 24:2 25:1 25:22 27:19 28:7,10 29:10 29:17 30:9,24 31:5,9 33:15 33:20 34:8,17 35:3,9,20,24 36:7,12,15 37:1,10,15,22 38:9,15,21,24 39:2,16 40:11 40:14,19 ten-foot 13:18 term 2:20 terms</p>	<p>10:12 24:21 testify 4:20 text 32:24 thank 5:23 11:13 14:13 16:16 18:6 23:21 25:2,3,19,23 27:17,18 29:10 38:16 39:5,6 39:11 40:10 thankful 18:15 thing 19:2 20:3 21:4 21:15 22:5,14 23:10 things 23:5 think 13:7 15:21 17:6 18:16 20:4 25:11 26:20 29:3,8,12 30:7 30:13 33:18 34:5,10,18,20 thinking 18:24 35:5 thinks 4:22 third 20:15 thought 14:23 22:17 24:16 thoughts 29:1 three 21:22 23:12 tile 24:14 tiles 26:8</p>	<p>times 16:15 tiny 19:20 20:2 today 27:5 33:19 Today's 3:4 tomorrow 39:9 tonight 2:20 4:23 6:11 tonight's 4:14 37:20 topographical 28:20 total 7:7 tough 18:14 traffic 34:14 transcribed 41:9 transcript 41:7 transparent 18:11 tricky 16:7 tried 19:11 trouble 22:11 true 41:7 truly 20:18 try 18:10 19:16 trying 21:24 27:4 two 6:13 7:14,15 8:23 20:14,14</p>	<p>23:11 29:11 35:10 39:21 two-story 6:12 7:21</p> <hr/> <p style="text-align: center;">U</p> <p>Uh-huh 34:7 understand 27:10 unfair 18:21 unfortunately 15:16,19 16:6,7 18:18 unique 29:23 update 35:14 37:11,20 utilize 33:14</p> <hr/> <p style="text-align: center;">V</p> <p>valid 26:20 VALONE 1:19 2:22,24 4:22 13:7,12 24:17 31:22 32:4,23 33:7 33:13 37:24 38:2 40:16,18 values 34:3 variance 6:11 29:23 variances 29:12 35:18 variation 8:24 9:2,4,5,7 9:13,15,18 10:24 11:3,5,8 17:15 28:17 29:24 30:4,14 31:15 33:16,21 variations</p>	<p>3:7,10 5:4,9 6:14 7:14 8:24 28:12 vary 16:8 versus 18:21 27:4 Village 1:2,7 2:5 5:1,19 5:24 9:20 10:15,18 11:4 23:17 24:17 31:16 32:11,12 32:13,13,15,16 Village's 10:10 Villagers 39:21 violation 14:19 vote 35:18</p> <hr/> <p style="text-align: center;">W</p> <p>waive 15:23 walk 28:17 want 6:3 13:2 20:23 23:15 24:13 25:17 26:21 27:11,16,22 28:1,3 32:24 39:9 wanted 14:17,19 19:2,3 19:4,14,16 34:13 wasn't 21:19 water 17:19,21 22:6 22:11,16,20 25:7 26:6,12 26:13 30:23</p>
--	---	---	---	--

32:20 34:21	X	1	2025	17:9 29:7,7
way		1	1:4 2:3 3:6,20	5.5
19:5 20:12,18	Y	16:2 29:21	4:1 41:10	7:9 9:23
21:9 23:16	yard	1/2	2027	50/50
24:6 33:14	3:11,12 5:5,5	15:3	41:18	14:9
ways	6:13,16,18 7:2	10	28	55
21:24	7:4,6,14 8:4,21	7:6 9:21 11:22	1:4 2:3	7:2
week	8:24 9:16,21	12:19 15:1	29	
5:22	10:3,4,22,24	17:8 18:19	3:6,20 4:1	6
Welcome	11:3 12:10,12	20:9		6
2:1	12:18 13:8,21	10-feet	3	33:15
welfare	17:11,13 26:19	9:23	3	6-1/2
30:15	29:13,18	10-foot	30:6	17:13
wells	yards	6:17 11:21 14:2	3.5-foot	
23:3	7:6	16:21 28:2	6:16 10:2	7
went	yeah	29:5,7	30	7
13:3 20:11	30:21	10%	7:3	33:21
west	years	7:7 9:22	31	7,205
9:3	15:12 18:23	10.5	41:18	7:1
Western	23:11	13:18	34.8-foot	7.9
1:2,7,8	yellow	10:00	9:8	17:13
wide	8:17	2:21	35	7:00
15:2 21:9	yesses	100	15:10	1:4 2:5
width	14:12	18:23	35.1	7:43
7:2,8 9:21,22	young	11	7:5	40:20
wife	23:22 30:19	20:9	35.1-foot	740
21:17	Z	11th	6:16	1:7
willing	Zach	41:10		8
23:2,7	18:7	12	4	8-foot
wish	Zachary	26:10	30:9	20:15 21:9
18:24	1:22 6:4	15	4110	
witnesses	zone	26:10	26:5	9
4:19	3:12 6:22	15-1/2	4115	97
wood	zoning	17:10,14	3:8 4:21 5:6,10	15:12
22:21	1:3 2:2 3:24	17:30	6:12,21 38:19	
work	6:11 7:10 30:2	13:9	39:3	
6:6,7 7:11 21:10		1928	4124	
23:17 26:21,22	0	7:1 9:8	10:16	
27:9	0.34			
works	9:3	2	5	
23:17,18	0.34-foot	13:20 28:1	15:3 30:14	
wouldn't	6:15	29:22	5-1/2	
22:11 34:23	084-003337	2-1/2	11:18,23 12:3	
wrong	1:9 41:18	15:10	12:17 16:21	
13:21				