

In the Matter Of:

PLANNING AND ZONING COMMISSION OF CITY OF AURORA, ILLINOIS

REPORT OF PROCEEDINGS

January 20, 2021

Grove & Associates Reporting & Video Services

2100 Manchester Road, Suite 964

Wheaton, IL 60187

(630) 462-0060

www.groveandassoc.com



STATE OF ILLINOIS)
) SS:
COUNTY OF K A N E)

BEFORE THE
PLANNING AND ZONING COMMISSION OF
THE CITY OF AURORA, ILLINOIS

REPORT OF PROCEEDINGS had and testimony
taken via remote videoconferencing at the public
hearing of the above-entitled matter, taken by
Amy K. Bateman, CSR No. 84-003803, RPR, CRR, CRC, on
Wednesday, January 20, 2021, at 7:02 p.m.

1 PRESENT VIA REMOTE VIDEOCONFERENCE:

2 MR. DONALD PILMER, Chairman;

3 MS. SHANITA ANDERSON, Commissioner;

4 MR. IVAN CHAMBERS, Commissioner;

5 MR. PEDRO GONZALES, Commissioner;

6 MS. YVONNE OWUSU-SAFO, Commissioner.

7 ALSO PRESENT VIA REMOTE VIDEOCONFERENCE:

8 MR. JOHN CURLEY, Chief Development Services
Officer;

9 MR. TREVOR DICK, Director of Development Strategy
10 and Facilitation;

11 MR. MIGUEL FLORES, IT Service Desk Engineer;

12 MS. JILL MORGAN, Planner;

13 MR. ED SIEBEN, Director of Zoning and Planning
Division;

14 MS. TRACEY VACEK, Senior Planner.

15

16

- - -

17

18

19

20

21

22

23

24

1 CHAIRMAN PILMER: Good evening. I'd like to
2 call to order the City of Aurora Planning and Zoning
3 Commission meeting for Wednesday, January 20th,
4 2021.

5 On June 26, 2020, the governor of
6 Illinois issued a statewide --

7 MR. FLORES: Sorry to interrupt. There was
8 an issue with Zoom. It did not go live. Let me
9 retry this again. Sorry about that.

10 (Brief interruption.)

11 MR. FLORES: I'm going to go ahead and try
12 this again here. Five, four, three, two, one.

13 CHAIRMAN PILMER: Good evening. I'd like to
14 call to order the City of Aurora Planning and Zoning
15 Commission meeting for Wednesday, January 20th,
16 2021.

17 On June 26, 2020, the governor of
18 Illinois issued a statewide disaster declaration
19 related to public health concerns. As head of this
20 body, I have determined that an in-person meeting or
21 a meeting otherwise conducted in accordance with the
22 Open Meetings Act is neither practical nor prudent
23 because of the disaster.

24 This meeting will be conducted by

1 internet teleconference without the physical
2 presence of a quorum. Prior to the commencement of
3 this meeting, all members of this body were verified
4 and can see and hear one another.

5 I further find that the physical
6 presence of members of the public is not feasible at
7 this meeting due to the disaster and, more
8 specifically, the practical difficulties associated
9 with the public in an accessible hygienic location
10 that allows for appropriate social distancing.

11 Alternative arrangements have been
12 made to allow the public to contemporaneously hear
13 all discussion and roll call votes live on the
14 City's official website, on Facebook, and via Zoom
15 teleconference. Notice of these arrangements have
16 been given in accordance with the Open Meetings Act,
17 and the public may address this body consistent with
18 the rules previously adopted and recorded and as
19 adapted by mayoral order.

20 Edward Sieben, executive secretary
21 of this body, is physically present at our regular
22 meeting location as those terms are defined by
23 Resolution R20-124. All votes shall be conducted by
24 roll call, and a verbatim record of this meeting

1 shall be made and maintained in accordance with --

2 (Audio distortion.)

3 (Reporter interposes for

4 clarification.)

5 CHAIRMAN PILMER: -- shall be maintained in
6 accordance with the Open Meetings Act.

7 If you would please call the roll.

8 MR. SIEBEN: Sure.

9 Mrs. Anderson.

10 COMMISSIONER ANDERSON: Here.

11 MR. SIEBEN: Mr. Chambers.

12 COMMISSIONER CHAMBERS: Here.

13 MR. SIEBEN: Mr. Gonzales.

14 COMMISSIONER GONZALES: Here.

15 MR. SIEBEN: Mrs. Owusu-Safo.

16 COMMISSIONER OWUSU-SAFO: Here.

17 MR. SIEBEN: Mr. Pilmer.

18 CHAIRMAN PILMER: Here.

19 MR. SIEBEN: And then Mr. Elsbree, not here;
20 Ms. Tidwell, not here; and Mr. Cameron, not here.

21 You have a quorum.

22 CHAIRMAN PILMER: We do have a quorum, four
23 of seven.

24 MR. SIEBEN: Correct. I'm sorry, five of

1 eight.

2 CHAIRMAN PILMER: Five of eight. Thanks.

3 The first item for tonight is the
4 approval of the minutes from the Planning and Zoning
5 Commission on December 16th, 2020.

6 Are there any corrections or
7 additions?

8 Hearing none, I'd entertain a
9 motion.

10 COMMISSIONER ANDERSON: Move for approval.

11 COMMISSIONER GONZALES: Second.

12 CHAIRMAN PILMER: A motion has been made by
13 Mrs. Anderson, seconded by Mr. Gomez [sic].

14 Please call the roll.

15 MR. SIEBEN: Mrs. Anderson.

16 COMMISSIONER ANDERSON: Yes.

17 MR. SIEBEN: Mr. Chambers.

18 COMMISSIONER CHAMBERS: Yes.

19 MR. SIEBEN: Mr. Gonzales.

20 COMMISSIONER GONZALES: Yes.

21 MR. SIEBEN: Mrs. Owusu-Safo.

22 COMMISSIONER OWUSU-SAFO: Abstain.

23 MR. SIEBEN: And Mr. Pilmer.

24 CHAIRMAN PILMER: Yes.

1 Motion carries.

2 In accordance with the Illinois
3 Open Meetings Act, if anyone in the audience would
4 like to speak before this Commission regarding any
5 item that is not on the agenda tonight or not a
6 public hearing, they would have three minutes to do
7 so. And please note that no one has registered to
8 speak before the Commission.

9 Therefore, we will move to our
10 first item on the agenda, which is Item
11 Number 20-0868, a resolution approving a revision to
12 the final plan -- or to the final plat for Lot 2 of
13 Citizens First National Bank Business Park located
14 at 1553 Ogden Avenue, and establishing Lot 1 and 2
15 of the resubdivision of Lot 2 of Citizens First
16 National Bank Business Park, Ward 9.

17 MS. MORGAN: Good evening. I'm Jill Morgan,
18 planner with the Zoning and Planning Division.

19 So this is a resubdivision, as was
20 mentioned. If you recall back in 2018, the
21 Commission saw a final plan for the current Lot 2.
22 At the time it was developed made a childcare
23 facility called Rainbow. It is now a KinderCare
24 facility.

1 So the petitioner's coming forward
2 to subdivide that parcel into two lots. The new
3 Lot 1 will contain the current KinderCare building,
4 and Lot 2 will be mostly vacant. It will have some
5 parking on it. The two lots do have a reciprocal
6 easement requiring the retention of 12 spaces on
7 Lot 2 for the use of KinderCare and allowing the
8 extension of the north and south drive aisle to
9 Lot 3 of the original subdivision at the time that
10 Lot 3's developed.

11 So this is to just allow for an
12 additional lot, potential development beside the
13 current KinderCare.

14 I can take any questions. There's
15 also the petitioner available to answer any
16 questions or add any additional information.

17 CHAIRMAN PILMER: Any questions of staff?

18 Hearing none -- I don't know, does
19 the Petitioner want to add anything?

20 MS. MORGAN: Mark, is there anything you
21 would like to add?

22 MR. KELLENBERGER: No. We're glad to be on
23 tonight; and like I say, we -- as we had indicated
24 previously, we had taken care of the lot split

1 through Kendall County but had failed to recognize
2 the need for the plat. So we're back here this
3 evening to complete that process and continue to
4 move forward.

5 CHAIRMAN PILMER: Thank you.

6 If no questions of staff, we would
7 ask for a recommendation from staff.

8 MS. MORGAN: Staff would recommend approval
9 of a resolution approving a revision to the final
10 plat for Lot 2 of Citizens First National Bank
11 Business Park located at 1553 Ogden Avenue and
12 establishing Lot 1 and 2 of the resubdivision of
13 Lot 2 of Citizens First National Bank Business Park.

14 CHAIRMAN PILMER: You heard staff's
15 recommendation. Is there a motion?

16 COMMISSIONER CHAMBERS: Move for approval.

17 COMMISSIONER ANDERSON: Second.

18 CHAIRMAN PILMER: A motion has been made by
19 Mr. Chambers and seconded by Mrs. Anderson.

20 Please call the roll.

21 MR. SIEBEN: Mrs. Anderson.

22 COMMISSIONER ANDERSON: Yes.

23 MR. SIEBEN: Mr. Chambers.

24 Do I hear Mr. Chambers? He's

1 frozen.

2 COMMISSIONER ANDERSON: He's frozen.

3 COMMISSIONER CHAMBERS: Yes.

4 MR. SIEBEN: We got it.

5 Mr. Gonzales.

6 COMMISSIONER GONZALES: Yes.

7 MR. SIEBEN: Mrs. Owusu-Safo.

8 COMMISSIONER OWUSU-SAFO: Yes.

9 MR. SIEBEN: Mr. -- oh. No Mr. Pilmer.

10 COMMISSIONER CHAMBERS: Did you get my "yes"?

11 MR. SIEBEN: Yes, we did.

12 CHAIRMAN PILMER: Motions carries.

13 If staff will just state when this
14 will next be heard.

15 MS. MORGAN: This will next be heard at
16 the --

17 (Audio distortion.)

18 (Reporter interposes for
19 clarification.)

20 MS. MORGAN: It will next be heard on next --
21 at the Building, Zoning, and Economic Development
22 Committee meeting next week, January 27th at 4:00
23 o'clock via Zoom conference.

24 CHAIRMAN PILMER: Thank you and good luck.

1 MR. KELLENBERGER: Great. Thank you very
2 much. Have a great evening.

3 CHAIRMAN PILMER: The next item on the agenda
4 is Item Number 20-0865, which is an ordinance
5 approving a revision to the River Street Plaza plan
6 description for property located at 140 South River
7 Street, Units Number 100 to 114, and 160 South River
8 Street, Units Number 100 through 114, for Ward 4.

9 This is a public hearing.

10 Tracey, you're on mute.

11 MS. VACEK: I'm sorry.

12 Good evening. I just want to make
13 sure that there is -- there's a couple people that
14 are in the waiting room, so I want to make sure that
15 everybody got in okay.

16 Good evening. I'm Tracey Vacek,
17 senior planning with the Zoning and Planning
18 Division.

19 The subject property is located at
20 140 and 160 South River Street and is a mixed-use
21 building with commercial units on the ground floor
22 and residential units above.

23 The owner of the ground floor units
24 have joined together and are requesting a plan

1 description revision to the River Street Plaza plan
2 development.

3 When the River Street Plaza was
4 approved in 2007, there was a restrictive list of
5 permitted uses on the ground floor that essentially
6 only supported restaurants and office-type uses.

7 The majority of these units have
8 been vacant since the beginning; and therefore, the
9 petitioners are requesting to add additional uses to
10 the ground floor unit -- units. And I'm going to
11 just kind of read off what those uses are. Number
12 one is a meat market; two is a bank/financial
13 institution and insurance; three is a bar and
14 drinking establishment; four is a performing arts
15 and supporting establishment including, but not
16 limited to, plays; five is an art gallery and
17 studio; six is a caterer including, but not limited
18 to, a full-size commercial kitchen, banquet
19 facility, cooking demo classes, seminars, training,
20 and workshops; seven is a special purpose
21 recreational institution limited to arcades and
22 health clubs; eight is a retail sales and services;
23 nine is industrial art manufacturing and sales; 10
24 is personal services limited to martial arts

1 studios, yoga and dance studios, and beauty salons;
2 11 is a dry cleaning and pressing establishment; 12
3 is a courier and messenger services; 13, repair and
4 other services; and then 14, health and human
5 services limited to clinical therapy.

6 Although this is limited compared
7 to the Downtown Core and the Downtown Fringe zoning
8 districts, these are compatible with the uses that
9 are allowed throughout the downtown.

10 I will turn it over to the
11 petitioner if -- unless there's any questions for
12 me.

13 Bart, do you have anything to say?

14 MR. GROMETER: First of all, thank you for
15 letting us, you know, go through this process, and
16 thanks for the help along the way.

17 MS. VACEK: Bart, sorry, one second.

18 MR. GROMETER: Sure.

19 MS. VACEK: Do you need to swear him in?

20 UNIDENTIFIED SPEAKER: And can the downtown
21 petitioner please identify himself?

22 MR. SIEBEN: Yeah, I do need to swear them
23 in, and then they can identify themselves.

24 Bart and Brian, I think you're the

1 petitioners, if you'll raise your right hand.

2 (Witnesses sworn.)

3 MR. SIEBEN: Could you state your name and
4 address when you start.

5 MR. GROMETER: Sure. Bart Grometer, 1369 Ken
6 Peddy Court in Batavia, Illinois.

7 Brian, do you want to get yours out
8 of the way and then I'll --

9 MR. DOLAN: Sure. Brian Dolan, 205 Long
10 Avenue, North Aurora, Illinois.

11 MR. GROMETER: Okay. So, yeah, like I was
12 saying, we've come together as owners of that first
13 floor commercial space because it has been what we
14 found to be tricky to get -- you know, to attract
15 investors and business owners to. And so the
16 thought process is it was originally designed in
17 2007 with a very limited scope of use, and I don't
18 think we went through it, but a very, very niche,
19 roughly -- and as specific as an ice cream parlor, a
20 coffeehouse, all of those things which are great,
21 but they're very niche. And we wanted to not only
22 continue to allow those but open it up for other
23 uses which Tracey listed off.

24 And so the hope is that eventually

1 we can attract the right businesses into that
2 downtown fringe but still stay compatible with the
3 permitted uses that are in that area; and therefore,
4 that's why those 14 additional uses have been
5 submitted.

6 We've -- we've had some hiccups in
7 the sense that you would get somebody who is
8 interested, they would come in, and then they would
9 learn that, oh, this is a special use, therefore
10 it's going to take additional time. And a lot of
11 times, time to a business owner is money, and that
12 then eliminates them from being interested in that
13 space. And we've had that happen on a couple
14 occasions already which then prompted us to say, we
15 need to do something about opening these up.

16 And one of those examples was a
17 karate studio. And so that then would fall under
18 this new expanded use, which would be a nice thing,
19 I think, to have in that -- in that area and bring
20 people downtown. But because it was going to
21 require a special use process and the many months
22 that that would take, it scared them off. And so
23 this is our -- this is our kind of workaround to try
24 to avoid that.

1 Brian, I'll let you add with
2 your --

3 MR. DOLAN: Sure.

4 I am a broker and owner of Dolan &
5 Murphy Real Estate also an Aurora commercial real
6 estate company that's -- we've been in Aurora, our
7 company, 55 years. I personally have been brokering
8 commercial real estate for 43 years, and I've
9 actually worked on this project since 2010,
10 literally. So that's over 10 years.

11 So I have -- I have taken on, even
12 before Bart got involved in it, back when the bank
13 had it and back when Joe Vantreese built it, and the
14 zoning just, you know, would not permit many things
15 that we felt would be a great, great addition to
16 that center.

17 I mean, that's one of the finest
18 commercial buildings in downtown Aurora, and we
19 just -- anytime anybody came in, they just, you
20 know, they went to the zoning, and their use was not
21 permitted and they just did not want to go through
22 the process. So that kept a lot of people from
23 pursuing that.

24 And it -- like I said, I've been

1 involved in that for 10 years and I think we've had
2 the Chinese restaurant and the Jimmy John's were in
3 those two buildings right away; and since, we've had
4 a bank and an attorney's office, and that's -- and
5 the little -- the beer --

6 MR. GROMETER: McCarty Mills.

7 MR. DOLAN: So at 42,000 feet, I think
8 there's still probably 70 percent of that space
9 still vacant, not committed to; and that's over 10
10 years. And, again, that's probably the nicest
11 building in downtown Aurora.

12 So there's a reason why it's empty.
13 And so we've started talking to the City over a year
14 ago and we've worked to this point, and really
15 appreciate Ed and Tracey working on expanding
16 this -- these uses, and I think it will have a huge
17 impact on filling this space.

18 CHAIRMAN PILMER: Thanks, Brian.

19 MR. DOLAN: You're welcome.

20 CHAIRMAN PILMER: Any additional questions of
21 the petitioner?

22 MS. NELSON: So this is Debra Nelson, and I'm
23 an owner --

24 CHAIRMAN PILMER: Ms. Nelson, hold on just a

1 minute.

2 Are there any questions from the
3 Commissioners?

4 COMMISSIONER GONZALES: This is Pedro.

5 CHAIRMAN PILMER: Go ahead, Pedro.

6 COMMISSIONER GONZALES: On the plan -- or the
7 requested usage, on Number 13, it says repair and
8 other services. Can we just clarify what repair
9 would be, other services?

10 When I look at that, I'm not
11 assuming, I'm just -- I would like to know does this
12 include auto repair.

13 MS. VACEK: No, it does not. It's like a
14 bike shop basically. It could be bikes, it could be
15 canoes or --

16 COMMISSIONER GONZALES: Cell phones, stuff
17 like that?

18 MS. VACEK: Uh-huh.

19 COMMISSIONER GONZALES: Okay.

20 MR. GROMETER: On the -- we went through line
21 item by line item, and anything automotive we put an
22 X through it. We don't want anything like that
23 coming in there like an automotive repair like
24 you're getting at.

1 COMMISSIONER GONZALES: Right.

2 MR. GROMETER: So yeah, that's a good
3 question. And we made sure that -- there is a
4 specific permitted use line, if -- to go that route,
5 and we did not want to include that.

6 COMMISSIONER GONZALES: Okay. Thank you.

7 CHAIRMAN PILMER: Any other questions of the
8 petitioner?

9 So we do have several people
10 registered to speak. At this point in time I would
11 ask Ed Sieben if anyone that's registered that wants
12 to speak before the Commission, as this is a public
13 hearing, we would ask you to take your phone or
14 computer off of mute and raise your right hand, and
15 Ed will swear you in.

16 MR. SIEBEN: I believe we did get a notary
17 for most of these speakers, but I'll go ahead and
18 swear them in again.

19 If you could virtually raise your
20 right hand.

21 (Witnesses sworn.)

22 MR. SIEBEN: And I think they need to take
23 their mutes off.

24 CHAIRMAN PILMER: And then I will start with

1 a list, and then how this will work is you will have
2 as much time as you need to ask the Commission any
3 questions you have regarding this case. I will take
4 notes. And then once all the public testimony is
5 heard, we will go back and either ask staff or the
6 petitioner to answer those questions.

7 So first one on the list is Terry
8 Ries. If you would please take your phone off of
9 mute.

10 MR. RIES: Can you hear me?

11 CHAIRMAN PILMER: Yes. And then I would need
12 you to state your name and address for the record.

13 MR. RIES: Okay. My name is Terry Ries,
14 R-I-E-S. I'm an owner and resident at the 140 South
15 River Street condo association. Actually I'm one of
16 the first purchasers of one of the condo units here.
17 I moved in in 2008, and I've been on the executive
18 board for the condo residential association since
19 2011.

20 Just a couple statements I have is
21 obviously we bought into this -- as you just
22 mentioned, it's one of the best buildings in
23 downtown, and we bought into the concept of the
24 upscale residential and looking forward to the 10,

1 11 restaurants, bistros that were planned in this
2 building that obviously have never come to fruition,
3 if you will.

4 We would like that to happen,
5 obviously; and a lot of our residents would as well.
6 But we do recognize, you know, market changes and
7 the crash in '08 and '09, restaurant row on New
8 York, a lot of different changes have happened that
9 really pulled some of the restaurant activity away
10 from this building. So we recognize we've got to be
11 flexible and open it up because we'd like to see
12 that downstairs filled in both buildings, the same
13 as you would as well.

14 We do recognize that some of the
15 exposures that you're presenting do change the
16 occupancy as maybe some of the risks to our
17 building. And as the residential board, we are
18 concerned with a couple of those that we think may
19 change the air quality, maybe some of the fire
20 hazards associated with the building, waste
21 disposal, because we are somewhat maxed out as it
22 is, and any additional volume we can handle, but
23 additional volume plus changes in the mix of trash
24 is going to really raise some logistics for all of

1 us, commercial and the residential.

2 Noise and odor issues, you know,
3 when you start getting different occupancies, that
4 could be an issue for some of our residents.

5 And then residential property
6 access. We've already had some issues, retail
7 blocking our front doors, blocking our exit ramps,
8 getting to the garage where we all park down below,
9 those kind of scenarios.

10 So when we looked at the list you
11 have here, which is a nice expanded list, but I
12 think the board went through it and thought there
13 were a few that we suggest the board either
14 re-evaluate or not approve at this time. And for
15 brevity, I'll just go through the ones we have some
16 issues with kind of based on those factors I gave
17 you.

18 The meat market, number one, we
19 were saying no.

20 We still object to the bar/drinking
21 facilities, number three.

22 Number four, the performing arts,
23 Category 5100, on the basis of size and, you know,
24 venue, a lot of people, life safety issues.

1 The catering we think is not a good
2 mix for this building.

3 The recreational institutions,
4 we're kind of mixed on that. Obviously many of our
5 members would love to see a health club, fitness
6 center in the building. That would be fantastic.
7 Some of the other categories that seem to fall in
8 that special recreational 5200 category, arcades and
9 some of it, we're not sure that really fits with the
10 style, the image, the theme of what this building
11 was built and what we all bought into.

12 And then one of the other
13 categories we were saying we consider "no" to is the
14 industrial arts category, 2130, looking at that as
15 adding some different fire exposures and everything
16 to the building that do bring some additional
17 exposures.

18 And probably the last one that we
19 somewhat challenge is the dry cleaning. And it
20 looks like a broad category from our perspective,
21 and I think we would all love to have a dry cleaning
22 drop-off site there. That would be a benefit to
23 everybody. But, again, if you allowed a dry
24 cleaning facility, where they actually doing the

1 cleaning and pressing there, that's adding
2 chemicals, fire hazards, and quite a bit different
3 than this building was originally designed for.

4 So that's kind of, like, four or
5 five nos that we were thinking of that we don't
6 think fit in with the building as it was designed
7 and is what we think was the quality of the
8 building.

9 The rest we think are great. It
10 would go some distance to adding some flexibility
11 for you folks to sell and occupy those spaces
12 downstairs.

13 Just another thought is as we build
14 out this first floor, add all of these exposures, I
15 think we need to work probably more collectively,
16 the commercial association, the residential
17 association that I'm part of, and the City to deal
18 with some of these issues.

19 A big issue is parking. There's
20 some real limitations to the parking in the
21 immediate area. Adding more larger volumes of
22 people could tax that, as well as adding more
23 parking issues and blocking exits, blocking our
24 ramps. And so some street controls, maybe some

1 signage, maybe we could work with the City and get a
2 little better control in that as we expand out, get
3 some more volume. I think that makes some sense.

4 But otherwise, I mean, we like the
5 idea. We just have some reservations on those five
6 categories.

7 Thank you.

8 CHAIRMAN PILMER: Thank you very much.

9 Next up on the list is Debra
10 Nelson. Again, if you would just state your address
11 for the record.

12 You're on mute, so you'll need to
13 unmute your phone.

14 Miguel, can you take her off mute?

15 MR. FLORES: I can send her a request to
16 unmute, which I did. I'm not sure if she's there or
17 not. I just sent it again.

18 CHAIRMAN PILMER: Debra, you're still on
19 mute.

20 We can go to Terrance Gallagher.
21 We can come back to Debra.

22 Is Terrance there?

23 MS. VACEK: Terrance might not be able to be
24 on the -- he wasn't sure if he was going to be able

1 to make it or not, so he might not be.

2 CHAIRMAN PILMER: All right.

3 MR. RIES: Terry Gallagher will not be able
4 to join us. He has a medical emergency in his
5 family.

6 CHAIRMAN PILMER: Why don't we go to Joan
7 William. You'll need to take your phone off of
8 mute.

9 MS. VACEK: I think how you take it off is,
10 like, star 5 maybe.

11 COMMISSIONER ANDERSON: Star 6. Star 6.

12 MS. VACEK: Star 6.

13 CHAIRMAN PILMER: I don't know, Joan, if you
14 heard that, star 6. And we can come back to you.

15 How about David Bloomberg. I know
16 you were off mute --

17 MS. WILLIAM: Can you hear me now?

18 CHAIRMAN PILMER: Yes, Joan. Go ahead. If
19 you'd just state your address.

20 MS. WILLIAM: I hit star 6.

21 MS. VACEK: Star 6.

22 CHAIRMAN PILMER: Go ahead, Joan.

23 You're back on mute, though.

24 MR. BLOOMBERG: All right. This is Dave

1 Bloomberg. I'll go quickly. I know Joan will
2 figure this out.

3 Thank you for having me tonight.
4 My name is David Bloomberg. I am the attorney for
5 the River Street East Condominium Association, which
6 is the residential portion located directly above
7 the commercial units at issue that are being
8 discussed tonight.

9 CHAIRMAN PILMER: David, excuse me. For the
10 record, can we get your address, please?

11 MR. BLOOMBERG: My business address is
12 30 South Wacker Drive, Suite 2600, Chicago,
13 Illinois.

14 CHAIRMAN PILMER: Thank you.

15 MR. BLOOMBERG: I've represented the
16 residential condominium association for a number of
17 years. It has been a long road with this property.
18 At one point, you know, before I represented, I
19 think, both the commercial and the residential
20 spaces went through bankruptcy, which is very
21 unusual for a property of this nature.

22 So, you know, echoing the comments
23 to the board, we are very pleased that the final
24 efforts to get these commercial spaces rented,

1 filled up is embraced by this association.

2 As I sit here tonight and I listen
3 to and I've read the documents, there's a bit of
4 surprise on my part that, you know, the formal
5 notice to the village of Aurora, to the City of
6 Aurora was the first time that this board had become
7 aware of these efforts for zoning.

8 You know, the parties share a
9 physical structure. There are agreements that run
10 with the land that affect the cost sharing between
11 the parties, paying for utilities and sharing and
12 such. So there's surprise on my part certainly that
13 there had not been an effort by any of the
14 petitioners tonight to at least talk to us about
15 these efforts and to try to come together on a plan
16 that we could all agree upon rather than us having
17 to come to a meeting like this where we're, you
18 know, commenting and nit-picking as it is.

19 So I would hope, as echoed by Terry
20 Ries, that no matter what happens tonight, the
21 commercial side and the residential side can come
22 together so as to make the entire property coming
23 forth with a single voice and make sure that
24 everyone's been consulted that has a stake in this,

1 especially the unit owners who are living above this
2 and are familiar with the issues attendant to the
3 property. And this goes to a lot of things. You
4 know, we're talking about shared ductwork, shared
5 vents, shared garbage removal, and shared parking
6 issues.

7 So as it relates to the specific
8 comments that Terry has made and Joan Williams and
9 other members of the board are going to make, I
10 would think that these concerns really, in my
11 estimation, should be discussed between the parties
12 that are sharing the physical structure at issue
13 here prior to there being any final decision on
14 zoning so that the entire residential and commercial
15 structure can speak as one voice. That would be our
16 preference here.

17 We haven't had a lot of time to vet
18 out the specifics. It's a very general request for
19 a lot of different kind of businesses. Yet to be
20 honest, based on these physical structures and the
21 traffic and these other issues may not be completely
22 appropriate for the property as it is currently
23 being used and as it currently exists.

24 So my request is not to say these

1 people should not move forward, but rather, that
2 it's my opinion looking at this that a little
3 further discussion should be had between the
4 stakeholders on the commercial side and the
5 residential board prior to any final zoning approval
6 being made.

7 Thank you very much for allowing me
8 to make my comments tonight.

9 CHAIRMAN PILMER: Thank you, Mr. Bloomberg.

10 We will go back to Debra Nelson, if
11 you would just state your address for the record,
12 please.

13 MS. VACEK: She just muted herself again.

14 MS. NELSON: Can you hear me?

15 CHAIRMAN PILMER: Yes.

16 MS. NELSON: Thank you very much.

17 Okay. So I don't really understand
18 as a homeowner why we do not know who specifically
19 the -- I'm not going to say that they're hiding
20 behind LLCs, but we don't know who these people are.
21 We don't even if they are owners of the condominium.
22 And I don't mean to involve the City except to say
23 that the City probably does not want to get involved
24 with that.

1 Furthermore, I agree with the last
2 commentator who said that these things should be
3 solved between the people -- really, the commercial
4 people and the homeowners because we really both
5 have the same mission, which is to fill the spaces,
6 but we need to be on the same page.

7 And one of the things that they
8 suggested, for instance -- and I can imagine that
9 you might agree as homeowners yourself. They
10 suggested that we might want a dry cleaner. Can you
11 imagine a dry cleaners in your basement? I can't
12 and I won't. And I don't care how well-built it is.

13 One of the things that the condos
14 suggested that it's these great views for the river;
15 but if all these fumes from the dry cleaners are
16 drifting up, how does that make -- it's a great
17 view, but how is it a great environment.

18 So it really should be between --
19 and my other objection to some of the things that
20 the petitioners are bringing is that they say that
21 they are the Irish Ventures Four, that they are
22 Fitzpatrick Properties, that they are the Steven
23 French Trust, that they are the Mejia Group, and
24 they have the Wu's River and Benton LLC, but these

1 are merely LLCs. These are not people with whom we
2 might talk. We are homeowners. We have names. And
3 I think that these people should also be on record
4 so that we might speak with them also.

5 So from the City's perspective, I
6 don't see how this is very advantageous to agree to
7 this. It might come back on all of you, for
8 instance, if a dry cleaners goes in and, you know,
9 some of the older homeowners -- I'm not concerned
10 about it, but some of the older homeowners get
11 cancer, or a meat market, and we've heard through
12 COVID that some of the things go through the
13 ventilation systems, no matter how great it is.

14 I'm just -- I have a lot of red
15 flags here that if I were the City of Aurora would
16 make me stop and be concerned. Thank you very much.

17 CHAIRMAN PILMER: Thank you.

18 And then our final speaker who
19 registered to speak this evening would be Joan
20 William. Joan, I think you're on mute again.

21 I don't know -- there -- go ahead,
22 Joan. Joan.

23 MS. WILLIAM: Joan William.

24 CHAIRMAN PILMER: State your address for the

1 record, please.

2 MS. WILLIAM: Can you hear me how?

3 CHAIRMAN PILMER: Yes, Joan. Go ahead.

4 MS. WILLIAM: 140 South River Street.

5 MS. VACEK: Joan, can you mute the plan --
6 can you mute the Plan Commission -- or the Planning
7 and Zoning Commission that's --

8 (Audio distortion.)

9 CHAIRMAN PILMER: Yeah, Joan, I don't --

10 MS. WILLIAM: How is that?

11 CHAIRMAN PILMER: Yeah, if you have it on a
12 second monitor.

13 But that sounds better. I don't
14 hear any feedback, but go ahead.

15 MS. WILLIAM: I've muted you now. Are you
16 still hearing me?

17 CHAIRMAN PILMER: Yeah, we hear you. Go
18 ahead.

19 MS. WILLIAM: So I am a resident here in the
20 140 building. I'm also a member of the residential
21 condo association board. We've lived here since
22 2016, so the last four years.

23 As Terry Ries had mentioned, we are
24 excited to get some spaces -- or all the spaces

1 occupied in our ground floor commercial areas with
2 businesses and social organizations. We see that as
3 a means of enhancing our property values and curb
4 appeal and enhancing the activity levels in this
5 area on the fringe.

6 But as was mentioned both by
7 residents and Terry Ries and David Bloomberg, we do
8 have some concerns regarding some of these general
9 considerations like air quality control, waste
10 disposal, fire hazard, noise and odor issues,
11 nighttime illumination and that impact on our
12 residential property.

13 As was mentioned, some of the --
14 the list was rather comprehensive, and we understand
15 that the original list was a little too specific. I
16 think that part of what we're looking to know from
17 the Zoning Commission would be can we adjust in any
18 way what these items list. For example, can we have
19 a dry cleaning facility that doesn't do any
20 processing, it's merely a drop-off and pickup point
21 for people to pick up their dry cleaning. Or is it
22 a matter of being allowed to have health clubs but
23 not necessarily arcades that may bring a different
24 group of clientele in. And we're just -- we weren't

1 very clear on whether that was a possibility.

2 As Terry Ries mentioned, for the
3 most part, we find the additional list acceptable;
4 but with some consideration -- and we did hold a
5 meeting with some of our residents here, resident
6 owners to see what their input was. Because of the
7 lack of communication, it was kind of a last-minute
8 meeting and it was not very well attended. To have
9 that opportunity to discuss this with the commercial
10 association would be helpful.

11 And I think that's pretty much what
12 we're looking at is just some clarification on -- on
13 the categories and how limited they are, and also
14 possibly what the accountability would be by the
15 City in terms of infrastructure going in that would
16 accommodate this kind of growth.

17 Thank you very much.

18 CHAIRMAN PILMER: All right. Thank you.

19 MR. SIEBEN: Mr. Chairman, can I just respond
20 on the front end?

21 CHAIRMAN PILMER: Sure.

22 MR. SIEBEN: Yes, thank you, speakers. I
23 think two things I'd like to have maybe John Curley,
24 who is our development services director, maybe

1 address the issues with the HVAC. John's also an
2 architect and was involved with the construction of
3 the building. And then we can touch on the -- a
4 couple comments the last speaker mentioned about
5 maybe pulling some items off of the -- the
6 categories.

7 MR. CURLEY: Well, thanks, Commission
8 members, Ed, and all the public speakers that were
9 interested tonight.

10 My name is John Curley. I'm chief
11 development services officer for the City of Aurora.
12 I ran the building department for, what, 12 years in
13 my tenure here at the City of Aurora. And as Ed had
14 mentioned, I'm a licensed architect in Illinois.

15 This particular building is
16 actually built very well. It's a noncombustible
17 building. There's concrete between all the floors
18 of the building. The exterior walls are also
19 noncombustible.

20 Truthfully, the building is built
21 better than most of the apartment buildings that
22 you'll find in the western suburbs because our codes
23 at the time were a lot tougher than other -- other
24 codes in the region. It's also built as a high-rise

1 despite the fact that it didn't need to be built as
2 a high-rise. There was some back and forth with our
3 fire department because of some access challenges on
4 the riverbank, and that was the reason for that.

5 But Ed mentioned the mechanical,
6 and some of the concerns that were brought up were
7 for fumes. The building was actually designed, as
8 was mentioned by a couple of the speakers earlier,
9 assuming and desiring, really, to have as many
10 restaurants as possible on the first floor.

11 As a result of that design
12 decision, the developer actually incorporated both a
13 return air and an exhaust duct that literally runs
14 from the ceiling of the first floor all the way to
15 the roof twice, so there's two of these duct chases
16 that run through the building in every single bay of
17 the commercial facility from the first -- on the
18 first floor.

19 I'd be happy to show you a little
20 diagram of that if anyone cares to note to see that,
21 but it was designed so that hoods from restaurants
22 could exhaust to the roof and not out any of the
23 sides of the building because there would be
24 conflicts with storm -- or with windows, with patio

1 doors, and the like.

2 So there is an opportunity to
3 actually deal with odors through that and get it to
4 the rooftop, not passing by anyone's windows on any
5 facades, nor looking at any ugly ductwork or fans
6 that would be potentially on any sides of the
7 building. So that was, I think, an important thing
8 to note.

9 In addition to that, there were
10 some concerns brought up about fire safety. I
11 assure you nothing is going to go in the building
12 that does not meet codes in any way. The building,
13 no matter what use is going to go in there, it's
14 going to meet codes. And I don't think any of the
15 uses that are being proposed would be any more
16 dangerous than the potential of any kitchen
17 restaurants, commercial kitchen restaurant on the
18 first floor.

19 So I don't think what we're asking
20 would have any impact on safety in any way,
21 truthfully, because it would certainly meet code.
22 We'd insist that it would for whatever those uses
23 are, and most of those uses don't even have
24 commercial kitchens or any open-flame cooking

1 devices in them. So I wanted to mention that. I
2 think that's probably the primary.

3 I guess the other -- the other
4 thing I'd bring up is with respect to waste, again,
5 the permitted uses for the structure already permit
6 restaurants throughout the entire first floor. So
7 discussions of waste, although I understand they're
8 important to have and should be had based on some
9 challenges with the building already, the first
10 floor could have restaurants in every location; and
11 I assume that that waste would be more troublesome
12 than the waste we're talking about for the
13 additional permitted uses.

14 So in some ways, this might
15 actually be better than what would be allowed now.

16 CHAIRMAN PILMER: Thank you, John.

17 Ed, did you want to add something
18 else, or are those the items?

19 MR. SIEBEN: Yeah. The only other thing I'd
20 like to add, Mr. Chairman, is the speakers brought
21 up whether some of the general categories could be
22 limited; and the answer is yes.

23 I think two of the items that
24 were -- that came up were with the dry cleaner type

1 of thing. Yes, there could be a limitation that
2 this just be kind of a drop-off and pickup or a --
3 you know, a cleaner facility, that there be no dry
4 cleaning on -- on the premises. We do get that.

5 The other item was regarding the
6 special purpose recreation, which is -- I think we
7 did limit it to several items; but, you know, if the
8 residents feel an arcade would not be appropriate,
9 an arcade could be removed from that list. So staff
10 would have no problem if that was the recommendation
11 of the Commission.

12 CHAIRMAN PILMER: Thanks, Ed.

13 Were there other questions of staff
14 or of the petitioner from the Commissioners?

15 COMMISSIONER OWUSU-SAFO: I have one.

16 CHAIRMAN PILMER: Go ahead.

17 COMMISSIONER OWUSU-SAFO: Okay. I just
18 wanted to get a sense of was there any meetings at
19 all between the owners of the condominiums and the
20 commercial property owners?

21 It looks like some of these, if
22 there was some coordination or communication, could
23 have been resolved and had this list maybe pared
24 down to things that could be mutually agreed to

1 between the two. Because it looks like everybody
2 wants the same thing, wants the vacant commercial
3 properties to be filled up; it's just with what.

4 So I'm just curious if there's been
5 any meetings set up with them.

6 MR. GROMETER: The short to answer, to my
7 knowledge, is that there was no meeting or any
8 communication.

9 I'll speak on behalf of the
10 petitioners. We felt like this was a very benign
11 list and didn't really think that any -- there would
12 be any objections to this. In fact, we thought it
13 would be welcomed because with, like you mentioned,
14 the goal of filling these spaces and making that
15 area more desirable, we thought this would be a foot
16 in that direction.

17 MR. DOLAN: And I would just make a comment
18 that -- this is Brian Dolan. Again, I've been
19 brokering this space for years. My initial
20 conversation a year ago was just to add a broad
21 brush of all the downtown core uses, and that as we
22 started to go through all those, we actually
23 eliminated quite a few of those because we didn't
24 feel that they would be pertinent or they would be a

1 good addition to the center -- or River Street
2 Plaza.

3 So we actually took the initial
4 downtown core uses, which all the other downtown
5 commercial spaces I have, and we actually pared them
6 back because there were some that we just didn't
7 feel were appropriate either. So I think we've cut
8 out quite a few of these. And, again, that's kind
9 of the process that it's taken.

10 And we just -- you know, because
11 we've had so many discussions in the last year and
12 maybe three, two months with the City, we didn't
13 really know where we were at until -- I know Bart
14 picked this up about 45 days ago maybe and really
15 started to, you know, to put this into motion.

16 So the first step was to start
17 meeting with the City to talk -- I don't think -- I
18 don't think any of the owners -- and there's really
19 only three or four owners of the commercial space.
20 I don't think anybody would have a problem with
21 talking to anybody, you know, with the residential
22 homeowners association or any of the homeowners. I
23 don't think that would be a problem at all. You
24 know, that's just me personally.

1 CHAIRMAN PILMER: Thanks, Brian.

2 Did anybody else -- any of those
3 that registered to speak, did they want to speak any
4 further?

5 MR. RIES: Yes, I would like to speak. This
6 is Terry Ries again in 140. And, again, I think
7 for -- thank you all for the comments and the
8 opportunity to talk today.

9 To John Curley's comments, very
10 well put. I'm very familiar with this building,
11 obviously, as well. I spent 30-some years in risk
12 management, fire protection, and other issues in my
13 career outside of living here. This is a fantastic,
14 as you said, high-rise, well-protected building; and
15 as you mentioned, the ventilation as designed is
16 fantastic, but the whole design was to vent
17 everything through the roof. And in just the few
18 years, a few commercial spaces that we have built
19 out, there has been dialogues in the past of venting
20 out through the back or venting through the front as
21 opposed to spending the extra expense of going
22 through the roof.

23 That's been a challenge in a couple
24 of the existing, as well as what we have had going

1 on this past year in front of the McCarty where we
2 have essentially an outside restaurant cooking
3 barbecue that's not using inside cooking equipment
4 with vents to take the odors to the roof. It's just
5 right out in front of the building.

6 So, again, I think more dialogue,
7 more coordination, I think, really makes a lot of
8 sense.

9 And to your point, Brian and Bart,
10 I would be glad to meet with you. I think Joan --
11 I'll speak for Joan as well; but I think we can meet
12 as soon as you can, and we can talk through these
13 issues, come to a common ground. Thank you.

14 MR. BLOOMBERG: This is Dave Bloomberg. If I
15 could just make a quick commitment.

16 This is what I do for a living. I
17 represent condominium associations, many of which
18 are in different municipalities in the City of
19 Chicago. And fortunately or unfortunately for these
20 purposes, I handle disputes all the time between
21 commercial owners and residential owners about
22 shared uses of the building.

23 What's good about the situation
24 here is that we're all pulling from the same rope.

1 We all want the same thing. We want a vibrant,
2 healthy property here that enhances the values of
3 our property, the city, the downtown area. Yes, all
4 of it.

5 The problem is -- and I think, you
6 know -- I don't think anybody has bad intentions
7 here; but when Bart said that, you know, they didn't
8 think we would mind, I think that just speaks, you
9 know, we might. You know, we want to have this
10 dialogue.

11 Terry is very familiar with the
12 property and the history and everything that's gone
13 along with it. And I don't think we're talking
14 about paring this down to the extent that we're
15 limiting any realistic purchasers or uses of this
16 property. We just want to have the conversation, go
17 through it, make sure we're on the same page about
18 concerns so I'm not getting called three years later
19 because the use that they're having is a disaster
20 with the noise or the parking or any other number of
21 issues that keep me up at night. That's the only
22 comment I make.

23 Again, thank you for having us, and
24 thank you to everybody for listening today.

1 CHAIRMAN PILMER: Thank you.

2 At this point, I am going to close
3 the public hearing.

4 MS. VACEK: Don, I'm sorry. I think Debra
5 wanted to also speak also.

6 CHAIRMAN PILMER: I'm sorry. Debra, you'll
7 have to take your phone off of mute, but go ahead.

8 MS. NELSON: Hi. Thank you.

9 In response to the commercial and
10 residential, first of all, I think it would be
11 helpful if the commercial aspect were more
12 transparent to the people in the residential. For
13 instance, we don't know who belongs to Irish
14 Ventures Four. We do not know who belongs to
15 160 Aurora Investments LLC. We do not know who
16 belongs to Fitzpatrick Properties, LLC. We do not
17 know who belongs to Steven A. French Trust. We do
18 not know who belongs to Mejia Group LLC, nor do we
19 know who belongs to Wu's River and Benton LLC. So
20 it would probably behoove us to know among us, who
21 of the residential owners belongs to that. Point
22 number one.

23 Point number two, I think that the
24 commercial people and the residential people

1 probably want the same thing, which is to make money
2 so that we are not overpaying what we need to.
3 However, I think that commercial and residential
4 might be at odds because the residential live there
5 and therefore we do not want things such as meat
6 markets, which I think they have shown in COVID
7 times is not a good thing because it's an airborne
8 virus, nor, you know, the dry cleaners. And there
9 are probably several others that are in there.

10 So I think there needs to be a lot
11 more transparency and a lot more dialogue.

12 This was sort of sprung on the
13 residential homeowners; and, quite frankly, that's
14 really unfortunate because it's the residential
15 homeowners, in my opinion, who have kind of propped
16 up this whole property since the, you know, 2010
17 bubble. I know how much I pay a month for the --
18 the dues, and I'm sure the commercial properties are
19 very anxious to find renters; but dry cleaners, not
20 the answer.

21 So there's got to be some good
22 dialogue here.

23 And I really hate that we brought
24 the City into it first. It really is unnecessary.

1 I think the commercial and the residential should go
2 back to the drawing board together, and I think the
3 City should probably task them to do that
4 collectively and collaboratively before we go
5 forward.

6 CHAIRMAN PILMER: Thank you.

7 At this point, since there's no
8 other speakers, I will close the public hearing.

9 I know I can either have the
10 petitioner answer one of the questions; but I can
11 clarify for the last speaker, the petitioners here
12 are very -- all the owners on the first floor.
13 There are no residential owners that are part of the
14 petition group, so they're petitioning as a group of
15 owners. Some of them have been occupying this space
16 for a number of years.

17 MS. NELSON: So you're saying to me that
18 there's no one from Fitzpatrick Properties that
19 belong to the owners; is that correct?

20 CHAIRMAN PILMER: Ma'am, the public hearing
21 is over, so I will finish speaking and answer your
22 question.

23 So the petitioner on the record is
24 all of the property owners as a group on the first

1 floor of both buildings. So if the -- the
2 petitioner has a representation here today, who is
3 Mr. Grometer and Mr. Dolan is representing those
4 groups, you know, if you meet with them or they're
5 willing to meet, they could probably share more of
6 the ownership; but some of the owners in this group
7 have been on premises, they're all on the first
8 floor.

9 We can also -- I think the City, Ed
10 and Mr. Curley answered some of the questions that
11 were asked. But I might ask, I know a couple of the
12 items there were some concerns over, a bar or
13 drinking establishment.

14 I guess one of my questions would
15 be I think we heard enough testimony tonight that
16 everyone is in support of or is supportive of seeing
17 occupants in the first floor, but is there any limit
18 to -- and I think the desire from day one has always
19 been sit-down restaurants.

20 But is there any limit to the
21 number of bars or drinking establishments or any of
22 these additional items that are part of the petition
23 tonight? Let me ask the petitioner if they could
24 answer that question, or staff.

1 MR. SIEBEN: Yeah, I'll start.

2 There's really no limit. The
3 City's goal for the last 14 years or 15 years now
4 has been to get sit-down restaurants here.

5 Obviously we'd like to get at least
6 a couple of them in there to enjoy the riverfront,
7 the patio. I mean, it's a fantastic site. I
8 think -- we think it's the best site in the
9 downtown. You know, we wish something would go in
10 there. That is our goal. Our economic development
11 team is working with all the property owners to try
12 to get that.

13 I think the goal here is to try to
14 get some of the spaces occupied with some uses that
15 are not going to be a problem with the upstairs
16 owners. And we as staff, when we have been
17 negotiating with the property owners, have been
18 looking at this as if we were owners that we lived
19 up there. We absolutely have looked at it that way.

20 So we are trying to balance getting
21 some additional uses in there that are not noxious
22 uses, but then also working with the owners to get
23 sit-down restaurants in there.

24 I don't know if that answers your

1 question, Mr. Chairman.

2 CHAIRMAN PILMER: Sure.

3 MR. SIEBEN: And I don't know if Mr. Grometer
4 wants to expand on that.

5 MR. GROMETER: Ideally we would love to have
6 all that whole restaurant row in both 140 and 160, I
7 think all the owners with vacant space would love it
8 if somebody would come in.

9 I've had conversations with
10 restaurateurs that come and they love the space,
11 they love the river, and then they start thinking
12 more about where is parking and how to accommodate
13 it, and then they start to lose interest. So it's
14 been a big challenge.

15 And so the goal maybe is to have
16 some type of nice blend where we could have a
17 restaurant in there and then also some of these uses
18 that we're applying for today that might not be as
19 demanding from a parking standpoint, from a garbage
20 stand- -- output standpoint. And so that's --
21 that's the ultimate goal is to find that balance.

22 And as far as communication,
23 absolutely. The residential and commercial is going
24 to have to coexist from here on out. So certainly

1 we can approach the commercial board and put
2 something together to have some type of regular
3 communication with the residential board.

4 MR. DOLAN: And, Bart, I would just chime in.

5 I know Debra had mentioned Kevin
6 Fitzpatrick. Actually Kevin is a -- he does live in
7 the residential -- a residential unit, so he is a
8 residential unit owner and lives there and is an
9 owner of the commercial space, so just to -- just
10 to, you know, point that out.

11 But just as far as, like, the
12 bar/restaurants, I mean, I've always thought that
13 that was the uses that people did want, you know,
14 like a Bar Louie's or any of the -- any of the
15 downtown restaurants that serve alcohol, Ballydoyles
16 or any of those. So I'm not sure if one of the
17 speakers, I can't remember their name, but mentioned
18 not having bar/restaurants, but I thought those are
19 what people did want.

20 But yeah, I think we're open to
21 meet with anybody, you know. I don't think Bart or
22 I would have any problem at all. I work in Aurora,
23 I'm here down -- I'm here all the time; and so if we
24 wanted to put some kind of meeting together, I'm

1 certainly open to that.

2 CHAIRMAN PILMER: Thank you.

3 Do any of the Commissioners have
4 questions?

5 COMMISSIONER ANDERSON: When it comes to bars
6 and restaurants, maybe the homeowners are concerned
7 about the times that the restaurants would be open
8 and, you know, of course, parking too.

9 But what time are we looking at,
10 talking about here for operation of restaurants in
11 that building?

12 MS. VACEK: There is no time limit at this
13 moment, and the restaurants are already a permitted
14 use. So really it's just the bars and the drinking
15 establishments that they're asking for additional
16 uses.

17 COMMISSIONER ANDERSON: Okay. Thank you.

18 CHAIRMAN PILMER: And then any thought on --
19 I know you were seeking approval for all these
20 items; but maybe restricting dry cleaning to pickup
21 only or no cleaning on premises or eliminating the
22 arcades, has the petitioner given any additional
23 thought to that?

24 MR. GROMETER: I mean, I'm representing all

1 the owners, so I think it would make sense for me to
2 discuss with them.

3 I thought the answer that
4 Mr. Curley gave from a health care -- or health
5 perspective and air quality control perspective was
6 sufficient. I don't have -- I haven't heard a
7 precedence of air quality issues with dry cleaning
8 services, and I know that there's -- there's many of
9 them.

10 So -- and then as far as the
11 arcade, I don't -- I mean, I don't think that's a
12 deal breaker, and certainly I could go back to the
13 entire group and ask if that would be acceptable.

14 CHAIRMAN PILMER: Okay.

15 MR. GROMETER: I understand the concept of an
16 arcade. I think we all -- we would hate to invite
17 in a business that might potentially bring in a
18 crowd that we don't want there. And if we think
19 that on the surface an arcade would do that, then I
20 don't think there would be a problem to remove it.

21 I think there is a trend in an
22 arcade-restaurant combo that -- that is trending in,
23 you know, in Chicago and other suburbs; so I think
24 that's probably where it came in. But we don't want

1 people to think that, you know, there's going to be
2 a bad crowd coming in, and so I would certainly
3 bring that up to the other petitioners.

4 MR. SIEBEN: Mr. Chairman, I would just state
5 that if the Commission would -- based on the
6 testimony would recommend if there were a couple of
7 uses that they would maybe suggest being removed
8 from the permitted use section, that might be the
9 way to go. And then maybe also just suggesting
10 prior to the next meeting at our Building, Zoning,
11 and Economic Development Committee, which is a week
12 from today, which is the next step, maybe they could
13 try to get together with some of the neighbors just
14 to talk it through a little bit more.

15 CHAIRMAN PILMER: Thanks, Ed. I think those
16 are both good ideas.

17 I don't know if any of the
18 Commissioners have questions. If hearing none, we
19 will go to staff for a recommendation.

20 COMMISSIONER OWUSU-SAFO: Just one.

21 I know I listed a few of the uses
22 that I think Mr. Terry R. was talking about that he
23 firmly, to me, seemed like he didn't want in the
24 facility was obviously the dry cleaning, light

1 industrial, bar, and a meat market there. So I
2 think those were the ones that I wrote down. Maybe
3 those could be kind of sidelined, not necessarily
4 removed but not voted on today; and they go back and
5 maybe it could be added at a later time or, I don't
6 know, modified somewhat so the process can move
7 forward.

8 CHAIRMAN PILMER: And I can clarify; Ed can
9 help too.

10 We're a recommending body, so I
11 think one of the recommendations before the next
12 meeting would be for the petitioner to work with the
13 residential owners group to try to resolve some of
14 this before it advances in the process.

15 I know they have spent a lot of
16 time with City and compared similar uses for
17 properties that are -- that would be allowed on
18 neighboring properties. So I think from a -- how
19 they developed the list based on the testimony
20 tonight, they went with some reason to establish the
21 list considering that a lot of the uses are -- or
22 all of these uses are allowed in neighboring
23 properties. So there is some similarity, to me,
24 with the uses, other than noting maybe the concerns

1 about the dry cleaning should be drop-off only
2 potentially and potentially an arcade; but I think
3 if there's more awareness around that through some
4 collaboration with the residential group, some of
5 that could be overcome. But that's my two cents.

6 I mean, as Commissioners, we can
7 make a recommendation. But I think it's -- if we
8 were to pull them off, it would have to come -- I
9 would believe we could either make a recommendation
10 that those, it doesn't necessarily have to stay as
11 it goes through city council. Otherwise they would
12 have to come back through the process.

13 If staff would go ahead with a
14 recommendation at this time.

15 MS. VACEK: Sure.

16 Staff would recommend approval of
17 the ordinance approving a revision to the River
18 Street Plaza plan description for the property
19 located at 140 South River Street, Units 100 to 114,
20 and 160 South River Street, Units 100 to 114, for
21 those additional uses.

22 CHAIRMAN PILMER: You've heard staff's
23 recommendation. We've had a lot of discussion on
24 this.

1 Is there a motion or do we want to
2 add -- is there anything you want to add to the
3 recommendation?

4 MS. NELSON: Sirs, may I add one more thing,
5 before you vote?

6 CHAIRMAN PILMER: Ma'am, I'm sorry, the
7 public hearing -- the public speaking -- public
8 hearing is over.

9 COMMISSIONER CHAMBERS: Is there any -- with
10 the staff recommendations, any adjustments in those
11 recommendations, or are you just noting them as is?

12 MR. SIEBEN: Mr. Chambers, that's our
13 original recommendation; but I think what I had said
14 earlier, based on -- we have talked to some of the
15 neighbors prior to the hearing, and they made the
16 same comments today.

17 But I think the dry cleaning could
18 be a little bit problematic and the arcade, so I
19 think staff would recommend that the arcade be
20 removed and the dry cleaning -- or the dry cleaning
21 is done on-site be removed, but they could still
22 have a pickup and drop-off cleaners.

23 COMMISSIONER CHAMBERS: Okay. I would like
24 to make a motion to approve based on the statements

1 with the removal that Ed just made.

2 COMMISSIONER GONZALES: Second that.

3 CHAIRMAN PILMER: Chambers has made a motion
4 based on staff's recommendation and the additional
5 conditions that Mr. Sieben noted as part of the
6 recommendation, and it's been seconded by
7 Mr. Gonzales.

8 Please call the roll.

9 MR. SIEBEN: Mrs. Anderson.

10 COMMISSIONER ANDERSON: Yes.

11 MR. SIEBEN: Mr. Chambers.

12 COMMISSIONER CHAMBERS: Yes.

13 MR. SIEBEN: Mr. Gonzales.

14 COMMISSIONER GONZALES: Yes.

15 MR. SIEBEN: Mrs. Owusu-Safo.

16 COMMISSIONER OWUSU-SAFO: Yes.

17 MR. SIEBEN: And Mr. Pilmer does not vote.

18 CHAIRMAN PILMER: The motion carries.

19 We do have our findings of fact,
20 and our goal this evening is to evaluate the
21 proposal with respect to the property in question as
22 following:

23 One: Is the establishment,
24 maintenance, or operation of the conditional use

1 will be unreasonably detrimental to or endanger the
2 public health, safety, morals, comfort, or general
3 welfare?

4 I would state that the
5 establishment of these uses should not be
6 detrimental or endanger the public health, safety,
7 morals, or comfort or general welfare.

8 Two: Will the conditional use be
9 injurious to the use and enjoyment of other property
10 in the immediate vicinity for the purposes already
11 permitted or will substantially diminish and impair
12 property values within the neighborhood; factors
13 including, but not limited to, lighting, signage,
14 and outdoor amplification, hours of operation,
15 refuse disposal areas, and architectural
16 compatibility and building orientation?

17 So, again, based on some of the
18 testimony we heard this evening, there should be no
19 impact. This is a retail design for additional uses
20 that would be allowed in that space.

21 Three: Will the establishment of
22 the conditional use impede the normal and orderly
23 development and improvement of surrounding property
24 for uses permitted in the district?

1 COMMISSIONER CHAMBERS: This should not
2 impede any of the surrounding districts.

3 CHAIRMAN PILMER: Will the proposal allow for
4 the provision of adequate utilities, access roads,
5 drainage, and/or other necessary facilities have
6 been or are being provided to the conditional use?

7 COMMISSIONER ANDERSON: They're already in
8 place or will be provided at the time.

9 CHAIRMAN PILMER: Does the proposal take
10 adequate measures or will they be taken to provide
11 ingress and egress so designed to minimize traffic
12 congestion in the public streets?

13 COMMISSIONER OWUSU-SAFO: There shouldn't be
14 any significant adverse effects.

15 CHAIRMAN PILMER: And number six: Is the
16 conditional use in all other respects conforms to
17 the applicable regulations of the district in which
18 it is located, except as such regulations may be
19 made in each instance be modified by the city
20 council pursuant to the recommendations of the
21 Commission?

22 I would state in all other
23 respects, it does conform to regulations of the
24 district.

1 This concludes our findings of
2 fact. If staff will state where this will next be
3 heard.

4 MS. VACEK: Yes. This will be next heard at
5 the Building, Zoning, and Economic Development
6 Committee on the 27th of January at 4:00 p.m. via
7 web conference.

8 CHAIRMAN PILMER: Good luck.

9 MR. GROMETER: Thank you all for your time.

10 CHAIRMAN PILMER: Our final case this evening
11 on the agenda is Item Number 21-0030, an ordinance
12 approving revisions to the City of Aurora's
13 comprehensive plan for the Wolf's Crossing Subarea,
14 which includes properties located west of the
15 Canadian National railroad tracks, east of U.S.
16 Route 30, north of 111th Street, and south of Wolf's
17 Crossing Road, Ward 9. And this is a public
18 hearing.

19 I turn it over to staff.

20 MR. DICK: Tracey, would you like me to
21 begin?

22 MS. VACEK: Yes. Sorry. I was looking at
23 you waiting for you to begin.

24 MR. DICK: When you're on Zoom, you're

1 looking at everyone.

2 MS. VACEK: I guess so.

3 Are you going to pull up the
4 PowerPoint?

5 MR. DICK: Yeah. I'm going to share my
6 screen, Mr. Chairman.

7 CHAIRMAN PILMER: Thank you.

8 MR. DICK: Off to a great start.

9 Okay. Good evening, everyone.
10 Thank you, Mr. Chairman and Commission members.
11 Very nice to see you tonight.

12 My name is Trevor Dick, Director of
13 Development Strategy and Facilitation for the City
14 of Aurora. I'm happy to have the opportunity to
15 speak with you this evening about a draft plan for
16 one of the largest undeveloped areas within the
17 city, as Mr. Chairman mentioned, in an area south of
18 Wolf's Crossing Road and north of 111th Street, all
19 within the 9th ward. This area is currently mostly
20 used as a combination of a sod farm and former
21 landfill and has long been planned to be mostly
22 industrial.

23 We have asked ourselves for several
24 years as staff is industry the highest and best use

1 for this area; and if not, what should be the use,
2 what should be its vision. To help us answer those
3 questions, the City has drafted this draft plan that
4 we have talked called the Wolf's Crossing Subarea
5 Plan.

6 My brief presentation this evening,
7 along with Tracey Vacek's help, is set up with the
8 following agenda. We'll be providing an
9 introduction about the planning area, the purpose of
10 the plan. We'll talk briefly about the planning
11 process, the existing conditions which provides the
12 foundation for the future recommendations, and the
13 implementation steps and strategies to help make
14 this plan come to fruition, and then lastly, next
15 steps.

16 This slide here illustrates the
17 aerial view of the subarea. The Wolf's Crossing
18 Subarea includes approximately 500 acres, and it is
19 in -- the future land use plan recommends new uses
20 for the vacant or underdeveloped properties within
21 the area.

22 It's interesting to note that not
23 only is this area in the most southern part of the
24 city, but it's actually bounded by three other

1 communities. To the east of the CN Rail line is
2 Naperville, south of 111th Street is Plainfield, and
3 to the west is U.S. Route 30. So this truly is as
4 far south the city can go.

5 I am sure you're all very familiar
6 with what a comprehensive plan is, but I might just
7 briefly mention a comprehensive plan is our way to
8 look at the area to create a long-range plan that is
9 designed to last 15 to 20 years. It's a vision and
10 a roadmap that guides future growth and development.
11 It's important to note that it's not set in stone.
12 It can be updated or changed at any time.

13 It's also important to note that
14 the plan is not zoning, and this is not a zoning
15 change. The plan does, however, provide decisions
16 on where to build new housing, how to improve our
17 transportation system to promote economic
18 development, and where to make capital investments.

19 Last year, developer interest has
20 really picked up throughout the entire city,
21 especially in Ward 9 where there is very strong
22 demand for single-family housing. And I think it's
23 important to note that especially during the
24 pandemic, during COVID, our Economic Development

1 Department and the Zoning and Planning Department
2 have seen a lot more interest from developers to put
3 in residential housing. And I think that's one
4 benefit of Aurora being outside of the city of
5 Chicago; we're hearing that people are wanting to
6 move out a little further into the suburbs where
7 there's some open space, and so we expect this trend
8 to continue.

9 I also wanted to say that we
10 initiated this plan for two reasons, not only
11 because of the strong residential market, because of
12 developer interest. It's important to note that at
13 the time that we were doing this update, after we
14 began it, a large developer approached the City with
15 interest in actually developing this area. And I'm
16 very happy to note that they're interested in
17 following our plan and developing in a very similar
18 way as our recommendations.

19 The first step in our planning
20 process was to understand existing conditions. The
21 second was to help us understand a foundation of
22 what the plan recommendations could be, and that's a
23 vision of which guiding principles for the area were
24 created. And the third and final step was to create

1 future plans and recommendations.

2 Public input. In a typical
3 planning process, in a normal world, as I'll put it,
4 we would have a public meeting that would be, for
5 example, let's say we would have boards up or
6 presentation provided at the junior high or
7 elementary school across the street from the
8 subarea. But in a COVID world, we could not have a
9 public meeting; so we did virtually. And I just
10 wanted to say if you had a chance to watch it, we
11 thought it was very successful. In an hour, we were
12 able to present a presentation. And then through
13 Clayton in our communications department, he
14 facilitated an excellent dialogue of questions and
15 answers. We have almost 5500 views of that
16 presentation already.

17 So even moving forward, another
18 thing that's going to happen as we move out of COVID
19 is I think we're really going to stick to --
20 in-person meetings are very much important; but for
21 us to get 5500 people to watch a presentation, I
22 mean, that's just super. That's fantastic. That's
23 exactly what we want. We want public input.

24 And a summary of the input we

1 received is included as an appendix in the PDF that
2 you received.

3 The next section here I'm going to
4 turn over to Tracey Vacek, our senior planner; and
5 she's going to describe for us existing conditions.

6 Tracey?

7 MS. VACEK: Thank you.

8 So in 2002, the City of Aurora last
9 updated the comprehensive plan for this area. The
10 majority of the area was designated as industrial,
11 which is that dark purple color that you see on the
12 map. It also designated a transition area along
13 kind of the Wolf's Crossing area as a medium-density
14 commercial, public, and open space area.

15 So with that, however, the
16 industrial vision really never came to fruition, and
17 the property has really kind of sat vacant since
18 2002 and obviously before then.

19 The other things that we kind of --
20 we started taking a look at is the market demand for
21 this area. Over the last several years in the city
22 of Aurora, especially on the east side, there has
23 been, and continues to be, an interest in
24 residential development. Especially in Ward 9,

1 there has been a very attractive single-family
2 detached home market.

3 The plan also talks about the
4 demographics of the subarea. I'm not going to go
5 through that all with you today, but I just wanted
6 to highlight that the population of this area is
7 projected to increase. The average income is
8 expected to rise and the population is aging.

9 We also looked at the area and how
10 the area has changed since the last time that we
11 updated it.

12 For Aurora, there has been really
13 two developments that impact the future land use of
14 the study area, that being the construction of the
15 Wolf's Crossing Elementary and Bednarcik Junior High
16 School, and the construction of Crossroads Community
17 Church and Recreational Campus, which is just
18 outside the subarea.

19 These uses are believed to improve
20 the character of the area for residential
21 development as they are near the residents that they
22 serve; however, these uses can actually deter
23 industrial development.

24 We also looked at neighboring

1 communities. Naperville, just to the east across
2 the CN railroad lines, the City of Naperville
3 changed their long-range plan and industrial -- or
4 from industrial to residential and now has been
5 developed with large single-family homes.

6 Plainfield, just to the south,
7 across 111th, their comprehensive plan for
8 Plainfield was last updated in 2013. It designated
9 this area as commercial, open space, some
10 industrial, and medium-density residential. I will
11 note, though, that this is not currently
12 incorporated into the Village of Plainfield, and it
13 did not appear to be closely studied in the 2013
14 comprehensive plan update.

15 Oswego on the west side of
16 Route 30, Oswego updated their comprehensive plan in
17 2015. The Village delineated the extension of the
18 Wikaduke Trail and Eola -- or, slash, Eola Road and
19 designated a commercial area along Route 30. And
20 the remaining area is designated for residential
21 purposes.

22 The next thing that we looked at
23 was the lack of industrial interest. The area was
24 rezoned in 2002; and since then, there has been

1 little to no interest from developers and industrial
2 uses. According to real estate brokers, industrial
3 businesses, and developers, the subarea is too far
4 from the interstate, which is a key factor for
5 industrial businesses. In addition, more than --
6 more that the surrounding area develops as
7 nonresidential uses, the potential to attract
8 additional industrial uses decreases.

9 The plan also talks about the --
10 talks about the changing trends in the industrial
11 development. Instead of small-scale industrial
12 developments such as the Arrowwood Industrial Park
13 [sic] that is located in the northeast corner of
14 this subarea, the market is changing and now is
15 focusing on larger buildings, building footprints
16 that are mostly located adjacent to transportation
17 nodes and such as interstate highways or airports.

18 The next thing that we looked at
19 was the lack of utilities. Because the majority of
20 this area is not developed, there has been few
21 utilities within the subarea.

22 Nonindustrial uses in the area
23 would require less significant utilities. For
24 example, a water tower would be required for an

1 industrial park but not required for nonindustrial
2 users -- or uses I should say. Again, a significant
3 deterrent to industrial development in this area is
4 the cost of constructing utilities would be more.

5 And then the last thing that we
6 really, you know, took a look at was the school and
7 the park district coordination; and obviously the
8 staff has been keeping in mind all of the taxing
9 bodies, especially the school and the park district,
10 when planning for the future land use.

11 In this case, we know that Oswego
12 school district has been experiencing budgeting and
13 financial issues; and to help raise revenue, the
14 school district desires more retail and business
15 uses in their district. Therefore, the future land
16 uses should include the appropriate acreage for
17 retail and for businesses.

18 In addition, the city's land cash
19 dedication ordinance includes provisions that the
20 developer pay an initial fee to help assist with the
21 cost of new students. There is also a separate
22 school impact fee.

23 The City of Aurora worked with the
24 fox -- or has been working with the Fox Valley Park

1 District. As this area is in their jurisdiction,
2 this area is mentioned in the master plan but should
3 be noted that it indicated a build-out population of
4 only 75 residents because it was based on the
5 previous townhouse development.

6 The city will continue to
7 coordinate with the school and the park district
8 throughout the planning process.

9 I think you can go to the next
10 slide.

11 This is just -- I'm just going to
12 kind of go through these that pretty fast, but this
13 is the existing plan use. The majority of the area
14 is a sod farm with some of that being open space.

15 The current zoning, the majority of
16 the area is zoned PDD for planned development
17 district, which mainly uses industrial and some
18 commercial uses in there. And I think there was
19 actually some along Wolf's Crossing, there's a
20 little bit of residential uses for the townhouse.

21 And then existing parks, open
22 space, and community facilities, the area in blue is
23 the Wolf's Crossing Elementary School and Bednarcik
24 Junior High School. Just north of that is the

1 Crossroads Community and Recreational Campus. And
2 the areas highlighted in light greens are parks, and
3 then the ones that are kind of in that medium green
4 are private -- private recreational facilities.

5 And then the next slide, existing
6 transportation system, this area is bounded by
7 Wolf's Crossing along the north, Route 30 along the
8 west, and 111th on the south, and then the CN Rail
9 line to the east; and then Eola Road intersects this
10 area and has been recently realigned to intersect
11 with Route 30 on a 90 degree angle. The city
12 pursued grants for this realignment, and it now
13 lines up the long-planned county project called the
14 Wikaduke Trail that will eventually extend to I-88.

15 We are very fortunate with this
16 whole area is that we do have -- the majority of
17 the -- the roads that are around this property are
18 all arterial roads, so they are planned for
19 additional traffic.

20 I think with that, I'm going to
21 turn it back over to Trevor, and he can go through
22 the vision and the recommendations.

23 MR. DICK: Thank you very much, Tracey.

24 I now, as Tracey said, will talk

1 about the vision and recommendations.

2 The vision and guiding principles
3 are designed to reflect an ideal future for the
4 subarea and provide the framework for plan concepts
5 and implementation. I think it's important to note
6 that there's a fine line between visioning and
7 hallucinating, and so we still want everybody to
8 provide comment and input and dream big. But what
9 we have to do is look at the market realities, the
10 existing land uses; and that helps to create the
11 vision moving forward.

12 I'm not going to read this entire
13 vision statement that's in the report, but I just
14 wanted to mention a couple of keywords. Some of the
15 keywords are an attractive neighborhood with housing
16 options, especially for senior housing, retail and
17 shopping opportunities, connectivity for vehicles,
18 bicycles, and pedestrians, and parks and open space
19 throughout.

20 This leads us to the first
21 long-range plan, which is the future land use. And
22 I'll walk us through here according to this legend
23 on the left.

24 In yellow is low-density

1 residential. So if you remember back to the
2 original comprehensive plan that Tracey showed,
3 basically everything in yellow was almost purple or
4 everything was pretty much purple. So one of the
5 things that we're recommending is a low-density
6 residential including mix of housing types,
7 especially senior housing.

8 In the red, we're keeping the
9 commercial, in fact, even adding to it. And in the
10 type of commercial we're talking about, you could
11 get shopping centers, office, restaurants. It's
12 almost 40 acres, 45 acres of commercial space that
13 will allow a lot of shopping opportunities,
14 especially when you look at the potential rooftops
15 that could be happening in this 530 acres.

16 Of course we're keeping the
17 schools; and as Tracey mentioned, we're making sure
18 that we work with the schools every step along the
19 way and have been involving them in the creation of
20 this plan.

21 The next in green is preservation
22 and open space. This area here is the former
23 landfill. Of course we'll just leave that as open
24 space. But then we've used the existing floodplain

1 and created future -- oops, sorry -- future open
2 space, I'll talk about on the next slide.

3 And then, of course, the existing
4 industrial area, the unincorporated area, the
5 Arrowhead remains.

6 For future open space, we're
7 working very closely with the park district. We'll
8 make sure we support them on whatever needs they
9 have in this area. What we've done in this plan,
10 though, is show where potential neighborhood parks
11 could go. This is based upon the park district's
12 half-mile walking distance for neighborhood parks.

13 Neighborhood parks are between four
14 to five acres. So you can see if all this area
15 develops as residential, there could be the
16 opportunity for three new neighborhood parks in this
17 area that would really provide excellent coverage
18 for everybody in this area.

19 And it's important to note once
20 again that the floodplain and open space detention
21 could be excellent open space areas. It could also
22 be excellent places for walking trails and biking
23 trails. So we want to make sure this area's
24 connected, and those are great opportunities to

1 provide that connection.

2 In terms of future transportation,
3 we show existing signals as well as proposed.

4 There's really only two proposed signals. One would
5 be here at the new Eola extension, and this signal
6 would provide access into the large commercial area
7 over here as well as the residential in this area.
8 The other one's up here on Carls Drive. If
9 development happens that way, especially in this
10 unincorporated area up here, there may be need for a
11 signal in the future.

12 These white arrows are access
13 points. These are just conceptual access points to
14 show where the new development should have places
15 for access and egress. The more points the less
16 traffic at one particular location.

17 And we've also shown here the
18 existing bicycle trail network, and those are
19 identified as a solid red line; and a dashed red
20 line we've put in where proposed bike trails could
21 go. And although they're not shown inside of the
22 530 acres, we're going to make sure that we have
23 those inside of the development as well.

24 Capital improvements, Tracey

1 already talked about this. Eola Road has already
2 been widened. The future road widenings that are
3 going to have to happen is going to be on the
4 developer's dime, as they say. It will be their
5 obligation to widen Eola Road through this area as
6 well as 111th Street.

7 The future Wikaduke Parkway, which
8 has been long planned by Will County, is this dashed
9 white line. This will run and connect Eola all the
10 way down to I-80. This is going to be a tremendous
11 transportation corridor through the area and the
12 region.

13 And then, of course, future Wolf's
14 Crossing improvements. Across the street here as
15 you go down towards Oswego East High School, it's a
16 two-lane road. It's in need of widening. The
17 Village of Oswego, if you go on their website,
18 they've got some excellent plans for what that
19 roadway could look like. It involves roundabouts,
20 and I believe it's a two-lane road cross-section in
21 each direction for a total of four to five lanes.

22 So everybody's been thinking about
23 improvements in this area for quite some time, and
24 we're going to make sure that any development that

1 happens through here helps with any transportation
2 flow.

3 The last part I want to talk about
4 is implementation strategies. The plan identifies
5 things that can happen in the short-term, within the
6 next one or two years, as well as those that could
7 happen up to 15, 20 years. A lot of these are going
8 to involve coordination with not just property
9 owners, but future developers, our adjacent
10 communities, and other taxing districts. For
11 example, Fox Metro, to get the utilities in this
12 area is going to have to be a strong partner. And
13 then also in implementation we talked about how to
14 secure funding and where we could get funding from.

15 I won't go through a lot of these,
16 once again, but they're in the report. But you can
17 see these are -- these seven are a good list of some
18 of the different types of implementation strategies
19 we've already identified. We've talked about making
20 sure that we work with the developers to make sure
21 that there's high quality development that happens
22 here.

23 One thing I didn't mention that I
24 should have, I apologize, is we really see this as

1 an important gateway into the city of Aurora. For a
2 lot of folks that travel from those three adjacent
3 communities, this may be the first time they see
4 Aurora. We want to make sure that it looks good,
5 has great landscaping, great architecture. I can
6 already envision the great "Welcome to Aurora" sign.
7 We want to make sure that this is something we're
8 really proud of, and we're going to work as staff to
9 make sure that we make sure that that happens.

10 The last slide is about next steps.
11 After we present to you this evening, if it moves
12 smoothly, after we do the formal public hearing, we
13 move forward through the city council for their
14 review and discussion and ultimate approval.

15 And with that, I'm happy to answer
16 any questions that you may have.

17 CHAIRMAN PILMER: Thank you, Trevor and
18 staff, Tracey. Very impressive.

19 Any questions of staff?

20 MR. DICK: That means I talked too long,
21 Mr. Chairman.

22 MS. VACEK: I think it does.

23 COMMISSIONER ANDERSON: I have a comment to
24 make. I live right there in that area, so it kind

1 of looks -- it looks really good, actually. I'm
2 really happy about that. So I'm looking forward to
3 seeing what will come of the area since I live right
4 in there. So thank you.

5 MR. DICK: Thank you.

6 CHAIRMAN PILMER: I would say this is
7 probably the -- well, I'm sure it's the last largest
8 tract of undeveloped land, isn't it, in the city?

9 MR. DICK: It's -- there's maybe, I would
10 say, Brach-Brody, but it's not this big. And
11 there's some properties out west, but not this big.

12 Yeah, so this is definitely the
13 biggest piece left, Mr. Chairman.

14 CHAIRMAN PILMER: A lot of good work by you
15 and the staff.

16 Any other questions?

17 This is a public hearing, so I
18 notice -- I can open the public hearing. No one has
19 registered to speak before the Commission; so in
20 saying so, I'll close that.

21 And there is no recommendation;
22 correct?

23 MS. VACEK: I mean, we would recommend that
24 you would approve it.

1 CHAIRMAN PILMER: So if there's no questions,
2 we would entertain a motion.

3 COMMISSIONER ANDERSON: Move for approval.

4 COMMISSIONER OWUSU-SAFO: Second.

5 CHAIRMAN PILMER: Motion's been made by
6 Mrs. Anderson, seconded by Mrs. Owusu-Safo.

7 Please call the roll.

8 MR. SIEBEN: Mrs. Anderson.

9 COMMISSIONER ANDERSON: Yes.

10 MR. SIEBEN: Mr. Chambers.

11 COMMISSIONER CHAMBERS: Yes.

12 MR. SIEBEN: Mr. Gonzales.

13 COMMISSIONER GONZALES: Yes.

14 MR. SIEBEN: Mrs. Owusu-Safo.

15 COMMISSIONER OWUSU-SAFO: Yes.

16 CHAIRMAN PILMER: Motion carries.

17 And then next this will go to?

18 MS. VACEK: This will be next heard at our
19 Building, Zoning, and Economic Development Committee
20 on the 27th of January at 4:00 p.m. via web
21 conference.

22 CHAIRMAN PILMER: Good luck. Good work.

23 That is it for agenda items.

24 Any announcements, Ed?

1 MR. SIEBEN: No. I believe, Tracey, we have
2 another meeting February 3rd? Is that accurate?

3 MS. VACEK: Correct.

4 MR. SIEBEN: Okay.

5 CHAIRMAN PILMER: If nothing else, is there a
6 motion to adjourn?

7 COMMISSIONER CHAMBERS: So moved.

8 COMMISSIONER ANDERSON: Second.

9 CHAIRMAN PILMER: Motion has been made by
10 Mr. Chambers, seconded by Mr. Anderson.

11 Please call the roll.

12 MR. SIEBEN: Mrs. Anderson.

13 COMMISSIONER ANDERSON: Yes.

14 MR. SIEBEN: Mr. Chambers.

15 COMMISSIONER CHAMBERS: Yes.

16 MR. SIEBEN: Mr. Gonzales.

17 COMMISSIONER GONZALES: Yes.

18 MR. SIEBEN: And Mrs. Owusu-Safo.

19 COMMISSIONER OWUSU-SAFO: Yes.

20 MR. SIEBEN: Mr. Pilmer.

21 CHAIRMAN PILMER: Yes.

22 Motion carries. We will stand
23 adjourned. Thanks, everybody.

24 * * * * *

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF K A N E)

3 I, Amy K. Bateman, CSR No. 84-003803, RPR,
4 CRR, CRC, do hereby certify that I reported in
5 shorthand the proceedings had at the public hearing
6 of the above-entitled cause and that the foregoing
7 Report of Proceedings, pages 1 through 85,
8 inclusive, is a true, correct, and complete
9 transcript of my shorthand notes taken at the time
10 and place aforesaid.

11 I further certify that I am not counsel for
12 nor in any way related to any of the parties to this
13 suit, nor am I in any way, directly or indirectly
14 interested in the outcome thereof.

15 This certification applies only to those
16 transcripts, original and copies, produced under my
17 direction and control; and I assume no
18 responsibility for the accuracy of any copies which
19 are not so produced.

20 IN WITNESS WHEREOF I have hereunto set my
21 hand this 22nd day of January, 2021.

22 
23

24 Certified Shorthand Reporter

| | | | |
|------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <hr/> 0 <hr/> | 2015 70:17 | <hr/> 6 <hr/> | across 67:7 70:1,7 79:14 |
| 08 21:7 | 2016 33:22 | 6 26:11,12,14,20,21 | Act 3:22 4:16 5:6 7:3 |
| 09 21:7 | 2018 7:20 | <hr/> 7 <hr/> | activity 21:9 34:4 |
| <hr/> 1 <hr/> | 2020 3:5,17 6:5 | <hr/> 70 17:8 | actually 16:9 20:15 23:24 36:16 37:7,12 38:3 39:15 41:22 42:3,5 52:6 64:24 66:15 69:22 73:19 82:1 |
| 1 7:14 8:3 9:12 | 2021 3:4,16 | <hr/> 75 73:4 | adapted 4:19 |
| 10 12:23 16:10 17:1,9 20:24 | 205 14:9 | <hr/> 9 <hr/> | add 8:16,19,21 12:9 16:1 24:14 39:17,20 41:20 58:2,4 |
| 100 11:7,8 57:19,20 | 20th 3:3,15 | 9 7:16 62:17 65:21 68:24 | added 56:5 |
| 11 13:2 21:1 | 21-0030 62:11 | 90 74:11 | adding 23:15 24:1,10, 21,22 76:9 |
| 111th 62:16 63:18 65:2 70:7 74:8 79:6 | 2130 23:14 | 9th 63:19 | addition 16:15 38:9 42:1 71:5 72:18 |
| 114 11:7,8 57:19,20 | 26 3:5,17 | <hr/> A <hr/> | additional 8:12,16 12:9 15:4,10 17:20 21:22,23 23:16 35:3 39:13 49:22 50:21 53:15,22 57:21 59:4 60:19 71:8 74:19 |
| 12 8:6 13:2 36:12 | 2600 27:12 | able 25:23,24 26:3 67:12 | additions 6:7 |
| 13 13:3 18:7 | 27th 10:22 62:6 83:20 | about 3:9 15:15 26:15 28:14 29:4 32:10 36:4 38:10 39:12 42:14 44:21, 23 45:14,17 51:12 53:7, 10 55:22 57:1 63:15 64:9,10 69:3 71:9,10 75:1 76:10 77:2 79:1,22 80:3,13,19 81:10 82:2 | address 4:17 14:4 20:12 25:10 26:19 27:10,11 30:11 32:24 36:1 |
| 1369 14:5 | <hr/> 3 <hr/> | above 11:22 27:6 29:1 | adequate 61:4,10 |
| 14 13:4 15:4 50:3 | 3 8:9 | absolutely 50:19 51:23 | adjacent 71:16 80:9 81:2 |
| 140 11:6,20 20:14 33:4, 20 43:6 51:6 57:19 | 3's 8:10 | Abstain 6:22 | adjourn 84:6 |
| 15 50:3 65:9 80:7 | 30 27:12 62:16 65:3 70:16,19 74:7,11 | acceptable 35:3 54:13 | adjourned 84:23 |
| 1553 7:14 9:11 | 30-some 43:11 | access 22:6 37:3 61:4 78:6,12,13,15 | adjust 34:17 |
| 160 11:7,20 46:15 51:6 57:20 | 3rd 84:2 | accessible 4:9 | adjustments 58:10 |
| 16th 6:5 | <hr/> 4 <hr/> | accommodate 35:16 51:12 | adopted 4:18 |
| <hr/> 2 <hr/> | 4 11:8 | accordance 3:21 4:16 5:1,6 7:2 | advances 56:14 |
| 2 7:12,14,15,21 8:4,7 9:10,12,13 | 40 76:12 | according 71:2 75:22 | advantageous 32:6 |
| 20 65:9 80:7 | 42,000 17:7 | accountability 35:14 | adverse 61:14 |
| 20-0865 11:4 | 43 16:8 | accurate 84:2 | aerial 64:17 |
| 20-0868 7:11 | 45 42:14 76:12 | acreage 72:16 | affect 28:10 |
| 2002 68:8,18 70:24 | 4:00 10:22 62:6 83:20 | acres 64:18 76:12,15 77:14 78:22 | after 66:13 81:11,12 |
| 2007 12:4 14:17 | <hr/> 5 <hr/> | | again 3:9,12 17:10 19:18 23:23 25:10,17 30:13 |
| 2008 20:17 | 5 26:10 | | |
| 2010 16:9 47:16 | 500 64:18 | | |
| 2011 20:19 | 5100 22:23 | | |
| 2013 70:8,13 | 5200 23:8 | | |
| | 530 76:15 78:22 | | |
| | 55 16:7 | | |
| | 5500 67:15,21 | | |

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 32:20 39:4 41:18 42:8 43:6 44:6 45:23 60:17 72:2 77:20 80:16 | angle 74:11 | 73:1,2,13,16,22 74:6,10, 16 76:22 77:4,9,14,17,18 78:6,7,10 79:5,11,23 80:12 81:24 82:3 | automotive 18:21,23 |
| agenda 7:5,10 11:3 62:11 64:8 83:23 | announcements 83:24 | | available 8:15 |
| aging 69:8 | another 4:4 24:13 67:17 84:2 | area's 77:23 | Avenue 7:14 9:11 14:10 |
| ago 17:14 41:20 42:14 | answers 50:24 67:15 | areas 34:1 60:15 63:16 74:2 77:21 | average 69:7 |
| agree 28:16 31:1,9 32:6 | anxious 47:19 | arrangements 4:11,15 | avoid 15:24 |
| agreed 40:24 | anyone's 38:4 | Arrowhead 77:5 | aware 28:7 |
| agreements 28:9 | anytime 16:19 | arrows 78:12 | awareness 57:3 |
| ahead 3:11 18:5 19:17 26:18,22 32:21 33:3,14, 18 40:16 46:7 57:13 | apartment 36:21 | Arrowwood 71:12 | away 17:3 21:9 |
| air 21:19 34:9 37:13 54:5,7 | apologize 80:24 | art 12:16,23 | <hr/> B <hr/> |
| airborne 47:7 | appeal 34:4 | arterial 74:18 | back 7:20 9:2 16:12,13 20:5 25:21 26:14,23 30:10 32:7 37:2 42:6 43:20 48:2 54:12 56:4 57:12 74:21 76:1 |
| airports 71:17 | appendix 68:1 | arts 12:14,24 22:22 23:14 | bad 45:6 55:2 |
| aisle 8:8 | applying 51:18 | aspect 46:11 | balance 50:20 51:21 |
| alcohol 52:15 | approach 52:1 | assist 72:20 | Ballydoyles 52:15 |
| allow 4:12 8:11 14:22 61:3 76:13 | approached 66:14 | associated 4:8 21:20 | bank 7:13,16 9:10,13 16:12 17:4 |
| allowed 13:9 23:23 34:22 39:15 56:17,22 60:20 | appropriate 4:10 29:22 40:8 42:7 72:16 | association 20:15,18 24:16,17 27:5,16 28:1 33:21 35:10 42:22 | bank/financial 12:12 |
| allowing 8:7 30:7 | approval 6:4,10 9:8,16 30:5 53:19 57:16 81:14 83:3 | associations 44:17 | bankruptcy 27:20 |
| allows 4:10 | approve 22:14 58:24 82:24 | assume 39:11 | banquet 12:18 |
| almost 67:15 76:3,12 | approved 12:4 | assuming 18:11 37:9 | bar 12:13 49:12 52:14 56:1 |
| along 13:16 45:13 64:7 68:12 70:19 73:19 74:7 76:18 | approving 7:11 9:9 11:5 57:17 62:12 | assure 38:11 | bar/dinking 22:20 |
| already 15:14 22:6 39:5, 9 53:13 60:10 61:7 67:16 79:1 80:19 81:6 | approximately 64:18 | attendant 29:2 | bar/restaurants 52:12, 18 |
| Alternative 4:11 | arcade 40:8,9 54:11,16, 19 57:2 58:18,19 | attended 35:8 | barbecue 44:3 |
| among 46:20 | arcade-restaurant 54:22 | attorney 27:4 | bars 49:21 53:5,14 |
| amplification 60:14 | arcades 12:21 23:8 34:23 53:22 | attorney's 17:4 | Bart 13:13,17,24 14:5 16:12 42:13 44:9 45:7 52:4,21 |
| and/or 61:5 | architect 36:2,14 | attract 14:14 15:1 71:7 | based 22:16 29:20 39:8 55:5 56:19 58:14,24 59:4 60:17 73:4 77:11 |
| Anderson 5:9,10 6:10, 13,15,16 9:17,19,21,22 10:2 26:11 53:5,17 59:9, 10 61:7 81:23 83:3,6,8,9 84:8,10,12,13 | architectural 60:15 | attractive 69:1 75:15 | basement 31:11 |
| | architecture 81:5 | audience 7:3 | basically 18:14 76:3 |
| | area 15:3,19 24:21 34:5 41:15 45:3 63:17,19 64:1,9,21,23 65:8 66:15, 23 68:9,10,12,13,14,21 69:6,9,10,14,20 70:9,19, 20,23 71:6,20,22 72:3 | audio 5:2 10:17 33:8 | basis 22:23 |
| | | Aurora 3:2,14 14:10 16:5,6,18 17:11 28:5,6 32:15 36:11,13 46:15 52:22 63:14 66:4 68:8,22 69:12 72:23 81:1,4,6 | Batavia 14:6 |
| | | Aurora's 62:12 | |
| | | auto 18:12 | |

| | | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| bay 37:16 | bodies 72:9 | C | 46:1,6 48:6,20 51:1,2 |
| beauty 13:1 | body 3:20 4:3,17,21 56:10 | | 53:2,18 54:14 55:4,15 |
| Bednarcik 69:15 73:23 | bought 20:21,23 23:11 | call 3:2,14 4:13,24 5:7 6:14 9:20 59:8 83:7 84:11 | 56:8 57:22 58:6 59:3,18 61:3,9,15 62:8,10 63:6,7, 10,17 81:17,21 82:6,13, 14 83:1,5,16,22 84:5,9, 21 |
| beer 17:5 | bounded 64:24 74:6 | called 7:23 45:18 64:4 74:13 | challenge 23:19 43:23 51:14 |
| before 7:4,8 16:12 19:12 27:18 48:4 56:11,14 58:5 68:18 82:19 | Brach-brody 82:10 | Cameron 5:20 | challenges 37:3 39:9 |
| began 66:14 | breaker 54:12 | Campus 69:17 74:1 | Chambers 5:11,12 6:17, 18 9:16,19,23,24 10:3,10 58:9,12,23 59:3,11,12 61:1 83:10,11 84:7,10, 14,15 |
| begin 62:21,23 | brevity 22:15 | Canadian 62:15 | chance 67:10 |
| beginning 12:8 | Brian 13:24 14:7,9 16:1 17:18 41:18 43:1 44:9 | cancer 32:11 | change 21:15,19 65:15 |
| behalf 41:9 | briefly 64:10 65:7 | canoes 18:15 | changed 65:12 69:10 70:3 |
| behoove 46:20 | bring 15:19 23:16 34:23 39:4 54:17 55:3 | capital 65:18 78:24 | changes 21:6,8,23 |
| believed 69:19 | bringing 31:20 | care 8:24 31:12 54:4 | changing 71:10,14 |
| belong 48:19 | broad 23:20 41:20 | career 43:13 | character 69:20 |
| belongs 46:13,14,16,17, 18,19,21 | broker 16:4 | cares 37:20 | chases 37:15 |
| benefit 23:22 66:4 | brokering 16:7 41:19 | Carls 78:8 | chemicals 24:2 |
| benign 41:10 | brokers 71:2 | carries 7:1 10:12 59:18 83:16 84:22 | Chicago 27:12 44:19 54:23 66:5 |
| Benton 31:24 46:19 | brought 37:6 38:10 39:20 47:23 | case 20:3 62:10 72:11 | chief 36:10 |
| bicycle 78:18 | brush 41:21 | cash 72:18 | childcare 7:22 |
| bicycles 75:18 | bubble 47:17 | categories 23:7,13 25:6 35:13 36:6 39:21 | chime 52:4 |
| big 24:19 51:14 75:8 82:10,11 | budgeting 72:12 | category 22:23 23:8,14, 20 | Chinese 17:2 |
| biggest 82:13 | build 24:13 65:16 | caterer 12:17 | Church 69:17 |
| bike 18:14 78:20 | build-out 73:3 | catering 23:1 | Citizens 7:13,15 9:10,13 |
| bikes 18:14 | building 8:3 10:21 11:21 17:11 21:2,10,17,20 23:2,6,10,16 24:3,6,8 33:20 36:3,12,15,17,18, 20 37:7,16,23 38:7,11,12 39:9 43:10,14 44:5,22 53:11 55:10 60:16 62:5 71:15 83:19 | ceiling 37:14 | city 3:2,14 17:13 24:17 25:1 28:5 30:22,23 32:15 35:15 36:11,13 42:12,17 44:18 45:3 47:24 48:3 49:9 56:16 57:11 61:19 62:12 63:13,17 64:3,24 65:4,20 66:4,14 68:8,21 70:2 72:23 73:6 74:11 81:1,13 82:8 |
| biking 77:22 | buildings 16:18 17:3 20:22 21:12 36:21 49:1 71:15 | Cell 18:16 | city's 4:14 32:5 50:3 72:18 |
| bistros 21:1 | built 16:13 23:11 36:16, 20,24 37:1 43:18 | center 16:16 23:6 42:1 | clarification 5:4 10:19 35:12 |
| bit 24:2 28:3 55:14 58:18 73:20 | business 7:13,16 9:11, 13 14:15 15:11 27:11 54:17 72:14 | centers 76:11 | |
| blend 51:16 | businesses 15:1 29:19 34:2 71:3,5 72:17 | cents 57:5 | |
| blocking 22:7 24:23 | | certainly 28:12 38:21 51:24 53:1 54:12 55:2 | |
| Bloomberg 26:15,24 27:1,4,11,15 30:9 34:7 44:14 | | Chairman 3:1,13 5:5,18, 22 6:2,12,24 8:17 9:5,14, 18 10:12,24 11:3 17:18, 20,24 18:5 19:7,24 20:11 25:8,18 26:2,6,13,18,22 27:9,14 30:9,15 32:17,24 33:3,9,11,17 35:18,19,21 39:16,20 40:12,16 43:1 | |
| blue 73:22 | | | |
| board 20:18 21:17 22:12,13 27:23 28:6 29:9 30:5 33:21 48:2 52:1,3 | | | |
| boards 67:5 | | | |

| | | | |
|--------------------------------|------------------------------|--------------------------------|---------------------------------|
| clarify 18:8 48:11 56:8 | 28:21 29:14 30:4 31:3 | concept 20:23 54:15 | continue 9:3 14:22 66:8 |
| classes 12:19 | 34:1 35:9 37:17 38:17,24 | concepts 75:4 | 73:6 |
| Clayton 67:13 | 40:20 41:2 42:5,19 43:18 | conceptual 78:13 | continues 68:23 |
| cleaner 31:10 39:24 | 44:21 46:9,11,24 47:3,18 | concerned 21:18 32:9, | control 25:2 34:9 54:5 |
| 40:3 | 48:1 51:23 52:1,9 68:14 | 16 53:6 | controls 24:24 |
| cleaners 31:11,15 32:8 | 70:9,19 73:18 76:9,10,12 | concerns 3:19 29:10 | conversation 41:20 |
| 47:8,19 58:22 | Commission 3:3,15 6:5 | 34:8 37:6 38:10 45:18 | 45:16 |
| cleaning 13:2 23:19,21, | 7:4,8,21 19:12 20:2 33:6, | 49:12 56:24 | conversations 51:9 |
| 24 24:1 34:19,21 40:4 | 7 34:17 36:7 40:11 55:5 | concludes 62:1 | cooking 12:19 38:24 |
| 53:20,21 54:7 55:24 57:1 | 61:21 63:10 82:19 | concrete 36:17 | 44:2,3 |
| 58:17,20 | COMMISSIONER 5:10, | conditional 59:24 60:8, | coordinate 73:7 |
| clear 35:1 | 12,14,16 6:10,11,16,18, | 22 61:6,16 | coordination 40:22 |
| clientele 34:24 | 20,22 9:16,17,22 10:2,3, | conditions 59:5 64:11 | 44:7 72:7 80:8 |
| clinical 13:5 | 6,8,10 18:4,6,16,19 19:1, | 66:20 68:5 | core 13:7 41:21 42:4 |
| close 46:2 48:8 82:20 | 6 26:11 40:15,17 53:5,17 | condo 20:15,16,18 | corner 71:13 |
| closely 70:13 77:7 | 55:20 58:9,23 59:2,10, | 33:21 | correct 5:24 48:19 82:22 |
| club 23:5 | 12,14,16 61:1,7,13 81:23 | condominium 27:5,16 | 84:3 |
| clubs 12:22 34:22 | 83:3,4,9,11,13,15 84:7,8, | 30:21 44:17 | corrections 6:6 |
| CN 65:1 70:2 74:8 | 13,15,17,19 | condominiums 40:19 | corridor 79:11 |
| code 38:21 | Commissioners 18:3 | condos 31:13 | cost 28:10 72:4,21 |
| codes 36:22,24 38:12,14 | 40:14 53:3 55:18 57:6 | conducted 3:21,24 4:23 | council 57:11 61:20 |
| coexist 51:24 | commitment 44:15 | conference 10:23 62:7 | 81:13 |
| coffeehouse 14:20 | committed 17:9 | 83:21 | county 9:1 74:13 79:8 |
| collaboration 57:4 | Committee 10:22 55:11 | conflicts 37:24 | couple 11:13 15:13 |
| collaboratively 48:4 | 62:6 83:19 | conform 61:23 | 20:20 21:18 36:4 37:8 |
| collectively 24:15 48:4 | common 44:13 | conforms 61:16 | 43:23 49:11 50:6 55:6 |
| color 68:11 | communication 35:7 | congestion 61:12 | 75:14 |
| combination 63:20 | 40:22 41:8 51:22 52:3 | connect 79:9 | courier 13:3 |
| combo 54:22 | communications | connected 77:24 | Court 14:6 |
| comfort 60:2,7 | 67:13 | connection 78:1 | coverage 77:17 |
| commencement 4:2 | communities 65:1 70:1 | connectivity 75:17 | COVID 32:12 47:6 65:24 |
| comment 41:17 45:22 | 80:10 81:3 | consideration 35:4 | 67:8,18 |
| 75:8 81:23 | community 69:16 73:22 | considerations 34:9 | crash 21:7 |
| commentator 31:2 | 74:1 | consistent 4:17 | cream 14:19 |
| commenting 28:18 | company 16:6,7 | constructing 72:4 | create 65:8 66:24 75:10 |
| comments 27:22 29:8 | compared 13:6 56:16 | construction 36:2 | created 66:24 77:1 |
| 30:8 36:4 43:7,9 58:16 | compatibility 60:16 | 69:14,16 | creation 76:19 |
| commercial 11:21 | compatible 13:8 15:2 | consulted 28:24 | cross-section 79:20 |
| 12:18 14:13 16:5,8,18 | complete 9:3 | contemporaneously | Crossing 62:13,17 |
| 22:1 24:16 27:7,19,24 | completely 29:21 | 4:12 | 63:18 64:4,17 68:13 |
| | comprehensive 34:14 | | 69:15 73:19,23 74:7 |
| | 62:13 65:6,7 68:9 70:7, | | |
| | 14,16 76:2 | | |
| | computer 19:14 | | |

| | | | |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 79:14 | department 36:12 37:3 66:1 67:13 | dialogue 44:6 45:10 47:11,22 67:14 | 20:23 41:21 42:4 45:3 50:9 52:15 |
| Crossroads 69:16 74:1 | describe 68:5 | dialogues 43:19 | draft 63:15 64:3 |
| crowd 54:18 55:2 | description 11:6 12:1 57:18 | Dick 62:20,24 63:5,8,12 74:23 81:20 82:5,9 | drafted 64:3 |
| curb 34:3 | design 37:11 43:16 60:19 | difficulties 4:8 | drainage 61:5 |
| curious 41:4 | designated 68:10,12 70:8,19,20 | dime 79:4 | drawing 48:2 |
| Curley 35:23 36:7,10 49:10 54:4 | designed 14:16 24:3,6 37:7,21 43:15 61:11 65:9 75:3 | diminish 60:11 | dream 75:8 |
| Curley's 43:9 | desirable 41:15 | direction 41:16 79:21 | drifting 31:16 |
| current 7:21 8:3,13 73:15 | desire 49:18 | directly 27:6 | drinking 12:14 49:13,21 53:14 |
| cut 42:7 | desires 72:14 | director 35:24 63:12 | drive 8:8 27:12 78:8 |
| <hr/> D <hr/> | desiring 37:9 | disaster 3:18,23 4:7 45:19 | drop-off 23:22 34:20 40:2 57:1 58:22 |
| dance 13:1 | detached 69:2 | discuss 35:9 54:2 | dry 13:2 23:19,21,23 31:10,11,15 32:8 34:19, 21 39:24 40:3 47:8,19 53:20 54:7 55:24 57:1 58:17,20 |
| dangerous 38:16 | detention 77:20 | discussed 27:8 29:11 | duct 37:13,15 |
| dark 68:11 | deter 69:22 | discussion 4:13 30:3 57:23 81:14 | ductwork 29:4 38:5 |
| dashed 78:19 79:8 | determined 3:20 | discussions 39:7 42:11 | due 4:7 |
| Dave 26:24 44:14 | detrimental 60:1,6 | disposal 21:21 34:10 60:15 | dues 47:18 |
| David 26:15 27:4,9 34:7 | developed 7:22 8:10 56:19 70:5 71:20 | disputes 44:20 | <hr/> E <hr/> |
| day 49:18 | developer 37:12 65:19 66:12,14 72:20 | distance 24:10 77:12 | earlier 37:8 58:14 |
| days 42:14 | developer's 79:4 | distancing 4:10 | easement 8:6 |
| deal 24:17 38:3 54:12 | developers 66:2 71:1,3 80:9,20 | distortion 5:2 10:17 33:8 | east 27:5 62:15 65:1 68:22 70:1 74:9 79:15 |
| Debra 17:22 25:9,18,21 30:10 46:4,6 52:5 | developing 66:15,17 | district 60:24 61:17,24 72:7,9,12,14,15 73:1,7, 17 77:7 | echoed 28:19 |
| December 6:5 | development 8:12 10:21 12:2 35:24 36:11 50:10 55:11 60:23 62:5 63:13 65:10,18,24 68:24 69:21,23 71:11 72:3 73:5,16 78:9,14,23 79:24 80:21 83:19 | district's 77:11 | echoing 27:22 |
| decision 29:13 37:12 | developments 69:13 71:12 | districts 13:8 61:2 80:10 | economic 10:21 50:10 55:11 62:5 65:17,24 83:19 |
| decisions 65:15 | develops 71:6 77:15 | Division 7:18 11:18 | Ed 17:15 19:11,15 36:8, 13 37:5 39:17 40:12 49:9 55:15 56:8 59:1 83:24 |
| declaration 3:18 | devices 39:1 | documents 28:3 | Edward 4:20 |
| decreases 71:8 | diagram 37:20 | Dolan 14:9 16:3,4 17:7, 19 41:17,18 49:3 52:4 | effects 61:14 |
| dedication 72:19 | | Don 46:4 | effort 28:13 |
| defined 4:22 | | doors 22:7 38:1 | efforts 27:24 28:7,15 |
| definitely 82:12 | | down 22:8 40:24 45:14 52:23 56:2 79:10,15 | egress 61:11 78:15 |
| degree 74:11 | | downstairs 21:12 24:12 | |
| delineated 70:17 | | downtown 13:7,9,20 15:2,20 16:18 17:11 | |
| demand 65:22 68:20 | | | |
| demanding 51:19 | | | |
| demo 12:19 | | | |
| demographics 69:4 | | | |

| | | | |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| elementary 67:7 69:15 73:23 | 60:18 62:10 63:9,15 64:6 81:11 | <hr/> F <hr/> | financial 72:13 |
| eliminated 41:23 | eventually 14:24 74:14 | facades 38:5 | find 4:5 35:3 36:22 47:19 51:21 |
| eliminates 15:12 | everybody's 79:22 | Facebook 4:14 | findings 59:19 62:1 |
| eliminating 53:21 | everyone's 28:24 | facilitated 67:14 | fine 75:6 |
| Elsbree 5:19 | exactly 67:23 | Facilitation 63:13 | finest 16:17 |
| embraced 28:1 | example 34:18 67:5 71:24 80:11 | facilities 22:21 61:5 73:22 74:4 | finish 48:21 |
| emergency 26:4 | examples 15:16 | facility 7:23,24 12:19 23:24 34:19 37:17 40:3 55:24 | fire 21:19 23:15 24:2 34:10 37:3 38:10 43:12 |
| empty 17:12 | excellent 67:14 77:17, 21,22 79:18 | fact 37:1 41:12 59:19 62:2 76:9 | firmly 55:23 |
| end 35:20 | except 30:22 61:18 | factor 71:4 | fit 24:6 |
| endanger 60:1,6 | excited 33:24 | factors 22:16 60:12 | fitness 23:5 |
| enhances 45:2 | excuse 27:9 | failed 9:1 | fits 23:9 |
| enhancing 34:3,4 | executive 4:20 20:17 | fall 15:17 23:7 | Fitzpatrick 31:22 46:16 48:18 52:6 |
| enjoy 50:6 | exhaust 37:13,22 | familiar 29:2 43:10 45:11 65:5 | flags 32:15 |
| enjoyment 60:9 | existing 43:24 64:11 66:20 68:5 73:13,21 74:5 75:10 76:24 77:3 78:3,18 | family 26:5 | flexibility 24:10 |
| enough 49:15 | exists 29:23 | fans 38:5 | flexible 21:11 |
| entertain 6:8 83:2 | exit 22:7 | fantastic 23:6 43:13,16 50:7 67:22 | floodplain 76:24 77:20 |
| entire 28:22 29:14 39:6 54:13 65:20 75:12 | exits 24:23 | farm 63:20 73:14 | floor 11:21,23 12:5,10 14:13 24:14 34:1 37:10, 14,18 38:18 39:6,10 48:12 49:1,8,17 |
| environment 31:17 | expand 25:2 51:4 | fast 73:12 | floors 36:17 |
| envision 81:6 | expanded 15:18 22:11 | feasible 4:6 | FLORES 3:7,11 25:15 |
| Eola 70:18 74:9 78:5 79:1,5,9 | expanding 17:15 | February 84:2 | flow 80:2 |
| equipment 44:3 | expect 66:7 | fee 72:20,22 | focusing 71:15 |
| especially 29:1 65:21, 23 68:22,24 72:9 75:16 76:7,14 78:9 | expected 69:8 | feedback 33:14 | folks 24:11 81:2 |
| essentially 12:5 44:2 | expense 43:21 | feel 40:8 41:24 42:7 | following 59:22 64:8 66:17 |
| establish 56:20 | experiencing 72:12 | feet 17:7 | foot 41:15 |
| establishing 7:14 9:12 | exposures 21:15 23:15, 17 24:14 | felt 16:15 41:10 | footprints 71:15 |
| establishment 12:14, 15 13:2 49:13 59:23 60:5,21 | extend 74:14 | figure 27:2 | formal 28:4 81:12 |
| establishments 49:21 53:15 | extension 8:8 70:17 78:5 | fill 31:5 | former 63:20 76:22 |
| estate 16:5,6,8 71:2 | extent 45:14 | filled 21:12 28:1 41:3 | fortunate 74:15 |
| estimation 29:11 | exterior 36:18 | filling 17:17 41:14 | fortunately 44:19 |
| evaluate 59:20 | extra 43:21 | final 7:12,21 9:9 27:23 29:13 30:5 32:18 62:10 66:24 | forward 8:1 9:4 20:24 30:1 48:5 56:7 67:17 75:11 81:13 82:2 |
| evening 3:1,13 7:17 9:3 11:2,12,16 32:19 59:20 | | | found 14:14 |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| foundation 64:12 66:21 | governor 3:5,17 | hear 4:4,12 9:24 20:10 26:17 30:14 33:2,14,17 | HVAC 36:1 |
| fox 72:24 80:11 | grants 74:12 | heard 9:14 10:14,15,20 20:5 26:14 32:11 49:15 54:6 57:22 60:18 62:3,4 83:18 | hygienic 4:9 |
| framework 75:4 | great 11:1,2 14:20 16:15 24:9 31:14,16,17 32:13 63:8 77:24 81:5,6 | hearing 6:8 7:6 8:18 11:9 19:13 33:16 46:3 48:8,20 55:18 58:7,8,15 62:18 66:5 81:12 82:17, 18 | <hr/> I <hr/> |
| frankly 47:13 | green 74:3 76:21 | helpful 35:10 46:11 | I-80 79:10 |
| French 31:23 46:17 | greens 74:2 | helps 75:10 80:1 | I-88 74:14 |
| fringe 13:7 15:2 34:5 | Grometer 13:14,18 14:5,11 17:6 18:20 19:2 41:6 49:3 51:3,5 53:24 54:15 62:9 | hiccups 15:6 | ice 14:19 |
| front 22:7 35:20 43:20 44:1,5 | ground 11:21,23 12:5, 10 34:1 44:13 | hiding 30:19 | idea 25:5 |
| frozen 10:1,2 | group 31:23 34:24 46:18 48:14,24 49:6 54:13 56:13 57:4 | high 67:6 69:15 73:24 79:15 80:21 | ideal 75:3 |
| fruition 21:2 64:14 68:16 | groups 49:4 | high-rise 36:24 37:2 43:14 | Ideally 51:5 |
| full-size 12:18 | growth 35:16 65:10 | highest 63:24 | ideas 55:16 |
| fumes 31:15 37:7 | guess 39:3 49:14 63:2 | highlight 69:6 | identified 78:19 80:19 |
| funding 80:14 | guides 65:10 | highlighted 74:2 | identifies 80:4 |
| future 64:12,19 65:10 67:1 69:13 72:10,15 75:3,21 77:1,6 78:2,11 79:2,7,13 80:9 | guiding 66:23 75:2 | highways 71:17 | identify 13:21,23 |
| <hr/> G <hr/> | <hr/> H <hr/> | history 45:12 | Illinois 3:6,18 7:2 14:6, 10 27:13 36:14 |
| Gallagher 25:20 26:3 | half-mile 77:12 | hit 26:20 | illumination 34:11 |
| gallery 12:16 | hallucinating 75:7 | hold 17:24 35:4 | illustrates 64:16 |
| garage 22:8 | hand 14:1 19:14,20 | home 69:2 | image 23:10 |
| garbage 29:5 51:19 | handle 21:22 44:20 | homeowner 30:18 | imagine 31:8,11 |
| gateway 81:1 | happen 15:13 21:4 67:18 79:3 80:5,7 | homeowners 31:4,9 32:2,9,10 42:22 47:13,15 53:6 | immediate 24:21 60:10 |
| gave 22:16 54:4 | happened 21:8 | homes 70:5 | impact 17:17 34:11 38:20 60:19 69:13 72:22 |
| general 29:18 34:8 39:21 60:2,7 | happening 76:15 | honest 29:20 | impair 60:11 |
| glad 8:22 44:10 | happy 37:19 63:14 66:16 81:15 82:2 | hoods 37:21 | impede 60:22 61:2 |
| goal 41:14 50:3,10,13 51:15,21 59:20 | hate 47:23 54:16 | hope 14:24 28:19 | implementation 64:13 75:5 80:4,13,18 |
| Gomez 6:13 | hazard 34:10 | hour 67:11 | important 38:7 39:8 65:11,13,23 66:12 67:20 75:5 77:19 81:1 |
| Gonzales 5:13,14 6:11, 19,20 10:5,6 18:4,6,16, 19 19:1,6 59:2,7,13,14 83:12,13 84:16,17 | hazards 21:20 24:2 | hours 60:14 | impressive 81:18 |
| good 3:1,13 7:17 10:24 11:12,16 19:2 23:1 42:1 44:23 47:7,21 55:16 62:8 63:9 80:17 81:4 82:1,14 83:22 | head 3:19 | housing 65:16,22 66:3 75:15,16 76:6,7 | improve 65:16 69:19 |
| | health 3:19 12:22 13:4 23:5 34:22 54:4 60:2,6 | hug 17:16 | improvement 60:23 |
| | healthy 45:2 | human 13:4 | improvements 78:24 79:14,23 |
| | | | in-person 3:20 67:20 |
| | | | include 18:12 19:5 72:16 |
| | | | included 68:1 |

| | | | |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| includes 62:14 64:18 72:19 | intersects 74:9 | junior 67:6 69:15 73:24 | leave 76:23 |
| including 12:15,17 60:13 76:6 | interstate 71:4,17 | jurisdiction 73:1 | left 75:23 82:13 |
| income 69:7 | introduction 64:9 | <hr/> | legend 75:22 |
| incorporated 37:12 70:12 | investments 46:15 65:18 | K | letting 13:15 |
| increase 69:7 | investors 14:15 | karate 15:17 | levels 34:4 |
| industrial 12:23 23:14 56:1 63:22 68:10,16 69:23 70:3,4,10,23 71:1, 2,5,8,10,11,12 72:1,3 73:17 77:4 | invite 54:16 | keeping 72:8 76:8,16 | licensed 36:14 |
| industry 63:24 | involve 30:22 80:8 | KELLENBERGER 8:22 11:1 | life 22:24 |
| information 8:16 | involved 16:12 17:1 30:23 36:2 | Ken 14:5 | light 55:24 74:2 |
| infrastructure 35:15 | involves 79:19 | Kendall 9:1 | lighting 60:13 |
| ingress 61:11 | involving 76:19 | Kevin 52:5,6 | limit 40:7 49:17,20 50:2 53:12 |
| initial 41:19 42:3 72:20 | Irish 31:21 46:13 | key 71:4 | limitation 40:1 |
| initiated 66:10 | issue 3:8 22:4 24:19 27:7 29:12 | keywords 75:14,15 | limitations 24:20 |
| injurious 60:9 | issued 3:6,18 | kind 12:11 15:23 22:9,16 23:4 24:4 29:19 35:7,16 40:2 42:8 47:15 52:24 56:3 68:13,17,19 73:12 74:3 81:24 | limited 12:16,17,21,24 13:5,6 14:17 35:13 39:22 60:13 |
| input 35:6 67:2,23,24 75:8 | issues 22:2,6,16,24 24:18,23 29:2,6,21 34:10 36:1 43:12 44:13 45:21 54:7 72:13 | Kindercare 7:23 8:3,7, 13 | limiting 45:15 |
| inside 44:3 78:21,23 | item 6:3 7:5,10 11:3,4 18:21 40:5 62:11 | kitchen 12:18 38:16,17 | lines 70:2 74:13 |
| insist 38:22 | items 34:18 36:5 39:18, 23 40:7 49:12,22 53:20 83:23 | kitchens 38:24 | list 12:4 20:1,7 22:10,11 25:9 34:14,15,18 35:3 40:9,23 41:11 56:19,21 80:17 |
| instance 31:8 32:8 46:13 61:19 | <hr/> | knowledge 41:7 | listed 14:23 55:21 |
| institution 12:13,21 | J | <hr/> | listen 28:2 |
| institutions 23:3 | January 3:3,15 10:22 62:6 83:20 | L | listening 45:24 |
| insurance 12:13 | Jill 7:17 | lack 35:7 70:23 71:19 | literally 16:10 37:13 |
| intentions 45:6 | Jimmy 17:2 | land 28:10 64:19 69:13 72:10,15,18 75:10,21 82:8 | live 3:8 4:13 47:4 52:6 81:24 82:3 |
| interest 51:13 65:19 66:2,12,15 68:23 70:23 71:1 | Joan 26:6,13,18,22 27:1 29:8 32:19,20,22,23 33:3,5,9 44:10,11 | landfill 63:21 76:23 | lived 33:21 50:18 |
| interested 15:8,12 36:9 66:16 | Joe 16:13 | landscaping 81:5 | lives 52:8 |
| interesting 64:22 | John 35:23 36:10 39:16 43:9 | lanes 79:21 | living 29:1 43:13 44:16 |
| internet 4:1 | John's 17:2 36:1 | large 66:14 70:5 78:6 | LLC 31:24 46:15,16,18, 19 |
| interposes 5:3 10:18 | join 26:4 | larger 24:21 71:15 | LLCS 30:20 32:1 |
| interrupt 3:7 | joined 11:24 | largest 63:16 82:7 | located 7:13 9:11 11:6, 19 27:6 57:19 61:18 62:14 71:13,16 |
| interruption 3:10 | June 3:5,17 | last-minute 35:7 | location 4:9,22 39:10 78:16 |
| intersect 74:10 | | lastly 64:14 | logistics 21:24 |
| | | leads 75:20 | |
| | | learn 15:9 | |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------|
| long 14:9 27:17 63:21 79:8 81:20 | map 68:12 | Metro 80:11 | |
| long-planned 74:13 | Mark 8:20 | Miguel 25:14 | <hr/> N <hr/> |
| long-range 65:8 70:3 75:21 | market 12:12 21:6 22:18 32:11 56:1 66:11 68:20 69:2 71:14 75:9 | Mills 17:6 | names 32:2 |
| looked 22:10 50:19 69:9,24 70:22 71:18 | markets 47:6 | mind 45:8 72:8 | Naperville 65:2 70:1,2 |
| lose 51:13 | martial 12:24 | minimize 61:11 | National 7:13,16 9:10, 13 62:15 |
| lot 7:12,14,15,21 8:3,4,7, 9,10,12,24 9:10,12,13 15:10 16:22 21:5,8 22:24 29:3,17,19 32:14 36:23 44:7 47:10,11 56:15,21 57:23 66:2 76:13 80:7,15 81:2 82:14 | master 73:2 | minute 18:1 | nature 27:21 |
| lots 8:2,5 | matter 28:20 32:13 34:22 38:13 | minutes 6:4 7:6 | necessarily 34:23 56:3 57:10 |
| Louie's 52:14 | maxed 21:21 | mission 31:5 | necessary 61:5 |
| love 23:5,21 51:5,7,10, 11 | mayoral 4:19 | mix 21:23 23:2 76:6 | negotiating 50:17 |
| low-density 75:24 76:5 | Mccarty 17:6 44:1 | mixed 23:4 | neighborhood 60:12 75:15 77:10,12,13,16 |
| luck 10:24 62:8 83:22 | means 34:3 81:20 | mixed-use 11:20 | neighboring 56:18,22 69:24 |
| | measures 61:10 | modified 56:6 61:19 | neighbors 55:13 58:15 |
| | meat 12:12 22:18 32:11 47:5 56:1 | moment 53:13 | Nelson 17:22,24 25:10 30:10,14,16 46:8 48:17 58:4 |
| | mechanical 37:5 | money 15:11 47:1 | network 78:18 |
| | medical 26:4 | monitor 33:12 | nice 15:18 22:11 51:16 63:11 |
| | medium 74:3 | month 47:17 | nicest 17:10 |
| | medium-density 68:13 70:10 | months 15:21 42:12 | niche 14:18,21 |
| | meet 38:12,14,21 44:10, 11 49:4,5 52:21 | morals 60:2,7 | night 45:21 |
| | meeting 3:3,15,20,21,24 4:3,7,22,24 10:22 28:17 35:5,8 41:7 42:17 52:24 55:10 56:12 67:4,9 84:2 | Morgan 7:17 8:20 9:8 10:15,20 | nighttime 34:11 |
| | meetings 3:22 4:16 5:6 7:3 40:18 41:5 67:20 | motion 6:9,12 7:1 9:15, 18 42:15 58:1,24 59:3,18 83:2,16 84:6,9,22 | nit-picking 28:18 |
| | Mejia 31:23 46:18 | Motion's 83:5 | nodes 71:17 |
| | member 33:20 | Motions 10:12 | noise 22:2 34:10 45:20 |
| | members 4:3,6 23:5 29:9 36:8 63:10 | move 6:10 7:9 9:4,16 30:1 56:6 66:6 67:18 81:13 83:3 | noncombustible 36:16,19 |
| | mention 39:1 65:7 75:14 80:23 | moved 20:17 84:7 | nonindustrial 71:22 72:1 |
| | mentioned 7:20 20:22 33:23 34:6,13 35:2 36:4, 14 37:5,8 41:13 43:15 52:5,17 63:17 73:2 76:17 | moves 81:11 | nonresidential 71:7 |
| | merely 32:1 34:20 | moving 67:17 75:11 | normal 60:22 67:3 |
| | messenger 13:3 | municipalities 44:18 | north 8:8 14:10 62:16 63:18 73:24 74:7 |
| | | Murphy 16:5 | northeast 71:13 |
| | | mute 11:10 19:14 20:9 25:12,14,19 26:8,16,23 32:20 33:5,6 46:7 | nos 24:5 |
| | | muted 30:13 33:15 | notary 19:16 |
| | | mutually 40:24 | |

| | | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| note 7:7 37:20 38:8 64:22 65:11,13,23 66:12, 16 70:11 75:5 77:19 | 66:7 68:14 70:9 73:14,21 75:18 76:22,23 77:1,6, 20,21 82:18 | <hr/> P <hr/> | permitted 12:5 15:3 16:21 19:4 39:5,13 53:13 55:8 60:11,24 |
| noted 59:5 73:3 | open-flame 38:24 | p.m. 62:6 83:20 | personal 12:24 |
| notes 20:4 | opening 15:15 | pandemic 65:24 | personally 16:7 42:24 |
| notice 4:15 28:5 82:18 | operation 53:10 59:24 60:14 | parcel 8:2 | perspective 23:20 32:5 54:5 |
| noting 56:24 58:11 | opinion 30:2 47:15 | pared 40:23 42:5 | pertinent 41:24 |
| noxious 50:21 | opportunities 75:17 76:13 77:24 | paring 45:14 | petition 48:14 49:22 |
| number 7:11 11:4,7,8 12:11 18:7 22:18,21,22 27:16 45:20 46:22,23 48:16 49:21 61:15 62:11 | opportunity 35:9 38:2 43:8 63:14 77:16 | park 7:13,16 9:11,13 22:8 71:12 72:1,7,9,24 73:7 77:7,11 | petitioner 8:15,19 13:11,21 17:21 19:8 20:6 40:14 48:10,23 49:2,23 53:22 56:12 |
| <hr/> O <hr/> | opposed 43:21 | parking 8:5 24:19,20,23 29:5 45:20 51:12,19 53:8 | petitioner's 8:1 |
| object 22:20 | options 75:16 | parks 73:21 74:2 75:18 77:10,12,13,16 | petitioners 12:9 14:1 28:14 31:20 41:10 48:11 55:3 |
| objection 31:19 | order 3:2,14 4:19 | Parkway 79:7 | petitioning 48:14 |
| objections 41:12 | orderly 60:22 | parlor 14:19 | phone 19:13 20:8 25:13 26:7 46:7 |
| obligation 79:5 | ordinance 11:4 57:17 62:11 72:19 | part 24:17 28:4,12 34:16 35:3 48:13 49:22 59:5 64:23 80:3 | phones 18:16 |
| occasions 15:14 | organizations 34:2 | particular 36:15 78:16 | physical 4:1,5 28:9 29:12,20 |
| occupancies 22:3 | orientation 60:16 | parties 28:8,11 29:11 | physically 4:21 |
| occupancy 21:16 | original 8:9 34:15 58:13 76:2 | partner 80:12 | pick 34:21 |
| occupants 49:17 | originally 14:16 24:3 | passing 38:4 | picked 42:14 65:20 |
| occupied 34:1 50:14 | Oswego 70:15,16 72:11 79:15,17 | past 43:19 44:1 | pickup 34:20 40:2 53:20 58:22 |
| occupy 24:11 | outdoor 60:14 | patio 37:24 50:7 | piece 82:13 |
| occupying 48:15 | output 51:20 | pay 47:17 72:20 | Pilmer 3:1,13 5:5,17,18, 22 6:2,12,23,24 8:17 9:5, 14,18 10:9,12,24 11:3 17:18,20,24 18:5 19:7,24 20:11 25:8,18 26:2,6,13, 18,22 27:9,14 30:9,15 32:17,24 33:3,9,11,17 35:18,21 39:16 40:12,16 43:1 46:1,6 48:6,20 51:2 53:2,18 54:14 55:15 56:8 57:22 58:6 59:3,17,18 61:3,9,15 62:8,10 63:7 81:17 82:6,14 83:1,5,16, 22 84:5,9,20,21 |
| odds 47:4 | overcome 57:5 | paying 28:11 | |
| odor 22:2 34:10 | overpaying 47:2 | PDD 73:16 | |
| odors 38:3 44:4 | owner 11:23 15:11 16:4 17:23 20:14 52:8,9 | PDF 68:1 | |
| office 17:4 76:11 | owners 14:12,15 29:1 30:21 35:6 40:19,20 42:18,19 44:21 46:21 48:12,13,15,19,24 49:6 50:11,16,17,18,22 51:7 54:1 56:13 80:9 | Peddy 14:6 | |
| office-type 12:6 | ownership 49:6 | pedestrians 75:18 | |
| officer 36:11 | Owusu-safo 5:15,16 6:21,22 10:7,8 40:15,17 55:20 59:15,16 61:13 83:4,6,14,15 84:18,19 | Pedro 18:4,5 | |
| official 4:14 | | people 11:13 15:20 16:22 19:9 22:24 24:22 30:1,20 31:3,4 32:1,3 34:21 46:12,24 52:13,19 55:1 66:5 67:21 | |
| Ogden 7:14 9:11 | | percent 17:8 | |
| older 32:9,10 | | performing 12:14 22:22 | |
| on-site 58:21 | | permit 16:14 39:5 | |
| one's 78:8 | | | |
| oops 77:1 | | | |
| open 3:22 4:16 5:6 7:3 14:22 21:11 52:20 53:1,7 | | | |

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Plainfield 65:2 70:6,8,12 | presentation 64:6 67:6,12,16,21 | provided 61:6,8 67:6 | <hr/> R <hr/> |
| plan 7:12,21 11:5,24 12:1 18:6 28:15 33:5,6 57:18 62:13 63:15 64:3,5,10,14,19 65:6,7,8,14,15 66:10,17,22 68:9 69:3 70:3,7,14,16 71:9 73:2,13 75:4,21 76:2,20 77:9 80:4 | presenting 21:15 | providing 64:8 | |
| planned 21:1 63:21 73:16 74:18 79:8 | preservation 76:21 | provision 61:4 | R-I-E-S 20:14 |
| planner 7:18 68:4 | pressing 13:2 24:1 | provisions 72:19 | R20-124 4:23 |
| planning 3:2,14 6:4 7:18 11:17 33:6 64:9,10 66:1,19 67:3 72:10 73:8 | pretty 35:11 73:12 76:4 | prudent 3:22 | Rail 65:1 74:8 |
| plans 67:1 79:18 | previous 73:5 | public 3:19 4:6,9,12,17 7:6 11:9 19:12 20:4 36:8 46:3 48:8,20 58:7 60:2,6 61:12 62:17 67:2,4,9,23 68:14 81:12 82:17,18 | railroad 62:15 70:2 |
| plat 7:12 9:2,10 | previously 4:18 8:24 | pull 57:8 63:3 | Rainbow 7:23 |
| plays 12:16 | primary 39:2 | pulled 21:9 | raise 14:1 19:14,19 21:24 72:13 |
| Plaza 11:5 12:1,3 42:2 57:18 | principles 66:23 75:2 | pulling 36:5 44:24 | ramps 22:7 24:24 |
| pleased 27:23 | prior 4:2 29:13 30:5 55:10 58:15 | purchasers 20:16 45:15 | ran 36:12 |
| point 17:14 19:10 27:18 34:20 44:9 46:2,21,23 48:7 52:10 | private 74:4 | purple 68:11 76:3,4 | re-evaluate 22:14 |
| points 78:13,15 | problem 40:10 42:20,23 45:5 50:15 52:22 54:20 | purpose 12:20 40:6 64:9 | read 12:11 28:3 75:12 |
| population 69:6,8 73:3 | problematic 58:18 | purposes 44:20 60:10 70:21 | real 16:5,8 24:20 71:2 |
| portion 27:6 | process 9:3 13:15 14:16 15:21 16:22 42:9 56:6,14 57:12 64:11 66:20 67:3 73:8 | pursuant 61:20 | realigned 74:10 |
| possibility 35:1 | processing 34:20 | pursued 74:12 | realignment 74:12 |
| possibly 35:14 | project 16:9 74:13 | pursuing 16:23 | realistic 45:15 |
| potential 8:12 38:16 71:7 76:14 77:10 | projected 69:7 | put 18:21 42:15 43:10 52:1,24 66:2 67:3 78:20 | realities 75:9 |
| potentially 38:6 54:17 57:2 | promote 65:17 | | reason 17:12 37:4 56:20 |
| Powerpoint 63:4 | prompted 15:14 | <hr/> Q <hr/> | reasons 66:10 |
| practical 3:22 4:8 | properties 31:22 41:3 46:16 47:18 48:18 56:17,18,23 62:14 64:20 82:11 | quality 21:19 24:7 34:9 54:5,7 80:21 | recall 7:20 |
| precedence 54:7 | property 11:6,19 22:5 27:17,21 28:22 29:3,22 34:3,12 40:20 45:2,3,12,16 47:16 48:24 50:11,17 57:18 59:21 60:9,12,23 68:17 74:17 80:8 | question 19:3 48:22 49:24 51:1 59:21 | received 68:1,2 |
| preference 29:16 | proposal 59:21 61:3,9 | questions 8:14,16,17 9:6 13:11 17:20 18:2 19:7 20:3,6 40:13 48:10 49:10,14 53:4 55:18 64:3 67:14 81:16,19 82:16 83:1 | recently 74:10 |
| premises 40:4 49:7 53:21 | proposed 38:15 78:3,4,20 | quick 44:15 | reciprocal 8:5 |
| presence 4:2,6 | propped 47:15 | quickly 27:1 | recognize 9:1 21:6,10,14 |
| present 4:21 67:12 81:11 | protection 43:12 | quorum 4:2 5:21,22 | recommend 9:8 55:6 57:16 58:19 82:23 |
| | proud 81:8 | | recommendation 9:7,15 40:10 55:19 57:7,9,14,23 58:3,13 59:4,6 82:21 |
| | provide 61:10 65:15 75:4,8 77:17 78:1,6 | | recommendations 56:11 58:10,11 61:20 64:12 66:18,22 67:1 74:22 75:1 |
| | | | recommending 56:10 76:5 |
| | | | recommends 64:19 |
| | | | record 4:24 20:12 25:11 27:10 30:11 32:3 33:1 |

| | | | |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 48:23 | required 71:24 72:1 | revenue 72:13 | S |
| recorded 4:18 | requiring 8:6 | review 81:14 | |
| recreation 40:6 | reservations 25:5 | revision 7:11 9:9 11:5 12:1 57:17 | safety 22:24 38:10,20 60:2,6 |
| recreational 12:21 23:3, 8 69:17 74:1,4 | resident 20:14 33:19 35:5 | revisions 62:12 | sales 12:22,23 |
| red 32:14 76:8 78:19 | residential 11:22 20:18, 24 21:17 22:1,5 24:16 27:6,16,19 28:21 29:14 30:5 33:20 34:12 42:21 44:21 46:10,12,21,24 47:3,4,13,14 48:1,13 51:23 52:3,7,8 56:13 57:4 66:3,11 68:24 69:20 70:4,10,20 73:20 76:1,6 77:15 78:7 | rezoned 70:24 | salons 13:1 |
| reflect 75:3 | residents 21:5 22:4 34:7 35:5 40:8 69:21 73:4 | Ries 20:8,10,13 26:3 28:20 33:23 34:7 35:2 43:5,6 | sat 68:17 |
| refuse 60:15 | resolution 4:23 7:11 9:9 | rise 69:8 | scared 15:22 |
| regarding 7:4 20:3 34:8 40:5 | resolve 56:13 | risk 43:11 | scenarios 22:9 |
| region 36:24 79:12 | resolved 40:23 | risks 21:16 | school 67:7 69:16 72:6, 9,12,14,22 73:7,23,24 79:15 |
| registered 7:7 19:10,11 32:19 43:3 82:19 | respect 39:4 59:21 | river 11:5,6,7,20 12:1,3 20:15 27:5 31:14,24 33:4 42:1 46:19 51:11 57:17, 19,20 | schools 76:17,18 |
| regular 4:21 52:2 | respects 61:16,23 | riverbank 37:4 | scope 14:17 |
| regulations 61:17,18,23 | respond 35:19 | riverfront 50:6 | screen 63:6 |
| related 3:19 | response 46:9 | road 27:17 62:17 63:18 70:18 74:9 79:1,2,5,16, 20 | seconded 6:13 9:19 59:6 83:6 84:10 |
| relates 29:7 | rest 24:9 | roadmap 65:10 | secretary 4:20 |
| remaining 70:20 | restaurant 17:2 21:7,9 38:17 44:2 51:6,17 | roads 61:4 74:17,18 | section 55:8 68:3 |
| remains 77:5 | restauranters 51:10 | roadway 79:19 | secure 80:14 |
| remember 52:17 76:1 | restaurants 12:6 21:1 37:10,21 38:17 39:6,10 49:19 50:4,23 52:15 53:6,7,10,13 76:11 | roll 4:13,24 5:7 6:14 9:20 59:8 83:7 84:11 | seeking 53:19 |
| removal 29:5 59:1 | restricting 53:20 | roof 37:15,22 43:17,22 44:4 | sell 24:11 |
| remove 54:20 | restrictive 12:4 | rooftop 38:4 | seminars 12:19 |
| removed 40:9 55:7 56:4 58:20,21 | resubdivision 7:15,19 9:12 | rooftops 76:14 | send 25:15 |
| rented 27:24 | result 37:11 | room 11:14 | senior 11:17 68:4 75:16 76:7 |
| renters 47:19 | retail 12:22 22:6 60:19 72:14,17 75:16 | rope 44:24 | sense 15:7 25:3 40:18 44:8 54:1 |
| repair 13:3 18:7,8,12,23 | retention 8:6 | roughly 14:19 | separate 72:21 |
| report 75:13 80:16 | retry 3:9 | roundabouts 79:19 | serve 52:15 69:22 |
| reporter 5:3 10:18 | return 37:13 | route 19:4 62:16 65:3 70:16,19 74:7,11 | services 12:22,24 13:3, 4,5 18:8,9 35:24 36:11 54:8 |
| represent 44:17 | | row 21:7 51:6 | set 41:5 64:7 65:11 |
| representation 49:2 | | rules 4:18 | share 28:8 49:5 63:5 |
| represented 27:15,18 | | run 28:9 37:16 79:9 | shared 29:4,5 44:22 |
| representing 49:3 53:24 | | runs 37:13 | sharing 28:10,11 29:12 |
| request 25:15 29:18,24 | | | shop 18:14 |
| requested 18:7 | | | shopping 75:17 76:11, 13 |
| requesting 11:24 12:9 | | | |
| require 15:21 71:23 | | | |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| short 41:6 | social 4:10 34:2 | 18,19 82:15 | students 72:21 |
| short-term 80:5 | sod 63:20 73:14 | staff's 9:14 57:22 59:4 | studied 70:13 |
| show 37:19 77:10 78:3, 14 | solid 78:19 | stake 28:24 | studio 12:17 15:17 |
| showed 76:2 | solved 31:3 | stakeholders 30:4 | studios 13:1 |
| shown 47:6 78:17,21 | sort 47:12 | stand 84:22 | study 69:14 |
| sic 6:13 71:13 | sounds 33:13 | stand- 51:20 | stuff 18:16 |
| side 28:21 30:4 68:22 70:15 | south 8:8 11:6,7,20 20:14 27:12 33:4 57:19, 20 62:16 63:17 65:2,4 70:6 74:8 | standpoint 51:19,20 | style 23:10 |
| sidelined 56:3 | southern 64:23 | star 26:10,11,12,14,20, 21 | subarea 62:13 64:4,17, 18 67:8 69:4,18 71:3,14, 21 75:4 |
| sides 37:23 38:6 | space 14:13 15:13 17:8, 17 41:19 42:19 48:15 51:7,10 52:9 60:20 66:7 68:14 70:9 73:14,22 75:18 76:12,22,24 77:2, 6,20,21 | start 14:4 19:24 22:3 42:16 50:1 51:11,13 63:8 | subdivide 8:2 |
| Sieben 4:20 5:8,11,13, 15,17,19,24 6:15,17,19, 21,23 9:21,23 10:4,7,9, 11 13:22 14:3 19:11,16, 22 35:19,22 39:19 50:1 51:3 55:4 58:12 59:5,9, 11,13,15,17 83:8,10,12, 14 84:1,4,12,14,16,18,20 | spaces 8:6 24:11 27:20, 24 31:5 33:24 41:14 42:5 43:18 50:14 | started 17:13 41:22 42:15 68:20 | subdivision 8:9 |
| sign 81:6 | speak 7:4,8 19:10,12 29:15 32:4,19 41:9 43:3, 5 44:11 46:5 63:15 82:19 | state 10:13 14:3 20:12 25:10 26:19 30:11 32:24 55:4 60:4 61:22 62:2 | subject 11:19 |
| signage 25:1 60:13 | speaker 13:20 32:18 36:4 48:11 | statement 75:13 | submitted 15:5 |
| signal 78:5,11 | speakers 19:17 35:22 36:8 37:8 39:20 48:8 52:17 | statements 20:20 58:24 | substantially 60:11 |
| signals 78:3,4 | speaking 48:21 58:7 | statewide 3:6,18 | suburbs 36:22 54:23 66:6 |
| significant 61:14 71:23 72:2 | speaks 45:8 | stay 15:2 57:10 | successful 67:11 |
| similar 56:16 66:17 | special 12:20 15:9,21 23:8 40:6 | step 42:16 55:12 66:19, 24 76:18 | sufficient 54:6 |
| similarity 56:23 | specific 14:19 19:4 29:7 34:15 | steps 64:13,15 81:10 | suggest 22:13 55:7 |
| single 28:23 37:16 | specifically 4:8 30:18 | Steven 31:22 46:17 | suggested 31:8,10,14 |
| single-family 65:22 69:1 70:5 | specifics 29:18 | stick 67:19 | suggesting 55:9 |
| Sirs 58:4 | spending 43:21 | stone 65:11 | Suite 27:12 |
| sit 28:2 | spent 43:11 56:15 | stop 32:16 | summary 67:24 |
| sit-down 49:19 50:4,23 | split 8:24 | storm 37:24 | super 67:22 |
| site 23:22 50:7,8 | sprung 47:12 | strategies 64:13 80:4, 18 | support 49:16 77:8 |
| situation 44:23 | staff 8:17 9:6,7,8 10:13 20:5 40:9,13 49:24 50:16 55:19 57:13,16 58:10,19 62:2,19 63:24 72:8 81:8, | Strategy 63:13 | supported 12:6 |
| size 22:23 | | street 11:5,7,8,20 12:1,3 20:15 24:24 27:5 33:4 42:1 57:18,19,20 62:16 63:18 65:2 67:7 79:6,14 | supporting 12:15 |
| slash 70:18 | | streets 61:12 | supportive 49:16 |
| slide 64:16 73:10 74:5 77:2 81:10 | | strong 65:21 66:11 80:12 | surface 54:19 |
| small-scale 71:11 | | structure 28:9 29:12,15 39:5 | surprise 28:4,12 |
| smoothly 81:12 | | structures 29:20 | surrounding 60:23 61:2 71:6 |
| | | | swear 13:19,22 19:15,18 |
| | | | sworn 14:2 19:21 |
| | | | system 65:17 74:6 |
| | | | systems 32:13 |

| | | | | |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| T | taking 68:20 | time 7:22 8:9 15:10,11 19:10 20:2 22:14 28:6 29:17 36:23 44:20 52:23 53:9,12 56:5,16 57:14 61:8 62:9 65:12 66:13 69:10 79:23 81:3 | trends 71:10 | 69:11 70:8,16 |
| talk 28:14 32:2 42:17 43:8 44:12 55:14 64:10 74:24 77:2 80:3 | talked 58:14 64:4 79:1 80:13,19 81:20 | times 15:11 47:7 53:7 | Trevor 63:12 74:21 81:17 | upscale 20:24 |
| talking 17:13 29:4 39:12 42:21 45:13 53:10 55:22 76:10 | talks 69:3 71:9,10 | today 43:8 45:24 49:2 51:18 55:12 56:4 58:16 69:5 | tricky 14:14 | upstairs 50:15 |
| task 48:3 | task 48:3 | tonight 6:3 7:5 8:23 27:3,8 28:2,14,20 30:8 36:9 49:15,23 56:20 63:11 | troublesome 39:11 | usage 18:7 |
| tax 24:22 | tax 24:22 | total 79:21 | Trust 31:23 46:17 | users 72:2 |
| taxing 72:8 80:10 | taxing 72:8 80:10 | touch 36:3 | truthfully 36:20 38:21 | utilities 28:11 61:4 71:19,21,23 72:4 80:11 |
| team 50:11 | team 50:11 | tougher 36:23 | turn 13:10 62:19 68:4 74:21 | V |
| teleconference 4:1,15 | teleconference 4:1,15 | towards 79:15 | two-lane 79:16,20 | vacant 8:4 12:8 17:9 41:2 51:7 64:20 68:17 |
| tenure 36:13 | tenure 36:13 | tower 71:24 | type 39:24 51:16 52:2 76:10 | Vacek 11:11,16 13:17,19 18:13,18 25:23 26:9,12, 21 30:13 33:5 46:4 53:12 57:15 62:4,22 63:2 68:4, 7 81:22 82:23 83:18 84:3 |
| terms 4:22 35:15 78:2 | terms 4:22 35:15 78:2 | townhouse 73:5,20 | types 76:6 80:18 | Vacek's 64:7 |
| Terrance 25:20,22,23 | Terrance 25:20,22,23 | Tracey 11:10,16 14:23 17:15 62:20 64:7 68:4,6 74:23,24 76:2,17 78:24 81:18 84:1 | typical 67:2 | Valley 72:24 |
| Terry 20:7,13 26:3 28:19 29:8 33:23 34:7 35:2 43:6 45:11 55:22 | Terry 20:7,13 26:3 28:19 29:8 33:23 34:7 35:2 43:6 45:11 55:22 | tracks 62:15 | U | values 34:3 45:2 60:12 |
| testimony 20:4 49:15 55:6 56:19 60:18 | testimony 20:4 49:15 55:6 56:19 60:18 | tract 82:8 | U.S. 62:15 65:3 | Vantrese 16:13 |
| theme 23:10 | theme 23:10 | traffic 29:21 61:11 74:19 78:16 | ugly 38:5 | vehicles 75:17 |
| therapy 13:5 | therapy 13:5 | trail 70:18 74:14 78:18 | Uh-huh 18:18 | vent 43:16 |
| thing 15:18 38:7 39:4,19 40:1 41:2 45:1 47:1,7 58:4 67:18 70:22 71:18 72:5 80:23 | thing 15:18 38:7 39:4,19 40:1 41:2 45:1 47:1,7 58:4 67:18 70:22 71:18 72:5 80:23 | trails 77:22,23 78:20 | ultimate 51:21 81:14 | ventilation 32:13 43:15 |
| things 14:20 16:14 29:3 31:2,7,13,19 32:12 35:23 40:24 47:5 68:19 76:5 80:5 | things 14:20 16:14 29:3 31:2,7,13,19 32:12 35:23 40:24 47:5 68:19 76:5 80:5 | training 12:19 | underdeveloped 64:20 | venting 43:19,20 |
| thinking 24:5 51:11 79:22 | thinking 24:5 51:11 79:22 | transition 68:12 | understand 30:17 34:14 39:7 54:15 66:20, 21 | vents 29:5 44:4 |
| thought 14:16 22:12 24:13 41:12,15 52:12,18 53:18,23 54:3 67:11 | thought 14:16 22:12 24:13 41:12,15 52:12,18 53:18,23 54:3 67:11 | transparency 47:11 | undeveloped 63:16 82:8 | Ventures 31:21 46:14 |
| throughout 13:9 39:6 65:20 73:8 75:19 | throughout 13:9 39:6 65:20 73:8 75:19 | transparent 46:12 | unfortunate 47:14 | venue 22:24 |
| Tidwell 5:20 | Tidwell 5:20 | transportation 65:17 71:16 74:6 78:2 79:11 80:1 | UNIDENTIFIED 13:20 | verbatim 4:24 |
| | | trash 21:23 | unincorporated 77:4 78:10 | verified 4:3 |
| | | travel 81:2 | unit 12:10 29:1 52:7,8 | vet 29:17 |
| | | tremendous 79:10 | units 11:7,8,21,22,23 12:7,10 20:16 27:7 57:19,20 | via 4:14 10:23 62:6 83:20 |
| | | trend 54:21 66:7 | unmute 25:13,16 | vibrant 45:1 |
| | | trending 54:22 | unnecessary 47:24 | vicinity 60:10 |
| | | | unreasonably 60:1 | view 31:17 64:17 |
| | | | unusual 27:21 | views 31:14 67:15 |
| | | | update 66:13 70:14 | village 28:5 70:12,17 79:17 |
| | | | updated 65:12 68:9 | virtually 19:19 67:9 |
| | | | | virus 47:8 |

vision 64:2 65:9 66:23
68:16 74:22 75:1,2,11,13

visioning 75:6

voice 28:23 29:15

volume 21:22,23 25:3

volumes 24:21

vote 58:5 59:17

voted 56:4

votes 4:13,23

W

Wacker 27:12

waiting 11:14 62:23

walk 75:22

walking 77:12,22

walls 36:18

wanted 14:21 39:1
40:18 46:5 52:24 66:9
67:10 69:5 75:14

wanting 66:5

ward 7:16 11:8 62:17
63:19 65:21 68:24

waste 21:20 34:9 39:4,7,
11,12

watch 67:10,21

water 71:24

ways 39:14

web 62:7 83:20

website 4:14 79:17

Wednesday 3:3,15

week 10:22 55:11

welcome 17:19 81:6

welcomed 41:13

welfare 60:3,7

well-built 31:12

well-protected 43:14

west 62:14 65:3 70:15
74:8 82:11

western 36:22

white 78:12 79:9

widen 79:5

widened 79:2

widening 79:16

widenings 79:2

Wikaduke 70:18 74:14
79:7

William 26:7,17,20
32:20,23 33:2,4,10,15,19

Williams 29:8

willing 49:5

windows 37:24 38:4

wish 50:9

witnesses 14:2 19:21

Wolf's 62:13,16 63:18
64:4,17 68:13 69:15
73:19,23 74:7 79:13

work 20:1 24:15 25:1
52:22 56:12 76:18 80:20
81:8 82:14 83:22

workaround 15:23

worked 16:9 17:14
72:23

working 17:15 50:11,22
72:24 77:7

workshops 12:20

world 67:3,8

wrote 56:2

Wu's 31:24 46:19

Y

year 17:13 41:20 42:11
44:1 65:19

years 16:7,8,10 17:1,10
27:17 33:22 36:12 41:19
43:11,18 45:18 48:16
50:3 63:24 65:9 68:21
80:6,7

yellow 75:24 76:3

yoga 13:1

York 21:8

Z

zoned 73:16

zoning 3:2,14 6:4 7:18
10:21 11:17 13:7 16:14,
20 28:7 29:14 30:5 33:7
34:17 55:10 62:5 65:14
66:1 73:15 83:19

Zoom 3:8 4:14 10:23
62:24