



**THE VILLAGE OF HAWTHORN WOODS  
SPECIAL PLANNING, BUILDING AND ZONING COMMISSION MEETING  
PERFORMING ARTS CENTER, LAKE ZURICH HIGH SCHOOL  
300 CHURCH STREET, LAKE ZURICH, ILLINOIS  
TUESDAY, APRIL 8, 2025  
6:30 PM**

**MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Mr. Merkel called the meeting to order at 6:32 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Ms. Massel, Mr. Preble, Mr. Glickman, and Mr. Wifler.

Also present: Trustee Liaison Tom Rychlik, Community Development Director Chris Heinen, Chief Administrative Officer/Village Clerk Donna Lobaito, Chief Financial Officer/Deputy Village Clerk Katreina Koprowski, Public Works Director/Village Engineer Erika Frable, PE, Village Engineer Lee Fell, PE, Jennifer Hendricks, Landscape Architect, and Village Attorney Patrick Brankin.

**II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**

None this month.

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes of the February 11, 2025 Planning, Building and Zoning Commission Meeting

Motion by Preble, second by Wifler to approve the Minutes of the February 11, 2025 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Masel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

**IV. NEW BUSINESS**

- A. Public Hearing - Special Use Planned Development – Consideration of an application by M/I Homes of Chicago, LLC, as applicant for entitlements for a mixed residential subdivision related to the property located south of Old McHenry Road, north of Illinois Route 22 and east of Birkdale Drive and Pinehurst Drive. Applicant seeks approval of a i) Special Use and Special Use Planned Unit Development, ii) Preliminary Plan and Plat, iii) Preliminary Engineering, iv)

Preliminary Landscape Plan, v) Architectural Plans and Elevations as set forth on the plans and materials submitted with the application, vi) certain departures from the Village Code

Motion by Massel, second by Glickman to open the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried, and the public hearing opened at 6:36 p.m.

Transcripts of this portion of the meeting were prepared by Cathleen M. Baker, CSR, Paszkiewicz Court Reporting and are attached as Exhibit "A".

Motion by Preble, second by Tisci to continue the public hearing to May 6, 2025 at 6:30 p.m. at same location as this meeting.

Voice vote.

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

## V. ADJOURNMENT

Motion by Massel, second by Tisci to continue the meeting to May 6, 2025 at 6:30 p.m. at same location as this meeting.

Voice vote.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

The proceedings were adjourned at 10:04 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk



## **REPORT OF PROCEEDINGS**

**Date:** April 8, 2025

### **VILLAGE OF HAWTHORN WOODS PLANNING, BUILDING AND ZONING COMMITTEE SPECIAL MEETING**

**Court Reporter:** Cathleen M. Baker, CSR

Paszkiewicz Court Reporting

Phone: 847-598-0322

Toll-Free: 855-595-3577

Fax: 618-855-9513

[www.spreporting.com](http://www.spreporting.com)

VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMITTEE  
SPECIAL MEETING

Tuesday, April 8, 2025

6:30 p.m.

Lake Zurich High School  
Performing Arts Center  
300 Church Street, Lake Zurich, Illinois

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 PLANNING, BUILDING AND ZONING COMMITTEE  
2 JIM MERKEL, Chair  
3 LARRY GLICKMAN  
4 AUDREY MASSEL  
5 KURT PREBLE  
6 DANTE TISCI  
7 CHARLIE WIFLER  
8 TOM RYCHLIK, Trustee Liaison  
9 CHRIS HEINEN, Director of Community Development  
10 DONNA LOBAITO, CAO, Village Clerk  
11 LEE FELL, Village Engineer  
12 ERIKA FRABLE, Village Engineer  
13 JENNIFER HENDRICKS - Landscape Architect  
14 KATREINA KOPROWSKI, CFO/Deputy Village Clerk  
15 SCHAIN BANKS  
16 MR. PATRICK T. BRANKIN  
17 Counsel for the Village of Hawthorn Woods  
18 PRESENT ON BEHALF OF THE APPLICANT:  
19 ROSANOVA & WHITAKER, LTD, by  
20 MR. RUSSELL G. WHITAKER, III  
21 Counsel for the applicant.  
22 M/I HOMES OF CHICAGO, LLC  
23 RICH OLSON  
24 GARY R. WEBER  
LISA PAJON  
KLOA, INC.  
JAVIER MILLAN

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24

HAEGER ENGINEERING, LLC  
JOSH TERPSTRA  
  
MEMBERS OF THE PUBLIC

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 4

1           CHAIRMAN MERKEL: Good evening  
2 everyone. It is 6:32. We will call this  
3 meeting to order of the Planning, Building and  
4 Zoning Committee Special Meeting for the Village  
5 of Hawthorn Woods. We are doing this at the  
6 Performing Arts Center of Lake Zurich High  
7 School, and today is April 8, 6:33 p.m. or  
8 whatever I said. So at this moment we are  
9 looking for a call to order, so we will do a  
10 roll call.

11           CLERK LOBAITO: Mr. Merkel.

12           CHAIRMAN MERKEL: Present.

13           CLERK LOBAITO: Mr. Tisci.

14           COMMISSIONER TISCI: Present.

15           CLERK LOBAITO: Ms. Massel.

16           COMMISSIONER MASSEL: Present.

17           CLERK LOBAITO: Mr. Preble.

18           COMMISSIONER PREBLE: Present.

19           CLERK LOBAITO: Mr. Glickman.

20           COMMISSIONER GLICKMAN: Present.

21           CLERK LOBAITO: Mr. Wifler.

22           COMMISSIONER WIFLER: Present.

23           CLERK LOBAITO: We have a quorum.

24           CHAIRMAN MERKEL: We are friendly if

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 5

1 you if guys want to move forward. I feel like  
2 I'm in church. No one's sitting in front.

3           So the first thing -- the second  
4 thing on our agenda today is the opportunity for  
5 the public to address our commission with  
6 anything that is not on the agenda, so if there  
7 is anybody here to talk about anything that's  
8 not on our current agenda. Seeing none, we are  
9 moving forward to Item 3.

10           Item 3 is the approval of our  
11 minutes. I am looking for a motion to approve  
12 our minutes from our February 11, 2025,  
13 Planning, Building and Zoning Commission  
14 meeting.

15           COMMISSIONER PREBLE: So moved,  
16 Preble.

17           COMMISSIONER WIFLER: I'll second.

18           CHAIRMAN MERKEL: That was Kurt and  
19 Charlie. And we will do a roll vote, please,  
20 Miss Lobaito.

21           CLERK LOBAITO: Mr. Merkel.

22           CHAIRMAN MERKEL: Yes.

23           CLERK LOBAITO: Mr. Tisci.

24           COMMISSIONER TISCI: Yes.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 6

1 CLERK LOBAITO: Miss Massel.

2 COMMISSIONER MASSEL: Yes.

3 CLERK LOBAITO: Mr. Preble.

4 COMMISSIONER PREBLE: Yes.

5 CLERK LOBAITO: Mr. Glickman.

6 COMMISSIONER GLICKMAN: Yes.

7 CLERK LOBAITO: Mr. Wifler.

8 COMMISSIONER WIFLER: Yes.

9 CHAIRMAN MERKEL: All right, guys, we  
10 are three-quarters through our agenda.

11 All right. The next topic is  
12 Item 4 on our agenda, which is new business.  
13 And this is a public hearing. Let me read that.  
14 It's a public hearing special use planned  
15 development consideration of an application by  
16 M/I Homes of Chicago, LLC, as applicant for  
17 entitlements for a mixed residential subdivision  
18 related to the property located south of Old  
19 McHenry Road, north of Illinois Route 22 and  
20 east of Birkdale Drive and Pinehurst Drive.  
21 Applicant seeks approval of, one, special use  
22 and special use planned unit development; two,  
23 preliminary plan and plat; three, preliminary  
24 engineering; four, preliminary landscape plan;

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 7

1 five, architectural plans and elevations as set  
2 forth on the plans and materials submitted with  
3 the application, and six, certain departures  
4 from the Village Code.

5 At this time, I'm looking for a  
6 motion to open the public hearing.

7 COMMISSIONER MASSEL: So moved.

8 CHAIRMAN MERKEL: Audrey.

9 COMMISSIONER GLICKMAN: Second.

10 CHAIRMAN MERKEL: We have a second.

11 That was Larry. Larry.

12 CLERK LOBAITO: Thank you.

13 CHAIRMAN MERKEL: We need a roll call  
14 please, Miss Lobaito.

15 CLERK LOBAITO: Mr. Merkel.

16 CHAIRMAN MERKEL: Yes.

17 CLERK LOBAITO: Mr. Tisci.

18 COMMISSIONER TISCI: Yes.

19 CLERK LOBAITO: Miss Massel.

20 COMMISSIONER MASSEL: Yes.

21 CLERK LOBAITO: Mr. Preble.

22 COMMISSIONER PREBLE: Yes.

23 CLERK LOBAITO: Mr. Glickman.

24 COMMISSIONER GLICKMAN: Yes.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 8

1 CLERK LOBAITO: Mr. Wifler.

2 COMMISSIONER WIFLER: Yes.

3 CHAIRMAN MERKEL: Okay. So I'm going  
4 to walk through what we are going to do today,  
5 or this evening. So we opened the public  
6 hearing. And what we are going to do is, first  
7 we are going to ask staff to give us an overview  
8 report of what we are going to hear today of  
9 what we are talking about and a little more of  
10 the details. We will then ask the applicant to  
11 come forward and present their comments and  
12 presentation. At that point, we will ask -- the  
13 commission will ask questions around that. So  
14 that will be the next comment or the next point.

15 At that point when we are  
16 finished asking our questions to the applicant  
17 will be the chance for the public to come  
18 forward and ask any questions that you might  
19 have, and I'm going to talk about that in a  
20 second. We will then deliberate and come up  
21 with a recommendation. So our outcome of these  
22 meetings is a recommendation, not an approval.  
23 It's a recommendation to our board. So that's  
24 what's going to happen theoretically today if we

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 9

1 get through everything, okay.

2 Any other questions? Patrick's  
3 our village attorney who corrects me when I make  
4 mistakes.

5 So a couple things. One,  
6 everyone's going to have a chance to speak  
7 tonight, so we will do that here in a minute.  
8 One, I'm going to read a couple kind of rules of  
9 engagement or how we do this. This is a legal  
10 proceeding, so we want to make sure we follow.  
11 One, each speaker, when you come forward, state  
12 your name in a clear manner so that it can be  
13 recorded in the minutes of the meeting, your  
14 name and address.

15 Number two, we'd like no person  
16 to speak during the public comment for more than  
17 three minutes. We'd like to keep your comments  
18 short and concise. And you can't say I'm going  
19 to yield my time to someone else. Three minutes  
20 is what we can do to get through this tonight.

21 Secondly, we are good listeners.  
22 We have been doing this for a while, but we are  
23 good listeners. So if you are going to say the  
24 exact same thing as someone else, we don't need

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 10

1 to repeat 14 times the same thing over and over  
2 again.

3           And then the last thing there is  
4 no person may be discourteous, belligerent,  
5 clapping or yelling or anything like that. We  
6 want to he keep that to a minimum, booing or  
7 other such action. The chair may limit the  
8 comments of any person who engages in such  
9 comment. And this is specifically important  
10 because there is a court reporter here and  
11 present and transcribing everything we say here.

12           So that was kind of the rules of  
13 engagement. The other thing we will do, if you  
14 are planning to say anything -- I can see you  
15 now much better. What we are going to do is  
16 change it a little bit. We are going to swear  
17 the applicant in first. The applicant, if you  
18 could, please stand. Patrick.

19           MR. BRANKIN: The applicant and  
20 everyone who is going to speak on behalf of the  
21 applicant if you would stand to be sworn.

22           CLERK LOBAITO: Do you swear or  
23 affirm the testimony you are about to give is  
24 the truth?

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 11

1 (All responded aye.)

2 CHAIRMAN MERKEL: Thank you. At this  
3 time, why don't we go ahead, and staff, Chris,  
4 if you can give us an update report of what we  
5 are going to talk about this evening.

6 MR. HEINEN: Thank you, Chair. M/I  
7 Homes has submitted a request for a special use  
8 planned development and a preliminary plan and  
9 plat to establish a mixed residential community  
10 on approximately 56 acres located south of Old  
11 McHenry Road, east on Wentworth and currently  
12 located within unincorporated Lake County. The  
13 site is targeted for annexation into the Village  
14 of Hawthorn Woods consistent with an existing  
15 boundary agreement between the Village of  
16 Hawthorn Woods and Long Grove.

17 The proposal represents a  
18 coordinated effort to manage growth with the  
19 village's long-term planning goals. The  
20 proposed development includes 58 single-family  
21 homes, 52 duplexes and 94 townhomes, all  
22 owner-occupied, offering a range of housing  
23 types that cater to a diverse mix of residents  
24 from first time home buyers to empty nesters.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1                   The gross density of this project  
2                   is 3.6 units per acre, and it's comparable to  
3                   other residential developments within the  
4                   Village of Hawthorn Woods. Approximately  
5                   45 percent of the site will be preserved as open  
6                   space featuring parks, trails and naturalized  
7                   storm areas to enhance the community's  
8                   environmental sustainability and aesthetic  
9                   appeal.

10                   Architectural diversity is a key  
11                   feature of the plan. Homes will offer multiple  
12                   floor plans and elevations, anti-monotony  
13                   provisions and high quality materials. The  
14                   duplexes and townhomes will be located centrally  
15                   and provide a natural transition between the  
16                   lower density single-family homes and  
17                   surrounding uses, fostering a cohesive  
18                   neighborhood design.

19                   Landscaping elements include  
20                   native planting, street buffers, three parks and  
21                   a 10-foot wide multi-use path and 5-foot  
22                   sidewalks to create walkability and  
23                   interconnectability amongst the community.

24                   As part of this PUD approval process, the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 project meets key criteria outlined in the  
2 village's zoning ordinance.

3           Kemper Ridge provides a mix of  
4 housing that supports the villages's goals of  
5 affordability and lifespan-friendly housing.  
6 The integration of the single-family homes,  
7 duplexes and townhomes meets the needs of the  
8 various demographics while contributing to the  
9 general welfare of the community. The inclusion  
10 of open space, parks and trails will enhance  
11 livability, supports active transportation and  
12 preserves the village's open space character.

13           The project has been designed to  
14 minimize negative impacts on the surrounding  
15 area. Landscaping screening, wetland buffers  
16 and berms protect neighborhood properties, while  
17 the curvilinear streets enhance traffic safety  
18 and internal circulation.

19           While certain variances are  
20 requested to accommodate modern design  
21 practices, such as reduced lot sizes, modified  
22 yard areas and adjusted building separations,  
23 these are consistent with goals in the context  
24 of plan conservation development, which is in

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 14

1 line with 45 percent open space. The proposal  
2 aligns with the villages's comprehensive plan,  
3 and the applicant has demonstrated a commitment  
4 to meeting all zoning, engineering and  
5 landscaping requirements; and final approvals  
6 will be in compliance at a later date.

7                   That's all I have.

8                   CHAIRMAN MERKEL: Do you have any  
9 questions of staff? Commissioners, any  
10 questions to staff at this point? I think we  
11 all had our massive pile of stuff here.

12                   Thank you, Mr. Heinen.

13                   At this point, we'd like to  
14 welcome the applicant to come forward. And  
15 again, if you could state your name.

16                   MR. WHITAKER: Good evening. Russ  
17 Whitaker, Rosanova and Whitaker. I'm here this  
18 evening on behalf of M/I Homes as the contract  
19 purchaser of the property before the commission.

20                   Given the venue and the interest  
21 in the case this evening, we are going to run  
22 through the presentation a little differently  
23 than we did prior cases regarding MI's  
24 investment at Hawthorn Woods Country Club.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 15

1     Instead of doing a presentation, overview  
2     presentation, myself, I have a number of subject  
3     matter experts with me who will be making  
4     presentations tonight; so I ask that you bear  
5     with us. The presentation may run a little  
6     longer. It may be a little disjointed, but our  
7     intent is to be comprehensive for everyone here  
8     this evening.

9                     A quick overview just to kind of  
10    tell you what we will be presenting in parts.  
11    So seven different parts to the presentation.  
12    We are going to start with Greg Collins. Greg  
13    is going to introduce M/I Homes and discuss MI's  
14    process for reviewing planning documents and  
15    market data that led to the development of the  
16    plan for the mixed residential development of  
17    the subject property.

18                    Rob Vanni is our certified  
19    wetland specialist. Rob prepared the wetland  
20    delineation report for the subject property  
21    that's already been submitted in materials.  
22    Unfortunately, Rob is unavailable tonight, so  
23    I'll be covering some summary slides that Rob  
24    prepared regarding his wetlands delineation

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 report that's filed with Lake County.

2 Lisa Pajon. Lisa is a qualified  
3 biologist. Lisa will discuss the state's  
4 threatened and endangered species protections  
5 and approvals that have been obtained from the  
6 Illinois Department of Natural Resources.

7 We have Rich Olson. Rich is one  
8 of our planning consultants, a landscape  
9 architect and a LEED accredited professional.  
10 Rich will discuss how planning factors specific  
11 to the subject property resulted in the layout  
12 of the mixed residential community presented  
13 this evening. Rich will also cover existing  
14 conditions and landscape enhancements with the  
15 project.

16 Josh Terpstra is our civil  
17 engineer with Haeger Engineering. Joshua will  
18 cover storm water utilities and other general  
19 civil engineering investigations that have been  
20 completed as part of our coordination with the  
21 village, the county and various governmental  
22 agencies leading to the hearing here this  
23 evening.

24 Javier Millán is our traffic

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 17

1 engineer with KLOA. Javier will discuss the  
2 findings of the traffic study which shows  
3 sufficient reserve capacity in area roadways to  
4 accommodate development-related traffic with  
5 very minimal impact on surrounding roadways.

6           Greg Collins is going to bring it  
7 home this evening with an overview of the  
8 single-family, duplex and townhome product that  
9 is part of the proposed planned unit development  
10 before the planning commission this evening.

11           Just a few technical details that  
12 I wanted to touch on before I turn it over to  
13 the subject matter experts. One, I wanted to be  
14 clear about the legal request before the  
15 commission this evening. We are seeking a  
16 special use for a planned unit development in  
17 the village's R-1 District. The R-1 District is  
18 the default district upon annexation to the  
19 village, so there is no rezoning request  
20 associated with this proposal. We could have  
21 requested a rezoning from R-1 to R-3. The  
22 village's R-3 zoning district does, in fact,  
23 permit construction of duplexes and townhomes at  
24 a density up to four dwelling units an acre.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1           As Chris mentioned, we are under  
2 that four-dwelling-units-per-acre threshold.  
3 However, in coordination with village staff, we  
4 chose to maintain the R-1 zoning and seek a PUD  
5 to permit the development of the mixed  
6 residential product. The PUD process is  
7 consistent with the village's historic process,  
8 including for mixed residential communities like  
9 Hawthorn Woods Country Club which, of course,  
10 includes two neighborhoods of townhomes that we  
11 recently went through approvals on for M/I  
12 Homes.

13           As we have seen through recent  
14 approvals associated with the Hawthorn Woods  
15 Country Club, the planned unit development  
16 process provides the village much greater  
17 long-term control over the development of the  
18 property, which is why that PUD process is  
19 favorable to the village.

20           The last item I wanted to touch  
21 on tonight is exhibits. As part of the  
22 villages's PUD process, we have produced  
23 extensive documentation in support of the  
24 proposed development. This exhibit list details

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 19

1 documents that have either been submitted to the  
2 village, or in the case of the PowerPoint  
3 presentation we are currently working through,  
4 it's being presented to the commission this  
5 evening. I would ask that these exhibits which  
6 are numbered 1 through 37 be incorporated as a  
7 part of the record for this evening's public  
8 hearing.

9 MR. BRANKIN: They will be so  
10 incorporated, Mr. Whitaker. Thank you.

11 MR. WHITAKER: With that, I'm going to  
12 introduce Mr. Greg Collins and ask him to come  
13 up and give his portion of the presentation.

14 MR. COLLINS: Thanks Russ.

15 Hi everybody. There is a lot of  
16 -- is that better? Good evening Chairman,  
17 Planning Commission members, staff, everyone  
18 here. I'm Greg Collins with M/I Homes. Many of  
19 you are familiar with M/I Homes by virtue of our  
20 activity, what we've done in the community thus  
21 far in Hawthorn Woods. For those not familiar  
22 with our brand or our ability, we are a builder  
23 that has spent the last 16 years committed to a  
24 significant amount of investment in the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 20

1 Chicagoland area. You can see on the screen and  
2 on this slide the level of commitment. We've  
3 got 16 active communities in the Chicagoland  
4 area. We are a division of a Columbus-based  
5 publicly traded home building company called M/I  
6 Homes.

7           Our division here actually grew a  
8 little bit organically in that we started with  
9 one individual and grew to just over 120  
10 employees over the last 16 years. And through  
11 that investment, through the growth of growing  
12 organically like that, we over the years have  
13 grown to a size that right now we are looking at  
14 closing close to 750 up to 800 homes annually.  
15 I'll walk you through some of that brief history  
16 not only locally but throughout Chicagoland.

17           Myself, I have been in the  
18 business for 20-plus years, the last 12 with M/I  
19 Homes. As I was writing that, I couldn't  
20 believe I have been here that long, but one of  
21 the original employees to start the division.  
22 You can imagine the housing story that, you  
23 know, a lot of us have with respect to the  
24 history of housing in Chicagoland. It's been

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 21

1 quite the roller coaster. Lately we have been  
2 dealing with pandemics; but before that, we all  
3 know what happened in 2008, so in terms of the  
4 history and my home building experience, I've  
5 kind of seen it all. And we have seen ups and  
6 downs, movement sideways; and in the current  
7 political unrest and rate environment, we  
8 continue to be challenged.

9           But one thing I know about M/I  
10 Homes, we have a terrific level of consistency.  
11 We have a terrific game plan when we approach  
12 projects. And as you can see by some of the  
13 communities that we have on the screen, which I  
14 wish it would be a little bit larger for you to  
15 see, but if you have an opportunity to go on our  
16 website, you can check out the diverse housing,  
17 price points, a level of more plan design,  
18 elevation design that introduces all sorts of  
19 housing types for different folks so that with  
20 that particular diversity, that makeup, we have  
21 a mix of both single-family attached and single  
22 family homes from entry level to second move-up  
23 to dense 18 units per acre in fill locations and  
24 small communities that only amount to 15 units

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 to 300-unit communities. So it's that diversity  
2 that we bring to the table to be able to provide  
3 not only financial stability to the market, but  
4 obviously introducing and being able to deliver  
5 housing need to not just this area but to all of  
6 Chicagoland, which is in desperate need.

7           This gives you just a snapshot of  
8 locally here, when we look at our submarket,  
9 it's Hawthorn Woods, the Kildeer/Long Grove  
10 area. We have been quite active since 2019. We  
11 have acquired or actively pursued 300-plus  
12 units. That's been introduced with the Hawthorn  
13 Woods Country Club that many of you are familiar  
14 with. We are still obviously building there,  
15 and it's been a great project for us. We have  
16 been very successful.

17           I think we were very satisfied  
18 with the market. I think the village has been  
19 very satisfied with our abilities. We had to  
20 again, which is important, because we took a  
21 community coming out of 2008, like many  
22 communities, you know, they were unfinished.  
23 They were not completed. So the better part of  
24 half of our business for the first eight to nine

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 23

1 years of our existence here was making the  
2 commitment to look into those communities,  
3 invest in those communities and build out those  
4 communities.

5           So Hawthorn Woods Country Club is  
6 a perfect example of one of many we have been  
7 involved with, a little more intricate, a little  
8 more hair on them, if you want to turn a phrase;  
9 but that initial investment of 105 finished lots  
10 and then additional 80-some-odd units; so the  
11 total investment there is 191 single-family  
12 homes that we intend to build there, which,  
13 again, a legacy project, one that was on the  
14 books, had been planned for and has been around  
15 since 2005. So we are in 2025, 20 years later,  
16 so incredible.

17           As part of that, there was an  
18 Enclave of townhomes that were unfinished as  
19 well. There was 21 units, and we converted  
20 those to a ranch, a villa, a ranch townhome with  
21 15 units. So again, it's part of the Hawthorn  
22 Woods Country Club. We are finishing out that  
23 project.

24           Avery Ridge, that was small,

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 34 units single-family community just up the  
2 street on Midlothian; that was in the Village of  
3 Lake Zurich. Wentworth is a 54 single-family  
4 ranch community that is in the Village of  
5 Kildeer. That you will see with our site plan,  
6 our exhibits, is adjacent to this particular  
7 site, Kemper Ridge.

8                   Just southerly from Wentworth in  
9 the Village of Kildeer is another community  
10 called Westbury, almost a sister-brother  
11 relationship. That has a combination of 42  
12 duplex and ranch-style single-family. So it's  
13 an almost 50/50 split between the duplex units  
14 and single-family homes. Those single-family  
15 units, again a small lot, low maintenance  
16 ranch-type home. So again, very active since  
17 2019.

18                   We'd love to continue to do  
19 business in the area. We love the investment in  
20 the area. We love the submarket, the  
21 communities that support us. And, you know, we  
22 hope that what you see tonight is something that  
23 you can support.

24                   Interesting to note that as I was

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 25

1 going through this slide presentation jotting  
2 down notes, of the 300-plus units that we have  
3 invested in, the only community here, Avery  
4 Ridge, which is 34 single-family homes. The  
5 rest of them, over 300 units, were legacy  
6 projects, plans that included both Wentworth and  
7 Westbury, those were old projects on the books  
8 for quite some time, from 2005, 2006. So I  
9 think that's an important consideration, given  
10 the history of housing, how far we have come out  
11 and we continue to come out of what happened in  
12 2008. I think, as someone in the business, I  
13 think we forget that a lot of folks outside of  
14 our business maybe weren't as affected as we  
15 were. But to see what happened from 30,000  
16 permits annually to now seven, that's kind of  
17 where we've stayed at. You can see it's been a  
18 real challenge for housing to really make up a  
19 decade-plus of no inventory and no housing  
20 activity.

21                   So before I get into the  
22 specifics, it was important that, you know, as  
23 we look at any community, that's M/I Homes'  
24 business, you know, we have certain -- I'm not

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 26

1 going to call them planning factors. Our expert  
2 consultants, they help us with that. But  
3 contextually, you know, as a project, or as a  
4 property, or as an acquisition target, or  
5 submarkets we want to be in, there is a lot of  
6 considerations that we go through.

7           And as I mentioned, as we dug out  
8 of the great recession only to pause again for a  
9 pandemic, we got a border trade environment that  
10 we have been navigating. I don't think anyone's  
11 really surprised here of kind of the landscape  
12 that most home builders are dealing with, and  
13 housing experts. But even the Village of  
14 Hawthorn Woods in 2014, with the comprehensive  
15 plan on their agenda and the report that was  
16 produced, understood, you know, coming out of  
17 that housing debacle, you know, the need for  
18 housing. When you look at what was put together  
19 in the comprehensive plan, you know, certain  
20 types of housing expectations and analysis that  
21 were done not only on the part of public  
22 officials, such as Hawthorn Woods and other  
23 villages, but experts like ourselves that yet  
24 had to navigate these issues. You know, your

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 27

1 comprehensive plan was pretty robust. And some  
2 of the key elements of that plan was making sure  
3 that, you know -- and I'm quoting verbatim  
4 straight from the plan -- "It's important to  
5 promote development of high quality, modern  
6 density single-family neighborhoods and  
7 single-family attached housing, keeping in mind  
8 that, you know, there was also residents  
9 expressing concern and expressing desire to  
10 expand housing options within Hawthorn Woods.

11           The pie chart that you see up on  
12 the screen, I think, tells a lot of that story  
13 of what exists today, what's happened in the  
14 history of Hawthorn Woods. And what you have  
15 right now is 97 percent single-family detached  
16 housing. When you look at both 2 and 1 percent  
17 respectively for any type of attached housing,  
18 you know, as someone in the housing business,  
19 that's not even a measurement that's considered  
20 as a market. That's not even a submarket that  
21 you can sink your teeth into, understand a  
22 little bit better, other than knowing that there  
23 is not much available or been made available in  
24 this particular submarket.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 28

1                   Not only the comprehensive plan,  
2 but we took a look at, you know, the Lake County  
3 housing analysis that was prepared by Lake  
4 County Partners. Evidence, again, to true-up  
5 some of what we have been investigating for the  
6 past five, six years of where those particular  
7 markets that we would like to be in. Where is  
8 the activity? Where is job creators? Where do  
9 we need to find ourselves in the next ten years?

10                   My job in the acquisition  
11 department is that forward thinking, you know,  
12 there is a method to our madness. I'm not going  
13 to travel 30 miles outside of the Chicagoland  
14 area, look at a farm that's for sale and think  
15 that's a good viable option for us. I think we  
16 are all housing experts in this room. We all  
17 understand close proximity to amenities,  
18 services, to employment, to schools, what would  
19 attract buyers, right?

20                   So, you know, looking at the  
21 housing analysis that was prepared, digging into  
22 it actually, which if you haven't read it, it's  
23 a fantastic document. If you don't know who  
24 Lake County Partners are, they are the strategic

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 29

1 arm of Lake County for economic development. So  
2 not only are they producing great reports like  
3 this, but what they are doing is supporting  
4 business for Lake County as a whole. How do we  
5 attract, retain and provide for business and  
6 retain talent? And it's an important  
7 consideration for any jurisdiction, right?  
8 Community within that county, it's important  
9 that someone's advocating on their behalf out  
10 there, and that's what they are doing.

11           When you dig into the plan, it's  
12 straight in your face. There is nothing to hide  
13 in that report. I have found it really eye  
14 opening. I'll give you kind of the really Cliff  
15 Notes version because it's very in depth, and it  
16 goes through a lot of demographic information.  
17 But in terms of construction activity, home  
18 building and what's been happening, right now  
19 annually, it's just over 1200 permits in Lake  
20 County per year. To put that in perspective,  
21 you know, it's a tremendous, in the short term  
22 and long term, shortage to the point where the  
23 analysis for 2027, by the time you get to 2027,  
24 if there is no additional new housing, given,

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 you know, very conservative and very typical  
2 growth rates for household formation and new  
3 housing, that historically is data that's very  
4 data driven and is what is used to analyze and  
5 produce a report like this. It is suggested by  
6 2027, there will be a shortage of just over  
7 11,000 homes, right? So there is a significant  
8 amount of work that needs to be done  
9 specifically in Lake County. To put that in  
10 perspective, Chicagoland, like I said earlier,  
11 is annualized doing about 7,000.

12           So you can see not only is it  
13 Lake County, it's pretty much the collar  
14 counties, so a significant amount of work that  
15 needs to be done. I think a lot of folks --  
16 again, it's been a decade-plus of housing issues  
17 that we have not addressed. Add to that golden  
18 handcuffs that you have now with rates and no  
19 one moving, so no household formation, no  
20 back-selling homes because no people are moving  
21 out, moving to a second home. They are staying  
22 put. It's been a challenge that we continue to  
23 try to navigate.

24           Obviously, the way they've summed

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 31

1 up the report, if housing's supported, you know,  
2 you can support a good inventory of homes,  
3 produce a decent amount of inventory of homes,  
4 it retains human capital. It retains people.  
5 It retains talents. Having that ability then  
6 sets a platform, if you will, for the elevator  
7 pitch for the businesses that are considering  
8 moving here. They want to move to an area that  
9 has choices and alternatives. That's important  
10 for, I think, any village or any county to  
11 consider, putting the supply in perspective.

12           When we talk about supply, I was  
13 able to just look at MLS, pull what was  
14 happening today in the marketplace. And what I  
15 did was take a look at, just simply, a simple  
16 query of single-family homes that are for sale.  
17 Right now you've got 50 homes available for sale  
18 in Hawthorn Woods, Long Grove and Kildeer.  
19 That's 50 single-family homes. I broke it down  
20 by the individual villages. It's pretty equal  
21 across the board. You've got 18, 17 and 15.  
22 These are stark numbers. We are talking about  
23 in the teens.

24           We further parsed that information.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 32

1 Look at Hawthorn Woods, for instance, 18 homes.  
2 Almost 50 percent is in construction. You are  
3 looking at a 40 to 60 percent new construction  
4 ratio where really the activity is out there.  
5 So that leaves anyone on the resale market in a  
6 very challenged position because you take almost  
7 half of those, you know, 20 to 30, and that's  
8 what's really available on the resale market,  
9 right?

10                   Two hundred eighty-four homes  
11 closed in the last 12 months. Given the current  
12 pace of closings, you've got two-month supply  
13 available. And a typical market is six months  
14 is what a healthy market is. And it's been  
15 hovering between one and a half and two months,  
16 not only here, but this is going across  
17 Chicagoland.

18                   And as you probably read or  
19 listened on either a podcast or a talk show,  
20 this has been the challenge in most submarkets  
21 across the entire country. For townhomes,  
22 that's the existence of an attached product.  
23 You know, that's not even a metric we would  
24 consider, right, four townhomes as a submarket.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1           As I mentioned earlier, that's a  
2 very challenging environment for anyone selling  
3 attached homes. Given contextual conversations  
4 we had, and this was straight out of our  
5 Planning Commission meetings, when we were in  
6 front if you talking about, you know,  
7 redesigning the ranch villas at Hawthorn Woods  
8 Country Club, I mean, there was a great  
9 discussion. And, I mean, I don't think there  
10 was any issue with the fact that with a  
11 potential redesign, bringing in new townhomes to  
12 market, finishing up that community, that it  
13 would be marketable; it would be attractive to  
14 move-down home buyers. And there was nods and  
15 agreement in the room only because I think  
16 someone was explaining in the meeting, I think,  
17 homes last between one and five days in that  
18 particular community. So the turnover's  
19 incredible. Up for sale and they are sold.

20           Obviously, a chief indicator, no  
21 surprise to us, that when you look at that type  
22 of housing, nonexistent in the area, there is no  
23 wonder why they transact that quickly.

24           So site context. Again, when we

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 look at, forgetting site planning for the  
2 moment, I'm at 100,000 before you can get to  
3 50,000 foot to give sight context as to what I'm  
4 looking at. We ask tough questions of  
5 ourselves, and those questions are pretty  
6 straightforward. Do we have a history in the  
7 area? Where is it that we have had home  
8 building activity? Where has it been  
9 successful? Are we going to market to people  
10 that know our brand? And I think Hawthorn Woods  
11 is one of those.

12           When we stepped up, I think there  
13 was a lot of questions on our abilities. I  
14 think we have proven that we have performed in  
15 Hawthorn Woods Country Club, and that's  
16 important. Like in any of the communities we do  
17 business in, being able to perform, being able  
18 to produce a nice product, being able to have  
19 happy homeowners, that is our resume, right?  
20 It's our resume for that next project.

21           We have no intentions on moving  
22 away from those submarkets when we, obviously,  
23 see that there is demand. We, obviously, see  
24 there is opportunity. So some of that site

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 35

1 context with this particular location, this  
2 particular submarket, you know, with Hawthorn  
3 Woods and our experience, with the adjacent  
4 experience, we have a development history. And  
5 in this case we do.

6           We've developed and built both  
7 Wentworth and Westbury, two of the probably  
8 newest communities in this particular corridor.  
9 And those are, again from a housing diversity  
10 standpoint and design, actually quite a  
11 departure from the submarket area in this  
12 location, right? We challenged the marketplace.  
13 We've delivered small single-family, low density  
14 ranches, and they are well received. And I  
15 think when you drive that community and you talk  
16 to its residents, great people.

17           New folks, residents, same with  
18 Westbury, a combination of single-family and  
19 duplexes. Duplexes fit a certain niche, fit a  
20 certain buyer; and it's perfect for them at the  
21 time.

22           So I think when we look at  
23 attached, we brought some of that unique type of  
24 housing that was inconsistent with the area to

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 36

1 that marketplace in 2020, and it was fantastic,  
2 so again, part of that context of understanding  
3 our submarket.

4 Great access, as simple as that  
5 is. Not just access for the site. What  
6 surrounds us? What do we have access to? Do I  
7 have employment corridors nearby? Do I have  
8 shopping nearby? Do I have Route 22, a  
9 strategic regional arterial east-west route  
10 directly connected to that dot. An arterial  
11 roadway with request Old McHenry Road, right?  
12 I've got retail -- we call them retail modes --  
13 at the corner of 22 and Quentin. We've got  
14 entertainment and shopping at Deer Park we've  
15 got next to us.

16 And when you look at the  
17 quadrant, look at the corridor, however you want  
18 to call this pocket, to be honest, it's a very  
19 unique set of circumstances surrounding us, from  
20 private open space as a golf course to our west.  
21 We have got a very large Kemper Lakes business  
22 center we all know and are very familiar with  
23 that if you've ever been out there. Direct to  
24 our south is the forest preserve. To our west

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 37

1 adjacency is, again, unique single-family and  
2 attached housing. To our south and east I've  
3 got a combination of unusable wetlands. I've  
4 got retail on the corner, and directly east a  
5 JCC Chicago.

6           So I've got a real terrific mixed  
7 bag of land uses and adjacent developments that  
8 I think lend itself to a diverse particular  
9 project, again, the context of why we thought  
10 through and delivered this particular site plan  
11 program.

12           Again, given the site context,  
13 taking into account the depth of the market that  
14 we just showed, macro level supply side issues  
15 that we are all challenged with, you've got  
16 household imbalance, right, household formations  
17 getting later. You've got an aging population.  
18 You've got comp plan objectives, Lake County's  
19 analysis from a macro level for the county, the  
20 challenges for housing.

21           We saw a great opportunity for a  
22 mixed residential development at this particular  
23 location. Thank you.

24           CHAIRMAN MERKEL: Thank you,

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 38

1 Mr. Collins.

2 MR. WHITAKER: I think it comes back  
3 to me. While I'm not the environment guy, I had  
4 mentioned Rob Vanni, who is our wetland  
5 specialist, was unable to be here this evening.  
6 So I thought it was important not to skip over  
7 the subject entirely but to provide an overview,  
8 so we asked Rob to put together some slides that  
9 I could run through very quick.

10 So a little bit of background on  
11 Rob, who is our specialist. He's got a  
12 bachelor's degree in environmental policy from  
13 Roosevelt University, over 30 years of field  
14 experience, having completed 800 wetland  
15 delineations leading to 400 permits in the  
16 region. He is a qualified wetland review  
17 specialist in Lake County, Kane County and  
18 McHenry County, so certainly a qualified expert  
19 here.

20 So Rob went out and did a wetland  
21 delineation. The delineation rolls up into a  
22 couple of different outputs, both with respect  
23 to Lake County storm water and with respect to  
24 the United States Corps of Engineers. The

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 39

1 delineation that was performed by Rob found that  
2 there were five wetlands on site. You see those  
3 wetlands here on the table as wetlands A, B, C,  
4 D and E. In the middle of the chart, you see  
5 the acres of the wetlands, which I think add up  
6 to 3.98 acres of total wetlands on the site.

7           In terms of regulatory  
8 jurisdiction, all but one of them are isolated  
9 wetlands of Lake County. It is Wetland D, which  
10 is the smallest wetland, and extends offsite to  
11 the east that is the only wetland that's under  
12 Army Corps' jurisdiction. This is just the  
13 jurisdictional determination that was issued by  
14 the United States Army Corps, so we submitted  
15 the delineation to them. They agreed with the  
16 findings of the delineation, ultimately claiming  
17 jurisdiction, again, of Wetland D, noting that  
18 the rest of A B C and E would be left to Lake  
19 County.

20           So this is sort of the heart of  
21 the documentation. So here we are looking at a  
22 wetlands impact exhibit that shows preserved  
23 wetlands in green, proposed buffers that will be  
24 established in blue, and wetlands impacts in the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 40

1 red. Impacts are limited to two areas. Both  
2 impacts are limited to isolated wetlands of Lake  
3 County. The impacts will be classified as  
4 Category 2 impacts. Category 2 impacts are more  
5 than 1 acre but less than 2 acres of impact, two  
6 wetlands that are not high quality aquatic  
7 resources. I want to repeat that real quick.  
8 They have to be impacts that are not too high  
9 quality aquatic resources.

10           What we have here is not an  
11 environment that Lake County has qualified as  
12 something that is highly unique and must be  
13 protected. So what we have here is not an  
14 environment that Lake County has qualified as  
15 something that's highly unique and must be  
16 protected.

17           With the development of the  
18 property, new wetland buffers will be  
19 established. We are using buffer averaging, as  
20 permitted in the county. Note that these  
21 wetlands are currently adjacent to agricultural  
22 fields, so there is no functional buffer in the  
23 existing conditions.

24           I believe in the table here we

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 41

1 have, the top table goes through wetland  
2 buffers. So you can see where we will be  
3 establishing new buffer areas around the  
4 perimeter of wetlands. Again, those areas are  
5 identified in the bright blue on the site plan,  
6 the wetlands in the green on the site plan. You  
7 can see the acreage of the buffer in that, in  
8 the middle and/or the required buffer in the  
9 middle column, the provided buffer in the  
10 right-hand column, of course meeting the  
11 requirements of the Lake County ordinance.

12 I would call out the impacts in  
13 the bottom table. Again, the impacts are really  
14 limited to just two identifiable areas. And the  
15 impact is really one that is unavoidable, right?  
16 Where we can avoid impacts, we are avoiding  
17 impacts; but, of course, in order to get  
18 roadways running north-south through the site,  
19 there is just no way around that wetland impact.

20 So total impact is 1.22 acres.  
21 Any impact will be compensated pursuant to  
22 county ordinance at a ratio of 1.5 to 1.

23 So Rob gave us a couple of  
24 conclusions coming out of his wetland

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 42

1 delineation report. The first one was that the  
2 plan preserves four of the five existing  
3 wetlands and supplements this environment with  
4 12 new native basins that support the hydrology  
5 of the wetlands.

6           Second, he said that new wetland  
7 buffers will be established consistent with code  
8 requirement. Both the wetland buffers and the  
9 associated native storm water basins will be  
10 improved with deep-rooted native grass and forb  
11 plantings which improve the overall quality of  
12 the ecosystem. The native vegetation will  
13 filter nutrient discharge from surrounding  
14 uplands and roadways, reduce erosion, provide  
15 wildlife habitat and promote bank stability.

16           With that, I'm going to turn it  
17 over to Lisa.

18           CHAIRMAN MERKEL: And Lisa, while you  
19 are walking up, commissioners, we are just going  
20 to hold our questions to the end, based on the  
21 number of people coming; and then we will ask  
22 all at once. Thank you.

23           MS. PAJON: Hi all. I'm Lisa Pajon.  
24 I'm with Gary Weber Associates. I'm a natural

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 43

1 resource consultant, and I am a graduate of  
2 Northern University and have been working as a  
3 wildlife monitoring habitat assessment survey  
4 data management professional for ten years and  
5 qualified with IDNR as a biologist to perform  
6 habitat assessments.

7           So we were brought on board  
8 following some EcoCAT consultation initiated by  
9 Haeger Engineering. The EcoCAT stands for  
10 ecological compliance assessment tools. It's a  
11 service provided by IDNR, Illinois Department of  
12 Natural Resources, to check for the presence of  
13 threatened and endangered species and other  
14 protected resources in the vicinity of the study  
15 area. And it's required by Lake County FMZ and  
16 Illinois EPA as part of the development  
17 permitting process.

18           So the letter that's up there,  
19 you'll see they've got a list of species and  
20 preserves that are within the site. And then  
21 the second page focuses on the vicinity species.  
22 For this consultation, it was migratory birds,  
23 specifically the Black-crowned Night Heron.

24           So we were tasked to complete the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 44

1 habitat assessment, as well as a bird survey for  
2 the Black-crowned Night Heron. The consultation  
3 was -- the focus of the consultation was to  
4 remove the restrictions on tree removal. I'll  
5 back up. The recommendation is to prevent -- is  
6 to not remove trees during the nesting season.  
7 So we were brought on board to check for the  
8 presence of Black-crowned Night Herons so we can  
9 not have to adhere to those restrictions.

10 We completed the habitat  
11 assessment and reported our findings to the  
12 IDNR. So this is a section of our habitat  
13 assessment to show our review areas and our  
14 summary analysis. The assessment was completed  
15 in May of 2024 during peak nesting season. We  
16 completed two consecutive site visits in the  
17 morning and in the evening. Black-crowned Night  
18 Herons are active in the evening. And  
19 nonagricultural ground cover was evaluated for  
20 habitat function for Black-crowned Night Herons.

21 Dominant habitat overall is poor  
22 quality shrubs and successional field weeds, and  
23 no suitable trees or marshes are present on the  
24 site. Furthermore, we did not identify any

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 actual Black-crowned Night Herons on-site during  
2 the survey.

3           So, in conclusion, through the  
4 IDNR, we submitted our report. They concurred  
5 with our field report findings, indicating that  
6 adverse impacts are unlikely due to the lack of  
7 habitat and presence. They concurred with our  
8 results, and a note was added to the IDNR  
9 consultation citing that the EcoCAT consultation  
10 has been completed and the department concurs  
11 that no nesting or preferred habitat was  
12 observed.

13           So the project overall is now in  
14 compliance with state and local threatened and  
15 endangered species consultation requirements  
16 following our survey and their subsequent  
17 concurrence.

18           MR. OLSON: Good evening. My name is  
19 Rich Olson. I'm with Gary R. Weber and  
20 Associates. I'm a landscape architect and land  
21 planner and environmental consultant out of  
22 Wheaton, Illinois. I graduated from Iowa State  
23 University with a bachelors degree in landscape  
24 architecture. Registered landscape architect

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 46

1 and have 29 years of experience in land planning  
2 and landscape architecture. Master planned  
3 communities throughout the Chicagoland and  
4 northwest Indiana markets.

5 First of all, I just want to  
6 thank you for the opportunity to come before you  
7 and talk about our plan and hopefully get some  
8 good one feedback as we move through the  
9 process. What I thought I would do is just  
10 briefly run through some of the planning factors  
11 and existing conditions that we used to help  
12 prepare the plan for our consideration tonight,  
13 walk you through the plan, some of the landscape  
14 details and, of course, answer any questions  
15 that you might have.

16 As you are aware, the site is  
17 located north of Illinois Route 22 and south of  
18 Old McHenry Road approximately 56 acres and is  
19 currently being farmed. There is an existing  
20 agricultural landscape contractor yard located  
21 on the southern end of the site here. And the  
22 existing farming happens to the northern portion  
23 of the site.

24 Some of the things that we look

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 47

1 at related to planning factors, we look at all  
2 sorts of existing conditions. We talked a  
3 little bit about the surrounding conditions, so  
4 I won't dwell on that. But we look at things on  
5 the site, like existing access for both  
6 vehicular and pedestrian access. The site has  
7 really good access from Old McHenry Road, as  
8 well as south on Route 22. And we look at all  
9 things on the site itself. We look at  
10 environmental conditions. We look at existing  
11 natural areas. We look at trees. We look at  
12 topography.

13           What you see up here on the map  
14 on the left-hand side are some of those planning  
15 factors that we look at. The colors represent  
16 topography. So the red areas represent the  
17 higher portions of the site, and the green areas  
18 represent the lower portions of the site.  
19 Typically, we develop on the higher portions.  
20 And where you see the green areas, these are  
21 typically natural areas or where we are going to  
22 put our storm water facilities.

23           On the right-hand side is the  
24 existing zoning. We've talked quite a bit about

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 that. Needless to say, we are surrounded by a  
2 mixed use of residential uses and, of course, a  
3 golf course off to the left or to the west.

4           One of the things that we do pay  
5 attention to quite closely is trees. We did do  
6 an assessment of the trees on site. We looked  
7 at all of the trees. We inventoried and both  
8 located them on the site. There are two main  
9 areas of trees. You've got area number one,  
10 which is to the north of Old McHenry. Typically  
11 in this area, there were low quality woodland  
12 site consisting of sub-canopy and shrub species.  
13 You have things like Pear trees, Honeysuckle,  
14 Red Cedar. You have some larger trees like  
15 Black Locust, Silver Maple, Box Elder and  
16 Mulberry. All of these are low-quality trees  
17 that serve no value for the site.

18           The southern section of the site  
19 is essentially overgrown nursery stock dominated  
20 by historically closely planted trees for that  
21 area, which you see down here in the southern  
22 end of the site. And what happens in a nursery  
23 setting, they plant all the trees really close  
24 together because they are going to, of course,

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 sell those. Well, in this case, they did not  
2 sell them, and they grew up into each other and,  
3 of course, have no functional value and are  
4 really susceptible to all sorts of diseases and  
5 things of that nature.

6           So after we took into account a  
7 lot of these planning factors and goals and  
8 objectives of the community, based off of the  
9 feedback and also direction from M/I Homes, we  
10 are proposing a diverse housing-type based off  
11 of market demands and community goals. We are  
12 proposing new residential featuring a mix of  
13 single-family, two-family and townhomes.

14           The single-family homes, we are  
15 proposing 58 of those. And you will see those  
16 on the plan primarily in the southern section of  
17 the site along Route 22. And you will also see  
18 them in the northern section right off of Old  
19 McHenry Road. We are proposing 52 duplex homes  
20 which are primarily located in the center of the  
21 site.

22           There is a spine road that runs  
23 down through that winds around the natural  
24 areas, and that's where the duplexes are, and 94

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 50

1 townhomes which are located in the southeastern  
2 section on a loop street.

3           The main entrance that we have  
4 off of the site for the community is off of Old  
5 McHenry, but we also have a main access off of  
6 Route 22. And going around the site, you start  
7 looking at all of the things that you see there.  
8 You've got a curvilinear street that really  
9 winds around those green areas that you see up  
10 there, and those are either naturalized  
11 retention basins or preserved wetlands. And  
12 that spirals around down to the south.

13           We've got several amenities which  
14 I will touch base on as we move through the  
15 presentation's three parts. There is a really  
16 nice multi-use trail that links all those parks.  
17 You've got a southern park off of Route 22, and  
18 this red line represents that trail system,  
19 which is really a nice feature on the site.  
20 Then you come up to the central park next to the  
21 townhomes, and then that trail extends all the  
22 way up through with another park in the northern  
23 half of the site.

24           As part of the plan process, we

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 51

1 also put together an extensive landscape plan  
2 that features over 47 acres, 47 percent open  
3 space. One of the gems of the site is the  
4 10-foot wide multi-use trail that links all the  
5 open spaces and, of course, landscaped parks.  
6 One of the nice things about the trail, if you  
7 look at how it's designed, it's really nicely  
8 integrated that goes right up straight through  
9 the center of the site. It's not off to the  
10 side. It's really integrated so that the folks  
11 that live there can get on the trail and really  
12 interact with all of the natural areas that are  
13 being preserved and then have those views into  
14 those open space areas. It's a really unique  
15 plan from that standpoint. It really gives a  
16 nice feel as you recreate through those areas.

17           Of course, you can then, as well,  
18 stop off at any of the parks which provide both  
19 active and passive recreation. And of course,  
20 those native plantings along the street scape  
21 will provide interest all throughout the season.  
22 You will see all sorts of wild flowers. You  
23 will see all sorts of birds and things that will  
24 interact with those natural areas. You will

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 have a nice experience.

2           There will also be some really  
3 nice notations out there, the signs, that will  
4 talk about the natural areas; and it will be  
5 part of the experience of living in that  
6 community.

7           We also have enhanced buffers  
8 along the major roadways. Your code has an  
9 extensive landscape ordinance that requires a  
10 lot of landscaping; and we not only are meeting  
11 that code, we are exceeding it in many areas.  
12 This here, that's really hard to read some of  
13 those details; but suffice to say, we are  
14 meeting those requirements. And the heavy  
15 buffering occurs along Old McHenry Road, as well  
16 as along Illinois Route 22 here. And that will  
17 be a really nice heavy buffer with evergreens  
18 and shade trees. We are also providing for  
19 additional buffering along the single family in  
20 this area right here up against the community to  
21 the west of us.

22           The duplex homes are part of a  
23 homeowners association. Those will be the  
24 landscaping around them. They will have

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 continuous foundation landscaping. All of those  
2 areas will be managed and maintained by the  
3 association, so the grass will be mowed. That  
4 will be nice because those homes also have those  
5 natural transitions into the natural areas and  
6 into the naturalized detention basins  
7 themselves.

8 Same thing with the townhomes;  
9 these are all managed and maintained by an  
10 association. So those will have continuous  
11 foundation plantings around all of the  
12 buildings, as well as landscaping in between the  
13 building and around the buildings. And those  
14 will be managed and maintained, as well, through  
15 an association.

16 Just getting into some of the  
17 details that kind of helps give you some of the  
18 feel of the experience that we are proposing  
19 here. The multi-use trail, this cross-section  
20 that you see up here, helps to give you an  
21 understanding. You have the main road, which is  
22 Kemper Ridge Way, that runs up through the site;  
23 and then you have the trail system, which is off  
24 to the left-hand side, and then what you have is

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 54

1 an extensive amount of open space, detention  
2 ponds, preserved wetland areas, and that's part  
3 of the experience. And then the homes in the  
4 background kind of give you that same feel as  
5 you're going up Kemper Ridge Way. The nice  
6 thing about that, again just kind of reinforcing  
7 the interaction between how this design with  
8 natural environment and the proposed environment  
9 is really integrated and well-balanced  
10 throughout the site. It's not just a regular  
11 road with houses on all sides. And you've got a  
12 situation here where you've got pockets and  
13 openings and interest. And it's really going to  
14 be a nice, very nice place for the folks to live  
15 and recreate in this space.

16           Just to reinforce again some of  
17 the details, Old McHenry Road up here, the  
18 landscape buffer, that's going to consist of  
19 heavy evergreen plantings, shade trees,  
20 ornamental trees, large shrubs. Same thing  
21 along Route 22; the landscape buffer will be a  
22 heavy buffer with landscaping that will  
23 incorporate the evergreens and the shade trees.

24           These are the blowups of the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 55

1 three parks. The southern park. And the nice  
2 thing about this one is it's got a trail system  
3 with scene areas, but it's also next to a large  
4 natural area. It's going to be a fantastic spot  
5 for people to go out and enjoy the community as  
6 a whole. Then you have the two smaller parks as  
7 you go to the central and northern section of  
8 the site.

9                   We also have our main entrance,  
10 as I talked about earlier, off of Old McHenry.  
11 Of course, this will be a really nice entrance  
12 monument sign that will identify the community  
13 and really give it a sense of place. On either  
14 side of the entrance we, of course, frame that  
15 and give that really nice landscape entry that  
16 gives you a sense of arrival into the community  
17 itself. And that will be a really nice addition  
18 to the community to give it some identity.

19                   Just wanted to reinforce one  
20 thing. This is a little bit of an exhibit here  
21 where what we are showing you is that we've got  
22 our existing homes, 4 and 5, and then we are  
23 going to plant evergreen trees on the backs of  
24 those homes that will be adjacent to the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 56

1 community to the west of us, where you  
2 essentially have a heavy evergreens. We are  
3 going to use Black Hill Spruce, Norway Spruce  
4 and White Fir. That's, of course, Wentworth is  
5 the community to the west there.

6           Just in conclusion -- I know you  
7 have beared with us, and I really appreciate  
8 your time -- this plan utilizes the planning  
9 factors that I talked about and existing  
10 conditions to develop a land plan that has been  
11 historically utilized for a landscape supply and  
12 road crop farming operations that is consistent  
13 and compatible with the adjacent land uses. We  
14 are enhancing the existing landscape to the  
15 adjacent properties and the future residents in  
16 three significant ways. We are planting over  
17 500 shade trees in the parkways and the front  
18 yards and the natural areas. We are creating  
19 landscape buffers with a mixture of evergreen  
20 and shade trees in key areas. We are improving  
21 the water quality, as I mentioned before, by  
22 utilizing native plantings and naturalized storm  
23 water management systems in preserving existing  
24 wetland. And of course we are connecting to

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 57

1 preserved wetlands naturalized open space.

2 We are connecting these things  
3 with people and with a multi-use trail that  
4 extends up through the site over half a mile  
5 route from Illinois Route 22 to Old McHenry  
6 Road.

7 And I'll just close by saying  
8 that we are really excited about this plan. I  
9 think it's a unique plan. It really respects a  
10 lot of good things through the site. It  
11 provides a great housing opportunity. And we  
12 thank you again for your time.

13 MR. TERPSTRA: Hi everybody. My name  
14 is Josh Terpstra, and I'm with Haeger  
15 Engineering. We are the civil engineer and land  
16 surveyor for the project. I'm going to walk us  
17 through the preliminary engineering. Before I  
18 get too far into that, a little bit an of  
19 background about myself. I attended Calvin  
20 University in Grand Rapids, Michigan; graduated  
21 with a bachelor of science in engineering.

22 I'm an associate at Haeger. I  
23 have worked at Haeger for 21 years, and I am a  
24 licensed professional engineer in the State of

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 Illinois.

2           Haeger is a registered design  
3 firm. We specialize in civil land development  
4 and land surveying services. We are working  
5 with M/I on this Kemper Ridge project. Our  
6 scope, our responsibility, is to prepare  
7 engineering documents, exhibits, plans, things  
8 of that nature to submit to the village and the  
9 other jurisdictional agencies around that have  
10 authority over the site, meaning IDOT, Lake  
11 County Public Works, Lake County DOT, to name a  
12 few. Then we take it through the engineering  
13 review process, working with -- we submit to  
14 these agencies, and we work with their experts.  
15 We get review comments, and we make sure that  
16 our design is compliant with the codes and  
17 ordinances and guide that through with the  
18 ultimate goal being an approval.

19           The engineering is basically  
20 split up into two stages, preliminary on the one  
21 hand, final on the other hand. Preliminary is  
22 more big picture design. We take a look at this  
23 site, try to set up the framework of our design  
24 for things like storm water management and

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 59

1 utilities and make sure the project works and  
2 can be compliant with code.

3           Once preliminary approval is  
4 achieved, we move on to final engineering.  
5 That's where we take out the magnifying glass,  
6 dig into the details and prepare construction  
7 documents. Kemper Ridge is currently in the  
8 preliminary engineering stage.

9           Got a few scope items I'd like to  
10 go over tonight, storm water design, road  
11 design, parking, utilities, geotechnical grading  
12 and fire protection.

13           So we'll start with storm water  
14 design. Storm water is regulated by the Lake  
15 County Watershed Development Ordinance, which is  
16 enforced by the village. So when we come up  
17 with our proposed storm water management plan,  
18 that's where we are starting with the code. And  
19 then we also take a close look at the existing  
20 conditions. We look at the existing site for  
21 what happens when it rains, where does the water  
22 go, looking for things like high points, low  
23 points, low paths, wetlands, those types of  
24 things.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 60

1           So for this site, we identified a  
2   few features. Generally speaking, it flows from  
3   west to east. There is a few spots -- okay.  
4   Skip the pointer. The north side is tributary  
5   to Old McHenry Road. There is an area in the  
6   center that's a tributary to the Kemper Lakes  
7   Golf Club. Generally, most of the site flows to  
8   the east. There is that large existing wetland  
9   system to the east of our site where a lot of  
10  the water goes.

11           Russ mentioned the five wetlands  
12  on the site that we are also working around, and  
13  we also identified that the Westbury subdivision  
14  to the south has a few ponds that discharge onto  
15  our site. And the Wentworth subdivision to the  
16  north has a few ponds that discharge to our  
17  site, so that's incorporated with our design as  
18  well.

19           The proposed storm water site  
20  plan is on the left side of the slide here. The  
21  proposed ponds are shown in the dark green with  
22  the lighter green. The proposed ponds are to be  
23  naturalized, meaning there is no standing water,  
24  not typical what you think of with a pond where

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 61

1     there is geese and water and things like that.  
2     These would be planted with natural plantings,  
3     similar to what you find in an existing wetland.

4             There are 12 proposed ponds.  
5     That's a little bit unique for a site of this  
6     size. We have placed these ponds based on the  
7     existing conditions I talked about. They are  
8     placed near low points. They are placed near  
9     the existing wetlands. All of this is -- our  
10    goal is to incorporate the existing conditions  
11    with a compliant design that matches what the  
12    ordinance requires while maintaining the  
13    existing drainage patterns as we can.

14            I have mentioned those Wentworth  
15    around Westbury ponds. We are downstream of  
16    those, so our plan incorporates taking that flow  
17    onto our site, routing it throughout our system  
18    and passing it on to where it has historically  
19    gone to those wetland areas.

20            So where we are at with this, we  
21    submitted our preliminary plan to the village  
22    and their engineering consultant; and we have  
23    gone back and forth, and we resolved all the  
24    preliminary comments, so we have a compliant

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 62

1 plan here. Again, we are in the preliminary  
2 stage and we look forward to working with the  
3 village and their consultant with more detailed  
4 final engineering as this project moves forward.

5           Next here is the road design.  
6 Rich covered a lot of this in the site plan.  
7 I'll try to avoid any repeats here.

8           So the roads are shown in yellow.  
9 We have worked with the village and sized the  
10 roads. The point of the roads is to get,  
11 obviously, vehicles throughout the site safely  
12 and efficiently. Our proposed road widths are  
13 27 feet measured back of curb to back of curb.  
14 That's consistent throughout the entire site  
15 with two exceptions. The first exception is at  
16 Old McHenry Road. Old McHenry Road is subject  
17 to Lake County DOT, and our proposed entrance  
18 there widens out a bit from that 27 feet to  
19 allow for two outbound lanes and one inbound  
20 lane. That is per Lake County DOT requirements.

21           Then at the south side, we have  
22 Illinois Route 22, which is under IDOT  
23 jurisdiction. We have been working with IDOT on  
24 that, and they dictated that this must be a

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 right-in/right-out; and so we have got a  
2 proposed right-in/right-out there designed for  
3 IDOT standards.

4           Some of the interior roads are  
5 per village requirements, and then the entrances  
6 match village and DOT requirements.

7           Moving on to parking. As is  
8 typical with many residential developments,  
9 primary means of parking here is in unit. What  
10 I mean by that is we have single-family duplex  
11 or a townhome, there is going to be a two-car  
12 garage; so two vehicles can park there. And  
13 then the driveways can handle two more vehicles,  
14 so that's four vehicles per unit per lot.

15           Then we supplement that with  
16 on-street parking. I mentioned the 27 feet road  
17 width, so that's large enough, wide enough to  
18 allow for parking on one side of the street.

19           We have worked with village staff  
20 to prepare a proposed signage plan clearly  
21 indicating what side of the street allows  
22 parking, where you can park, where you cannot  
23 park. And that on-street parking is available  
24 throughout the entire site. Per some feedback

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 from the village, we are supplementing that a  
2 little bit further. You can see that on the  
3 right side here in a little blue set.

4 Townhomes have more driveways,  
5 more curb cuts. Obviously, you can't park on  
6 the street in front of somebody's driveway. So  
7 we've proposed some off-street parking there.  
8 And you can see that highlighted in yellow.  
9 There are 25 proposed off-street parking stalls  
10 here to serve the townhome area.

11 So overall, the parking, we have  
12 971 total parking spaces proposed. That  
13 includes garages, driveways, on-site -- excuse  
14 me -- on-street parking and off-street parking  
15 for 204 units, which provides a parking ratio of  
16 4.8 parking spaces per unit.

17 Switching gears a little bit to  
18 utilities, we'll start with water. Water  
19 service is provided by Aqua Illinois. We have  
20 been working with Aqua throughout this process.  
21 We have submitted them our site plan and our  
22 proposed water main layout. They haven't had  
23 any concerns about capacity, and they've  
24 reviewed our water layout, which is shown in

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 blue here. Also no outstanding comments or  
2 issues with that.

3 A little bit more about the water  
4 design. We have four proposed connection points  
5 to the existing, two up near the Wentworth  
6 subdivision and two more near the Westbury  
7 subdivision. The four total connection points,  
8 and then some additional looping on our site  
9 provides some additional looping in this area as  
10 a whole for Wentworth, Westbury and Kemper  
11 Ridge.

12 Looping is a best practice for  
13 water main water systems. It adds a level of --  
14 improves your level of service with the water  
15 main several ways. It can equalize a low  
16 pressure zone with a high pressure zone. It can  
17 normalize demand. It can help with continuity  
18 of service. For example, if there is a dead end  
19 and there is a break, everybody behind the break  
20 is out of service. If there is a loop, you just  
21 go on the other side of the loop so more service  
22 can be maintained. Then it also provides a few  
23 (inaudible).

24 So again, we have been working

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 with Aqua on that. At this preliminary stage, I  
2 have no further comment, and we are in  
3 compliance with their requirements.

4           One more item I want to mention  
5 more on the water system. It's not necessarily  
6 specific to this project. It's more specific to  
7 the Aqua system as a whole. As we have been  
8 working with Aqua, they mentioned they are  
9 constructing a second well, a source well. From  
10 what we have been told, this should be completed  
11 and operational later this spring, so that  
12 should provide a systemwide benefit. Obviously  
13 it provides extra capacity. It also adds a  
14 level of redundancy to the entire system;  
15 whereas I understand from the neighborhood  
16 meeting a few weeks back, there was a lot of  
17 talk of the extended systemwide outage in 2023.  
18 With the second source, that should go a long  
19 way making that less likely to happen.

20           Moving on to sanitary or waste  
21 water. Waste water is provided by the Lake  
22 County Public Works. Similar as with Aqua, we  
23 have been in contact with Lake County Public  
24 Works throughout this process, submitted our

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 67

1 site plan, our proposed sanitary plan to them.  
2 They have reviewed it. No issues with capacity.  
3 No outstanding preliminary comments. You can  
4 see our proposed sanitary system in green here.

5 So again, the project is in  
6 preliminary. As we work towards final  
7 engineering, we will continue to work with Lake  
8 County Public Works to ensure compliance.

9 Okay. Last engineering slide  
10 here, switching gears again for geotechnical and  
11 gradings. To examine the soils on the site, M/I  
12 engaged with a licensed geotechnical engineer  
13 who performed soil borings on the site and did a  
14 detailed study and wrote up a report on the soil  
15 conditions. No major red flags or issues were  
16 encountered or noted, so that's a positive sign  
17 for the site soils.

18 Then as for grading, our grading  
19 design is -- our preliminary grading design is  
20 set per village standards in terms of things  
21 like minimum slopes, maximum slopes.

22 Once the project gets to  
23 construction, the actual grading will be done,  
24 again, per village standards and industry best

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 68

1 practices, talking about things like soil  
2 compaction, soil strength to bear foundation and  
3 things of that nature.

4           And then the last item here, fire  
5 protection. Fire protection is provided by the  
6 Long Grove Fire Protection District. Again, not  
7 to sound like a broken record, we have been  
8 working with them, the Fire Protection District,  
9 throughout this process. About a month ago, we  
10 made a final revision per some of their  
11 comments. They asked for a fourth water  
12 connection. That's one of the four water main  
13 connections to the existing that I mentioned  
14 earlier. They wanted that because that is an  
15 extra redundancy looping to the system.

16           When they review the plans, they  
17 review it for things like fire truck access,  
18 building separation, fire flows, things of that  
19 nature.

20           Really quick aside on fire flows.  
21 If there is a fire, fire truck shows up to the  
22 site, hooks up to a hydrant. Obviously, you  
23 need a lot of water to fight the fire. The  
24 amount of water needed is what's referred to as

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 69

1 the fire flow. Then the attached product for  
2 the site, meaning the townhomes and duplexes,  
3 are all proposed to be sprinkler. Again, if  
4 there is a fire, the sprinklers activate. That  
5 extra amount of water is called the fire flow.  
6 We are working with the Fire Protection District  
7 and reiterate that last leg was added to the  
8 water connection to sort of the beef that up a  
9 little for the Fire Protection District. They  
10 have no outstanding preliminary comments, and  
11 they are satisfied with what we have currently.  
12 And again, we will continue working with them  
13 throughout the process.

14           That's what I have for  
15 engineering. I will be happy to answer any  
16 questions at the end of our presentation. For  
17 now, I'll hand it over to Javier. Thank you.

18           MR. MILLÁN: Good evening. My name is  
19 Javier Millán. I'm a principal with KLOA,  
20 Incorporated, 9575 West Higgins Road in  
21 Rosemont. I'm a principal, like I said. I have  
22 a bachelor of science in civil engineering with  
23 a concentration in traffic and transportation  
24 engineering from Marquette University, and this

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 70

1 year I will be celebrating 30 years of doing  
2 traffic studies. I'm also a member of the  
3 Association of Transportation Engineers.

4 So we have conducted a traffic  
5 study following industry guidelines in the State  
6 of Illinois and the Lake County Division of  
7 Transportation requirements. As proposed, the  
8 development is located between Route 22 and Old  
9 McHenry Road. And as you have heard, it's to  
10 consist of approximately 204 residential units  
11 composed of single-family homes, townhomes and  
12 duplex units.

13 As shown in the aerial, Old  
14 McHenry Road borders the site to the north; and  
15 Old McHenry Road is a north-south minor arterial  
16 that in the vicinity of the site provides one  
17 lane in each direction. Route 22 borders the  
18 site to the south and is an east-west other  
19 principal arterial roadway that is designated by  
20 the State of Illinois as a strategic regional  
21 arterial and provides one lane in each  
22 direction.

23 The roadway, as I mentioned, is  
24 owned and operated by IDOT and was planned and

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 designated to carry high loads of traffic,  
2 providing direct access to numerous north-south  
3 main corridors, such as US Route 12, US Route  
4 83, 45, 21, commonly known as Milwaukee Avenue,  
5 and ultimately I-94. Access to the site is  
6 proposed to be provided via a right-in/right-out  
7 access drive of Route 22 opposite Salem Lake  
8 Drive and be a full access road of Old McHenry  
9 Road opposite Hillcrest Drive.

10           As part of the traffic study,  
11 traffic counts were conducted on Tuesday,  
12 March 12th, during the weekday morning 6:00 to  
13 9:00 a.m. and evening 4:00 to 7:00 p.m. Peak  
14 periods at the intersections of Route 22 with  
15 Old McHenry Road, Salem Lake Drive, Pinehurst  
16 Drive on Old McHenry Road with Hillcrest Drive,  
17 Old Metal Trail -- and please forgive me if I  
18 butcher these -- Shinnecock Drive. From the  
19 traffic counts, the peak hours were found to  
20 occur from 7:15 to 8:15 in the morning and from  
21 4:30 to 5:30. Those are highest travel hours  
22 during these rush periods.

23           As I previously indicated, two  
24 access roads are proposed to serve the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 development. The full access of Old McHenry  
2 Road will provide one inbound lane and two  
3 outbound lanes striped for an exclusive left  
4 turn lane and a shared through right turn lane  
5 with outbound movements under stop sign control.

6           As part of the development, Old  
7 McHenry Road will be widened to actually, at the  
8 intersection, to actually provide exclusive left  
9 turn lanes on both approaches, therefore,  
10 improving the safety and traffic flow operation  
11 on Old McHenry Road.

12           The access drive of Route 22, as  
13 I mentioned, is going to be right-in/right-out.  
14 And based on IDOT's comments, as well as Lake  
15 County, exclusive right turn lanes will be  
16 provided at both access routes. In this  
17 instance a right turn lane on Old McHenry Road  
18 to go into the site and an exclusive right turn  
19 lane on Route 22 to make a right into the  
20 right-in/right-out.

21           I really would like to point out  
22 that Route 22 between Quentin Road and Route 83,  
23 it's included in IDOT's fiscal year 2025/2030  
24 proposed improvement program. The proposed

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 improvements include the widening of the  
2 Route 22 to provide two lanes in each direction,  
3 separated by a landscaped median or center  
4 two-way left turn lane, depending on segment.  
5 And in addition to that, the intersection of  
6 Route 22 with Old McHenry Road will be widened  
7 to provide an exclusive left turn lane, two  
8 through lanes and exclusive right turn lane on  
9 both approaches.

10           The southbound approach of Old  
11 McHenry Road at the intersection with Route 22  
12 will be widened to provide dual left turn lanes  
13 and a shared through right turn lane. These  
14 improvements are currently in Phase 2 and are  
15 fully funded for construction, and construction  
16 should happen within the next five years. There  
17 is no specific date. We reached out to IDOT,  
18 and they still don't have a date of their  
19 response for the construction of these  
20 improvements.

21           So the number of trips to be  
22 generated by the proposed development were  
23 estimated based on the Institute of  
24 Transportation Engineers, ITE, which is the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 standard utilized by the federal government,  
2 state, county, municipalities and most traffic  
3 engineers. This traffic was then assigned to  
4 the area roadways and access roads based on the  
5 travel patterns derived from existing traffic  
6 counts.

7           In order to not analyze future  
8 conditions in a vacuum, typically the existing  
9 traffic volumes are increased by a growth factor  
10 provided by the Chicago Metropolitan Agency for  
11 Planning, which based on their projections  
12 amounted to a 5 percent growth to reflect year  
13 2030 conditions. However, Lake County's minimum  
14 growth factor for 2030 is at 6 percent. As  
15 such, and in order to provide or to conduct a  
16 traffic analysis, we utilized the 6 percent  
17 growth rather than the 5 percent.

18           To these projected volumes, the  
19 node build 20, 30 traffic volumes, we added the  
20 site traffic to obtain the future traffic  
21 volumes. We then conducted a capacity analysis  
22 for the intersections, and the following was  
23 concluded. Under existing condition, the  
24 intersection of Route 22 with Old McHenry Road

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 operates on overall level of service D. Under  
2 year 2030 future conditions and assuming no  
3 improvements at the intersection, the  
4 intersection will continue operating at the same  
5 overall level of service as under existing  
6 conditions. This is due to the fact that the  
7 proposed development will be adding less than 3  
8 percent to the intersection during those peak  
9 hours, the a.m. and the p.m. peak hours.

10           When the intersection is then  
11 analyzed with the proposed improvements by IDOT,  
12 the overall level of service improves to C, with  
13 alternating movements operating at level of  
14 service D or better. All of the other studied  
15 intersections will have sufficient reserve  
16 capacity to accommodate the traffic to be  
17 generated by the proposed development, and no  
18 additional roadway improvements or traffic  
19 control modifications are required.

20           So in conclusion, as I mentioned,  
21 Route 22 is an other principle arterial  
22 designated by IDOT as a strategic regional  
23 arterial intended to carry high volumes of  
24 traffic given its direct access to numerous

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 major north-south corridors. The proposed  
2 widening by IDOT on Route 22 along with the  
3 improvements at the intersection of Route 22 and  
4 Old McHenry Road will improve the operation of  
5 all intersections, as well as the Illinois  
6 Route 22 corridor.

7           The proposed site traffic volumes  
8 will amount to less than 3 percent increase in  
9 traffic during the peak hours at the  
10 intersection with Route 22 with Old McHenry  
11 Road. Based on a comparison of the results of  
12 the capacity analysis for year 2030, no build  
13 conditions and those for the projected  
14 conditions without any improvements, the  
15 intersection will experience an overall increase  
16 in delay of less than four seconds during those  
17 peak hours.

18           Lastly, the roadway system  
19 generally has sufficient reserve capacity to  
20 accommodate the traffic to be generated by the  
21 proposed development, and no additional roadway  
22 improvements or traffic control modifications  
23 other than those already identified at the two  
24 access roads will be required.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 77

1                   This concludes my presentation,  
2 and I will be happy to answer any questions that  
3 you might have.

4                   CHAIRMAN MERKEL: Thank you.

5                   MR. COLLINS: I'm going to wrap this  
6 up. The actual homes themselves, we actually  
7 get to maybe less planned view -- I have a plan  
8 view here. I'm sorry. I apologize. We will  
9 get you a two-dimensional actually elevation  
10 view here in a second.

11                   Real quickly, single-family homes  
12 highlighted on the right, we have got a node of  
13 the single-family home on the north end of the  
14 community, as well as the southwest corner of  
15 the community highlighted in yellow. We've got  
16 five different models or plans, if you will,  
17 floor plans ranging from just under 2900 square  
18 feet up to about 3500 square feet.

19                   The target market, it's pretty  
20 straightforward: Single-family dual income  
21 household and soon-to-be empty nesters. Between  
22 12 to 20 percent of our buyers are soon to be,  
23 meaning they've got older high school age or  
24 high school and college age children. Buyers in

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 78

1 this particular cohort looking for this  
2 particular type of home, it's a lifestyle  
3 improvement, new construction, on-trend  
4 elevations, unique color palettes,  
5 well-appointed finishes and open floor plans.

6           We are actually going through,  
7 and there we go. Overall we've got -- and I  
8 wish I had them all colored, but we have  
9 actually just completely reengineered not only  
10 front elevation color pallet, we have got 13  
11 different choices of different color pallets,  
12 which is quite extensive. Layered onto that  
13 color pallet is trim detail. So if you want to  
14 go with a dark trim with the same color pallet  
15 with the elevation or the different front and  
16 side and rear elevations, we introduce now a new  
17 element to the color palette choice with fascia  
18 and soffit color trends.

19           Overall we've got different  
20 elevation designs. So what is out at Hawthorn  
21 Woods as a benchmark has completely changed in  
22 terms of the color palette I just referenced  
23 plus the front elevation. We have now  
24 introduced a different element to our front

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 79

1 entryways. Some of them are elevated and much  
2 more open, almost looking like a higher floor  
3 plate. So what you see and what was designed as  
4 part of our Classic series and went back to the  
5 drawing board, which is what we typically do,  
6 over a given number of years in order to keep on  
7 trend a design, which is what our home buyers  
8 are looking for.

9                   Just to give you a sample of some  
10 of the level of interiors, again, pictures don't  
11 do much. Please go visit our model if you  
12 haven't. You can really get an understanding of  
13 fit and finishes. They can walk you through not  
14 only the fit and finishes, but the options to  
15 that. You can spend two, three days with the  
16 design consultants going through. We have a  
17 world class design center at our home office.  
18 I'm not joking. It is world class. It's well  
19 done. Always introducing new products,  
20 well-performing products, more importantly; and  
21 you get a full array of design choices, colors  
22 and fit and finishes.

23                   On to single family attached  
24 homes, both a combination of duplex and

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 townhomes, as has been discussed. You can see  
2 the pod of townhomes noted in red. And up the  
3 spine road, if you will, you see the two  
4 sections of duplexes. Four different floor  
5 plans ranging in size from just under 2000  
6 almost up to 2500 square feet, all standard  
7 three-bedroom and two-car garages. Again,  
8 target market: empty nesters, retirees, possible  
9 second home, or in most cases in particular  
10 price point areas, you have entry level starting  
11 home for young dual income professionals. These  
12 are folks that are prioritizing low maintenance  
13 living, convenient locations, social  
14 opportunities, given the nature of an attached  
15 home community. Entertainment and travel  
16 preferences are what this buyer values now  
17 rather than the ongoing home ownership  
18 maintenance obligations.

19 Duplex elevations. Here we, in  
20 order to differentiate, even though they are the  
21 same floor plans and same level design inside,  
22 bringing that color pallet material and design,  
23 if you will, for both the duplex and townhome  
24 and differentiate those, we brought a warm color

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 81

1 palette. We call this, it's akin to our urban  
2 farmhouse but more rustic in character. There  
3 is four unique assemblies. Again, with the  
4 combination of horizontal, vertical, bracket  
5 details, different massings, those assemblies  
6 are key.

7           A duplex is like a big home. So  
8 not only can you, you know, introduce different  
9 designs, such as the Valor plan, which is our  
10 first floor primary suite on the first floor,  
11 that brings a different level of design, which  
12 again, carries differently. It's a much  
13 different character. So it's four unique  
14 assemblies. We are able to introduce a lot of  
15 variety to the street scape.

16           Townhome elevations. Again, bigger  
17 massing in how they live in terms of additional  
18 party bowl. But here again, carrying a more  
19 fresher, cleaner look with the white-on-white  
20 design with board, batten and horizontal siding  
21 conditions, again carrying masonry design  
22 elements to the sides and rears.

23           Again, the pictures don't do justice,  
24 but this is a design from one of our Campbell

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 82

1 models, which I don't have pictures of what we  
2 call our Revival series in this particular  
3 community. We just designed it. It's a much  
4 bigger floor plan and footprint than our  
5 Campbell, which is part of the our Charlestown  
6 series. But again, this gives you a flavor of  
7 our fit and finish and the overall look of our  
8 floor plan, even for a townhome design.

9           Okay. With that, I think we have  
10 spent enough time up here. And we will be here  
11 for the rest of the evening, of course, for any  
12 Q and A and additional statements.

13           CHAIRMAN MERKEL: All right, guys. We  
14 are going to take just a quick couple-minute  
15 break. Court reporter here's fingers are  
16 getting burned out, so we are going to take a  
17 quick five-minute break.

18                           (Off the record for a 10-minute  
19                           break.)

20           CHAIRMAN MERKEL: Again just to remind  
21 everybody, the applicant gave us their  
22 presentation. The Commission will ask any  
23 questions we have to them, and then they will  
24 answer them. At that point, then we will ask

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 83

1 the public to come forward. That's where we are  
2 at in the program.

3 Mr. Whitaker, just to expedite  
4 this, can we have your whole team up there to  
5 save some time so we don't have to go back and  
6 forth, back and forth?

7 MR. WHITAKER: Sounds good.

8 CHAIRMAN MERKEL: Thank you. All  
9 right. I think the most efficient way to do  
10 this is to go through by presentation. So  
11 again, Mr. Whitaker gave us an overview of the  
12 process, then Mr. Collins went through M/I Homes  
13 and a little bit of overview of the development.  
14 Was there any specific questions to him?

15 I guess I have one. I don't know  
16 if it's the engineering or to you, Mr. Collins.  
17 The comment about -- one of my initial concerns  
18 was density. And at the Westbury property that  
19 you developed, the density is 2.95 units per  
20 acre. At Wentworth it's 2.0. This property is  
21 proposed at 3.6 dwellings per acre. And a lot  
22 of that number is high because of that amount of  
23 density with the townhomes. I know you don't  
24 have this number off the top of your head. If

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 84

1 you extracted that, what would the density of  
2 the property be?

3 MR. COLLINS: Extracted?

4 CHAIRMAN MERKEL: Meaning if we took  
5 that out of the equation and that acreage, it's  
6 significantly lower than that.

7 MR. COLLINS: Took what out of the  
8 equation?

9 CHAIRMAN MERKEL: The townhouses.  
10 That's so much density there in the middle. So  
11 again, the majority of the property to the north  
12 and the south is much more in alignment with the  
13 properties adjacent to it, I guess is where I'm  
14 going.

15 MR. COLLINS: So if we just looked at  
16 areas from -- I got to look at the site plan.

17 CHAIRMAN MERKEL: The majority of the  
18 density is obviously in the townhouses. I know  
19 it's an impossible question to answer, but...

20 MR. COLLINS: You can't see my  
21 portion.

22 MR. WHITAKER: Can we go on to the  
23 next question? I think we can probably get some  
24 rough number on that. The tall guys can kind of

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 85

1 run some numbers for us.

2 CHAIRMAN MERKEL: Awesome.

3 MR. COLLINS: It's taking the townhome  
4 area, right, this little node, and carving it  
5 out. What do I have as an acreage on the  
6 southwest quadrant from the spine all the way  
7 up?

8 CHAIRMAN MERKEL: I didn't look at the  
9 map myself. I roughed it out. It's similar or  
10 better. I'm just curious. Any other questions  
11 to Mr. Collins? All right.

12 So how about the landscaping  
13 plan? Anything on the landscaping that we have  
14 a question on?

15 COMMISSIONER WIFLER: I had a  
16 question. Are the single-family homes, are they  
17 going to be covered by the same homeowners  
18 association, and will it be all uniform  
19 landscaping with the rest of the single-family  
20 homes with the duplexes and the other ranch  
21 homes?

22 MR. COLLINS: In relation to the HOA,  
23 the way we handle multi-use or different housing  
24 choices within the community, they will have a

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 86

1 separate association because, obviously, they  
2 have different maintenance obligations. So with  
3 single-family, it's a different maintenance  
4 obligation. Single-family lot, the house, the  
5 foundation, that will be maintenance and  
6 ownership of the single-family owner.  
7 Obviously, with a townhome it's totally  
8 different. So the HOA will handle those  
9 different obligations. Does that answer your  
10 question?

11                   With respect to the landscaping  
12 to the single-family, on-lot landscaping will be  
13 handled, maintained and owned and replaced by  
14 the homeowner.

15                   COMMISSIONER WIFLER: That answers my  
16 question. Thank you.

17                   CHAIRMAN MERKEL: Any other questions  
18 on landscaping?

19                   Mr. Olson, just one question on  
20 landscaping. One, I commend you on your  
21 presentation. It's one of the -- I like the way  
22 you did it. I like the one thing I saw that you  
23 did which was different than the in the past  
24 I've seen, is what adjacent houses look like

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 87

1 from the existing development to the one we are  
2 building and what that would look like. I  
3 couldn't write it down fast enough.

4 I thought you said mature pine  
5 trees in the -- was it 20-foot height? Is that  
6 what you were proposing? Or is that going to be  
7 when you plant them they are going to be this  
8 tall, and some day they are going to be that  
9 tall?

10 MR. OLSON: No. We would be proposing  
11 to plant those -- there is a specific  
12 requirement size that the code requires. And I  
13 think, I believe we are -- I'd have to look, but  
14 I believe we are 6 feet for evergreens and  
15 2-1/2-inch caliper.

16 CHAIRMAN MERKEL: That tree you  
17 showed, that image was much larger than 6-foot,  
18 I assume.

19 MR. OLSON: Yes.

20 CHAIRMAN MERKEL: I want to make sure  
21 we are going to plant them at 6-foot and it's  
22 going to grow.

23 MR. OLSON: That's correct.

24 CHAIRMAN MERKEL: Thank you. I'm

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 88

1     sorry.  One other question.  On your buffering,  
2     I didn't see any, which again between these  
3     developments we will see berming and then trees.  
4     Any opportunity to put berming there to elevate  
5     the distance between and elevate the sight lines  
6     type of thing?

7             MR. OLSON:  I do not believe on the  
8     back side of the homes we will be doing berming  
9     there.

10            CHAIRMAN MERKEL:  Could it be done?  
11     Is there enough room to do that?

12            MR. OLSON:  I'd refer to the civil on  
13     that.

14            MR. TERPSTRA:  I'm sorry.  I was  
15     trying to calculate.

16            CHAIRMAN MERKEL:  Between the existing  
17     developments of Wentworth and Westbury and the  
18     new houses we are going to build, Mr. Olson laid  
19     out some trees in between the properties some  
20     buffering.  At times we will see some berming to  
21     raise that.  Is that in the cards to do that?  
22     Did you consider that, or is it not feasible at  
23     that property?

24            MR. TERPSTRA:  We did consider that.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 89

1 It's feasible in some locations and not in other  
2 locations, depending on the existing topography  
3 of the site. For example, Westbury has a large  
4 retaining wall, and we can't do a berm at the  
5 top of a retaining wall. Where we can, we will  
6 do it; but it's limited where we can.

7 CHAIRMAN MERKEL: Thank you.

8 COMMISSIONER TISCI: I have a couple  
9 questions. I don't know if it's for landscaping  
10 or not, but specific to lighting, are there  
11 planned streetlights first in the community?

12 MR. WHITAKER: So that's a typical  
13 final plan detail. We haven't gotten to that  
14 point. We'd be happy to work with the village  
15 on whatever sort of lighting standards you were  
16 looking for. In a lot of communities, we have  
17 seen requests for dark sky compliant lights.  
18 That wouldn't be a problem here.

19 COMMISSIONER TISCI: And then  
20 landscape lighting on townhomes and duplexes,  
21 will that be part of the plan, since homeowners  
22 don't own that property?

23 MR. WHITAKER: Was it specifically  
24 landscape lighting?

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 90

1           COMMISSIONER TISCI: Yes.

2           MR. WHITAKER: There would be no  
3 landscape lighting. You would have some wall  
4 fixtures on the townhomes, but there would be no  
5 other common area landscape lighting.

6           COMMISSIONER TISCI: So just coach  
7 lighting. No landscape lighting.

8           MR. WHITAKER: That's correct.

9           CHAIRMAN MERKEL: Anything else on  
10 landscaping? All right.

11                       How about engineering? Any  
12 engineering questions we might have, anyone? I  
13 do have one. Josh, this is probably to you. On  
14 the plan, you proposed -- I think it probably  
15 falls under engineering. The thing I was most  
16 concerned about was density, as I brought up  
17 before. What I've seen what was built and what  
18 was proposed to be built at the country club was  
19 townhouses with adjacent parking. You did  
20 mention there is going to be parking, but the  
21 distance from those townhouses to those parking  
22 areas seems pretty significant. Was there any  
23 thought to do something different there parking  
24 in the middle? It just seems like a long way

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 91

1 away from, if you are in a downsized house,  
2 someone who is downsizing, not 20-years-olds;  
3 but that's a pretty good walk if they have  
4 guests from there all the way to the middle of  
5 those units.

6 MR. WHITAKER: I think when we were  
7 trying to locate the parking spaces, we were  
8 looking to create some efficient packs of them.  
9 There might be some ability to sneak, like, one  
10 or two parking spaces individually in between  
11 driveways. We have been able to do that in  
12 other communities. But then you are really  
13 limiting the amount of landscape that you are  
14 putting on that street frontage, so it's not  
15 something that we would put out there as a first  
16 option.

17 Keep in mind we have four parking  
18 spaces on site for each townhome unit. So on a  
19 regular basis, we don't see there being an issue  
20 with parking given the code requirement is two  
21 parking spaces per townhome unit. We are double  
22 that on site for the townhomes. And then I  
23 would just -- when we are looking at that image  
24 on the right of the screen, we do have an amount

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 92

1 of parking spaces to the east and then a  
2 separate pack to the west.

3           You are right. You are walking  
4 half a block if you are in the middle, so there  
5 is a couple of townhome units where it's a  
6 little bit less efficient.

7           I can appreciate that, the concerns  
8 you brought up. You can't park in the street  
9 there because you are blocking someone's  
10 driveway. So if I am having three guests over  
11 that have three cars, they are not parking in  
12 those spots. They are parking somewhere else.  
13 But you have answered it.

14           Any other questions there?

15           COMMISSIONER PREBLE: It's a traffic  
16 question. I'm assuming it falls under this  
17 piece, yes?

18           CHAIRMAN MERKEL: Go for it.

19           COMMISSIONER PREBLE: Just looking at  
20 the amount of capacity when we are looking at  
21 these different units that are going in, the  
22 amount of driveway spaces, garage spaces, all  
23 that stuff, looking at your chart here, we are  
24 looking at potentially 800 cars, you know.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 93

1           COMMISSIONER PREBLE:  Would it make  
2 more sense -- and I want to revisit what was  
3 brought up about Lake County versus IDOT on Old  
4 McHenry Road and 22.  Twenty-two is more of the  
5 primary artery in the area.  You are going into  
6 Lake Zurich, going to Buffalo Grove toward the  
7 highway.  Wouldn't it make more sense to have  
8 full access intersection on the south end rather  
9 than the north end, a right-in/right-out on the  
10 north end?  Also speaking to if you are coming  
11 from anywhere in the west, you are going all the  
12 way around to get into the neighborhood.  Just  
13 didn't make sense to me.

14           MR. TERPSTRA:  Okay.  So we went in to  
15 IDOT with the concept submittal; I think it was  
16 in 2023.  We agree with your point.  We had a  
17 proposed full access on Route 22 there, and they  
18 flatly said no, it was a nonstarter.  They said  
19 that the current conditions of Route 22, they  
20 will not allow full access on Route 22.  And  
21 they said the only way forward there is a  
22 right-in/right-out.

23                           Javier mentioned in the five-year  
24 plan, they did not rule out putting a full

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 94

1 access in if that road gets widened when that  
2 work gets done. Obviously we still don't know.  
3 It's not scheduled. But that option is still  
4 open for when that road gets widened.

5           If I can, I want to go back to  
6 the density question. So we subtracted out --  
7 this is rough, so, you know, bear with me. So  
8 our townhome area is about 13 acres. If you  
9 take out the 94 townhomes and take out the 13  
10 acres, that leaves about 47 acres. And we are  
11 at about 2.55 units per acre for the single  
12 family and duplex.

13           COMMISSIONER PREBLE: Thank you. I  
14 had similar math, so thank you.

15           MR. MILLÁN: I just wanted to add  
16 something. As I mentioned the plan with the two  
17 lanes in each direction, I've said landscapes  
18 median and some segments two-way, left turn  
19 lane, depending on where it is. And that's the  
20 reason IDOT said when we go ahead and do the  
21 widening, we might consider providing the full  
22 access.

23           So in this instance, again, they  
24 told us from the get-go the way it is,

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 95

1 right-in/right-out. But they are willing to  
2 consider that because of that proposed widening.

3 COMMISSIONER PREBLE: Thank you.

4 CHAIRMAN MERKEL: Larry.

5 COMMISSIONER GLICKMAN: Can I ask  
6 another traffic related question? May I ask  
7 another traffic related question?

8 CHAIRMAN MERKEL: Of course.

9 COMMISSIONER GLICKMAN: So I live on  
10 Lakeview Drive which connects to Hillcrest,  
11 which is going to be right across the street  
12 from where this development is going to be  
13 built. So right now, a lot of cars come down  
14 Hillcrest through Lakeview Drive because our  
15 neighborhood connects to Gilmer Road on the  
16 other side. They drive through, and sometimes  
17 they drive through at a high rate of speed.

18 As I look at this new development  
19 on the map and I see that it could also provide  
20 a way for drivers to skip by the light at 83 and  
21 Half Day, is there -- would we see that behavior  
22 again? Have we looked into will cars speed  
23 through there and try to avoid that light, and  
24 would there be a way to prevent that?

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 96

1           MR. WHITAKER: I think the way we do  
2 that in regular land planning is we create -- we  
3 create something that's not a straight shot. So  
4 if you look at the roadway layout here, we have  
5 got a couple of spots where we are bending the  
6 road, and someone's going to have to come to a  
7 stop, restart, come to a stop, restart. And  
8 from a planning standpoint, we always want to  
9 provide that connectivity through because that's  
10 the most efficient use of roads. If we had  
11 everybody coming out at one spot, we are going  
12 to impair the function of an intersection where  
13 we are pushing all of that traffic.

14                       So we want to make sure we have  
15 got the connectivity, but it's within the site.  
16 What can we do with the roadway design to create  
17 the turns so it is not an attractive cut  
18 through?

19           COMMISSIONER PREBLE: So we have those  
20 stops in our neighborhood. We have those turns  
21 in our neighborhood as well. If you could put  
22 that on our side, that would be great. But I  
23 would encourage you to keep that in mind because  
24 it really has become an issue for us.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 97

1           COMMISSIONER TISCI: Can I comment on  
2 that? Would you consider speed bumps or single  
3 lane locations throughout the neighborhood to  
4 motivate people not to do that?

5           MR. WHITAKER: I would be responsive  
6 to any suggestions that the village was open to.  
7 Typically when we talk about calming of traffic  
8 through a neighborhood, again, it's about the  
9 turns. We know public works can drive a lot of  
10 design because public works, one, doesn't like  
11 to plow cul-de-sacs. I'm not talking about  
12 Hawthorn Woods in particular. I'm talking about  
13 everyone in Chicagoland. But they also really  
14 don't like speed bumps.

15                       So if the village wanted us to  
16 look at some of those things, I think we'd be  
17 happy to do that. It's not going to be  
18 something that would impair or negatively affect  
19 what we are trying to accomplish.

20           CHAIRMAN MERKEL: Is there anything on  
21 environmental that we need to talk about, storm  
22 water, trees, the birds, all the other comments  
23 we heard about which are great? Anyone?

24           MR. WHITAKER: Mr. Chairman, on one

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 98

1 item, we were all kind of scrambling when you  
2 were asking the density question trying to  
3 figure out an answer. We do have straight from  
4 plats for Wentworth, Westbury and then Kemper  
5 Ridge. Those are direct comparisons for what is  
6 existing in Wentworth, Westbury and this plan  
7 for Kemper.

8                   You've got smaller sites in  
9 Wentworth and Westbury. You've got under  
10 40 percent open space in Wentworth and Westbury.  
11 Wentworth, the net density is 2.42 units per  
12 acre. In Westbury, the density is 3.66 units an  
13 acre. Here until Kemper, we are 3.8 units an  
14 acre. So in terms of compatibility, in terms of  
15 looking what is the context of the type of land  
16 use that is immediately adjacent, and how does  
17 that fit within the context of what we are  
18 doing, the density is very, very comparable. It  
19 is under that 4 metric, which is what is  
20 permitted in the village's R-3 zoning district,  
21 so I am think that's an interesting point. And  
22 then also we think it's very much compatible  
23 with Westbury.

24                   I think the other thing I would

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 99

1 point out is if we look at the site plan, and I  
2 keep struggling to find a good site plan to  
3 reference to; but if we look at the site plan  
4 here, you've got Westbury to the south and  
5 Wentworth to the north. So in that Westbury  
6 neighborhood, they're east property line, so  
7 immediately adjacent to us is duplexes. You saw  
8 the images of the duplexes in one of Greg's  
9 introductory slides, but that is duplexes along  
10 that shared line with us.

11 We have specifically lined that  
12 our boundary that's shared with Westbury with  
13 single family homes. So we are going from  
14 duplexes in Westbury to single-family homes in  
15 our neighborhood. To the north of Wentworth,  
16 you've got single-family ranches. We've got  
17 single-family homes adjacent. It was very  
18 conscious site planning on our part in that we  
19 were not trying to put our density up against  
20 those existing residences. We are trying to be  
21 conscious of what exists there. We are trying  
22 to be conscious of their existing lifestyles.  
23 And where we have more density, none of that  
24 density is touching those adjacent subdivisions.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 100

1                   So I just wanted to point out  
2 that there was absolutely a planning effort in  
3 order to minimize how the density in our  
4 subdivision might relate to or impact the  
5 lifestyle of those existing residents.

6                   CHAIRMAN MERKEL: Thank you. All  
7 right. Anybody else general comments? Kurt.

8                   COMMISSIONER PREBLE: I have a  
9 question on the zoning for the school districts.  
10 Just I don't know if you guys are aware of this.  
11 We have a map of the two school districts that  
12 are related to this development. Ninety percent  
13 of it is within the Kildeer, Countryside and  
14 Stevenson School Districts. The rest, small  
15 portion at the north end is in the Lake Zurich  
16 School District.

17                   I want to draw your attention to  
18 the northern part where we see just to the right  
19 of the yellow, which is Lake Zurich School  
20 District, you have some more Kildeer and  
21 Stevenson right there. I can't tell how many  
22 units are in that spot, but you have, you  
23 know -- you are going to have a couple, two,  
24 three families that are living next door to each

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 101

1 other, and their kids, whomever, aren't going to  
2 be going to the same school.

3           Is there a possibility, based on  
4 the topography -- I don't know if you can do it  
5 because you have a detention space right there  
6 at the very north end -- possibly swapping out  
7 the detention with where those units are on that  
8 eastern side so that we are not separating  
9 school districts right in the middle of the cul  
10 de sac?

11           MR. WHITAKER: It's a great question,  
12 and honestly, it's something that we confront a  
13 lot more than you think we do. The school  
14 district boundary lines are sort of ancient  
15 configurations. Generally they are based on  
16 township lines. So that's why you see, sort of,  
17 the boxes here. That north-south line is, in  
18 fact, a township line, so it's not just the  
19 school district. The school district is the  
20 most impactful one, but there are some other  
21 districts that are going to be different. So it  
22 is two duplex buildings that are in that green  
23 area to the west that are a little separated  
24 from the rest of that Lake Zurich Community

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 102

1 School District. In practice, we have not seen  
2 that it's a problem. It's definitely something  
3 that we work through and we explain.

4 We would have exhibits like this.  
5 We would have disclosures that we would have  
6 people sign so they understand and acknowledge  
7 what school districts they are in and how these  
8 boundary lines affect their property. But in  
9 practice, this is something, while unique here,  
10 is something that I think I have dealt with on  
11 three or four projects in the last year.

12 CHAIRMAN MERKEL: Anyone else? Just  
13 one question, Mr. Collins. Obviously you've got  
14 some great data and facts and data from Hawthorn  
15 Woods Country Club. What are we thinking for  
16 the three properties, types of property price  
17 points? That's one question.

18 The second is the velocity of  
19 sales you are seeing at Hawthorn Woods Country  
20 Club, are they to what properties? The bigger  
21 ones? The smaller ones? The townhouses? Two  
22 different questions.

23 MR. COLLINS: To answer your question  
24 regarding Hawthorn Woods Country Club, the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 103

1 velocity or, I think we have a situation there,  
2 we have a model of a particular home. It looks  
3 great. It's a great floor plan. In many cases  
4 in many of our communities, that particular  
5 model will be the most chosen plan.

6 In the situation of Hawthorn  
7 Woods Country Club, what's interesting is that  
8 that particular plan -- historically what we'll  
9 do is introduce the model, not the smallest, not  
10 the largest, a mid-range plan. That particular  
11 model is one of our larger ones at Hawthorn  
12 Woods Country Club. And there was an aversion  
13 to that. Actually, our most popular plan chosen  
14 by many buyers, it's between that plan and our  
15 Hudson plan. Those are the two most popular.  
16 Our two smaller square footages out there are  
17 less popular.

18 Again, it's less price point  
19 driven and more just floor plan driven, how they  
20 live. Similarly here, we will see that same  
21 probably mix of between three and 3400 square  
22 feet being the predominant range of square  
23 footage that many of the home buyers will be  
24 attracted to for the single-family. People will

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 104

1 probably pay price points well into the eights.

2           The attached product, again, same  
3 square footage bandwidth for both. So you can  
4 create the backstory in the environment for the  
5 duplex versus the townhome, so you might see  
6 some differentiation on some overall pricing,  
7 all-in, ASPs, fit and finishes, lot premiums,  
8 end-use conditions. The duplexes that have two  
9 end-use conditions which actually do become a  
10 premium, if you have a four-unit townhome  
11 building, you have two end unit conditions. So  
12 there is more attractiveness to the person to  
13 have that. It's more of looking at both the  
14 duplex and the townhome almost as one component.  
15 We are going to see a range of prices well into  
16 the sixes and the low sevens. Wouldn't be  
17 surprised. And that's only because that square  
18 footage of the large unit there gets up to 2400  
19 square feet.

20           MR. WHITAKER: If I could just add one  
21 more thing to that. Greg talked about that Lake  
22 County Partners housing analysis. So in that  
23 study, some of the things they look at and what  
24 they talk about extensively is the lack of

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 105

1 supply driving price appreciation, right? So  
2 housing affordability is something we hear a lot  
3 of conversation about, not just in Hawthorn  
4 Woods, but throughout the region, throughout the  
5 nation.

6           So I think it's telling that the  
7 conclusions from that housing study are that  
8 lack of supply is driving housing prices. Then  
9 in Lake County, we have seen a 37 percent  
10 increase in price since -- I'm sorry. I can't  
11 read it anymore. Since 2019, the median price  
12 of housing in Lake County has risen by  
13 37 percent, and so there is a third real  
14 affordability issue. I'm not going to suggest  
15 that we are building anything that would qualify  
16 as affordable housing here. What we are able to  
17 provide is we are able to provide supply. When  
18 we provide supply, I think we all have some  
19 relative understanding of how economies work;  
20 and supply is going to affect what people can  
21 price their homes at.

22           And I think in the market today,  
23 prices and the appreciation of the market is  
24 largely driven by the lack of supply in the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 106

1 market. And so a lot of the story that we are  
2 trying to build tonight is this is very, very  
3 critical supply that is going to help balance  
4 out some of the supply/demand imbalance and then  
5 will also help to address some of the pricing  
6 issues that we see prevalent in the market.

7 CHAIRMAN MERKEL: Question on -- you  
8 were talking, Mr. Collins, about what you are  
9 seeing. How about the demand on your  
10 townhouses? They just came on the market. High  
11 velocity there?

12 MR. COLLINS: Not yet only because we  
13 don't have a finished condition where someone  
14 can walk it and feel it. Our current model, if  
15 you wanted to see it and walk a floor plan, is  
16 down in Plainfield. Until folks want to make  
17 that ride and make that journey, we are going to  
18 be able to walk a more finished floor plan once  
19 we get to that point.

20 But it's also we've only got 15  
21 of them. So this isn't a situation where we are  
22 really looking to drive pace. It's more of kind  
23 of a small inventory that we know will be  
24 attractive to local buyers.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 107

1           CHAIRMAN MERKEL: I guess where I was  
2 going with that is if you take the duplexes and  
3 your townhouses, 72 percent of your units which  
4 are going to be a little bit on the smaller side  
5 versus single-family home. What you said at  
6 Hawthorn Woods is people are looking for the  
7 bigger home a little bit.

8                       So you think there is a demand to  
9 sell 188 units, or whatever the number is, 94  
10 townhouses? You think that demand is there for  
11 that type of property?

12           MR. COLLINS: Without question.

13           CHAIRMAN MERKEL: That's what I was  
14 wondering, yeah.

15           COMMISSIONER PREBLE: Can I piggyback  
16 off of there? One question. I was doing the  
17 same math as you were. You know, you had put up  
18 -- was that study done or comprehensive plan  
19 that was from 2014? Is that what that year was?  
20 But just, you know, a concern from the community  
21 is obviously the direction we are going with the  
22 styles of homes.

23                       In 2014, your draft showed  
24 97 percent for single-family homes; 2 percent

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 108

1     were duplexes; 1 percent were townhomes.  
2     Understandable that's, you know, almost  
3     uniformly single-family homes in that model.  
4     And I get that we probably do need to diversify.  
5     But we are looking at totally reversing that.

6                     With 46 percent, you know, you can  
7     just go through the numbers. Seventy-two  
8     percent are now townhomes and duplexes, and only  
9     28 percent are single-family homes. That's  
10    quite a switch.

11                    MR. COLLINS: I didn't follow the  
12    math.

13                    COMMISSIONER PREBLE: My question is  
14    you are not sure what the demand is yet for the  
15    townhomes, but yet the model that you are  
16    proposing here is showing a complete reversal of  
17    the trends that historically we have had here.  
18    So I'm just curious how you come up with such a  
19    drastic turnaround.

20                    MR. COLLINS: Your math was just  
21    looking at this community?

22                    COMMISSIONER PREBLE: Correct, as an  
23    example.

24                    MR. COLLINS: We have to go macro. We

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 109

1 are looking at submarket and viability. It's  
2 much larger than one community and doing kind of  
3 a math engineering on the ratio of attached  
4 versus single-family, right? You are 97 percent  
5 single-family. How many were for sale right now  
6 attached? Do you remember what we put up there?

7 COMMISSIONER PREBLE: I do not.

8 MR. COLLINS: Four. There is four  
9 available. So all we are doing is introducing a  
10 product and a program that doesn't technically  
11 exist. How many multi-family or attached  
12 housing communities do you have in Hawthorn  
13 Woods? Is it just The Enclave at Hawthorn Woods  
14 Country Club? That's it, right? So what comes  
15 with that? It's also a little bit different.  
16 It's a completely different lifestyle. Not only  
17 is it a low maintenance lifestyle, but it's a  
18 country club lifestyle. It's not for everybody  
19 either.

20 Even that particular example is  
21 very unique as that it comes with you have to  
22 become a member. The association fee's  
23 required. As an alternative to someone who sees  
24 that -- and let me go back. That four isn't

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 110

1 Hawthorn Woods. That four was for Kildeer,  
2 Hawthorn Woods and Long Grove. That's  
3 incredible when you really think about it, that  
4 housing option and what a municipality wants to  
5 provide.

6           Just an example of what a home  
7 buyer would allot to move, I don't want to move  
8 out of my community. Does anyone want to move  
9 out of their community if there is a viable  
10 alternative for them? No one of wants to do  
11 that, even for an entry level standpoint.  
12 You've all had the conversation, I guarantee it,  
13 that probably your child can't graduate, get  
14 married, have a double-income family, probably  
15 can't afford your particular neighborhood.  
16 Probably not, given where incomes are and where  
17 they start at. I guarantee you that's been a  
18 challenge for most. Even the family unit  
19 doesn't get to come back to where they grew up  
20 in most cases is what we are saying.

21           COMMISSIONER PREBLE: Thank you.

22           CHAIRMAN MERKEL: All right. Any  
23 other last questions for our applicant? I think  
24 we are good. Thank you all. That was a great

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 111

1 job of presenting. All right.

2 Now comes the fun part here. Now  
3 is the opportunity for all of you public to  
4 address the commission and/or the applicant, ask  
5 questions. Two things. First of all, if you  
6 are planning to say something or have a comment  
7 for all of us, we need you to stand up, and Miss  
8 Lobaito will swear everyone in like we did at  
9 the beginning. So if you are planning to say  
10 something, we will do that as a group.

11 CLERK LOBAITO: Please raise your  
12 right hand. Do you swear or affirm the  
13 testimony you are about to give is the truth?

14 (All responded Yes.)

15 CHAIRMAN MERKEL: All right. Awesome.  
16 Thank you for doing that. That makes it a lot  
17 quicker. So what we are going do -- that was a  
18 lot of people. So somehow we are going to queue  
19 up. Just form a line kind of coming out this  
20 way toward the exit sign. Then when you come  
21 forward, again, please state your name and your  
22 address, and then say what you want to say.

23 Again, for those of you who  
24 walked in late, we are asking for no longer than

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 112

1 three minutes. No cheering of others' comments,  
2 things like that. This is a formal proceeding.  
3 And the other thing, if you can keep the repeats  
4 to a minimum. So we are good listeners. If  
5 someone says it, we don't need to hear the same  
6 comment 15 times.

7                   So sir, you are up first.

8 Welcome.

9                   CHARLIE MARTIN: Okay. Good evening.  
10 My name is Charlie Martin, and my wife and I and  
11 I are currently homeowners in Wentworth. We  
12 reside on North Brookdale Drive, and our house  
13 sits behind the second hole of Kemper Lakes Golf  
14 Course. Professionally, I'm an operating  
15 partner of LaSalle Capital, which is an  
16 investment firm in the Chicago region.

17                   I'm going to be the opening  
18 remark speaker on behalf of the Wentworth  
19 community tonight and provide our feedback on  
20 the development for Kemper Ridge.

21                   Let me start by saying we have  
22 significant respect for our neighbors in  
23 Hawthorn Woods. We have so many relatives and  
24 friends. And historically when I think of the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 113

1     respect that Hawthorn Woods has had for open  
2     spaces, the environment, large lot sizes, just a  
3     great place to come and visit. And we see much  
4     of that in the country club development that M/I  
5     Homes has stepped into more recently.

6             Our feedback, consistent with our  
7     February 25th comments, is that we formed a  
8     community response. And this is reinforced by a  
9     Quantitative Wentworth Homeowner Survey that Pat  
10    Michael will comment on shortly.

11            In summary, I would tell you that  
12    we are concerned and that at this point, we are  
13    not in full accord with the Kemper Ridge  
14    development as it's been proposed. Why? From a  
15    broad perspective, we are simply concerned and a  
16    little surprised by the overall density of this  
17    project with 204 homes, as said, sitting on 56  
18    acres, of which 45 percent is made up of  
19    wetlands and natural habitat.

20            As a comparison, this 204 home  
21    site plan density is 1.8 times that of the  
22    combined Wentworth and Westbury home  
23    developments sitting on a combined 41 acres with  
24    just 98 homes.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1                   We see this Kemper Ridge density  
2 being in sharp contrast to the overall character  
3 and the tone that is set by Long Grove and  
4 Kildeer, historically by the Village of Hawthorn  
5 Woods. It's also in contrast to the hard fought  
6 regional green ways concept being considered for  
7 the previously proposed and now defunct Route 53  
8 expansion project.

9                   So for all of us who thrive and  
10 love this area in all three communities, yes, we  
11 are concerned. More immediately, we are  
12 concerned about the adjacent geographic space to  
13 Wentworth and Old McHenry Road. These homes  
14 that are planned are to be of higher value but  
15 will sit precariously close to the preexisting  
16 Wentworth home sites. M/I has asked for a  
17 reduction in setbacks from Hawthorn Woods  
18 single-family standard of 50 feet to just  
19 25 feet. We believe the site spacing is going  
20 to result in not only lesser value for the  
21 proposed new high-value M/I Homes but also  
22 affect the current Wentworth homes.

23                   More recently, a revised proposal  
24 to add roughly three evergreens per lot as a

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 115

1 buffer was suggested. We don't believe this  
2 changes the conclusion here at all.

3           In summary, please take a moment  
4 to sit in our shoes because we want to continue  
5 to be proud of not only Wentworth, as we live  
6 there; but we want to be proud of the entire  
7 development the entire community that we drive  
8 up to and are a part and that we walk in and  
9 that we visit as friends.

10           We would say to you, before this  
11 train leaves the station, that certainly more  
12 homework and more collaboration will be needed,  
13 and we look forward to that. We thank you for  
14 the opportunity to speak tonight. Thank you for  
15 listening and all your patience during this long  
16 session. Thank you.

17           CHAIRMAN MERKEL: Thank you, sir.

18           THE WITNESS: Good evening. My name  
19 is Pat Michael. I'm also a Wentworth resident.  
20 And as Charlie indicated, in anticipation of  
21 tonight's meeting, the Wentworth Response Team  
22 conducted a quantitative survey that was sent to  
23 all the residents in our development.  
24 Individual homeowners' results remained

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 anonymous, and within just nine days, 70 percent  
2 of the homeowners did respond. Their collective  
3 response signaled clear concern on a handful of  
4 key issues.

5           Ninety-five percent of the  
6 respondents expressed that they were very  
7 concerned about the increase in traffic and the  
8 resulting issues down Old McHenry and 22.

9 Ninety percent of respondents were very  
10 concerned with the effects of the proposed  
11 density of the project, Kemper Ridge.

12 Seventy-nine percent of the respondents  
13 expressed strong concern about the most adjacent  
14 Old McHenry home site plan and at that point in  
15 time the lack of landscaping. Seventy-one  
16 percent expressed concern that Wentworth home  
17 values could drop somewhat or more significantly  
18 following the proposed development.

19 Seventy-one percent also expressed concerns  
20 about the impact to the natural character of the  
21 current community setting in Hawthorn Woods, in  
22 Long Grove and Kildeer.

23 Significant concern was also expressed about the  
24 construction process and the potential for

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 117

1 disruption over a long period of time. So the  
2 results of the survey have helped to inform and  
3 shape comments that are being shared by the  
4 Response Committee here tonight, and also more  
5 details were given in the written responses to  
6 the committee. So thank you for your attention.

7 CHAIRMAN MERKEL: Thank you.

8 MIKE HILL: Hi Commission. My name is  
9 Mike Hill, and I appreciate Charlie and Pat.  
10 I'm also from the Wentworth community. My wife  
11 Lauren and I moved into Wentworth in 2022. Our  
12 home is directly behind the seven homes that are  
13 proposed on the west side of Kemper Ridge Way  
14 near the Old McHenry entrance. I'm not a  
15 municipal or a real estate expert. I'm just a  
16 neighbor directly in back of the proposed site.  
17 We moved here to enjoy the peaceful living space  
18 of Kildeer after raising our three kids in a  
19 denser Buffalo Grove community.

20 I'm going to be very specific.  
21 First, the seven single-family homes shown on  
22 the west side of Kemper Ridge Way -- I don't  
23 know if you can even pull the slide up -- near  
24 the Old McHenry Road entrance with estimated

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 118

1 home values about 900,000, 3000 square feet,  
2 have just 25-foot setbacks from our backyards.  
3 Our first choice is to move these homes across  
4 Kemper Ridge Way onto Marion Court and replace  
5 the duplexes that are currently proposed there.  
6 In other words, we still suggest removing those  
7 duplexes on Marion Court, as we mentioned in  
8 February, and replace it with seven single  
9 family homes. This would leave the west side of  
10 Kemper Ridge Way vacant, allowing for a  
11 landscaped berm, and create a natural buffer and  
12 better sight lines for residents of Kemper Ridge  
13 and Wentworth.

14           We believe this is a win-win for  
15 M/I, Hawthorn Woods and Wentworth, which would  
16 maintain those high value home concepts that you  
17 guys are looking for.

18           Our second choice, if Hawthorn  
19 Woods and M/I can't reach an agreement on moving  
20 those homes, would be to just require the  
21 50-foot rear setback, which is the current  
22 Hawthorn Woods current standard, instead of the  
23 25 feet proposed. In this scenario, obviously,  
24 a revised site plan would be required. The

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 119

1 seven homes would get shifted slightly east with  
2 Kemper Ridge Way road allowing for a landscaped  
3 berm, screening the Kemper Ridge homes.

4 We did see the proposal around  
5 the evergreens, but we don't believe that's  
6 quite the best solution. We suggest a meeting  
7 with M/I Homes and Wentworth Response Team to  
8 reach a mutually agreed plan on both landscaping  
9 and the utility easement. It's our  
10 understanding from the presentation tonight -- I  
11 just learned this -- there will be no homeowners  
12 association for the single-family homes. So  
13 reaching an agreement on that landscaping will  
14 be challenging for us if we don't have an  
15 association to deal with.

16 So the second concern is the  
17 overall density. I'm just going to talk briefly  
18 about the traffic. We do appreciate the KLOA  
19 traffic study based on projected 2030 data. We  
20 believe there will be traffic concerns,  
21 especially during the buildout period from 2025  
22 until 2029, when Half Day Road is finally  
23 completed. So we do believe the smaller, less  
24 dense plan, would be more suitable to align with

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 120

1 the historic character of Hawthorn Woods and the  
2 surrounding communities. Thank you very much.

3 BARRY ALPERT: Good evening. Barry  
4 Alpert. I am a resident of Westbury. Thank you  
5 for giving us the opportunity here. The  
6 petition that our residents in Westbury  
7 submitted to you at Hawthorn Woods, a lot of the  
8 concerns have already been talked about, so I'm  
9 going to try to honor your request to not repeat  
10 the same things.

11 But one of the biggest things  
12 that we are concerned about is that 25-foot or  
13 50-foot or somewhere in between. The border of  
14 Westbury on that southwest corner of Kemper  
15 Ridge is literally adjacent to the attached  
16 homes from Westbury. It is a pretty long  
17 section of Westbury with at least six of the  
18 attached homes there that will be something like  
19 25 feet away from these single-family homes in  
20 Kemper Ridge. It seems to be an amazingly small  
21 distance and not any real plan for landscape  
22 buffering. There is a little retaining wall  
23 there, and there is an elevation change. We  
24 understand that. But apparently there's been a

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 121

1 recent landscaping proposal for Wentworth to add  
2 more landscape buffering in their adjacent spot,  
3 but I heard no mention of that being done for  
4 Westbury. And that same distance issue is there  
5 as far as how close the homes are to our  
6 community.

7                   And so one more thing. As far as  
8 Aqua Illinois goes, we have reason to believe  
9 that Aqua Illinois has not been the most  
10 trustworthy organization in the past. And we  
11 had some difficulties with them that everybody  
12 knows about, and they were not really prepared  
13 when our community started about three years  
14 ago, and then two years ago when we had a major  
15 crisis, and we had no water at all for several  
16 days.

17                   So I'd want to know who would be  
18 accountable for making sure that Aqua would make  
19 the changes that they are promising to make in  
20 order to be more prepared this time for a new  
21 community to be able to handle this kind of a  
22 lot of new homes in the area. All right.  
23 Appreciate it. Thank you very much.

24                   SARA KNIZHNIK: Good evening. My name

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 122

1 is Sara Knizhnik. I live at 495 Evergreen Drive  
2 in Evergreen Hills. I represent District 18 and  
3 the Lake County Board. District 18 includes the  
4 property we are here discussing tonight. I  
5 appreciate the opportunity to share with you  
6 today my support for this project.

7           Having lived in the area for  
8 almost 25 years, I am very much aware of the  
9 long fight to protect the green spaces along the  
10 proposed Route 53 corridor. I share the wish of  
11 the activists who are behind this effort to see  
12 this area protected and to see a contiguous,  
13 non-motorized, multi-use pathway or trail along  
14 the green way that is built with public access  
15 and safety secured in its design.

16           Having served on the Lake County  
17 Board for one term and having been recently  
18 elected to serve for a second, I'm also acutely  
19 aware of the need to address Lake County's  
20 housing crisis. This crisis is severe. And if  
21 we don't act soon to expand the supply of a  
22 diverse area of housing options for county  
23 residents from all walks in all stages of life,  
24 the problem will become far worse.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1                   Lake County Partners'  
2           October 2023 report on the housing crisis we  
3           face makes the situation clear. To attract and  
4           retain residents and businesses, we need a  
5           diverse housing stock for people at different  
6           life stages, ages, incomes and sizes. Greater  
7           diversity beyond owner-occupied single-family  
8           detached homes is needed, end quote. If we do  
9           not take concrete steps now to increase our  
10          stock of market rate housing options, we can  
11          expect a shortage of more than 11,000 units just  
12          two years from now.

13                   It is worth noting as well that  
14          this problem is particularly acute in the  
15          southern regions of the county, and that would  
16          be very bad for people and very bad for  
17          businesses.

18                   This issue is so important to me  
19          that I requested and was granted a seat on the  
20          Planning, Building, Zoning and Environment  
21          Commission, and I requested and was granted a  
22          seat on the Housing/Community Development  
23          Commission.

24                   As an elected official, I believe

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 124

1 my primary role is to look for ways to balance  
2 competing demands through the use of limited  
3 resources and to ensure that those limited  
4 resources in the form of taxpayer-provided funds  
5 are used in the most efficient way possible.  
6 That is why I'm always looking for a way to  
7 address more than one problem at a time so we  
8 all can get more for our tax money.

9           I support the housing development  
10 under consideration here tonight because it  
11 addresses this urgent need that we have  
12 described and discussed so much tonight. But my  
13 support is contingent on the inclusion on the  
14 property of a contiguous 10-foot wide, minimum  
15 10-foot wide, multi-use forest preserve grade  
16 non-motorized trail that will connect what I  
17 hope will be a protected green way all along the  
18 Route 53 corridor. This trail must prioritize  
19 public access and safety, and it must balance  
20 the needs and rights of the homeowners who  
21 populate Kemper Ridge with the need to protect  
22 wildlife and the environment in the surrounding  
23 area to the greatest extent possible.

24           As your county board member and

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 125

1 your Lake County Forest Preserve commissioner, I  
2 will do my best to protect and promote this  
3 vision. Thank you.

4 MARK WROBLESKI: My name is Mark  
5 Wrobleski. So unlike some of the other people  
6 that come here, I actually am not adjacent to  
7 this facility. I am an existing M/I Homes  
8 customer. We purchased a home in Avery Ridge,  
9 and I have a unique experience that I am  
10 offering every single person on the board to  
11 hear. If I were to talk about all the issues,  
12 all the complaints, all the frustrations that I  
13 had during the sales process from the first  
14 moment that I met M/I Homes till today, it would  
15 take more time than this meeting is here  
16 tonight, certainly more than three minutes.

17 We start talking about school  
18 districts. We were promised a school district  
19 that didn't exist. My wife actually had to work  
20 with the superintendent to figure out the  
21 appropriate school district for the subdivision.

22 When I was moving into my home,  
23 my foot fell through the floor. Very  
24 interesting. I could have broken my ankle. We

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 126

1 have people here tonight that were the founding  
2 members of the HOA board associated with our  
3 subdivision. And all I want to say is the  
4 attention to detail that I have experienced  
5 through this company and through the purchase  
6 that I have makes me regret purchasing a home  
7 from M/I.

8                   While this subdivision or this  
9 plot of property might encourage other people to  
10 actually build homes, and there is a lot of  
11 people here from your community that have  
12 concerns that you might be able to mitigate  
13 through the overall design, I implore you to  
14 look for other builders. What I ask you guys to  
15 do on the board is contact me privately so we  
16 can sit down and deal with my experiences so  
17 that you are informed, not at the planning  
18 stages, but what you are actually going to  
19 receive and what the people that are going to be  
20 living in these homes will have to deal with  
21 based on my experience. Thank you very much.

22                   (Applause)

23                   CHAIRMAN MERKEL: We said no clapping,  
24 screaming anything like that, so thank you.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 127

1           RAY SUMMINS: Good evening. My name  
2 is Ray Summins, S-u-m-m-i-n-s. I live in  
3 Hawthorn Woods at 6 Lisa Lane. I've been asked  
4 by Bill Jacob, the village president of Long  
5 Grove, to enter into the public record a letter  
6 that he wrote to Mayor Dominick DiMaggio and the  
7 Board of Trustees of Hawthorn Woods on March 11,  
8 2025. It's regarding the proposed Kemper Ridge  
9 development.

10                   "Dear Mayor DiMaggio and Board of  
11 Trustees, I write on behalf of the Village of  
12 Long Grove to express Long Grove's concern with  
13 the proposed development that M/I Homes of  
14 Chicago has presented to Hawthorn Woods for  
15 their parcel lying east of Kemper Lakes Golf  
16 Course along Old McHenry Road. As a threshold  
17 matter, much of the site is located within the  
18 FAP 342 Route 53 extension corridor. Both Long  
19 Grove and Hawthorn Woods have worked tirelessly  
20 and invested many substantial resources for  
21 years -- his emphasis, not mine -- to prevent  
22 the extension of Route 53 through this corridor.  
23 Now that success is within our reach and the  
24 corridor is under consideration for development

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 128

1 as a regional green way under the jurisdiction  
2 of the Illinois Department of Natural Resources,  
3 it could be a great blow to those efforts to  
4 allow portions of the corridor to be  
5 cannibalized by private development to the  
6 detriment of all of the citizens of Illinois.

7           Even if the site were not in the  
8 corridor, however, the proposed development  
9 presents significant land use concerns.  
10 Although to date, Long Grove had not been  
11 formally provided with a copy of the developer's  
12 submittals for the proposed development,  
13 according to press reports and other sources, I  
14 understand that the proposed development would  
15 be a mixed-use residential development with an  
16 overall density of approximately four units per  
17 acre. Such density is in stark contrast -- my  
18 emphasis -- to longstanding development,  
19 longstanding planning for the site which is  
20 fourth to one-twelfth the density of the  
21 proposed development under the County of Lake's  
22 Future Land Use Plan, and which is shown for  
23 agricultural development under the Long Grove  
24 Comprehensive Plan.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1                   Importantly, the site is not even  
2 included in the Hawthorn Woods Comprehensive  
3 Plan. Although Long Grove respects that  
4 Hawthorn Woods has authority to consider  
5 development of the proposals, Long Grove  
6 nevertheless believes it is important to share  
7 its concerns with the Hawthorn Woods Village  
8 Board before the proposed development progresses  
9 too far, especially because the potential  
10 significant impacts of the proposed development  
11 upon that area that is served by both our  
12 villages, as well as the County of Lake.

13                   In addition to the sheer density  
14 of the proposed development, one of Long Grove's  
15 chief concerns with the proposed development is  
16 that it would not only introduce a use,  
17 townhomes, that is uncharacteristic of the  
18 existing development patterns in the area, it is  
19 also a use that is not permitted under the  
20 zoning ordinances of either Kildeer or Long  
21 Grove or within the Hawthorn Woods R-1 or R-2  
22 districts.

23                   The density of that site plan,  
24 the proposed development would undermine

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 130

1 well-established and faithfully implemented  
2 planning objectives in the area. In addition, I  
3 note that the southern portion of the proposed  
4 development that lies within the Long Grove  
5 sewer service sub area pursuant to the Lake  
6 County-Long Grove sewer agreement, Long Grove,  
7 is very sensitive to expansion of sewer service  
8 without understanding the long-term consequences  
9 of such expansion both in terms of the system's  
10 overall capacity and in terms of the linkages of  
11 facilities for future use and expansion.

12           These issues are unaddressed by  
13 the proposed development at this time.  
14 Nevertheless, by having a thoughtful, long-term  
15 plan for extending sanitary sewer service to  
16 properties within the village's service sub area  
17 is and has been key to preserving Long Grove's  
18 character.

19           Long Grove will also need to  
20 determine how the proposed development will  
21 affect areas to and cost-effective delivery of  
22 sewer service to Long Grove residents and other  
23 others.

24           As a result, Long Grove is not

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 131

1 prepared at this time to offer its written  
2 approval of any extension of sanitary sewer  
3 service in the affected portion of the proposed  
4 development as is required by its sewer  
5 agreement with the county.

6           Although Long Grove objects to  
7 the proposed development, Long Grove would  
8 welcome the opportunity to meet with Hawthorn  
9 Woods representatives to discuss these issues.  
10 By maintaining the spirit of cooperation and  
11 neighborliness, concerns noted in this letter  
12 can be evaluated and resolved to the mutual  
13 satisfaction of Hawthorn Woods and Long Grove,  
14 as well as other affected governmental bodies,  
15 such as Lake County, the Long Grove Fire  
16 Protection District and Kildeer. Sincerely,  
17 Bill Jacob, village president, Village of Long  
18 Grove. Thank you.

19           NANCY CRANBERG: My name is Nancy  
20 Cranberg. I've been living in Hawthorn Woods  
21 for over 37 years, 14 Seneca Avenue West.

22           This is, for matter of public  
23 record, this is the letter from President Black  
24 of Kildeer regarding the Kemper Ridge

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 132

1 development proposal addressed to Mayor DiMaggio  
2 and the Board of Trustees. In a letter dated  
3 March 11, 2025, a copy of which is attached  
4 hereto, Long Grove Village President Bill Jacob  
5 identified the following issues in connection  
6 with the proposed Kemper Ridge subdivision in  
7 Hawthorn Woods. Prop one, property in the  
8 Route 53 extension corridor being used for  
9 private development instead of the property  
10 becoming part of a regional green way. Two, the  
11 excessive intensity of the number of homes per  
12 acre. Three, the inclusion of townhomes, which  
13 is uncharacteristic of the community. And four,  
14 lack of coordination regarding sewer service  
15 expansion.

16 I appreciate the work you do on  
17 behalf of your village and respectfully ask that  
18 you give careful consideration to the above  
19 listed issues during review of this proposed  
20 subdivision. Please be advised that the  
21 concerns raised by President Jacob are shared  
22 with the Village of Kildeer and on behalf of the  
23 board of trustees and the residents who live in  
24 Wentworth and Westbury subdivisions, we join

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 133

1 Long Grove in the request for a meeting to  
2 discuss the proposed subdivision and resolve  
3 issues. Thank you.

4 BARBARA KLIPP: Good evening. My name  
5 is Barbara Klipp. I'm just getting over that  
6 horrible respiratory thing going around, so if I  
7 have a coughing fit, my colleague is going to  
8 read my letter for me.

9 I'm speaking today on behalf of  
10 my organization, Midwest Sustainability Group,  
11 as well as the Green Corridor Coalition,  
12 consisting of Friends of Indian Creek Wetlands,  
13 the Sierra Club Open Lands, Lake County Audubon  
14 and several other individuals.

15 Dear Commissioners, in 2019, the  
16 Village of Hawthorn Woods emerged as a key  
17 ambassador for what it characterized in a letter  
18 to Governor J. B. Pritzker as a  
19 once-in-a-lifetime proposal to create a green  
20 way trail and an environmental sanctuary on the  
21 land previously reserved for the defunct  
22 Route 53 extension. In marshalling support of  
23 neighboring municipalities, the village  
24 exercised pivotal leadership in pursuit of a

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 134

1 visionary quest. Unfortunately, we now fear  
2 that the village may have lost sight of that  
3 important aspiration with its bid to approve  
4 construction of the Kemper Ridge subdivision on  
5 the very site of the proposed green way.

6           On behalf of Midwest  
7 Sustainability Group and the Green Corridor  
8 Coalition, I'm speaking today to urge the  
9 village to reject this hazardous plan. As you  
10 know, support for the green way has burgeoned  
11 rapidly since the concept surfaced in 2019. In  
12 swift succession, the proposal garnished the  
13 endorsements of the task force established by  
14 the Illinois General Assembly, support from the  
15 Lake County Board of Commissioners in a  
16 unanimous vote and critical state funding to pay  
17 for the initial site planning.

18           The groups that comprise the  
19 Green Corridor Coalition have been proud to work  
20 in unity with the village to foster this public  
21 consensus. And in the same spirit of  
22 congeniality that we now ask the village to  
23 abandon the plan for the subdivision which would  
24 jeopardize the physical cohesion of the green

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 135

1 way, obstruct a proposed nature trail that would  
2 serve as its center piece, diminish the scenic  
3 aesthetics of surrounding landscapes and raise  
4 concerns about environmental deterioration that  
5 has yet to be examined. While we understand  
6 that the village and the developer of the  
7 proposed Kemper Ridge site have offered to  
8 create a public passageway through the community  
9 that would link the green way on its northern  
10 and southern boundaries, this would nonetheless  
11 create a jarring disruption in the planned  
12 nature trail, transforming an amenity that is  
13 supposed to afford an escape from urban clutter  
14 into a collision with it. The passageway  
15 appears to be little more than a sidewalk  
16 bordering a road.

17           We also recognize the value of  
18 developing more affordable, higher density  
19 housing to support local economies and curb the  
20 attrition of the county's remaining open space.  
21 Our concern with this proposed subdivision,  
22 however, is that it will pursue those objectives  
23 at the expense of the landscape that the village  
24 itself described in a letter to the governor as

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 136

1 one of the most scenic, ecologically valuable  
2 open spaces remaining in Illinois.

3           We subscribe to smart growth  
4 principles that promote diversity in housing  
5 types but also preservation of open space. They  
6 can be achieved together. Unfortunately, the  
7 proposed Kemper Ridge development forfeits one  
8 in pursuit of the other. We trust that there is  
9 a way that the village's pursuit of more  
10 affordable and higher density housing can  
11 co-exist with its abiding support for natural  
12 conservation and abundant open space.

13           Unfortunately, Kemper Ridge is no  
14 such example. Instead, it would risk relegating  
15 Hawthorn Woods from one of the green way's  
16 foremost champions to one of its inadvertent  
17 foils.

18           I would also like to point out  
19 that this is a designated transportation  
20 corridor. The developers claim to have  
21 permission from the Illinois Department of  
22 Transportation for this development. Though  
23 they have not shared that letter with us as they  
24 promised, let's assume that's correct. That

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 137

1 does not preclude the Illinois Tollway or IDOT  
2 from taking these homes at any time in the  
3 future via eminent domain. It has happened many  
4 times in the past after permission was granted,  
5 and we are sharing two news articles for you if  
6 you would permit my colleague to approach you,  
7 so you don't have you have to take my word for  
8 it.

9           It has happened many times in the  
10 past after permission was granted. And we are  
11 sharing two news articles as an example of that  
12 with you. With that knowledge, we would submit  
13 that it would be unconscionable for you to allow  
14 this to move forward with your blessing and  
15 setting up potential home buyers to lose their  
16 homes.

17           If you move forward, will  
18 potential home buyers sign disclosures  
19 acknowledging that they are in a transportation  
20 corridor and that their home may be taken via  
21 eminent domain, like the folks in the articles  
22 we are sharing with you happened to them?

23           The village's unwavering resolve  
24 over the decades in combatting the proposed

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 138

1 Route 53 extension is one of the principal  
2 reasons why this scenic corridor still exists  
3 today. We urge the village to make good on the  
4 legacy, redouble its commitment to a genuine  
5 green way on this land and withdraw its support  
6 for the proposed Kemper Ridge subdivision.  
7 Thank you.

8 ANNA PIETA: Hi. My name Anna Pieta,  
9 19 Seneca West, Hawthorn Woods.

10 Good evening Commission,  
11 neighbors and friends. I'm here tonight not  
12 just a resident of Hawthorn Woods but as someone  
13 who has worked tirelessly alongside many of you  
14 for the preservation of one of the most  
15 environmentally significant corridors in Lake  
16 County. I must begin by expressing my deep  
17 disappointment and, frankly, my disbelief in the  
18 direction the village has seemed to be taking.  
19 Unfortunately, Pamela Newton is not here, so I  
20 cannot address this to her directly. But when  
21 Route 53 threatened to slice through the very  
22 heart of our community, I reached out to her.  
23 Pam and Mayor Mancino met with my neighbor,  
24 Larry Fredricks, and I in our homes numerous

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 139

1 times to strategize and coach us in how to fight  
2 back. We have took the guidance seriously. We  
3 formed a grass roots group and called it Friends  
4 of Indian Creek. We showed up to every IDOT  
5 meeting, CNET presentations, blue ribbon  
6 committee meeting and every open house hosted in  
7 support of the highway. We didn't miss a beat.

8           Eventually, we joined forces with  
9 Midwest Sustainability Group and the Green  
10 Corridor Coalition, united with Long Grove and  
11 countless other volunteers, to stop the most  
12 extensive highway proposal in America. We  
13 succeeded. In July 2019, after 62 years of  
14 relentless planning by transportation agencies,  
15 we did the impossible. We stopped Route 53.

16           But we never stopped working. We  
17 kept going. For the past six years our  
18 coalition has met every two weeks working to  
19 turn the corridor into something extraordinary,  
20 a protected green way with trails, wildlife and  
21 clean air. Throughout this journey, Pam and  
22 Mayor DiMaggio have been public champions of  
23 this vision. They have supported us. They have  
24 signed letters. They have advised us. Or so we

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 140

1 thought.

2           Imagine our shock. My jaw  
3 literally dropped on February 21st, when I read  
4 in the article in the Daily Herald that M/I  
5 Homes has been working behind the scenes with  
6 the Village of Hawthorn Woods on a dense, mass  
7 produced development right in the heart of the  
8 green way corridor. And you have been talking  
9 to them for two years?

10           So I have to ask. How do you  
11 stand on both sides of the fence? How can you  
12 publicly support the green way while privately  
13 paving the way for the development that would  
14 actually destroy it? This isn't just a betrayal  
15 of trust. It's a betrayal of the very values  
16 that built this community.

17           Let's talk about the development  
18 itself. The parcels of land were purchased by  
19 Steve Jouzapaitis, owner of Kemper Lakes, in  
20 2015. If you remember, in 2015, Route 53 was on  
21 the table and very much a threat to our  
22 community. It was a speculative purchase.  
23 Let's call it a gamble. And now that the  
24 highway is dead, the new plan to spill out

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 141

1 204 units on just 54 acres, bringing with it  
2 more than 500 vehicles in our village? That's  
3 not community building. That's profit driven  
4 congestion.

5 I recently met with Steve and a  
6 representative from M/I Homes. When I asked  
7 about wildlife on the land, he confidently  
8 replied without hesitation that "No wildlife  
9 lives here." That alone should set off alarms.  
10 This is open space in the critical conservation  
11 corridor, yet we are being told it's lifeless.

12 Now what is the grand offering of  
13 Kemper Ridge subdivision? M/I Homes was excited  
14 to share that they have included a 10-foot-wide  
15 paved trail that Steve proudly referred as two  
16 golf carts wide. This two-golf-carts-wide trail  
17 runs alongside the length of the main street and  
18 was cautiously designed -- it was cautiously  
19 designed on the same side of the street. So  
20 let's be fair, Steve. A paved  
21 two-golf-cart-wide trail is not a nature trail.  
22 It's a paved over trail.

23 Now let's talk about us.  
24 Residents of Hawthorn Woods, Long Grove and

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 142

1 Kildeer, we chose to live here for the open  
2 space, the serenity, the balance that nature  
3 provides us. We are not anti growth. We are  
4 anti sprawl. We support thoughtful, consistent,  
5 character affirming development. This proposal  
6 is none of these things.

7           As a real estate broker, I can  
8 tell you, suburban buyers are migrating for more  
9 square footage in their homes, a quiet place,  
10 less traffic, for safety and good schools. Home  
11 buyers are seeking a peaceful suburban retreat,  
12 not a replica of city living. That's the thing.  
13 People convinced to live in such a massed  
14 produced development are not living under the  
15 same conditions that current residents are. The  
16 value of living in this area is for our  
17 neighbors to live and experience what we, the  
18 current residents, are enjoying.

19           While affordable housing is an  
20 important regional issue, it's important to  
21 understand what it actually means. In Illinois,  
22 affordable housing refers to housing that costs  
23 no more than 30 percent of income, which I love  
24 that M/I Homes builders designs this as

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 affordable housing. So thank you for knocking  
2 this paragraph off. But anyway, when the 30  
3 percent of household income, that includes all  
4 sorts of the burden of whether mortgage, rent,  
5 taxes, utilities, insurance, HOA and everything  
6 else. It is not synonymous with low income or  
7 subsidized housing. It does necessarily require  
8 high-density development, nor should it come at  
9 the expense of natural resources, environmental  
10 protection or decades of deliberate planning.

11           Simply placing a dense housing  
12 project in the middle of a green corridor, one  
13 that the Village of Hawthorn Woods has worked  
14 for generations to preserve, is not a  
15 sustainable or thoughtful solution. Regional  
16 problems require regional planning, not  
17 piecemeal developments that threaten the very  
18 character and ecological health of our  
19 community.

20           This development is completely  
21 inconsistent with the character of Hawthorn  
22 Woods and the surrounding villages, and yet you  
23 are seriously considering granting 14 variances  
24 to make it happen, 14 exceptions to rules that

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 144

1 every current resident must follow.

2 (Applause)

3 This community is held not just  
4 by laws and zoning but by trust, consistency and  
5 respect. We stay here. We raised families  
6 here. There is a legacy of loyalty and  
7 stewardship in Hawthorn Woods. Don't trade that  
8 away for temporary revenue gains. Let me assure  
9 you any short-term gain from annexation or  
10 building permits will be dwarfed by the  
11 long-term costs of overburdened infrastructure.

12 We are not signing up for  
13 increased taxes to support such rapid growth,  
14 dangerous profit values from traffic, crowding  
15 and loss of open space. If it was that great of  
16 a tax incentive, Long Grove and Kildeer would  
17 have not rejected them first.

18 Hawthorn Woods doesn't need to  
19 sell out to developers to survive. We need to  
20 stand on our values, protect our green space and  
21 stay true to the vision that brought so many of  
22 us here in the first place. Thank you.

23 (Applause)

24 CHAIRMAN MERKEL: We do want to try to

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 145

1 limit it to three minutes. We understand the  
2 presentation. And we urge you again not to be  
3 repetitive and to respect the three minutes.  
4 Thank you very much.

5           STEVEN JOUZAPAITIS: Good evening,  
6 Chair and Planning Commission members. My name  
7 is Steven Jouzapaitis. I'm an owner of the  
8 property, majority of the property, and Kemper  
9 Lakes Golf Course. And I bought the golf course  
10 about 23 years ago. I am invested heavily in  
11 the community. Bought the farmland, just to set  
12 the record straight, in 2004, so it's been  
13 almost 20 years, 20-plus years. And so I'm not  
14 a speculator. I'm heavily invested. I put a  
15 lot of money back into the golf course over the  
16 years. I have roots in the community.

17           I just developed a property on  
18 the golf course called The Preserves. I don't  
19 know if any of you guys know it, but it has 61  
20 single-family lots. I used to own Wentworth and  
21 Westbury. That's how I met M/I Homes. And they  
22 are a great builder. They worked with us. They  
23 did easements that we needed to protect the golf  
24 course. And to me, the golf course is the most

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 146

1 important thing. And what goes on the site --  
2 and thank you to the environmental folks for  
3 preventing the highway. I didn't want the  
4 highway either.

5           And so what goes on the golf  
6 course is important. And the current zoning on  
7 that property is general office in the county,  
8 which means I could do or sell it to do someone  
9 to do 880,000 square foot of office, the same  
10 zoning that Kemper Lakes office campus has. And  
11 if you have ever driven past that, I can do that  
12 on this site. It's a little smaller, you know.  
13 Kemper has a million one hundred thousand square  
14 feet of office. And in its heyday, they had  
15 5500 employees. So this site can house about  
16 4400 employees, which would be about 8800 car  
17 trips a day. With visitors and deliveries, it  
18 would be 10,000 car trips a day. I don't want  
19 five-story buildings on this property. I don't  
20 want the car trips. There is enough traffic in  
21 the area.

22           I think this is a chance to  
23 permanently down-zone the property, make sure an  
24 office campus doesn't come here. Someone can go

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 147

1 right to the county and pull a permit. There is  
2 no hearing. There is no nothing needed.

3 I think this is a great  
4 opportunity to down-zone the site. And talk  
5 about, you know, setbacks. I mean, put a  
6 five-story building on this property like one of  
7 the Kemper offices, I guarantee you none of the  
8 residents will be happy.

9 So I think this is a great  
10 opportunity to lock in that down-zoning and also  
11 address the severity for housing right now in  
12 the county.

13 So I ask that you give this  
14 annexation and development serious consideration  
15 and seek a positive recommendation to the  
16 village board. Thank you.

17 NICOLE ELLIOTT: Hi. My name is  
18 Nicole Elliott, and I live in Hawthorn Woods. I  
19 have been here for 14 years. My husband and I  
20 and our two children moved from Lincoln Park to  
21 Hawthorn Woods purposely so that we can get this  
22 space, the quiet nights, less traffic, less  
23 noise, less pollution.

24 We like the fact that there are no

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 148

1 fences in Hawthorn Woods. Everything's a  
2 rolling hill. There is beauty in Hawthorn  
3 Woods.

4 I don't know what's going on in the  
5 last few years with our current mayor and our  
6 trustees, but there's been a pro-growth  
7 movement. And I don't know if I can speak for  
8 everyone that lives in Hawthorn Woods, Kildeer  
9 and Long Grove; but I venture to say that most  
10 of us like our bedroom communities. We are not  
11 looking for additional dense housing. We are  
12 not looking for additional businesses. We can  
13 go five or ten minutes in any direction and go  
14 to any business that we are looking to go visit  
15 or attain.

16 I want to point out three  
17 comments, first of all on these slides. When  
18 your are comparing density for housing, when you  
19 are extrapolating the townhomes out of your  
20 chart right here, you are saying it's 2.6 homes  
21 to every acre, you are comparing two different  
22 village density areas. You are comparing  
23 Kildeer and Hawthorn Woods, okay.

24 So Hawthorn Woods annexed this

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 149

1 property. And I venture to say -- I don't have  
2 the numbers in front of me, but Hawthorn Woods'  
3 density is probably more like 1.1 or less per  
4 acre, so it's actually half of what you are  
5 extrapolating at 2.6.

6           Secondly, has anybody -- has  
7 there been any discussions with Stevenson High  
8 School District? My children go there. The  
9 population in that school is 4100 right now.  
10 It's a very large school, a fabulous school. In  
11 fact, we moved out here purposely for the beauty  
12 and for the school. We moved knowing we wanted  
13 our children to go to Stevenson. Has anyone  
14 contacted or been in discussions with impact on  
15 the student body? The real estate taxes that  
16 are going to have to be required to increase the  
17 revenue, because if you are looking at 200  
18 homes, let's say 100 of those homes have 2.5  
19 kids. You are talking about a population size  
20 increase of 200, 300, maybe 400, depending how  
21 many kids they have. That's a 10 percent growth  
22 on our student body.

23           Third -- I don't remember.  
24 Sorry. My next few questions -- oh, this is my

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 150

1     third comment about this site. So this is a  
2     beautiful green site that should remain green.  
3     And I know that Mr. Collins, I think you gave us  
4     a very lengthy discussion on why this is a good  
5     building development for our area in that the  
6     fact that Lake County has a housing development  
7     or need. But actually, this particular, as  
8     someone else mentioned, this is not an  
9     affordable housing community. At \$600,000  
10    roughly per home we are talking about  
11    \$120 million net profit for you, for your  
12    company. So I'm not really sure where your  
13    concern is when you are looking at the housing.  
14    It's more about profit for your company at our  
15    expense, at our entire community's expense.

16                   My next comments are to the  
17    Hawthorn Woods board, trustees and the building  
18    development. One, Kildeer and Long Grove both  
19    passed on this property. My question to you is  
20    why did Hawthorn Woods choose this annexation?

21                   Secondly, I believe that the  
22    permitting application is about \$8,500 per unit,  
23    I think. Correct me if I am wrong. But that  
24    would bring in to Hawthorn Woods about

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 151

1     \$1.7 million if this development goes through.  
2     What are you going to be using this revenue for?  
3     I am a CPA. I have looked at your 660-page  
4     budget, and I have questions about that. I've  
5     also looked at your future cap expenses, so I  
6     have a feeling that some of this 1.7 million  
7     dollars is going to go through for some of these  
8     ridiculous cap expenses.

9                     Secondly, the 14 -- what's the  
10    word I'm looking for -- variances, what is to  
11    prevent those variances from setting precedent  
12    for any future home developments? Near my home  
13    I have over 200 acres for sale, beautiful old  
14    historic farmland that has been in the area  
15    since, I think, 1858. What is going to prevent  
16    you, who are supposed to be the stewards of our  
17    community, of our village, of our land, from  
18    preventing this kind of dense housing  
19    development coming into the area where we live,  
20    where we live on one-acre lots? Again, we can  
21    see the beauty of the historic land. That is my  
22    question for you. And I'd like to understand  
23    this. So if someone could get back to me, I'd  
24    appreciate it. Thank you.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 152

1                   If you could answer right now,  
2                   that would be great. So please answer the  
3                   reason for the annexation, especially since Long  
4                   Grove and Kildeer said no to it. Why would  
5                   Hawthorn Woods say yes? That's exactly what  
6                   it's for.

7                   MR. BRANKIN: The question of  
8                   annexation is not before this body. That's a  
9                   question for the village board. This body is  
10                  not able to answer that question. This is part  
11                  of a process. This property owner has the right  
12                  to make an application, and that is what this  
13                  process begins. This is the public hearing to  
14                  then make that question and create a question  
15                  for both annexation and the zoning before the  
16                  village board. So this is the first step in  
17                  this process. There's been no yes or no on  
18                  annexation at all. There's been an application,  
19                  and this is part of the process. So that  
20                  hopefully answers your question.

21                  NICOLE ELLIOTT: I will reach out.

22                                 For the people at M/I, have you  
23                                 contacted Lake Zurich and Stevenson High School?

24                  MR. WHITAKER: We were going to

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 153

1 address --

2 MR. BRANKIN: She has the right to ask  
3 the question.

4 NICOLE ELLIOTT: And will there be an  
5 impact fee paid?

6 MR. WHITAKER: So yes, we have run  
7 projections on student generation associated  
8 with the development, so we can get into those  
9 charts. We go into a deeper dive than what was  
10 kind of suggested there. We have had  
11 conversations with the school districts, so that  
12 has happened. And would there be impact fees  
13 paid? Yes, there would be impact fees paid.

14 CHAIRMAN MERKEL: To answer Miss  
15 Elliott's question, we did contact Lake Zurich  
16 and Stevenson, and they know there is a  
17 potential for whatever you said, Miss Elliott,  
18 300 students or whatever.

19 MR. WHITAKER: There were a lot of  
20 problems with Miss Elliott's numbers, so I don't  
21 think there is a potential for 300 students. I  
22 think that's made up. But have we had  
23 discussions?

24 CHAIRMAN MERKEL: Please, everyone.



**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 155

1 least between the Westbury and the proposed  
2 site. I wanted to raise that concern.

3           Second concern is I understand  
4 that M/I Homes has addressed regarding the  
5 water. But we all probably have the water  
6 crisis that we experienced in 2023. How can M/I  
7 Homes guarantee or prevent or talk to Aqua? Not  
8 the capacity. We understand the capacity. But  
9 the infrastructure that's not, on this site plan  
10 not backfiring to us, that we won't have enough  
11 water or even your prospective residents that  
12 have not a stable water supply. We are not  
13 prepared for any other water crisis and would  
14 like to address this concern to M/I Homes to  
15 talk with Aqua regarding this concern. We are  
16 not prepared for it.

17           MR. WHITAKER: So my understanding of  
18 the situation with the water outage that  
19 occurred a number of years ago is that there  
20 were some unfound leaks in the Aqua system that  
21 had nothing to do with new development.  
22 Frankly, they probably have everything to do  
23 with historic development where some pipes and  
24 leaks were not detected. So there is some

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 156

1 trouble finding those leaks, and they had  
2 service issues until those leaks were resolved.

3           The doubling of capacity from the  
4 water tanks that are coming online this spring  
5 is going to be one mechanism for addressing  
6 that. The development that we are proposing is  
7 going to have brand new water infrastructure  
8 that is installed. That water infrastructure  
9 has a 30-plus, if not greater, year lifespan,  
10 and we will be adding ratepayers for Aqua. So  
11 as a general premise, Aqua will be getting some  
12 additional infrastructure, but more importantly,  
13 Aqua will be getting additional ratepayers who  
14 will be paying into the system, allowing Aqua to  
15 better support and maintain the system that they  
16 operate today.

17           KEVIN CONSIDINE: Hi. I'm Kevin  
18 Considine. I'm the president of Lake County  
19 Partners, the economic development nonprofit for  
20 the county. Our address is 1 Overlook Point in  
21 Lincolnshire.

22           You have heard the housing study  
23 that we did. You have heard that referenced a  
24 few times tonight, so I just wanted to take a

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 157

1 minute to add some context around the study and  
2 why we did it in the first place.

3           From our most recent strategic  
4 plan, so that's the countywide economic  
5 development plan from 2022, in that deep dive  
6 into the data to understand what's going on in  
7 the county to be able to ensure our  
8 competitiveness going forward, when we looked at  
9 the demographic shift that's happening  
10 everywhere in the country, right, with many baby  
11 boomers getting older and retiring and what that  
12 was going to mean for Lake County that says that  
13 by 2027 the working-age population, so 18 to 64,  
14 will drop by 16,000 by 2027. That's a lot on  
15 top of an already tight labor market that I'm  
16 sure we already experience in our businesses.

17           So in order to maintain Lake  
18 County's competitiveness both regionally and  
19 nationally, the 50-person steering committee of  
20 that project determined two primary needs coming  
21 out of that. We need to maximize our homegrown  
22 talent. That's an education discussion not for  
23 here tonight. And we need to continue to  
24 attract top talent. The primary obstacle there

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 158

1 is housing stock and lack of housing growth. So  
2 that's why Economic Development Partnership has  
3 come out and said how important it is that we  
4 have housing growth in order to keep our economy  
5 going and growing.

6           So the reason behind the housing  
7 study, it was just a landscape study to get some  
8 data to understand what do we have, what are the  
9 gaps, and what does that look like. Looked at  
10 the entire county, cut the county up into six  
11 sub regions to look it data. The primary  
12 results, and you've heard them stated here  
13 tonight, showed that also by 2027, the county  
14 will be 11,000 market rate units short. Also  
15 7,000 affordable units short. We are not  
16 talking about affordable housing here tonight,  
17 but I wanted to get that in, that that's on top  
18 of the 11,000, and that's income qualified  
19 subsidized housing is what I mean by affordable  
20 housing.

21           So in order to keep the jobs  
22 growing here, we need to be able to attract that  
23 talent. For example, we were very proud to  
24 announce a month ago that Fortune Brands

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 159

1 Innovation, a Fortune 500 company, is expanding  
2 their headquarters here, and they are moving 400  
3 people here from around the Midwest, 400 senior  
4 executive jobs. That's a fantastic win. It  
5 will be the biggest -- it will actually be an  
6 office growth story. Those don't exist in  
7 Chicagoland today.

8           And they are going to create 400  
9 more jobs to be filled locally. This is  
10 fantastic. We can only do this if we have the  
11 housing growth in order to support that. I just  
12 wanted to add that context of why it's so  
13 critical we have housing growth. Thank you.

14           CHAIRMAN MERKEL: We will need your  
15 name and address, please.

16           CHUCK HENSLEY: Chuck Hensley,  
17 Hawthorn Woods. I live in White Birch Lakes  
18 subdivision. As I said, I'd like to spend just  
19 a moment here talking about strategic issues, as  
20 opposed to tactical stuff, which we've spent a  
21 good part of our time today, and some tactical  
22 stuff is necessary. But my question is why are  
23 we doing this? You know, if this kind of thing  
24 is granted, you know, all it's going to do is

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 160

1 start the path. And we've already been on that  
2 path as we have -- I don't know if it's two or  
3 three or four of these types of subdivisions in  
4 our community.

5 But we are starting the path to  
6 just become one more bedroom community. And I  
7 don't think that's what the great majority of  
8 people that live in this town want. They want,  
9 I think, what we moved here for in 1993, and  
10 that would be acre zoning, some wide open  
11 spaces, and the promise from local government  
12 that it would kind of stay that way. And I  
13 think all of us might understand one or two of  
14 them right in the downtown area. But it seems  
15 to be -- I don't know when the last one you  
16 approved was for acre zoning. I just don't know  
17 that. It could have been recently. I just  
18 didn't hear about it.

19 You know, the other thing is that  
20 once builders know that we've changed our basic  
21 one-acre zoning thing into something different,  
22 that's all they are going to propose because  
23 they know they can get -- and it doesn't put --  
24 I don't mean to say that builders are bad

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 161

1 people. They want to make money. I don't blame  
2 them for that. But this type of zoning doesn't  
3 help us. It helps them. And maybe they should  
4 make their money in some other area that already  
5 has those kind of communities.

6           This project, if we think about  
7 it, is almost four times the density of one per  
8 acre. And, you know, that seems to have been  
9 the norm. I hope that we can think this thing  
10 through and come up with a better solution than  
11 we seem to be going in this direction now.

12           I don't think we want to turn our  
13 community into another -- I use the word bedroom  
14 community again. I would urge that we reject  
15 this proposal by M/I Homes. Too many  
16 townhouses. There aren't duplicate -- you can  
17 find townhouses five minutes from here right in  
18 Lake Zurich or many other places. I think the  
19 one chart that went up that I had the most  
20 negative reaction to was the one that showed no  
21 townhouses in Long Grove and Hawthorn Woods and  
22 Kildeer. There is hundreds of townhouses within  
23 a 10-mile radius of here.

24           So I would hope you folks on the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 162

1 board would think past that and that what you do  
2 is think about serving the needs of the  
3 community and balancing that with all the other  
4 things you have to do in this kind of difficult  
5 job you have to recommend the correct course of  
6 action for the full board. So thank you.

7           TOSI UFODIKE: Good evening members of  
8 the board and fellow community members. My name  
9 is Tosi Ufodike. I'm an Ela Township trustee,  
10 as well as a small business owner; and I live  
11 with my family in the Hawthorn Woods Country  
12 Club. I'm speaking tonight to express my  
13 concerns about the proposal at Kemper Ridge  
14 subdivision. Our community has deliberately  
15 maintained its rural character through careful  
16 development standards that include larger lot  
17 sizes, natural buffers and appropriate housing  
18 density. These standards aren't arbitrary.  
19 They define the character of our village and  
20 precisely why many of us choose to make our  
21 homes here, as you have heard from many, many  
22 speakers.

23                       The proposed variances for Kemper  
24 Ridge would fundamentally alter this character.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 163

1 With 204 units concentrated in this space,  
2 including 146 attached homes, this development  
3 represents urban style density, not rural  
4 living. The requested reduction of lot sizes,  
5 yard requirements and other standards would  
6 create a development dramatically inconsistent  
7 with our community's established identity.

8           While the growth is inevitable,  
9 it must be managed thoughtfully. I urge the  
10 board to maintain our existing development  
11 standards which have successfully preserved our  
12 rural atmosphere while allowing for sustainable  
13 growth. These standards exist for a reason, to  
14 protect the community which we all love and call  
15 home.

16           I respectfully ask that you deny  
17 the requested variances and insist on a  
18 development plan that honors our village rural  
19 heritage and existing developmental patterns.  
20 Thank you so much for your consideration and  
21 time.

22           STEVE MILLER: Ladies and gentlemen,  
23 good evening. My name is Steve Miller, Seneca  
24 Avenue West, Hawthorn Woods.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 164

1                   What I have before me is a little  
2 history about our village that I think has  
3 become lost, perhaps forgotten. I would like to  
4 take one moment to remind you of this. You see,  
5 in 1945, Matt and Germaine Larson, they  
6 purchased the forest farm located on Old McHenry  
7 Road. Old Hickory, Hawthorne and Elm trees  
8 surrounded the farmhouse.

9                   In 1953, Matt Larson began  
10 development of the wooded area with sprawling  
11 ranch-style houses on large lots, wanting to  
12 retain the rural atmosphere and to avoid the  
13 over-cutting of trees. Mr. Larson stipulated  
14 that no trees could be removed without his  
15 permission. The houses were mainly Cedar and  
16 Redwood, and all building materials had to meet  
17 Mr. Larson's approval.

18                   In 1967, a barn, imagine, a barn  
19 of Mr. Larson's from the original farm became  
20 the Hawthorn Woods Village Hall. The town of  
21 Hawthorn Woods consisted of only 141 residents  
22 on 976 acres. Incorporation in 1958.  
23 Incorporation came as a result of citizens  
24 wishing to protect their environment from the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 165

1 dense development proposed by a Chicago builder,  
2 Joseph Brickman.

3           A limit on lot size for new  
4 development was set at a minimum of one acre per  
5 home. This is the history of Hawthorn Woods.  
6 This is why we are all here.

7           I respectfully request that you  
8 reject the application for this high density  
9 nonsense. Kildeer has shot it down. Long Grove  
10 has shot it down. I suggest we follow  
11 Mr. Larson's dream. Deny the application.  
12 Thank you for your time.

13           THOMAS BLACK: Hello there. My name  
14 is Thomas Black. We own a home on McGregor  
15 Court in Hawthorn Woods. I don't have a  
16 prepared statement. In fact, when we came  
17 tonight, I didn't think I was going to say  
18 anything. So I may not have as eloquent a  
19 series of comments for you, but I wanted to  
20 share our experience.

21           My wife and I relocated here from  
22 Texas five years ago for a great opportunity.  
23 We had a log home on an acre and a half of land,  
24 and we loved where we lived. When we moved

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 166

1 here, we had options. We could have been in  
2 many different towns, villages as they are here.  
3 We chose Hawthorn Woods. When we were looking  
4 for homes, we were told by our realtor lots of  
5 things about Hawthorn Woods and surrounding  
6 areas. One of them was that we could not have a  
7 shed. We were not happy about that. Another  
8 was that we couldn't have fences. We weren't  
9 crazy about that, although we've learned why,  
10 and we are kind if digging it now. It's good.

11 We knew that there was a lot of  
12 opportunities to continue to live a lifestyle  
13 that we had been accustomed to and that we  
14 loved, a country lifestyle. We were drawn by  
15 the standards and the culture that came with  
16 Hawthorn Woods.

17 Then we found out what the  
18 property taxes would be each year. We were  
19 really not impressed with that one. But the  
20 standards and the culture outweighed all of  
21 that, and we made our home in Hawthorne Woods.  
22 Every company, every person in life gets to a  
23 point, a crossroad, where you have to balance  
24 that culture and that standard to profits and

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 167

1     whatever decisions, growth.

2                     If we make an exception now for  
3     this piece of land, when our children look back  
4     at Hawthorn Woods 20 years, 30 years from now,  
5     they will see this moment where we sacrificed  
6     our culture and our standards for something  
7     else. Please do not recommend this to the  
8     board. Thank you.

9                     SERGEY MASHINSKY: My name's Sergey  
10    Mashinsky. I'm on Lakeview Road in Hawthorn  
11    Woods. I don't want to go -- well, like the  
12    previous person said, I had an opportunity to  
13    come to the U.S. and choose any state I want. I  
14    was relocated by corporate. And I came to visit  
15    to my friend who lives in Hawthorn Woods, and I  
16    fell in love with this place. Open spaces, no  
17    fences and lovely people. And I stay here, and  
18    I want to stay here. And this is one of the  
19    reasons why I ask you, please keep it this way.  
20    Don't make it feel like a city or urban areas.

21                     And another thing, actually like  
22    somebody else already shared concerns about the  
23    roads and traffic. In our neighborhood we don't  
24    have sidewalks. And probably there is a reason

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 168

1 for that because we don't have a lot of traffic.  
2 And our kids supposed to play and run around on  
3 our streets without any problems. And looking  
4 to this chart and design and landscape, they do  
5 build perfect sidewalks. Well, they call it  
6 trail, but basically it's a sidewalk.

7 But my point is we don't have  
8 that, and I don't want it. I don't want our  
9 streets to become like highways, something like  
10 that. And that's it. Thank you very much.  
11 Please do not consider it.

12 DON NESCI: I will make this quick.  
13 My name is Don Nesci, N-e-s-c-i. I live at 1401  
14 Barn Road in Hawthorn Woods, and you have heard  
15 from a couple of my neighbors here. I'm totally  
16 against you changing the one-house-to-an-acre  
17 situation. That's why we moved out of  
18 Schaumburg 28 years ago because there, the  
19 multi-family completely destroyed our community  
20 after being there 20 years. We had crime. We  
21 had traffic. The schools went down the tubes  
22 because they just couldn't deal with all the  
23 people. So please don't do that to us.

24 But because I live in the

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 169

1 subdivision that's just north of the exit of  
2 this subdivision, which is Hillcrest, we have  
3 been having a problem for the last couple of  
4 years of cars coming through to cut through to  
5 Gilmer. And they are coming through our  
6 subdivision, which is a 25-mile-an-hour road, in  
7 excess of 40 miles an hour and blowing through  
8 all the stop signs we have. I've sat out there  
9 and taken pictures of them at all the  
10 intersections blowing the stop signs. Same  
11 problem. We have kids that are playing on those  
12 roads. I don't have kids anymore. I'm 71 years  
13 old. But my grandkids play in that road when  
14 they come and visit.

15 We've got to stop this. So you  
16 are going to give them this exception, which you  
17 shouldn't. I'm against it. At least make that  
18 exit on Old McHenry Road an east or west only.  
19 You cannot go straight through into our  
20 subdivision to cut to Gilmer. So at worst, at  
21 least do that for us. Thank you.

22 MICHAEL TALBETT: Good evening. My  
23 name is Michael Talbett. I'm the chief village  
24 officer in Kildeer. And I sit through a lot of

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 170

1 these meetings, and I wanted to compliment you  
2 for your great attention and patience with  
3 everyone tonight. But I really want to thank  
4 you for changing the location of this meeting  
5 from the barn to this place because I have been  
6 sitting in that nice chair, and it certainly  
7 beats the hard chairs at the barn. Thank you  
8 very much for doing that.

9           But what I would really want to  
10 convey to you tonight is that if you are going  
11 to recommend this subdivision, please include in  
12 your recommendation the request that the  
13 residents of Westbury and Hawthorn Woods have  
14 made this evening. They are very concerned  
15 about the landscaping between these two  
16 subdivisions. And I think the offer to include  
17 some evergreens in the Westbury -- I'm sorry --  
18 in the Wentworth area is appreciated; but as  
19 everyone knows who is in this business, when you  
20 plant six-foot-high trees, it's going to take a  
21 while for them to mature. So in the meantime,  
22 if they could include some low bushes or  
23 something else that would really fill in those  
24 gaps until those trees mature, it would be an

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 171

1 appropriate item to include in your  
2 recommendation if you see fit.

3           And also if you are going to add  
4 that landscaping for the people in the Wentworth  
5 subdivision, it's also appropriate that the same  
6 treatment be given to the residents who live in  
7 Westbury to the south.

8           So if you are going to move this  
9 forward, please listen to what the residents  
10 have expressed to you. I have been around here  
11 long enough to know that when this area was  
12 developed, there used to be a lot of open space  
13 between all of the villages. That's now filled  
14 in. We are all butting up against each other.  
15 So this landscaping barrier would be something  
16 at least to preserve the distinction between one  
17 village and another. So it's very appropriate  
18 that this be included in your recommendation. I  
19 hope you will do that. Thank you very much.

20           CHAIRMAN MERKEL: Thank you. That  
21 timing couldn't have been any more perfect. We  
22 are getting kicked out of this facility as of  
23 10:00 o'clock. Physically lights go off here at  
24 10:20 or something, 10:30.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 172

1           So what's going to happen is we  
2 are going to continue this. So we are going to  
3 close this public hearing. We are not going to  
4 close this public hearing. We are going to  
5 continue it to May 6th here, May 6th, same time,  
6 with a chance for the developer to offer any  
7 feedback to what they heard from the residents.  
8 Thank you all for -- 6:30, same time, same bat  
9 channel here.

10           MR. BRANKIN: Hang on folks. We have  
11 to conclude business, please. So we would need  
12 a motion to continue the public hearing until  
13 May.

14           CHAIRMAN MERKEL: May 6th.

15           MR. BRANKIN: At 6:30 at this  
16 location.

17           COMMISSIONER PREBLE: I motion.

18           CHAIRMAN MERKEL: Dante, Do you  
19 second?

20           COMMISSIONER TISCI: I second.

21           CHAIRMAN MERKEL: Miss Lobaito.

22           CLERK LOBAITO: Chairman Merkel.

23           CHAIRMAN MERKEL: Yes.

24           MS. LOBAITO: Mr. Tisci.

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

Page 173

1                   COMMISSIONER TISCI: Yes.  
2                   MS. LOBAITO: Miss Massel.  
3                   COMMISSIONER MASSEL: Yes.  
4                   MS. LOBAITO: Mr. Preble.  
5                   COMMISSIONER PREBLE: Yes.  
6                   MS. LOBAITO: Mr. Glickman.  
7                   COMMISSIONER GLICKMAN: Yes.  
8                   MS. LOBAITO: Mr. Wifler.  
9                   COMMISSIONER WIFLER: Yes.  
10                  CHAIRMAN MERKEL: We need a motion to  
11 adjourn at 10:04.  
12                  COMMISSIONER MASSEL: So moved.  
13                  COMMISSIONER TISCI: Second.  
14                  CHAIRMAN MERKEL: All in favor of  
15 adjourning.  
16                                (All responded Aye.)  
17                  CHAIRMAN MERKEL: Anyone opposed?  
18 All right. We are adjourned. Thank you.  
19                                (Proceedings were adjourned at  
20 10:04 p.m.)  
21  
22  
23  
24

**REPORT OF PROCEEDINGS**  
**April 8, 2025**

1 STATE OF ILLINOIS )  
2 COUNTY OF COOK ) SS:

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

I, Cathleen M. Baker, CSR, Certified Shorthand Reporter, and a notary public in and for the County of Cook and State of Illinois, do hereby certify that the testimony given in the proceedings before THE HAWTHORN WOODS PLANNING, BUILDING AND ZONING COMMISSION, on April 8, 2025, was recorded stenographically by me and transcribed by me.

I FURTHER CERTIFY that the foregoing transcript of said proceedings is a true, correct, and complete transcript of the proceedings held at the time and place specified.

I FURTHER CERTIFY that I am not a relative or employee or attorney or employee of such attorney or counsel, or financially interested directly or indirectly in this action.

REPORT OF PROCEEDINGS  
April 8, 2025

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

IN WITNESS WHEREOF, I have set my  
hand this 16th day of April 2025.



---

Cathleen M. Baker  
Certified Shorthand Reporter  
Certificate No. 84-002130

<b>A</b>				
<b>a.m</b> 71:13 75:9	<b>acknowledging</b> 137:19	159:12 171:3	173:15	40:21 46:20
<b>abandon</b> 134:23	<b>acquatic</b> 40:9	<b>added</b> 45:8 69:7	<b>adjusted</b> 13:22	128:23
<b>abiding</b> 136:11	<b>acquired</b> 22:11	74:19	<b>adverse</b> 45:6	<b>ahead</b> 11:3
<b>abilities</b> 22:19	<b>acquisition</b> 26:4	<b>adding</b> 75:7	<b>advised</b> 132:20	94:20
34:13	28:10	156:10	139:24	<b>air</b> 139:21
<b>ability</b> 19:22	<b>acre</b> 12:2 17:24	<b>addition</b> 55:17	<b>advocating</b> 29:9	<b>akin</b> 81:1
31:5 91:9	21:23 40:5	73:5 129:13	<b>aerial</b> 70:13	<b>alarms</b> 141:9
<b>able</b> 22:2,4	83:20,21 94:11	130:2	<b>aesthetic</b> 12:8	<b>align</b> 119:24
31:13 34:17,17	98:12,13,14	<b>additional</b> 23:10	<b>aesthetics</b> 135:3	<b>alignment</b> 84:12
34:18 81:14	128:17 132:12	29:24 52:19	<b>affect</b> 97:18	<b>aligns</b> 14:2
91:11 105:16	148:21 149:4	65:8,9 75:18	102:8 105:20	<b>all-in</b> 104:7
105:17 106:18	160:10,16	76:21 81:17	114:22 130:21	<b>allot</b> 110:7
121:21 126:12	161:8 165:4,23	82:12 148:11	<b>affirm</b> 10:23	<b>allow</b> 62:19
152:10 157:7	<b>acreage</b> 41:7	148:12 156:12	111:12	63:18 93:20
158:22	84:5 85:5	156:13	<b>affirming</b> 142:5	128:4 137:13
<b>absolutely</b> 100:2	<b>acres</b> 11:10 39:5	<b>address</b> 5:5 9:14	<b>afford</b> 110:15	<b>allowing</b> 118:10
<b>abundant</b>	39:6 40:5	106:5 111:4,22	135:13	119:2 156:14
136:12	41:20 46:18	122:19 124:7	<b>affordability</b>	163:12
<b>access</b> 36:4,5,6	51:2 94:8,10	138:20 147:11	13:5 105:2,14	<b>allows</b> 63:21
47:5,6,7 50:5	94:10 113:18	153:1 155:14	<b>affordable</b>	<b>alongside</b>
68:17 71:2,5,7	113:23 141:1	156:20 159:15	105:16 135:18	138:13 141:17
71:8,24 72:1	151:13 164:22	<b>addressed</b> 30:17	136:10 142:19	<b>Alpert</b> 120:3,4
72:12,16 74:4	<b>act</b> 122:21	132:1 154:17	142:22 143:1	<b>alter</b> 162:24
75:24 76:24	<b>action</b> 10:7	155:4	150:9 158:15	<b>alternating</b>
93:8,17,20	162:6 174:24	<b>addresses</b>	158:16,19	75:13
94:1,22 122:14	<b>activate</b> 69:4	124:11	<b>age</b> 77:23,24	<b>alternative</b>
124:19	<b>active</b> 13:11	<b>addressing</b>	<b>agencies</b> 16:22	109:23 110:10
<b>accommodate</b>	20:3 22:10	156:5	58:9,14 139:14	<b>alternatives</b>
13:20 17:4	24:16 44:18	<b>adds</b> 65:13	<b>Agency</b> 74:10	31:9
75:16 76:20	51:19	66:13	<b>agenda</b> 5:4,6,8	<b>amazingly</b>
<b>accomplish</b>	<b>actively</b> 22:11	<b>adhere</b> 44:9	6:10,12 26:15	120:20
97:19	<b>activists</b> 122:11	<b>adjacency</b> 37:1	<b>ages</b> 123:6	<b>ambassador</b>
<b>accord</b> 113:13	<b>activity</b> 19:20	<b>adjacent</b> 24:6	<b>aging</b> 37:17	133:17
<b>account</b> 37:13	25:20 28:8	35:3 37:7	<b>ago</b> 68:9 121:14	<b>amenities</b> 28:17
49:6	29:17 32:4	40:21 55:24	121:14 145:10	50:13
<b>accountable</b>	34:8	56:13,15 84:13	155:19 158:24	<b>amenity</b> 135:12
121:18	<b>actual</b> 45:1	86:24 90:19	165:22 168:18	<b>America</b> 139:12
<b>accredited</b> 16:9	67:23 77:6	98:16 99:7,17	<b>agree</b> 93:16	<b>amount</b> 19:24
<b>accustomed</b>	<b>acute</b> 123:14	99:24 114:12	<b>agreed</b> 39:15	21:24 30:8,14
166:13	<b>acutely</b> 122:18	116:13 120:15	119:8	31:3 54:1
<b>achieved</b> 59:4	<b>add</b> 30:17 39:5	121:2 125:6	<b>agreement</b>	68:24 69:5
136:6	94:15 104:20	<b>adjourn</b> 173:11	11:15 33:15	76:8 83:22
<b>acknowledge</b>	114:24 121:1	<b>adjourned</b>	118:19 119:13	91:13,24 92:20
102:6	154:18 157:1	173:18,19	130:6 131:5	92:22
		<b>adjourning</b>	<b>agricultural</b>	<b>amounted</b> 74:12

<b>analysis</b> 26:20 28:3,21 29:23 37:19 44:14 74:16,21 76:12 104:22	169:12 <b>anyone's</b> 26:10 <b>anyway</b> 143:2 <b>apologize</b> 77:8 <b>apparently</b> 120:24 <b>appeal</b> 12:9 <b>appears</b> 135:15 <b>Applause</b> 126:22 144:2 144:23 154:14 <b>applicant</b> 2:17 2:19 6:16,21 8:10,16 10:17 10:17,19,21 14:3,14 82:21 110:23 111:4 <b>application</b> 6:15 7:3 150:22 152:12,18 165:8,11 <b>appreciate</b> 56:7 92:7 117:9 119:18 121:23 122:5 132:16 151:24 <b>appreciated</b> 170:18 <b>appreciation</b> 105:1,23 <b>approach</b> 21:11 73:10 137:6 <b>approaches</b> 72:9 73:9 <b>appropriate</b> 125:21 162:17 171:1,5,17 <b>approval</b> 5:10 6:21 8:22 12:24 58:18 59:3 131:2 164:17 <b>approvals</b> 14:5 16:5 18:11,14 <b>approve</b> 5:11	134:3 <b>approved</b> 160:16 <b>approximately</b> 11:10 12:4 46:18 70:10 128:16 <b>April</b> 1:7 4:7 174:11 175:2 <b>Aqua</b> 64:19,20 66:1,7,8,22 121:8,9,18 155:7,15,20 156:10,11,13 156:14 <b>aquatic</b> 40:6 <b>arbitrary</b> 162:18 <b>architect</b> 2:13 16:9 45:20,24 <b>architectural</b> 7:1 12:10 <b>architecture</b> 45:24 46:2 <b>area</b> 13:15 17:3 20:1,4 22:5,10 24:19,20 28:14 31:8 33:22 34:7 35:11,24 43:15 48:9,11 48:21 52:20 55:4 60:5 64:10 65:9 74:4 85:4 90:5 93:5 94:8 101:23 114:10 121:22 122:7 122:12,22 124:23 129:11 129:18 130:2,5 130:16 142:16 146:21 150:5 151:14,19 154:13 160:14 161:4 164:10	170:18 171:11 <b>areas</b> 12:7 13:22 40:1 41:3,4,14 44:13 47:11,16 47:17,20,21 48:9 49:24 50:9 51:12,14 51:16,24 52:4 52:11 53:2,5 54:2 55:3 56:18,20 61:19 80:10 84:16 90:22 130:21 148:22 166:6 167:20 <b>arm</b> 29:1 <b>Army</b> 39:12,14 <b>array</b> 79:21 <b>arrival</b> 55:16 <b>arterial</b> 36:9,10 70:15,19,21 75:21,23 <b>artery</b> 93:5 <b>article</b> 140:4 <b>articles</b> 137:5,11 137:21 <b>Arts</b> 1:14 4:6 <b>aside</b> 68:20 <b>asked</b> 38:8 68:11 114:16 127:3 141:6 <b>asking</b> 8:16 98:2 111:24 <b>aspiration</b> 134:3 <b>ASPs</b> 104:7 <b>assemblies</b> 81:3 81:5,14 <b>Assembly</b> 134:14 <b>assessment</b> 43:3 43:10 44:1,11 44:13,14 48:6 <b>assessments</b> 43:6 <b>assigned</b> 74:3	<b>associate</b> 57:22 <b>associated</b> 17:20 18:14 42:9 126:2 153:7 <b>Associates</b> 42:24 45:20 <b>association</b> 52:23 53:3,10 53:15 70:3 85:18 86:1 109:22 119:12 119:15 <b>assume</b> 87:18 136:24 <b>assuming</b> 75:2 92:16 <b>assure</b> 144:8 <b>atmosphere</b> 163:12 164:12 <b>attached</b> 21:21 27:7,17 32:22 33:3 35:23 37:2 69:1 79:23 80:14 104:2 109:3,6 109:11 120:15 120:18 132:3 163:2 <b>attain</b> 148:15 <b>attended</b> 57:19 <b>attention</b> 48:5 100:17 117:6 126:4 170:2 <b>attorney</b> 9:3 174:21,22 <b>attract</b> 28:19 29:5 123:3 157:24 158:22 <b>attracted</b> 103:24 <b>attractive</b> 33:13 96:17 106:24 <b>attractiveness</b> 104:12 <b>attrition</b> 135:20 <b>Audrey</b> 2:4 7:8
---	---	---	---	---

<b>Audubon</b> 133:13	57:19	<b>beauty</b> 148:2 149:11 151:21	<b>beyond</b> 123:7 <b>bid</b> 134:3	44:7 79:5 81:20 122:3,17
<b>authority</b> 58:10 129:4	<b>backs</b> 55:23	<b>becoming</b> 132:10	<b>big</b> 58:22 81:7	124:24 125:10
<b>available</b> 27:23 27:23 31:17 32:8,13 63:23 109:9	<b>backstory</b> 104:4	<b>bedroom</b> 148:10 154:9 160:6 161:13	<b>bigger</b> 81:16 82:4 102:20 107:7	126:2,15 127:7 127:10 129:8 132:2,23
<b>Avenue</b> 71:4 131:21 163:24	<b>bad</b> 123:16,16 160:24	<b>beef</b> 69:8	<b>biggest</b> 120:11 159:5	134:15 147:16 150:17 152:9 152:16 162:1,6
<b>averaging</b> 40:19	<b>bag</b> 37:7	<b>began</b> 164:9	<b>Bill</b> 127:4 131:17 132:4	162:8 163:10 167:8
<b>aversion</b> 103:12	<b>Baker</b> 174:5 175:6	<b>beginning</b> 111:9	<b>biologist</b> 16:3 43:5	<b>bodies</b> 131:14
<b>Avery</b> 23:24 25:3 125:8	<b>balance</b> 106:3 124:1,19 142:2 166:23	<b>begins</b> 152:13	<b>Birch</b> 159:17	<b>body</b> 149:15,22 152:8,9
<b>avoid</b> 41:16 62:7 95:23 164:12	<b>balancing</b> 162:3	<b>behalf</b> 2:17 10:20 14:18 29:9 112:18 127:11 132:17 132:22 133:9 134:6	<b>bird</b> 44:1	<b>booing</b> 10:6
<b>avoiding</b> 41:16	<b>bandwidth</b> 104:3	<b>behavior</b> 95:21	<b>birds</b> 43:22 51:23 97:22	<b>books</b> 23:14 25:7
<b>aware</b> 46:16 100:10 122:8 122:19	<b>bank</b> 42:15	<b>believe</b> 20:20 40:24 87:13,14 88:7 114:19 115:1 118:14 119:5,20,23 121:8 123:24 150:21	<b>Birkdale</b> 6:20	<b>boomers</b> 157:11
<b>Awesome</b> 85:2 111:15	<b>BANKS</b> 2:15	<b>believes</b> 129:6	<b>bit</b> 10:16 20:8 21:14 27:22 38:10 47:3,24 55:20 57:18 61:5 62:18 64:2,17 65:3 83:13 92:6 107:4,7 109:15 154:18	<b>border</b> 26:9 120:13
<b>aye</b> 11:1 173:16	<b>Barbara</b> 133:4,5	<b>belligerent</b> 10:4	<b>Black</b> 48:15 56:3 131:23 165:13 165:14	<b>bordering</b> 135:16
<hr/> <b>B</b> <hr/>	<b>barn</b> 164:18,18 168:14 170:5,7	<b>benchmark</b> 78:21	<b>Black-crowned</b> 43:23 44:2,8 44:17,20 45:1	<b>borders</b> 70:14 70:17
<b>B</b> 39:3,18 133:18	<b>barrier</b> 171:15	<b>bending</b> 96:5	<b>blame</b> 161:1	<b>borings</b> 67:13
<b>baby</b> 157:10	<b>Barry</b> 120:3,3 154:17	<b>benefit</b> 66:12	<b>black</b> 137:14	<b>bottom</b> 41:13
<b>bachelor</b> 57:21 69:22	<b>base</b> 50:14	<b>berm</b> 89:4 118:11 119:3	<b>block</b> 92:4	<b>bought</b> 145:9,11
<b>bachelor's</b> 38:12	<b>based</b> 42:20 49:8 49:10 61:6 72:14 73:23 74:4,11 76:11 101:3,15 119:19 126:21	<b>berming</b> 88:3,4 88:8,20	<b>blocking</b> 92:9	<b>boundaries</b> 135:10
<b>bachelors</b> 45:23	<b>basic</b> 160:20	<b>berms</b> 13:16	<b>blow</b> 128:3	<b>boundary</b> 11:15 99:12 101:14 102:8
<b>back</b> 38:2 44:5 61:23 62:13,13 66:16 79:4 83:5,6 88:8 94:5 109:24 110:19 117:16 139:2 145:15 151:23 167:3	<b>basically</b> 58:19 168:6	<b>best</b> 65:12 67:24 119:6 125:2	<b>blowing</b> 169:7 169:10	<b>brand</b> 19:22 34:10 156:7
<b>back-selling</b> 30:20	<b>basins</b> 42:4,9 50:11 53:6	<b>betrayal</b> 140:14 140:15	<b>blowups</b> 54:24	<b>Brands</b> 158:24
<b>backfiring</b> 155:10	<b>basis</b> 91:19	<b>better</b> 10:15 19:16 22:23 27:22 75:14 85:10 118:12 156:15 161:10	<b>blue</b> 39:24 41:5 64:3 65:1 139:5	<b>BRANKIN</b> 2:15 10:19 19:9 152:7 153:2 172:10,15
<b>background</b> 38:10 54:4	<b>bat</b> 172:8		<b>board</b> 8:23 31:21 43:7	<b>break</b> 65:19,19 82:15,17,19
	<b>batten</b> 81:20			
	<b>bear</b> 15:4 68:2 94:7			
	<b>beared</b> 56:7			
	<b>beat</b> 139:7			
	<b>beats</b> 170:7			
	<b>beautiful</b> 150:2 151:13			

<b>Brickman</b> 165:2	126:14 142:24	106:24 137:15	95:13,22 169:4	19:16 37:24
<b>brief</b> 20:15	160:20,24	137:18 142:8	<b>carts</b> 141:16	42:18 77:4
<b>briefly</b> 46:10	<b>building</b> 1:2 2:1	142:11	<b>carving</b> 85:4	82:13,20 83:8
119:17	4:3 5:13 13:22		<b>case</b> 14:21 19:2	84:4,9,17 85:2
<b>bright</b> 41:5	20:5 21:4	<b>C</b>	35:5 49:1	85:8 86:17
<b>bring</b> 17:6 22:2	22:14 29:18	<b>C</b> 39:3,18 75:12	<b>cases</b> 14:23 80:9	87:16,20,24
150:24	34:8 53:13	<b>calculate</b> 88:15	103:3 110:20	88:10,16 89:7
<b>bringing</b> 33:11	68:18 87:2	<b>caliper</b> 87:15	<b>Category</b> 40:4,4	90:9 92:18
80:22 141:1	104:11 105:15	<b>call</b> 4:2,9,10	<b>cater</b> 11:23	95:4,8 97:20
<b>brings</b> 81:11	123:20 141:3	7:13 26:1	<b>Cathleen</b> 174:5	97:24 100:6
<b>broad</b> 113:15	144:10 147:6	36:12,18 41:12	175:6	102:12 106:7
<b>broke</b> 31:19	150:5,17	81:1 82:2	<b>cautiously</b>	107:1,13
<b>broken</b> 68:7	164:16 174:10	140:23 163:14	141:18,18	110:22 111:15
125:24	<b>buildings</b> 53:12	168:5	<b>Cedar</b> 48:14	115:17 117:7
<b>broker</b> 142:7	53:13 101:22	<b>called</b> 20:5	164:15	126:23 144:24
<b>Brookdale</b>	146:19	24:10 69:5	<b>celebrating</b> 70:1	153:14,24
112:12	<b>buildout</b> 119:21	139:3 145:18	<b>center</b> 1:14 4:6	154:3 159:14
<b>brought</b> 35:23	<b>built</b> 35:6 90:17	154:20	36:22 49:20	171:20 172:14
43:7 44:7	90:18 95:13	<b>calming</b> 97:7	51:9 60:6 73:3	172:18,21,22
80:24 90:16	122:14 140:16	<b>Calvin</b> 57:19	79:17 135:2	172:23 173:10
92:8 93:3	<b>bumps</b> 97:2,14	<b>Campbell</b> 81:24	<b>central</b> 50:20	173:14,17
144:21	<b>burden</b> 143:4	82:5	55:7	<b>chairs</b> 170:7
<b>budget</b> 151:4	<b>burgeoned</b>	<b>campus</b> 146:10	<b>centrally</b> 12:14	<b>challenge</b> 25:18
<b>Buffalo</b> 93:6	134:10	146:24	<b>certain</b> 7:3	30:22 32:20
117:19	<b>burned</b> 82:16	<b>cannibalized</b>	13:19 25:24	110:18
<b>buffer</b> 40:19,22	<b>bushes</b> 170:22	128:5	26:19 35:19,20	<b>challenged</b> 21:8
41:3,7,8,9	<b>business</b> 6:12	<b>CAO</b> 2:10	<b>certainly</b> 38:18	32:6 35:12
52:17 54:18,21	20:18 22:24	<b>cap</b> 151:5,8	115:11 125:16	37:15
54:22 115:1	24:19 25:12,14	<b>capacity</b> 17:3	170:6	<b>challenges</b> 37:20
118:11	25:24 27:18	64:23 66:13	<b>Certificate</b>	<b>challenging</b> 33:2
<b>buffering</b> 52:15	29:4,5 34:17	67:2 74:21	175:7	119:14
52:19 88:1,20	36:21 148:14	75:16 76:12,19	<b>certified</b> 15:18	<b>champions</b>
120:22 121:2	162:10 170:19	92:20 130:10	174:5 175:6	136:16 139:22
<b>buffers</b> 12:20	172:11	155:8,8 156:3	<b>certify</b> 174:8,14	<b>chance</b> 8:17 9:6
13:15 39:23	<b>businesses</b> 31:7	<b>capital</b> 31:4	174:20	146:22 172:6
40:18 41:2	123:4,17	112:15	<b>CFO/Deputy</b>	<b>change</b> 10:16
42:7,8 52:7	148:12 157:16	<b>car</b> 146:16,18,20	2:14	120:23
56:19 162:17	<b>butcher</b> 71:18	<b>cards</b> 88:21	<b>chair</b> 2:2 10:7	<b>changed</b> 78:21
<b>build</b> 23:3,12	<b>butting</b> 171:14	<b>careful</b> 132:18	11:6 145:6	160:20
74:19 76:12	<b>buyer</b> 35:20	162:15	170:6	<b>changes</b> 115:2
88:18 106:2	80:16 110:7	<b>carries</b> 81:12	<b>Chairman</b> 4:1	121:19
126:10 168:5	<b>buyers</b> 11:24	<b>carry</b> 71:1 75:23	4:12,24 5:18	<b>changing</b> 168:16
<b>builder</b> 19:22	28:19 33:14	<b>carrying</b> 81:18	5:22 6:9 7:8,10	170:4
145:22 165:1	77:22,24 79:7	81:21	7:13,16 8:3	<b>channel</b> 172:9
<b>builders</b> 26:12	103:14,23	<b>cars</b> 92:11,24	11:2 14:8	<b>character</b> 13:12

81:2,13 114:2 116:20 120:1 130:18 142:5 143:18,21 162:15,19,24 <b>characterized</b> 133:17 <b>Charlestown</b> 82:5 <b>Charlie</b> 2:7 5:19 112:9,10 115:20 117:9 <b>chart</b> 27:11 39:4 92:23 148:20 161:19 168:4 <b>charts</b> 153:9 <b>check</b> 21:16 43:12 44:7 <b>cheering</b> 112:1 <b>Chicago</b> 2:20 6:16 37:5 74:10 112:16 127:14 165:1 <b>Chicagoland</b> 20:1,3,16,24 22:6 28:13 30:10 32:17 46:3 97:13 159:7 <b>chief</b> 33:20 129:15 169:23 <b>child</b> 110:13 <b>children</b> 77:24 147:20 149:8 149:13 167:3 <b>choice</b> 78:17 118:3,18 <b>choices</b> 31:9 78:11 79:21 85:24 <b>choose</b> 150:20 162:20 167:13 <b>chose</b> 18:4 142:1 166:3 <b>chosen</b> 103:5,13	<b>Chris</b> 2:9 11:3 18:1 <b>Chuck</b> 159:16 159:16 <b>church</b> 1:15 5:2 <b>circulation</b> 13:18 <b>circumstances</b> 36:19 <b>citing</b> 45:9 <b>citizens</b> 128:6 164:23 <b>city</b> 142:12 167:20 <b>civil</b> 16:16,19 57:15 58:3 69:22 88:12 <b>claim</b> 136:20 <b>claiming</b> 39:16 <b>clapping</b> 10:5 126:23 <b>class</b> 79:17,18 <b>Classic</b> 79:4 <b>classified</b> 40:3 <b>clean</b> 139:21 <b>cleaner</b> 81:19 <b>clear</b> 9:12 17:14 116:3 123:3 <b>clearly</b> 63:20 <b>Clerk</b> 2:10,14 4:11,13,15,17 4:19,21,23 5:21,23 6:1,3,5 6:7 7:12,15,17 7:19,21,23 8:1 10:22 111:11 172:22 <b>Cliff</b> 29:14 <b>close</b> 20:14 28:17 48:23 57:7 59:19 114:15 121:5 172:3,4 <b>closed</b> 32:11 <b>closely</b> 48:5,20	<b>closing</b> 20:14 <b>closings</b> 32:12 <b>club</b> 14:24 18:9 18:15 22:13 23:5,22 33:8 34:15 60:7 90:18 102:15 102:20,24 103:7,12 109:14,18 113:4 133:13 162:12 <b>clutter</b> 135:13 <b>CNET</b> 139:5 <b>co-exist</b> 136:11 <b>coach</b> 90:6 139:1 <b>coalition</b> 133:11 134:8,19 139:10,18 <b>coaster</b> 21:1 <b>code</b> 7:4 42:7 52:8,11 59:2 59:18 87:12 91:20 <b>codes</b> 58:16 <b>cohesion</b> 134:24 <b>cohesive</b> 12:17 <b>cohort</b> 78:1 <b>collaboration</b> 115:12 <b>collar</b> 30:13 <b>colleague</b> 133:7 137:6 <b>collective</b> 116:2 <b>college</b> 77:24 <b>Collins</b> 15:12 17:6 19:12,14 19:18 38:1 77:5 83:12,16 84:3,7,15,20 85:3,11,22 102:13,23 106:8,12 107:12 108:11 108:20,24	109:8 150:3 <b>collision</b> 135:14 <b>color</b> 78:4,10,11 78:13,14,17,18 78:22 80:22,24 <b>colored</b> 78:8 <b>colors</b> 47:15 79:21 <b>Columbus-bas...</b> 20:4 <b>column</b> 41:9,10 <b>combatting</b> 137:24 <b>combination</b> 24:11 35:18 37:3 79:24 81:4 <b>combined</b> 113:22,23 <b>come</b> 8:11,17,20 9:11 14:14 19:12 25:10,11 46:6 50:20 59:16 83:1 95:13 96:6,7 108:18 110:19 111:20 113:3 125:6 143:8 146:24 158:3 161:10 167:13 169:14 <b>comes</b> 38:2 109:14,21 111:2 <b>coming</b> 22:21 26:16 41:24 42:21 93:10 96:11 111:19 151:19 156:4 157:20 169:4,5 <b>commend</b> 86:20 <b>comment</b> 8:14 9:16 10:9 66:2 83:17 97:1 111:6 112:6	113:10 150:1 <b>comments</b> 8:11 9:17 10:8 58:15 61:24 65:1 67:3 68:11 69:10 72:14 97:22 100:7 112:1 113:7 117:3 148:17 150:16 165:19 <b>commission</b> 5:5 5:13 8:13 14:19 17:10,15 19:4,17 33:5 82:22 111:4 117:8 123:21 123:23 138:10 145:6 174:10 <b>commissioner</b> 4:14,16,18,20 4:22 5:15,17 5:24 6:2,4,6,8 7:7,9,18,20,22 7:24 8:2 85:15 86:15 89:8,19 90:1,6 92:15 92:19 93:1 94:13 95:3,5,9 96:19 97:1 100:8 107:15 108:13,22 109:7 110:21 125:1 172:17 172:20 173:1,3 173:5,7,9,12 173:13 <b>commissioners</b> 14:9 42:19 133:15 134:15 <b>commitment</b> 14:3 20:2 23:2 138:4 <b>committed</b> 19:23
--	---	---	--	--

<b>committee</b> 1:2 2:1 4:4 117:4,6 139:6 157:19	162:14 163:14 168:19	89:17	115:2	95:15
<b>common</b> 90:5	<b>community's</b> 12:7 150:15	<b>compliment</b> 170:1	<b>conclusions</b> 41:24 105:7	<b>conscious</b> 99:18 99:21,22
<b>commonly</b> 71:4	163:7	<b>component</b> 104:14	<b>concrete</b> 123:9	<b>consecutive</b> 44:16
<b>communities</b> 18:8 20:3	<b>comp</b> 37:18	<b>composed</b> 70:11	<b>concurred</b> 45:4 45:7	<b>consensus</b> 134:21
21:13,24 22:1	<b>compaction</b> 68:2	<b>comprehensive</b> 14:2 15:7	<b>concurrence</b> 45:17	<b>consequences</b> 130:8
22:22 23:2,3,4	<b>company</b> 20:5 126:5 150:12	26:14,19 27:1	<b>concur</b> 45:10	<b>conservation</b> 13:24 136:12 141:10
24:21 34:16	150:14 159:1	28:1 107:18	<b>condition</b> 74:23 106:13	<b>conservative</b> 30:1
35:8 46:3	166:22	128:24 129:2	<b>conditions</b> 16:14 40:23 46:11	<b>consider</b> 31:11 32:24 88:22,24 94:21 95:2 97:2 129:4 154:7,11,12 168:11
89:16 91:12	<b>comparable</b> 12:2 98:18	<b>comprise</b> 134:18	47:2,3,10	<b>consideration</b> 6:15 25:9 29:7 46:12 124:10 127:24 132:18 147:14 163:20
103:4 109:12	<b>comparing</b> 148:18,21,22	<b>concentrated</b> 163:1	56:10 59:20	<b>considerations</b> 26:6
114:10 120:2	<b>comparison</b> 76:11 113:20	<b>concentration</b> 69:23	61:7,10 67:15	<b>considered</b> 27:19 114:6
148:10 161:5	<b>comparisons</b> 98:5	<b>concept</b> 93:15 114:6 134:11	74:8,13 75:2,6	<b>considering</b> 31:7 143:23
<b>community</b> 2:9	<b>compatibility</b> 98:14	<b>concepts</b> 118:16	76:13,14 81:21	<b>Considine</b> 156:17,18
11:9 12:23	<b>compatible</b> 56:13 98:22	<b>concern</b> 27:9 107:20 116:3	93:19 104:8,9	<b>consist</b> 54:18 70:10
13:9 16:12	<b>compensated</b> 41:21	107:20 116:3	104:11 142:15	<b>consisted</b> 164:21
19:20 22:21	<b>competing</b> 124:2	116:13,16,23	<b>conduct</b> 74:15	<b>consistency</b> 21:10 144:4
24:1,4,9 25:3	<b>competitiveness</b> 157:8,18	119:16 127:12	<b>conducted</b> 70:4 71:11 74:21	<b>consistent</b> 11:14 13:23 18:7 42:7 56:12 62:14 113:6 142:4
25:23 29:8	<b>complaints</b> 125:12	135:21 150:13	115:22	<b>consisting</b> 48:12 133:12
33:12,18 35:15	<b>complete</b> 43:24 108:16 174:16	154:23,24	<b>confidently</b> 141:7	
49:8,11 50:4	<b>completed</b> 16:20 22:23 38:14	155:2,3,14,15	<b>conduct</b> 74:15	
52:6,20 55:5	<b>complaints</b> 125:12	<b>concerned</b> 90:16 113:12,15	<b>conducted</b> 70:4	
55:12,16,18	<b>complete</b> 43:24 108:16 174:16	114:11,12	71:11 74:21	
56:1,5 77:14	<b>completed</b> 16:20 22:23 38:14	116:7,10	115:22	
77:15 80:15	<b>complaints</b> 125:12	120:12 170:14	<b>confidentially</b> 141:7	
82:3 85:24	<b>complete</b> 43:24 108:16 174:16	<b>concerns</b> 64:23 83:17 92:7	<b>configurations</b> 101:15	
89:11 101:24	<b>completed</b> 16:20 22:23 38:14	114:11,12	<b>confront</b> 101:12	
107:20 108:21	<b>complaints</b> 125:12	116:7,10	<b>congeniality</b> 134:22	
109:2 110:8,9	<b>complete</b> 43:24 108:16 174:16	116:7,10	<b>congestion</b> 141:4	
112:19 113:8	<b>completed</b> 16:20 22:23 38:14	120:12 170:14	<b>confront</b> 101:12	
115:7 116:21	<b>complaints</b> 125:12	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
117:10,19	<b>complete</b> 43:24 108:16 174:16	116:19 119:20	<b>congestion</b> 141:4	
121:6,13,21	<b>completed</b> 16:20 22:23 38:14	120:8 126:12	<b>confront</b> 101:12	
126:11 132:13	<b>complaints</b> 125:12	128:9 129:7,15	<b>congeniality</b> 134:22	
135:8 138:22	<b>complete</b> 43:24 108:16 174:16	131:11 132:21	<b>congestion</b> 141:4	
140:16,22	<b>completed</b> 16:20 22:23 38:14	135:4 154:17	<b>confront</b> 101:12	
141:3 143:19	<b>complaints</b> 125:12	162:13 167:22	<b>congeniality</b> 134:22	
144:3 145:11	<b>complete</b> 43:24 108:16 174:16	<b>concerns</b> 64:23 83:17 92:7	<b>congestion</b> 141:4	
145:16 150:9	<b>completed</b> 16:20 22:23 38:14	116:19 119:20	<b>confront</b> 101:12	
151:17 154:8,9	<b>complaints</b> 125:12	120:8 126:12	<b>congeniality</b> 134:22	
154:11,16	<b>complete</b> 43:24 108:16 174:16	128:9 129:7,15	<b>congestion</b> 141:4	
160:4,6 161:13	<b>completed</b> 16:20 22:23 38:14	131:11 132:21	<b>confront</b> 101:12	
161:14 162:3,8	<b>complaints</b> 125:12	135:4 154:17	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	162:13 167:22	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	116:19 119:20	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	120:8 126:12	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	128:9 129:7,15	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	131:11 132:21	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	135:4 154:17	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	162:13 167:22	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	116:19 119:20	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	120:8 126:12	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	128:9 129:7,15	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	131:11 132:21	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	135:4 154:17	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	162:13 167:22	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	116:19 119:20	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	120:8 126:12	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	128:9 129:7,15	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	131:11 132:21	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	135:4 154:17	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	162:13 167:22	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	116:19 119:20	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	120:8 126:12	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	128:9 129:7,15	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	131:11 132:21	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	135:4 154:17	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	162:13 167:22	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	116:19 119:20	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	120:8 126:12	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	128:9 129:7,15	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	131:11 132:21	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	135:4 154:17	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	162:13 167:22	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	116:19 119:20	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	120:8 126:12	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	128:9 129:7,15	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	131:11 132:21	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	135:4 154:17	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	162:13 167:22	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	116:19 119:20	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	120:8 126:12	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	128:9 129:7,15	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	131:11 132:21	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	135:4 154:17	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	162:13 167:22	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	116:19 119:20	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	120:8 126:12	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	128:9 129:7,15	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	131:11 132:21	<b>congestion</b> 141:4	
	<b>completed</b> 16:20 22:23 38:14	135:4 154:17	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	162:13 167:22	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	116:19 119:20	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	120:8 126:12	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	128:9 129:7,15	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	131:11 132:21	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	135:4 154:17	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	162:13 167:22	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	116:19 119:20	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	120:8 126:12	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	128:9 129:7,15	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	131:11 132:21	<b>congestion</b> 141:4	
	<b>complete</b> 43:24 108:16 174:16	135:4 154:17	<b>confront</b> 101:12	
	<b>completed</b> 16:20 22:23 38:14	162:13 167:22	<b>congeniality</b> 134:22	
	<b>complaints</b> 125:12	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	116:19 119:20	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	120:8 126:12	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	128:9 129:7,15	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	131:11 132:21	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	135:4 154:17	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	162:13 167:22	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	<b>concerns</b> 64:23 83:17 92:7	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	116:19 119:20	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	120:8 126:12	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	128:9 129:7,15	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	131:11 132:21	<b>congestion</b> 141:4	
	<b>complaints</b> 125:12	135:4 154:17	<b>confront</b> 101:12	
	<b>complete</b> 43:24 108:16 174:16	162:13 167:22	<b>congeniality</b> 134:22	
	<b>completed</b> 16:20 22:23 38:14	<b>concerns</b> 64:23 83:17 92:7	<b>confront</b> 101:12	
	<b>complaints</b> 125:12	116:19 119:20	<b>congeniality</b> 134:22	
	<b>complete</b> 43:24 108:16 174:16	120:8 126:12	<b>congestion</b> 141:4	
	<b>completed</b> 1			

<b>constructing</b> 66:9	<b>contrast</b> 114:2,5 128:17	133:11 134:7 134:19 136:20	74:2 93:3 104:22 105:9	44:19
<b>construction</b> 17:23 29:17 32:2,3 59:6 67:23 73:15,15 73:19 78:3 116:24 134:4	<b>contributing</b> 13:8	137:20 138:2 139:10,19 140:8 141:11 143:12	105:12 122:3 122:16,22 123:1,15 124:24 125:1 128:21 129:12 131:5,15 133:13 134:15 138:16 146:7 147:1,12 150:6 156:18,20 157:7,12 158:10,10,13 174:2,7	<b>covered</b> 62:6 85:17
<b>consultant</b> 43:1 45:21 61:22 62:3	<b>control</b> 18:17 72:5 75:19 76:22	<b>corridors</b> 36:7 71:3 76:1 138:15	128:21 129:12 131:5,15 133:13 134:15 138:16 146:7 147:1,12 150:6 156:18,20 157:7,12 158:10,10,13 174:2,7	<b>covering</b> 15:23 <b>CPA</b> 151:3 <b>Cranberg</b> 131:19,20
<b>consultants</b> 16:8 26:2 79:16	<b>convenient</b> 80:13	71:3 76:1 138:15	131:5,15 133:13 134:15 138:16 146:7 147:1,12 150:6 156:18,20 157:7,12 158:10,10,13 174:2,7	<b>crazy</b> 166:9 <b>create</b> 12:22 91:8 96:2,3,16 104:4 118:11 133:19 135:8 135:11 152:14 159:8 163:6
<b>consultation</b> 43:8,22 44:2,3 45:9,9,15	<b>conversation</b> 105:3 110:12	<b>cost-effective</b> 130:21	156:18,20 157:7,12 158:10,10,13 174:2,7	<b>creating</b> 56:18 <b>creators</b> 28:8 <b>Creek</b> 133:12 139:4
<b>contact</b> 66:23 126:15 153:15	<b>conversations</b> 33:3 153:11	<b>costs</b> 142:22 144:11	<b>county's</b> 37:18 74:13 122:19 135:20 157:18	<b>crime</b> 168:20 <b>crisis</b> 121:15 122:20,20 123:2 155:6,13
<b>contacted</b> 149:14 152:23	<b>converted</b> 23:19	<b>coughing</b> 133:7	<b>County-Long</b> 130:6	<b>critical</b> 106:3 134:16 141:10 159:13
<b>context</b> 13:23 33:24 34:3 35:1 36:2 37:9 37:12 98:15,17 157:1 159:12	<b>convey</b> 170:10	<b>counsel</b> 2:16,19 174:22	<b>countywide</b> 157:4	<b>criteria</b> 13:1
<b>contextual</b> 33:3	<b>convinced</b> 142:13	<b>countless</b> 139:11	<b>couple</b> 9:5,8 38:22 41:23 89:8 92:5 96:5 100:23 168:15 169:3	<b>cross-section</b> 53:19
<b>contextually</b> 26:3	<b>Cook</b> 174:2,7	<b>country</b> 14:24 18:9,15 22:13 23:5,22 32:21 33:8 34:15 90:18 102:15 102:19,24 103:7,12 109:14,18 113:4 157:10 162:11 166:14	<b>couple-minute</b> 82:14	<b>crossroad</b> 166:23
<b>contiguous</b> 122:12 124:14	<b>cooperation</b> 131:10	<b>counties</b> 30:14	<b>course</b> 18:9 36:20 41:10,17 46:14 48:2,3 48:24 49:3 51:5,17,19 55:11,14 56:4 56:24 82:11 95:8 112:14 127:16 145:9,9 145:15,18,24 145:24 146:6 162:5	<b>crowding</b> 144:14 <b>CSR</b> 174:5 <b>cul</b> 101:9 <b>cul-de-sacs</b> 97:11
<b>contingent</b> 124:13	<b>coordinated</b> 11:18	<b>country</b> 14:24 18:9,15 22:13 23:5,22 32:21 33:8 34:15 90:18 102:15 102:19,24 103:7,12 109:14,18 113:4 157:10 162:11 166:14	<b>course</b> 18:9 36:20 41:10,17 46:14 48:2,3 48:24 49:3 51:5,17,19 55:11,14 56:4 56:24 82:11 95:8 112:14 127:16 145:9,9 145:15,18,24 145:24 146:6 162:5	<b>culture</b> 166:15 166:20,24 167:6
<b>continue</b> 21:8 24:18 25:11 30:22 67:7 69:12 75:4 115:4 157:23 166:12 172:2,5 172:12	<b>coordination</b> 16:20 18:3 132:14	<b>counts</b> 71:11,19 74:6	<b>cover</b> 16:13,18	<b>current</b> 5:8 21:6
<b>contingent</b> 124:13	<b>copy</b> 128:11 132:3	<b>county</b> 11:12 16:1,21 28:2,4 28:24 29:1,4,8 29:20 30:9,13 31:10 37:19 38:17,17,18,23 39:9,19 40:3 40:11,14,20 41:11,22 43:15 58:11,11 59:15 62:17,20 66:22 66:23 67:8 70:6 72:15	<b>cover</b> 16:13,18	
<b>contiguous</b> 122:12 124:14	<b>corner</b> 36:13 37:4 77:14 120:14	<b>Countryside</b> 100:13		
<b>contingent</b> 124:13	<b>corporate</b> 167:14	<b>counts</b> 71:11,19 74:6		
<b>continue</b> 21:8 24:18 25:11 30:22 67:7 69:12 75:4 115:4 157:23 166:12 172:2,5 172:12	<b>Corps</b> 38:24 39:14	<b>county</b> 11:12 16:1,21 28:2,4 28:24 29:1,4,8 29:20 30:9,13 31:10 37:19 38:17,17,18,23 39:9,19 40:3 40:11,14,20 41:11,22 43:15 58:11,11 59:15 62:17,20 66:22 66:23 67:8 70:6 72:15		
<b>continuity</b> 65:17	<b>Corps'</b> 39:12	<b>country</b> 11:12 16:1,21 28:2,4 28:24 29:1,4,8 29:20 30:9,13 31:10 37:19 38:17,17,18,23 39:9,19 40:3 40:11,14,20 41:11,22 43:15 58:11,11 59:15 62:17,20 66:22 66:23 67:8 70:6 72:15		
<b>continuous</b> 53:1 53:10	<b>correct</b> 87:23 90:8 108:22 136:24 150:23 162:5 174:16	<b>counts</b> 71:11,19 74:6		
<b>contract</b> 14:18	<b>corrects</b> 9:3	<b>county</b> 11:12 16:1,21 28:2,4 28:24 29:1,4,8 29:20 30:9,13 31:10 37:19 38:17,17,18,23 39:9,19 40:3 40:11,14,20 41:11,22 43:15 58:11,11 59:15 62:17,20 66:22 66:23 67:8 70:6 72:15		
<b>contractor</b> 46:20	<b>corridor</b> 35:8 36:17 76:6 122:10 124:18 127:18,22,24 128:4,8 132:8	<b>counts</b> 71:11,19 74:6		

32:11 93:19 106:14 114:22 116:21 118:21 118:22 142:15 142:18 144:1 146:6 148:5 <b>currently</b> 11:11 19:3 40:21 46:19 59:7 69:11 73:14 112:11 118:5 <b>curvilinear</b> 13:17 50:8 <b>customer</b> 125:8 <b>cut</b> 96:17 158:10 169:4,20 <b>cuts</b> 64:5	126:16,20 168:22 <b>dealing</b> 21:2 26:12 <b>dealt</b> 102:10 <b>Dear</b> 127:10 133:15 <b>debacle</b> 26:17 <b>decade-plus</b> 25:19 30:16 <b>decades</b> 137:24 143:10 <b>decent</b> 31:3 <b>decisions</b> 167:1 <b>deep</b> 138:16 157:5 <b>deep-rooted</b> 42:10 <b>deeper</b> 153:9 <b>Deer</b> 36:14 <b>default</b> 17:18 <b>define</b> 162:19 <b>definitely</b> 102:2 <b>defunct</b> 114:7 133:21 <b>degree</b> 38:12 45:23 <b>delay</b> 76:16 <b>deliberate</b> 8:20 143:10 <b>deliberately</b> 162:14 <b>delineation</b> 15:20,24 38:21 38:21 39:1,15 39:16 42:1 <b>delineations</b> 38:15 <b>deliver</b> 22:4 <b>delivered</b> 35:13 37:10 <b>deliveries</b> 146:17 <b>delivery</b> 130:21 <b>demand</b> 34:23	65:17 106:9 107:8,10 108:14 <b>demands</b> 49:11 124:2 <b>demographic</b> 29:16 157:9 <b>demographics</b> 13:8 <b>demonstrated</b> 14:3 <b>dense</b> 21:23 119:24 140:6 143:11 148:11 151:18 165:1 <b>denser</b> 117:19 <b>density</b> 12:1,16 17:24 27:6 35:13 83:18,19 83:23 84:1,10 84:18 90:16 94:6 98:2,11 98:12,18 99:19 99:23,24 100:3 113:16,21 114:1 116:11 119:17 128:16 128:17,20 129:13,23 135:18 136:10 148:18,22 149:3 161:7 162:18 163:3 165:8 <b>deny</b> 163:16 165:11 <b>department</b> 16:6 28:11 43:11 45:10 128:2 136:21 <b>departure</b> 35:11 <b>departures</b> 7:3 <b>depending</b> 73:4 89:2 94:19 149:20	<b>depth</b> 29:15 37:13 <b>derived</b> 74:5 <b>described</b> 124:12 135:24 <b>design</b> 12:18 13:20 21:17,18 35:10 54:7 58:2,16,22,23 59:10,11,14 60:17 61:11 62:5 65:4 67:19,19 79:7 79:16,17,21 80:21,22 81:11 81:20,21,24 82:8 96:16 97:10 122:15 126:13 168:4 <b>designated</b> 70:19 71:1 75:22 136:19 <b>designed</b> 13:13 51:7 63:2 79:3 82:3 141:18,19 <b>designs</b> 78:20 81:9 142:24 <b>desire</b> 27:9 <b>desperate</b> 22:6 <b>destroy</b> 140:14 <b>destroyed</b> 168:19 <b>detached</b> 27:15 123:8 <b>detail</b> 78:13 89:13 126:4 <b>detailed</b> 62:3 67:14 <b>details</b> 8:10 17:11 18:24 46:14 52:13 53:17 54:17 59:6 81:5 117:5 <b>detected</b> 155:24	<b>detention</b> 53:6 54:1 101:5,7 <b>deterioration</b> 135:4 <b>determination</b> 39:13 <b>determine</b> 130:20 <b>determined</b> 157:20 <b>detriment</b> 128:6 <b>develop</b> 47:19 56:10 <b>developed</b> 35:6 83:19 145:17 171:12 <b>developer</b> 135:6 172:6 <b>developer's</b> 128:11 <b>developers</b> 136:20 144:19 <b>developing</b> 135:18 <b>development</b> 2:9 6:15,22 11:8 11:20 13:24 15:15,16 17:9 17:16 18:5,15 18:17,24 27:5 29:1 35:4 37:22 40:17 43:16 58:3 59:15 70:8 72:1,6 73:22 75:7,17 76:21 83:13 87:1 95:12,18 100:12 112:20 113:4,14 115:7 115:23 116:18 123:22 124:9 127:9,13,24 128:5,8,12,14 128:15,18,21
--	---	--	---	---

128:23 129:5,8 129:10,14,15 129:18,24 130:4,13,20 131:4,7 132:1 132:9 136:7,22 140:7,13,17 142:5,14 143:8 143:20 147:14 150:5,6,18 151:1,19 153:8 155:21,23 156:6,19 157:5 158:2 162:16 163:2,6,10,18 164:10 165:1,4 <b>development-...</b> 17:4 <b>developmental</b> 163:19 <b>developments</b> 12:3 37:7 63:8 88:3,17 113:23 143:17 151:12 <b>dictated</b> 62:24 <b>different</b> 15:11 21:19 38:22 77:16 78:11,11 78:15,19,24 80:4 81:5,8,11 81:13 85:23 86:2,3,8,9,23 90:23 92:21 101:21 102:22 109:15,16 123:5 148:21 160:21 166:2 <b>differentiate</b> 80:20,24 <b>differentiation</b> 104:6 <b>differently</b> 14:22 81:12 <b>difficult</b> 162:4 <b>difficulties</b>	121:11 <b>dig</b> 29:11 59:6 <b>digging</b> 28:21 166:10 <b>DiMaggio</b> 127:6 127:10 132:1 139:22 <b>diminish</b> 135:2 <b>direct</b> 36:23 71:2 75:24 98:5 <b>direction</b> 49:9 70:17,22 73:2 94:17 107:21 138:18 148:13 161:11 <b>directly</b> 36:10 37:4 117:12,16 138:20 174:23 <b>Director</b> 2:9 <b>disappointment</b> 138:17 <b>disbelief</b> 138:17 <b>discharge</b> 42:13 60:14,16 <b>disclosures</b> 102:5 137:18 <b>discourteous</b> 10:4 <b>discuss</b> 15:13 16:3,10 17:1 131:9 133:2 <b>discussed</b> 80:1 124:12 <b>discussing</b> 122:4 <b>discussion</b> 33:9 150:4 157:22 <b>discussions</b> 149:7,14 153:23 <b>diseases</b> 49:4 <b>disjointed</b> 15:6 <b>disruption</b> 117:1 135:11 <b>distance</b> 88:5	90:21 120:21 121:4 <b>distinction</b> 171:16 <b>district</b> 17:17,17 17:18,22 68:6 68:8 69:6,9 98:20 100:16 100:20 101:14 101:19,19 102:1 122:2,3 125:18,21 131:16 149:8 <b>districts</b> 100:9 100:11,14 101:9,21 102:7 125:18 129:22 153:11 <b>dive</b> 153:9 157:5 <b>diverse</b> 11:23 21:16 37:8 49:10 122:22 123:5 <b>diversify</b> 108:4 <b>diversity</b> 12:10 21:20 22:1 35:9 123:7 136:4 <b>division</b> 20:4,7 20:21 70:6 <b>document</b> 28:23 <b>documentation</b> 18:23 39:21 <b>documents</b> 15:14 19:1 58:7 59:7 <b>doing</b> 4:5 9:22 15:1 29:3,10 30:11 70:1 88:8 98:18 107:16 109:2,9 111:16 159:23 170:8 <b>dollars</b> 151:7 <b>domain</b> 137:3,21	<b>Dominant</b> 44:21 <b>dominated</b> 48:19 <b>Dominick</b> 127:6 <b>Don</b> 168:12,13 <b>DONNA</b> 2:10 <b>door</b> 100:24 <b>dot</b> 36:10 58:11 62:17,20 63:6 <b>double</b> 91:21 <b>double-income</b> 110:14 <b>doubling</b> 156:3 <b>down-zone</b> 146:23 147:4 <b>down-zoning</b> 147:10 <b>downs</b> 21:6 <b>downsized</b> 91:1 <b>downsizing</b> 91:2 <b>downstream</b> 61:15 <b>downtown</b> 160:14 <b>draft</b> 107:23 <b>drainage</b> 61:13 <b>dramatically</b> 163:6 <b>drastic</b> 108:19 <b>draw</b> 100:17 <b>drawing</b> 79:5 <b>drawn</b> 166:14 <b>dream</b> 165:11 <b>drive</b> 6:20,20 35:15 71:7,8,9 71:15,16,16,18 72:12 95:10,14 95:16,17 97:9 106:22 112:12 115:7 122:1 154:16 <b>driven</b> 30:4 103:19,19 105:24 141:3 146:11	<b>drivers</b> 95:20 <b>driveway</b> 64:6 92:10,22 <b>driveways</b> 63:13 64:4,13 91:11 <b>driving</b> 105:1,8 <b>drop</b> 116:17 157:14 <b>dropped</b> 140:3 <b>dual</b> 73:12 77:20 80:11 <b>due</b> 45:6 75:6 <b>dug</b> 26:7 <b>duplex</b> 17:8 24:12,13 49:19 52:22 63:10 70:12 79:24 80:19,23 81:7 94:12 101:22 104:5,14 154:20 <b>duplexes</b> 11:21 12:14 13:7 17:23 35:19,19 49:24 69:2 80:4 85:20 89:20 99:7,8,9 99:14 104:8 107:2 108:1,8 118:5,7 <b>duplicate</b> 161:16 <b>dwarfed</b> 144:10 <b>dwell</b> 47:4 <b>dwelling</b> 17:24 <b>dwellings</b> 83:21 <hr/> <b>E</b> <hr/> <b>E</b> 39:4,18 <b>earlier</b> 30:10 33:1 55:10 68:14 <b>easement</b> 119:9 <b>easements</b> 145:23 <b>east</b> 6:20 11:11
--	---	--	--	--

<p>37:2,4 39:11                  60:3,8,9 92:1                  99:6 119:1                  127:15 169:18  <b>east-west</b> 36:9                  70:18  <b>eastern</b> 101:8  <b>EcoCAT</b> 43:8,9                  45:9  <b>ecological</b> 43:10                  143:18  <b>ecologically</b>                  136:1  <b>economic</b> 29:1                  156:19 157:4                  158:2  <b>economies</b>                  105:19 135:19  <b>economy</b> 158:4  <b>ecosystem</b> 42:12  <b>education</b>                  157:22  <b>effects</b> 116:10  <b>efficient</b> 83:9                  91:8 92:6                  96:10 124:5  <b>efficiently</b> 62:12  <b>effort</b> 11:18                  100:2 122:11  <b>efforts</b> 128:3  <b>eight</b> 22:24  <b>eights</b> 104:1  <b>eighty-four</b>                  32:10  <b>either</b> 19:1                  32:19 50:10                  55:13 109:19                  129:20 146:4  <b>Ela</b> 162:9  <b>Elder</b> 48:15  <b>elected</b> 122:18                  123:24  <b>element</b> 78:17                  78:24  <b>elements</b> 12:19</p>	<p>27:2 81:22  <b>elevate</b> 88:4,5  <b>elevated</b> 79:1  <b>elevation</b> 21:18                  77:9 78:10,15                  78:20,23                  120:23  <b>elevations</b> 7:1                  12:12 78:4,16                  80:19 81:16  <b>elevator</b> 31:6  <b>Elliott</b> 147:17,18                  152:21 153:4                  153:17 154:5  <b>Elliott's</b> 153:15                  153:20  <b>Elm</b> 164:7  <b>eloquent</b> 165:18  <b>emerged</b> 133:16  <b>eminent</b> 137:3                  137:21  <b>emphasis</b> 127:21                  128:18  <b>employee</b>                  174:21,21  <b>employees</b> 20:10                  20:21 146:15                  146:16  <b>employment</b>                  28:18 36:7  <b>empty</b> 11:24                  77:21 80:8  <b>Enclave</b> 23:18                  109:13  <b>encountered</b>                  67:16  <b>encourage</b> 96:23                  126:9  <b>end-use</b> 104:8,9  <b>endangered</b>                  16:4 43:13                  45:15  <b>endorsements</b>                  134:13  <b>enforced</b> 59:16</p>	<p><b>engaged</b> 67:12  <b>engagement</b> 9:9                  10:13  <b>engages</b> 10:8  <b>engineer</b> 2:11,12                  16:17 17:1                  57:15,24 67:12  <b>engineering</b> 3:1                  6:24 14:4                  16:17,19 43:9                  57:15,17,21                  58:7,12,19                  59:4,8 61:22                  62:4 67:7,9                  69:15,22,24                  83:16 90:11,12                  90:15 109:3  <b>engineers</b> 38:24                  70:3 73:24                  74:3  <b>enhance</b> 12:7                  13:10,17  <b>enhanced</b> 52:7  <b>enhancements</b>                  16:14  <b>enhancing</b> 56:14  <b>enjoy</b> 55:5                  117:17  <b>enjoying</b> 142:18  <b>ensure</b> 67:8                  124:3 157:7  <b>enter</b> 127:5  <b>entertainment</b>                  36:14 80:15  <b>entire</b> 32:21                  62:14 63:24                  66:14 115:6,7                  150:15 158:10  <b>entirely</b> 38:7  <b>entitlements</b>                  6:17  <b>entrance</b> 50:3                  55:9,11,14                  62:17 117:14                  117:24</p>	<p><b>entrances</b> 63:5  <b>entry</b> 21:22                  55:15 80:10                  110:11  <b>entryways</b> 79:1  <b>environment</b>                  21:7 26:9 33:2                  38:3 40:11,14                  42:3 54:8,8                  104:4 113:2                  123:20 124:22                  164:24  <b>environmental</b>                  12:8 38:12                  45:21 47:10                  97:21 133:20                  135:4 143:9                  146:2  <b>environmenta...</b>                  138:15  <b>EPA</b> 43:16  <b>equal</b> 31:20  <b>equalize</b> 65:15  <b>equation</b> 84:5,8  <b>ERIKA</b> 2:12  <b>erosion</b> 42:14  <b>escape</b> 135:13  <b>especially</b>                  119:21 129:9                  152:3  <b>essentially</b> 48:19                  56:2  <b>establish</b> 11:9  <b>established</b>                  39:24 40:19                  42:7 134:13                  163:7  <b>establishing</b>                  41:3  <b>estate</b> 117:15                  142:7 149:15  <b>estimated</b> 73:23                  117:24  <b>evaluated</b> 44:19                  131:12</p>	<p><b>evening</b> 4:1 8:5                  11:5 14:16,18                  14:21 15:8                  16:13,23 17:7                  17:10,15 19:5                  19:16 38:5                  44:17,18 45:18                  69:18 71:13                  82:11 112:9                  115:18 120:3                  121:24 127:1                  133:4 138:10                  145:5 162:7                  163:23 169:22                  170:14  <b>evening's</b> 19:7  <b>Eventually</b>                  139:8  <b>evergreen</b> 54:19                  55:23 56:19                  122:1,2  <b>evergreens</b>                  52:17 54:23                  56:2 87:14                  114:24 119:5                  170:17  <b>everybody</b> 19:15                  57:13 65:19                  82:21 96:11                  109:18 121:11  <b>everyone's</b> 9:6  <b>Everything's</b>                  148:1  <b>Evidence</b> 28:4  <b>exact</b> 9:24  <b>exactly</b> 152:5  <b>examine</b> 67:11  <b>examined</b> 135:5  <b>example</b> 23:6                  65:18 89:3                  108:23 109:20                  110:6 136:14                  137:11 158:23  <b>exceeding</b> 52:11  <b>exception</b> 62:15</p>
---	---	--	--	--

167:2 169:16 <b>exceptions</b> 62:15 143:24 <b>excess</b> 169:7 <b>excessive</b> 132:11 <b>excited</b> 57:8 141:13 <b>exclusive</b> 72:3,8 72:15,18 73:7 73:8 <b>excuse</b> 64:13 <b>executive</b> 159:4 <b>exercised</b> 133:24 <b>exhibit</b> 18:24 39:22 55:20 <b>exhibits</b> 18:21 19:5 24:6 58:7 102:4 <b>exist</b> 109:11 125:19 159:6 163:13 <b>existence</b> 23:1 32:22 <b>existing</b> 11:14 16:13 40:23 42:2 46:11,19 46:22 47:2,5 47:10,24 55:22 56:9,14,23 59:19,20 60:8 61:3,7,9,10,13 65:5 68:13 74:5,8,23 75:5 87:1 88:16 89:2 98:6 99:20,22 100:5 125:7 129:18 163:10,19 <b>exists</b> 27:13 99:21 138:2 <b>exit</b> 111:20 169:1,18 <b>expand</b> 27:10 122:21 <b>expanding</b> 159:1	<b>expansion</b> 114:8 130:7,9,11 132:15 <b>expect</b> 123:11 <b>expectations</b> 26:20 <b>expedite</b> 83:3 <b>expense</b> 135:23 143:9 150:15 150:15 <b>expenses</b> 151:5,8 <b>experience</b> 21:4 35:3,4 38:14 46:1 52:1,5 53:18 54:3 76:15 125:9 126:21 142:17 157:16 165:20 <b>experienced</b> 126:4 155:6 <b>experiences</b> 126:16 <b>expert</b> 26:1 38:18 117:15 <b>experts</b> 15:3 17:13 26:13,23 28:16 58:14 <b>explain</b> 102:3 <b>explaining</b> 33:16 <b>express</b> 127:12 162:12 <b>expressed</b> 116:6 116:13,16,19 116:23 171:10 <b>expressing</b> 27:9 27:9 138:16 <b>extended</b> 66:17 <b>extending</b> 130:15 <b>extends</b> 39:10 50:21 57:4 <b>extension</b> 127:18,22 131:2 132:8 133:22 138:1	<b>extensive</b> 18:23 51:1 52:9 54:1 78:12 139:12 <b>extensively</b> 104:24 <b>extent</b> 124:23 <b>extra</b> 66:13 68:15 69:5 <b>extracted</b> 84:1,3 <b>extraordinary</b> 139:19 <b>extrapolating</b> 148:19 149:5 <b>eye</b> 29:13 <hr/> <b>F</b> <hr/> <b>fabulous</b> 149:10 <b>face</b> 29:12 123:3 <b>facilities</b> 47:22 130:11 <b>facility</b> 125:7 171:22 <b>fact</b> 17:22 33:10 75:6 101:18 147:24 149:11 150:6 165:16 <b>factor</b> 74:9,14 <b>factors</b> 16:10 26:1 46:10 47:1,15 49:7 56:9 <b>facts</b> 102:14 <b>fair</b> 141:20 <b>faithfully</b> 130:1 <b>falls</b> 90:15 92:16 <b>familiar</b> 19:19 19:21 22:13 36:22 <b>families</b> 100:24 144:5 <b>family</b> 21:22 52:19 79:23 94:12 99:13 110:14,18 118:9 162:11	<b>fantastic</b> 28:23 36:1 55:4 159:4,10 <b>FAP</b> 127:18 <b>far</b> 19:21 25:10 57:18 121:5,7 122:24 129:9 <b>farm</b> 28:14 154:21 164:6 164:19 <b>farmed</b> 46:19 <b>farmhouse</b> 81:2 164:8 <b>farming</b> 46:22 56:12 <b>farmland</b> 145:11 151:14 <b>fascia</b> 78:17 <b>fast</b> 87:3 <b>favor</b> 173:14 <b>favorable</b> 18:19 <b>fear</b> 134:1 <b>feasible</b> 88:22 89:1 <b>feature</b> 12:11 50:19 <b>features</b> 51:2 60:2 <b>featuring</b> 12:6 49:12 <b>February</b> 5:12 113:7 118:8 140:3 <b>federal</b> 74:1 <b>fee</b> 153:5 <b>fee's</b> 109:22 <b>feedback</b> 46:8 49:9 63:24 112:19 113:6 172:7 <b>feel</b> 5:1 51:16 53:18 54:4 106:14 167:20 <b>feeling</b> 151:6 <b>feelings</b> 154:12	<b>fees</b> 153:12,13 <b>feet</b> 62:13,18 63:16 77:18,18 80:6 87:14 103:22 104:19 114:18,19 118:1,23 120:19 146:14 <b>fell</b> 2:11 125:23 167:16 <b>fellow</b> 162:8 <b>fence</b> 140:11 <b>fences</b> 148:1 166:8 167:17 <b>field</b> 38:13 44:22 45:5 <b>fields</b> 40:22 <b>fight</b> 68:23 122:9 139:1 <b>figure</b> 98:3 125:20 <b>filed</b> 16:1 <b>fill</b> 21:23 170:23 <b>filled</b> 159:9 171:13 <b>filter</b> 42:13 <b>final</b> 14:5 58:21 59:4 62:4 67:6 68:10 89:13 <b>finally</b> 119:22 <b>financial</b> 22:3 <b>financially</b> 174:22 <b>find</b> 28:9 61:3 99:2 161:17 <b>finding</b> 156:1 <b>findings</b> 17:2 39:16 44:11 45:5 <b>fingers</b> 82:15 <b>finish</b> 82:7 <b>finished</b> 8:16 23:9 106:13,18 <b>finishes</b> 78:5 79:13,14,22
---	--	---	--	---

104:7	79:2 80:4,21	<b>forgetting</b> 34:1	<b>four-dwelling-...</b>	44:24
<b>finishing</b> 23:22	81:10,10 82:4	<b>forgive</b> 71:17	18:2	<b>future</b> 56:15
33:12	82:8 103:3,19	<b>forgotten</b> 164:3	<b>four-unit</b> 104:10	74:7,20 75:2
<b>Fir</b> 56:4	106:15,18	<b>form</b> 111:19	<b>fourth</b> 68:11	128:22 130:11
<b>fire</b> 59:12 68:4,5	125:23	124:4	128:20	137:3 151:5,12
68:6,8,17,18	<b>flow</b> 61:16 69:1	<b>formal</b> 112:2	<b>FRABLE</b> 2:12	
68:20,21,21,23	69:5 72:10	<b>formally</b> 128:11	<b>frame</b> 55:14	<b>G</b>
69:1,4,5,6,9	<b>flowers</b> 51:22	<b>formation</b> 30:2	<b>framework</b>	<b>G</b> 2:18
131:15 154:23	<b>flows</b> 60:2,7	30:19	58:23	<b>gain</b> 144:9
<b>fires</b> 154:22	68:18,20	<b>formations</b>	<b>frankly</b> 138:17	<b>gains</b> 144:8
<b>firm</b> 58:3 112:16	<b>FMZ</b> 43:15	37:16	155:22	<b>gamble</b> 140:23
<b>first</b> 5:3 8:6	<b>focus</b> 44:3	<b>formed</b> 113:7	<b>Fredricks</b>	<b>game</b> 21:11
10:17 11:24	<b>focuses</b> 43:21	139:3	138:24	<b>gaps</b> 158:9
22:24 42:1	<b>foils</b> 136:17	<b>forth</b> 7:2 61:23	<b>fresher</b> 81:19	170:24
46:5 62:15	<b>folks</b> 21:19	83:6,6	<b>friend</b> 167:15	<b>garage</b> 63:12
81:10,10 89:11	25:13 30:15	<b>Fortune</b> 158:24	<b>friendly</b> 4:24	92:22
91:15 111:5	35:17 51:10	159:1	<b>friends</b> 112:24	<b>garages</b> 64:13
112:7 117:21	54:14 80:12	<b>forward</b> 5:1,9	115:9 133:12	80:7
118:3 125:13	106:16 137:21	8:11,18 9:11	138:11 139:3	<b>garnished</b>
144:17,22	146:2 161:24	14:14 28:11	<b>front</b> 5:2 33:6	134:12
148:17 152:16	172:10	62:2,4 83:1	56:17 64:6	<b>Gary</b> 2:21 42:24
157:2	<b>follow</b> 9:10	93:21 111:21	78:10,15,23,24	45:19
<b>fiscal</b> 72:23	108:11 144:1	115:13 137:14	149:2	<b>gears</b> 64:17
<b>fit</b> 35:19,19	165:10	137:17 157:8	<b>frontage</b> 91:14	67:10
79:13,14,22	<b>following</b> 43:8	171:9	<b>frustrations</b>	<b>geese</b> 61:1
82:7 98:17	45:16 70:5	<b>foster</b> 134:20	125:12	<b>gems</b> 51:3
104:7 133:7	74:22 116:18	<b>fostering</b> 12:17	<b>full</b> 71:8 72:1	<b>general</b> 13:9
171:2	132:5	<b>fought</b> 114:5	79:21 93:8,17	16:18 100:7
<b>five</b> 7:1 28:6	<b>foot</b> 34:3 125:23	<b>found</b> 29:13	93:20,24 94:21	134:14 146:7
33:17 39:2	146:9	39:1 71:19	113:13 162:6	156:11
42:2 60:11	<b>footage</b> 103:23	166:17	<b>fully</b> 73:15	<b>generally</b> 60:2,7
73:16 77:16	104:3,18 142:9	<b>foundation</b> 53:1	<b>fun</b> 111:2	76:19 101:15
148:13 161:17	<b>footages</b> 103:16	53:11 68:2	<b>function</b> 44:20	<b>generated</b> 73:22
165:22	<b>footprint</b> 82:4	86:5	96:12	75:17 76:20
<b>five-minute</b>	<b>forb</b> 42:10	<b>founding</b> 126:1	<b>functional</b> 40:22	<b>generation</b>
82:17	<b>force</b> 134:13	<b>four</b> 6:24 17:24	49:3	153:7
<b>five-story</b>	<b>forces</b> 139:8	32:24 42:2	<b>fundamentally</b>	<b>generations</b>
146:19 147:6	<b>foregoing</b>	63:14 65:4,7	162:24	143:14
<b>five-year</b> 93:23	174:14	68:12 76:16	<b>funded</b> 73:15	<b>gentlemen</b>
<b>fixtures</b> 90:4	<b>foremost</b> 136:16	80:4 81:3,13	<b>funding</b> 134:16	163:22
<b>flags</b> 67:15	<b>forest</b> 36:24	91:17 102:11	<b>funds</b> 124:4	<b>genuine</b> 138:4
<b>flatly</b> 93:18	124:15 125:1	109:8,8,24	<b>further</b> 31:24	<b>geographic</b>
<b>flavor</b> 82:6	164:6	110:1 128:16	64:2 66:2	114:12
<b>floor</b> 12:12	<b>forfeits</b> 136:7	132:13 160:3	174:14,20	<b>geotechnical</b>
77:17 78:5	<b>forget</b> 25:13	161:7	<b>Furthermore</b>	59:11 67:10,12

<b>Germaine</b> 164:5	<b>goal</b> 58:18 61:10	160:22 161:11	169:13	133:10 134:7
<b>get-go</b> 94:24	<b>goals</b> 11:19 13:4	165:17 169:16	<b>granted</b> 123:19	139:3,9
<b>getting</b> 37:17	13:23 49:7,11	170:10,20	123:21 137:4	<b>groups</b> 134:18
53:16 82:16	<b>goes</b> 29:16 41:1	171:3,8 172:1	137:10 159:24	<b>Grove</b> 11:16
133:5 156:11	51:8 60:10	172:2,2,3,4	<b>granting</b> 143:23	22:9 31:18
156:13 157:11	121:8 146:1,5	<b>golden</b> 30:17	<b>grass</b> 42:10 53:3	68:6 93:6
171:22	151:1	<b>golf</b> 36:20 48:3	139:3	110:2 114:3
<b>Gilmer</b> 95:15	<b>going</b> 8:3,4,6,7,8	60:7 112:13	<b>great</b> 22:15 26:8	116:22 117:19
169:5,20	8:19,24 9:6,8	127:15 141:16	29:2 33:8	127:5,12,19
<b>give</b> 8:7 10:23	9:18,23 10:15	145:9,9,15,18	35:16 36:4	128:10,23
11:4 19:13	10:16,20 11:5	145:23,24	37:21 57:11	129:3,5,21
29:14 34:3	14:21 15:12,13	146:5	96:22 97:23	130:4,6,6,19
53:17,20 54:4	17:6 19:11	<b>good</b> 4:1 9:21,23	101:11 102:14	130:22,24
55:13,15,18	25:1 26:1	14:16 19:16	103:3,3 110:24	131:6,7,13,15
79:9 111:13	28:12 32:16	28:15 31:2	113:3 128:3	131:18 132:4
132:18 147:13	34:9 42:16,19	45:18 46:8	144:15 145:22	133:1 139:10
169:16	47:21 48:24	47:7 57:10	147:3,9 152:2	141:24 144:16
<b>given</b> 14:20 25:9	50:6 54:5,13	69:18 83:7	160:7 165:22	148:9 150:18
29:24 32:11	54:18 55:4,23	91:3 99:2	170:2	152:4 154:8
33:3 37:12	56:3 57:16	110:24 112:4,9	<b>greater</b> 18:16	161:21 165:9
75:24 79:6	63:11 72:13	115:18 120:3	123:6 156:9	<b>Grove's</b> 127:12
80:14 91:20	77:5 78:6	121:24 127:1	<b>greatest</b> 124:23	129:14 130:17
110:16 117:5	79:16 82:14,16	133:4 138:3,10	<b>green</b> 39:23 41:6	<b>grow</b> 87:22
171:6 174:8	84:14 85:17	142:10 145:5	47:17,20 50:9	<b>growing</b> 20:11
<b>gives</b> 22:7 51:15	87:6,7,8,21,22	150:4 159:21	60:21,22 67:4	158:5,22
55:16 82:6	88:18 90:20	162:7 163:23	101:22 114:6	<b>grown</b> 20:13
<b>giving</b> 120:5	92:21 93:5,6	166:10 169:22	122:9,14	<b>growth</b> 11:18
<b>glass</b> 59:5	93:11 95:11,12	<b>gotten</b> 89:13	124:17 128:1	20:11 30:2
<b>Glickman</b> 2:3	96:6,11 97:17	<b>government</b>	132:10 133:11	74:9,12,14,17
4:19,20 6:5,6	99:13 100:23	74:1 160:11	133:19 134:5,7	136:3 142:3
7:9,23,24 95:5	101:1,2,21	<b>governmental</b>	134:10,19,24	144:13 149:21
95:9 173:6,7	104:15 105:14	16:21 131:14	135:9 136:15	158:1,4 159:6
<b>go</b> 11:3 21:15	105:20 106:3	<b>governor</b> 133:18	138:5 139:9,20	159:11,13
26:6 55:5,7	106:17 107:2,4	135:24	140:8,12	163:8,13 167:1
59:10,22 65:21	107:21 111:17	<b>grade</b> 124:15	143:12 144:20	<b>guarantee</b>
66:18 72:18	111:18 112:17	<b>grading</b> 59:11	150:2,2	110:12,17
78:7,14 79:11	114:19 117:20	67:18,18,19,23	<b>Greg</b> 15:12,12	147:7 155:7
83:5,10 84:22	119:17 120:9	<b>gradings</b> 67:11	17:6 19:12,18	<b>guess</b> 83:15
92:18 94:5,20	126:18,19	<b>graduate</b> 43:1	104:21	84:13 107:1
108:7,24	133:6,7 139:17	110:13	<b>Greg's</b> 99:8	<b>guests</b> 91:4
109:24 146:24	148:4 149:16	<b>graduated</b> 45:22	<b>grew</b> 20:7,9 49:2	92:10
148:13,13,14	151:2,7,15	57:20	110:19	<b>guidance</b> 139:2
149:8,13 151:7	152:24 156:5,7	<b>grand</b> 57:20	<b>gross</b> 12:1	<b>guide</b> 58:17
153:9 167:11	157:6,8,12	141:12	<b>ground</b> 44:19	<b>guidelines</b> 70:5
169:19 171:23	158:5 159:8,24	<b>grandkids</b>	<b>group</b> 111:10	<b>guy</b> 38:3

<p><b>guys</b> 5:1 6:9                  82:13 84:24                  100:10 118:17                  126:14 145:19</p> <hr/> <p style="text-align: center;"><b>H</b></p> <p><b>habitat</b> 42:15                  43:3,6 44:1,10                  44:12,20,21                  45:7,11 113:19  <b>Haeger</b> 3:1                  16:17 43:9                  57:14,22,23                  58:2  <b>hair</b> 23:8  <b>half</b> 22:24 32:7                  32:15 50:23                  57:4 92:4                  95:21 119:22                  149:4 165:23  <b>Hall</b> 164:20  <b>hand</b> 58:21,21                  69:17 111:12                  175:2  <b>handcuffs</b> 30:18  <b>handful</b> 116:3  <b>handle</b> 63:13                  85:23 86:8                  121:21  <b>handled</b> 86:13  <b>Hang</b> 172:10  <b>happen</b> 8:24                  66:19 73:16                  143:24 172:1  <b>happened</b> 21:3                  25:11,15 27:13                  137:3,9,22                  153:12 154:22  <b>happening</b>                  29:18 31:14                  157:9  <b>happens</b> 46:22                  48:22 59:21  <b>happy</b> 34:19                  69:15 77:2</p>	<p>89:14 97:17                  147:8 166:7  <b>hard</b> 52:12                  114:5 170:7  <b>Hawthorn</b> 1:1                  2:16 4:5 11:14                  11:16 12:4                  14:24 18:9,14                  19:21 22:9,12                  23:5,21 26:14                  26:22 27:10,14                  31:18 32:1                  33:7 34:10,15                  35:2 78:20                  97:12 102:14                  102:19,24                  103:6,11 105:3                  107:6 109:12                  109:13 110:1,2                  112:23 113:1                  114:4,17                  116:21 118:15                  118:18,22                  120:1,7 127:3                  127:7,14,19                  129:2,4,7,21                  131:8,13,20                  132:7 133:16                  136:15 138:9                  138:12 140:6                  141:24 143:13                  143:21 144:7                  144:18 147:18                  147:21 148:1,2                  148:8,23,24                  149:2 150:17                  150:20,24                  152:5 154:7                  159:17 161:21                  162:11 163:24                  164:20,21                  165:5,15 166:3                  166:5,16 167:4                  167:10,15                  168:14 170:13</p>	<p>174:9  <b>Hawthorne</b>                  164:7 166:21  <b>hazardous</b> 134:9  <b>head</b> 83:24  <b>headquarters</b>                  159:2  <b>health</b> 143:18  <b>healthy</b> 32:14  <b>hear</b> 8:8 105:2                  112:5 125:11                  160:18  <b>heard</b> 70:9                  97:23 121:3                  156:22,23                  158:12 162:21                  168:14 172:7  <b>hearing</b> 6:13,14                  7:6 8:6 16:22                  19:8 147:2                  152:13 172:3,4                  172:12  <b>heart</b> 39:20                  138:22 140:7  <b>heavily</b> 145:10                  145:14  <b>heavy</b> 52:14,17                  54:19,22 56:2  <b>height</b> 87:5  <b>Heinen</b> 2:9 11:6                  14:12  <b>held</b> 144:3                  174:17  <b>Hello</b> 165:13  <b>help</b> 26:2 46:11                  65:17 106:3,5                  161:3  <b>helped</b> 117:2  <b>helps</b> 53:17,20                  161:3  <b>HENDRICKS</b>                  2:13  <b>Henry</b> 154:15,15  <b>Hensley</b> 159:16                  159:16</p>	<p><b>Herald</b> 140:4  <b>hereto</b> 132:4  <b>heritage</b> 163:19  <b>Heron</b> 43:23                  44:2  <b>Hérons</b> 44:8,18                  44:20 45:1  <b>hesitation</b> 141:8  <b>heyday</b> 146:14  <b>Hi</b> 19:15 42:23                  57:13 117:8                  138:8 147:17                  156:17  <b>Hickory</b> 164:7  <b>hide</b> 29:12  <b>Higgins</b> 69:20  <b>high</b> 1:13 4:6                  12:13 27:5                  40:6,8 59:22                  65:16 71:1                  75:23 77:23,24                  83:22 95:17                  106:10 118:16                  149:7 152:23                  165:8  <b>high-density</b>                  143:8  <b>high-value</b>                  114:21  <b>higher</b> 47:17,19                  79:2 114:14                  135:18 136:10  <b>highest</b> 71:21  <b>highlighted</b> 64:8                  77:12,15  <b>highly</b> 40:12,15  <b>highway</b> 93:7                  139:7,12                  140:24 146:3,4  <b>highways</b> 168:9  <b>hill</b> 56:3 117:8,9                  148:2  <b>Hillcrest</b> 71:9,16                  95:10,14 169:2  <b>Hills</b> 122:2</p>	<p><b>historic</b> 18:7                  120:1 151:14                  151:21 155:23  <b>historically</b> 30:3                  48:20 56:11                  61:18 103:8                  108:17 112:24                  114:4  <b>history</b> 20:15,24                  21:4 25:10                  27:14 34:6                  35:4 164:2                  165:5  <b>HOA</b> 85:22 86:8                  126:2 143:5  <b>hold</b> 42:20  <b>hole</b> 112:13  <b>home</b> 11:24 17:7                  20:5 21:4                  24:16 26:12                  29:17 30:21                  33:14 34:7                  77:13 78:2                  79:7,17 80:9                  80:11,15,17                  81:7 103:2,23                  107:5,7 110:6                  113:20,22                  114:16 116:14                  116:16 117:12                  118:1,16 125:8                  125:22 126:6                  137:15,18,20                  142:10 150:10                  151:12,12                  163:15 165:5                  165:14,23                  166:21  <b>homegrown</b>                  157:21  <b>homeowner</b>                  86:14 113:9  <b>homeowners</b>                  34:19 52:23                  85:17 89:21</p>
---	--	---	--	---

112:11 116:2 119:11 124:20 <b>homeowners'</b> 115:24 <b>homes</b> 2:20 6:16 11:7,21 12:11 12:16 13:6 14:18 15:13 18:12 19:18,19 20:6,14,19 21:10,22 23:12 24:14 25:4 30:7,20 31:2,3 31:16,17,19 32:1,10 33:3 33:17 49:9,14 49:19 52:22 53:4 54:3 55:22,24 70:11 77:6,11 79:24 83:12 85:16,20 85:21 88:8 99:13,14,17 105:21 107:22 107:24 108:3,9 113:5,17,24 114:13,21,22 117:12,21 118:3,9,20 119:1,3,7,12 120:16,18,19 121:5,22 123:8 125:7,14 126:10,20 127:13 132:11 137:2,16 138:24 140:5 141:6,13 142:9 142:24 145:21 148:20 149:18 149:18 155:4,7 155:14 161:15 162:21 163:2 166:4 <b>Homes'</b> 25:23	<b>homework</b> 115:12 <b>honest</b> 36:18 <b>honestly</b> 101:12 <b>Honeysuckle</b> 48:13 <b>honor</b> 120:9 <b>honors</b> 163:18 <b>hooks</b> 68:22 <b>hope</b> 24:22 124:17 161:9 161:24 171:19 <b>hopefully</b> 46:7 152:20 <b>horizontal</b> 81:4 81:20 <b>horrible</b> 133:6 <b>hosted</b> 139:6 <b>hour</b> 169:7 <b>hours</b> 71:19,21 75:9,9 76:9,17 <b>house</b> 86:4 91:1 112:12 139:6 146:15 <b>household</b> 30:2 30:19 37:16,16 77:21 143:3 <b>houses</b> 54:11 86:24 88:18 164:11,15 <b>housing</b> 11:22 13:4,5 20:22 20:24 21:16,19 22:5 25:10,18 25:19 26:13,17 26:18,20 27:7 27:10,16,17,18 28:3,16,21 29:24 30:3,16 33:22 35:9,24 37:2,20 57:11 85:23 104:22 105:2,7,8,12 105:16 109:12 110:4 122:20	122:22 123:2,5 123:10 124:9 135:19 136:4 136:10 142:19 142:22,22 143:1,7,11 147:11 148:11 148:18 150:6,9 150:13 151:18 156:22 158:1,1 158:4,6,16,19 158:20 159:11 159:13 162:17 <b>housing's</b> 31:1 <b>housing-type</b> 49:10 <b>Housing/Com...</b> 123:22 <b>hovering</b> 32:15 <b>Hudson</b> 103:15 <b>human</b> 31:4 <b>hundred</b> 32:10 146:13 <b>hundreds</b> 161:22 <b>husband</b> 147:19 <b>hydrant</b> 68:22 <b>hydrology</b> 42:4 <hr/> <b>I</b> <hr/> <b>I-94</b> 71:5 <b>identifiable</b> 41:14 <b>identified</b> 41:5 60:1,13 76:23 132:5 <b>identify</b> 44:24 55:12 <b>identity</b> 55:18 163:7 <b>IDNR</b> 43:5,11 44:12 45:4,8 <b>IDOT</b> 58:10 62:22,23 63:3 70:24 73:17	75:11,22 76:2 93:3,15 94:20 137:1 139:4 <b>IDOT's</b> 72:14,23 <b>III</b> 2:18 <b>Illinois</b> 1:15 6:19 16:6 43:11,16 45:22 46:17 52:16 57:5 58:1 62:22 64:19 70:6,20 76:5 121:8,9 128:2,6 134:14 136:2,21 137:1 142:21 174:1,7 <b>image</b> 87:17 91:23 <b>images</b> 99:8 <b>imagine</b> 20:22 140:2 164:18 <b>imbalance</b> 37:16 106:4 <b>immediately</b> 98:16 99:7 114:11 <b>impact</b> 17:5 39:22 40:5 41:15,19,20,21 100:4 116:20 149:14 153:5 153:12,13 <b>impactful</b> 101:20 <b>impacts</b> 13:14 39:24 40:1,2,3 40:4,4,8 41:12 41:13,16,17 45:6 129:10 <b>impair</b> 96:12 97:18 <b>implemented</b> 130:1 <b>implore</b> 126:13 154:6 <b>important</b> 10:9	22:20 25:9,22 27:4 29:6,8 31:9 34:16 38:6 123:18 129:6 134:3 142:20,20 146:1,6 158:3 <b>importantly</b> 79:20 129:1 156:12 <b>impossible</b> 84:19 139:15 <b>impressed</b> 166:19 <b>improve</b> 42:11 76:4 <b>improved</b> 42:10 <b>improvement</b> 72:24 78:3 <b>improvements</b> 73:1,14,20 75:3,11,18 76:3,14,22 <b>improves</b> 65:14 75:12 <b>improving</b> 56:20 72:10 <b>inadvertent</b> 136:16 <b>inaudible</b> 65:23 <b>inbound</b> 62:19 72:2 <b>incentive</b> 144:16 <b>include</b> 12:19 73:1 162:16 170:11,16,22 171:1 <b>included</b> 25:6 72:23 129:2 141:14 171:18 <b>includes</b> 11:20 18:10 64:13 122:3 143:3 <b>including</b> 18:8 163:2
---	--	---	---	---

<b>inclusion</b> 13:9 124:13 132:12	<b>inevitable</b> 163:8	74:24 75:3,4,8	<b>issued</b> 39:13	139:21
<b>income</b> 77:20 80:11 142:23	<b>inform</b> 117:2	75:10 76:3,10	<b>issues</b> 26:24	<b>Jouzapaitis</b>
143:3,6 158:18	<b>information</b> 29:16 31:24	76:15 93:8	30:16 37:14	140:19 145:5,7
<b>incomes</b> 110:16	<b>informed</b> 126:17	96:12	65:2 67:2,15	<b>July</b> 139:13
123:6	<b>infrastructure</b> 144:11 155:9	<b>intersections</b> 71:14 74:22	106:6 116:4,8	<b>jurisdiction</b> 29:7
<b>inconsistent</b> 35:24 143:21	156:7,8,12	75:15 76:5	125:11 130:12	39:8,12,17
163:6	<b>initial</b> 23:9 83:17 134:17	169:10	131:9 132:5,19	62:23 128:1
<b>incorporate</b> 54:23 61:10	<b>initiated</b> 43:8	<b>intricate</b> 23:7	133:3 156:2	<b>jurisdictional</b> 39:13 58:9
<b>incorporated</b> 19:6,10 60:17	<b>Innovation</b> 159:1	<b>introduce</b> 15:13 19:12 78:16	159:19	<b>justice</b> 81:23
69:20	<b>inside</b> 80:21	81:8,14 103:9	<b>ITE</b> 73:24	
<b>incorporates</b> 61:16	<b>insist</b> 163:17	129:16	<b>item</b> 5:9,10 6:12	<hr/> <b>K</b> <hr/>
<b>Incorporation</b> 164:22,23	<b>installed</b> 156:8	<b>introduced</b> 22:12 78:24	18:20 66:4	<b>Kane</b> 38:17
<b>increase</b> 76:8,15 105:10 116:7	<b>instance</b> 32:1 72:17 94:23	<b>introduces</b> 21:18	68:4 98:1	<b>KATREINA</b>
123:9 149:16	<b>Institute</b> 73:23	<b>introducing</b> 22:4 79:19	171:1	2:14
149:20	<b>insurance</b> 143:5	109:9	<b>items</b> 59:9	<b>keep</b> 9:17 10:6
<b>increased</b> 74:9 144:13	<b>integrated</b> 51:8 51:10 54:9	<b>introductory</b> 99:9	<hr/> <b>J</b> <hr/>	79:6 91:17
<b>incredible</b> 23:16 33:19 110:3	<b>integration</b> 13:6	<b>inventoried</b> 48:7	<b>J</b> 133:18	96:23 99:2
<b>Indian</b> 133:12 139:4	<b>intend</b> 23:12	<b>inventory</b> 25:19 31:2,3 106:23	<b>Jacob</b> 127:4	112:3 154:9
<b>Indiana</b> 46:4	<b>intensity</b> 132:11	<b>invest</b> 23:3	131:17 132:4	158:4,21
<b>indicated</b> 71:23 115:20	<b>intent</b> 15:7	<b>invested</b> 25:3 127:20 145:10	132:21	167:19
<b>indicating</b> 45:5 63:21	<b>intentions</b> 34:21 51:24	145:14	<b>jarring</b> 135:11	<b>keeping</b> 27:7
<b>indicator</b> 33:20	<b>interact</b> 51:12 51:24	<b>investigating</b> 28:5	<b>Javier</b> 2:23	<b>Kemper</b> 13:3
<b>indirectly</b> 174:23	<b>interaction</b> 54:7	<b>investigations</b> 16:19	16:24 17:1	24:7 36:21
<b>individual</b> 20:9 31:20 115:24	<b>interconnecta...</b> 12:23	<b>investment</b> 14:24 19:24	69:17,19 93:23	53:22 54:5
<b>individually</b> 91:10	<b>interest</b> 14:20 51:21 54:13	20:11 23:9,11	<b>jaw</b> 140:2	58:5 59:7 60:6
<b>individuals</b> 133:14	<b>interested</b> 174:23	24:19 112:16	<b>JCC</b> 37:5	65:10 98:4,7
<b>industry</b> 67:24 70:5	<b>interesting</b> 24:24 98:21	<b>involved</b> 23:7	<b>JENNIFER</b>	98:13 112:13
	103:7 125:24	<b>Iowa</b> 45:22	2:13	112:20 113:13
	<b>interior</b> 63:4	<b>isolated</b> 39:8 40:2	<b>jeopardize</b> 134:24	114:1 116:11
	<b>interiors</b> 79:10	<b>issue</b> 33:10 91:19 96:24	<b>JIM</b> 2:2	117:13,22
	<b>internal</b> 13:18	105:14 121:4	<b>job</b> 28:8,10 111:1 162:5	118:4,10,12
	<b>intersection</b> 72:8 73:5,11	123:18 142:20	<b>jobs</b> 158:21 159:4,9	119:2,3 120:14
			<b>join</b> 132:24	120:20 124:21
			<b>joined</b> 139:8	127:8,15
			<b>joking</b> 79:18	131:24 132:6
			<b>Joseph</b> 165:2	134:4 135:7
			<b>Josh</b> 3:1 16:16 57:14 90:13	136:7,13 138:6
			<b>Joshua</b> 16:17	140:19 141:13
			<b>jotting</b> 25:1	145:8 146:10
			<b>journey</b> 106:17	146:13 147:7
				162:13,23
				<b>kept</b> 139:17
				<b>Kevin</b> 156:17,17
				<b>key</b> 12:10 13:1

27:2 56:20 81:6 116:4 130:17 133:16 <b>kicked</b> 171:22 <b>kids</b> 101:1 117:18 149:19 149:21 168:2 169:11,12 <b>Kildeer</b> 24:5,9 31:18 100:13 100:20 110:1 114:4 116:22 117:18 129:20 131:16,24 132:22 142:1 144:16 148:8 148:23 150:18 152:4 154:8 161:22 165:9 169:24 <b>Kildeer/Long</b> 22:9 <b>kind</b> 9:8 10:12 15:9 21:5 25:16 26:11 29:14 53:17 54:4,6 84:24 98:1 106:22 109:2 111:19 121:21 151:18 153:10 159:23 160:12 161:5 162:4 166:10 <b>Klipp</b> 133:4,5 <b>KLOA</b> 2:22 17:1 69:19 119:18 <b>knew</b> 166:11 <b>Knizhnik</b> 121:24 122:1 <b>knocking</b> 143:1 <b>know</b> 20:23 21:3 21:9 22:22 24:21 25:22,24 26:3,16,17,19 26:24 27:3,8	27:18 28:2,11 28:20,23 29:21 30:1 31:1 32:7 32:23 33:6 34:10 35:2 36:22 56:6 81:8 83:15,23 84:18 89:9 92:24 94:2,7 97:9 100:10,23 101:4 106:23 107:17,20 108:2,6 117:23 121:17 134:10 145:19,19 146:12 147:5 148:4,7 150:3 153:16 159:23 159:24 160:2 160:15,16,19 160:20,23 161:8 171:11 <b>knowing</b> 27:22 149:12 <b>knowledge</b> 137:12 <b>known</b> 71:4 <b>knows</b> 121:12 170:19 <b>KOPROWSKI</b> 2:14 <b>Kurt</b> 2:5 5:18 100:7 <hr/> <b>L</b> <hr/> <b>labor</b> 157:15 <b>lack</b> 45:6 104:24 105:8,24 116:15 132:14 158:1 <b>Ladies</b> 163:22 <b>laid</b> 88:18 <b>Lake</b> 1:13,15 4:6 11:12 16:1 24:3 28:2,3,24	29:1,4,19 30:9 30:13 37:18 38:17,23 39:9 39:18 40:2,11 40:14 41:11 43:15 58:10,11 59:14 62:17,20 66:21,23 67:7 70:6 71:7,15 72:14 74:13 93:3,6 100:15 100:19 101:24 104:21 105:9 105:12 122:3 122:16,19 123:1 125:1 129:12 130:5 131:15 133:13 134:15 138:15 150:6 152:23 153:15 156:18 157:12,17 161:18 <b>Lake's</b> 128:21 <b>Lakes</b> 36:21 60:6 112:13 127:15 140:19 145:9 146:10 159:17 <b>Lakeview</b> 95:10 95:14 167:10 <b>land</b> 37:7 45:20 46:1 56:10,13 57:15 58:3,4 96:2 98:15 128:9,22 133:21 138:5 140:18 141:7 151:17,21 165:23 167:3 <b>Lands</b> 133:13 <b>landscape</b> 2:13 6:24 16:8,14 26:11 45:20,23 45:24 46:2,13	46:20 51:1 52:9 54:18,21 55:15 56:11,14 56:19 89:20,24 90:3,5,7 91:13 120:21 121:2 135:23 158:7 168:4 <b>landscaped</b> 51:5 73:3 118:11 119:2 <b>landscapes</b> 94:17 135:3 <b>landscaping</b> 12:19 13:15 14:5 52:10,24 53:1,12 54:22 85:12,13,19 86:11,12,18,20 89:9 90:10 116:15 119:8 119:13 121:1 170:15 171:4 171:15 <b>lane</b> 62:20 70:17 70:21 72:2,4,4 72:17,19 73:4 73:7,8,13 94:19 97:3 127:3 <b>lanes</b> 62:19 72:3 72:9,15 73:2,8 73:12 94:17 <b>large</b> 36:21 54:20 55:3 60:8 63:17 89:3 104:18 113:2 149:10 164:11 <b>largely</b> 105:24 <b>larger</b> 21:14 48:14 87:17 103:11 109:2 162:16 <b>largest</b> 103:10	<b>Larry</b> 2:3 7:11 7:11 95:4 138:24 <b>Larson</b> 164:5,9 164:13 <b>Larson's</b> 164:17 164:19 165:11 <b>LaSalle</b> 112:15 <b>Lastly</b> 76:18 <b>late</b> 111:24 <b>Lately</b> 21:1 <b>Lauren</b> 117:11 <b>laws</b> 144:4 <b>Layered</b> 78:12 <b>layout</b> 16:11 64:22,24 96:4 <b>leadership</b> 133:24 <b>leading</b> 16:22 38:15 <b>leaks</b> 155:20,24 156:1,2 <b>learned</b> 119:11 166:9 <b>leave</b> 118:9 <b>leaves</b> 32:5 94:10 115:11 <b>led</b> 15:15 <b>LEE</b> 2:11 <b>LEED</b> 16:9 <b>left</b> 39:18 48:3 60:20 72:3,8 73:4,7,12 94:18 <b>left-hand</b> 47:14 53:24 <b>leg</b> 69:7 <b>legacy</b> 23:13 25:5 138:4 144:6 <b>legal</b> 9:9 17:14 <b>lend</b> 37:8 <b>length</b> 141:17 <b>lengthy</b> 150:4 <b>lesser</b> 114:20
---	--	--	---	---

<b>let's</b> 136:24 140:17,23 141:20,23 149:18	<b>Lincoln</b> 147:20 <b>Lincolnshire</b> 156:21 <b>line</b> 14:1 50:18 99:6,10 101:17 101:18 111:19 <b>lined</b> 99:11 <b>lines</b> 88:5 101:14 101:16 102:8 118:12 <b>link</b> 135:9 <b>linkages</b> 130:10 <b>links</b> 50:16 51:4 <b>Lisa</b> 2:21 16:2,2 16:3 42:17,18 42:23 127:3 <b>list</b> 18:24 43:19 <b>listed</b> 132:19 <b>listen</b> 171:9 <b>listened</b> 32:19 <b>listeners</b> 9:21,23 112:4 <b>listening</b> 115:15 <b>literally</b> 120:15 140:3 <b>little</b> 8:9 10:16 14:22 15:5,6 20:8 21:14 23:7,7 27:22 38:10 47:3 55:20 57:18 61:5 64:2,3,17 65:3 69:9 83:13 85:4 92:6 101:23 107:4,7 109:15 113:16 120:22 135:15 146:12 154:18 164:1 <b>livability</b> 13:11 <b>live</b> 51:11 54:14 81:17 95:9 103:20 115:5 122:1 127:2 132:23 142:1	142:13,17 147:18 151:19 151:20 154:13 159:17 160:8 162:10 166:12 168:13,24 171:6 <b>lived</b> 122:7 165:24 <b>lives</b> 141:9 148:8 167:15 <b>living</b> 52:5 80:13 100:24 117:17 126:20 131:20 142:12,14,16 154:20 163:4 <b>LLC</b> 2:20 3:1 6:16 <b>loads</b> 71:1 <b>Lobaito</b> 2:10 4:11,13,15,17 4:19,21,23 5:20,21,23 6:1 6:3,5,7 7:12,14 7:15,17,19,21 7:23 8:1 10:22 111:8,11 172:21,22,24 173:2,4,6,8 <b>local</b> 45:14 106:24 135:19 160:11 <b>locally</b> 20:16 22:8 159:9 <b>locate</b> 91:7 <b>located</b> 6:18 11:10,12 12:14 46:17,20 48:8 49:20 50:1 70:8 127:17 164:6 <b>location</b> 35:1,12 37:23 170:4 172:16 <b>locations</b> 21:23	80:13 89:1,2 97:3 <b>lock</b> 147:10 <b>Locust</b> 48:15 <b>log</b> 165:23 <b>long</b> 11:16 20:20 29:22 31:18 66:18 68:6 90:24 110:2 114:3 115:15 116:22 117:1 120:16 122:9 127:4,12,12,18 128:10,23 129:3,5,14,20 130:4,6,17,19 130:22,24 131:6,7,13,15 131:17 132:4 133:1 139:10 141:24 144:16 148:9 150:18 152:3 154:7 161:21 165:9 171:11 <b>long-term</b> 11:19 18:17 130:8,14 144:11 <b>longer</b> 15:6 111:24 <b>longstanding</b> 128:18,19 <b>look</b> 22:8 23:2 25:23 26:18 27:16 28:2,14 31:13,15 32:1 33:21 34:1 35:22 36:16,17 46:24 47:1,4,8 47:9,10,11,11 47:15 51:7 58:22 59:19,20 62:2 81:19 82:7 84:16 85:8 86:24	87:2,13 95:18 96:4 97:16 99:1,3 104:23 115:13 124:1 126:14 158:9 158:11 167:3 <b>looked</b> 48:6 84:15 95:22 151:3,5 157:8 158:9 <b>looking</b> 4:9 5:11 7:5 20:13 28:20 32:3 34:4 39:21 50:7 59:22 78:1 79:2,8 89:16 91:8,23 92:19,20,23,24 98:15 104:13 106:22 107:6 108:5,21 109:1 118:17 124:6 148:11,12,14 149:17 150:13 151:10 154:12 166:3 168:3 <b>looks</b> 103:2 <b>loop</b> 50:2 65:20 65:21 <b>looping</b> 65:8,9 65:12 68:15 <b>lose</b> 137:15 <b>loss</b> 144:15 <b>lost</b> 134:2 164:3 <b>lot</b> 13:21 19:15 20:23 24:15 25:13 26:5 27:12 29:16 30:15 34:13 49:7 52:10 57:10 60:9 62:6 63:14 66:16 68:23 81:14 83:21 86:4 89:16
---	--	--	---	---

95:13 97:9 101:13 104:7 105:2 106:1 111:16,18 113:2 114:24 120:7 121:22 126:10 145:15 153:19 157:14 162:16 163:4 165:3 166:11 168:1 169:24 171:12 <b>lots</b> 23:9 145:20 151:20 164:11 166:4 <b>love</b> 24:18,19,20 114:10 142:23 163:14 167:16 <b>loved</b> 165:24 166:14 <b>lovely</b> 167:17 <b>low</b> 24:15 35:13 48:11 59:22,23 61:8 65:15 80:12 104:16 109:17 143:6 170:22 <b>low-quality</b> 48:16 <b>lower</b> 12:16 47:18 84:6 <b>loyalty</b> 144:6 <b>lying</b> 127:15	118:15,19 119:7 125:7,14 126:7 127:13 140:4 141:6,13 142:24 145:21 152:22 155:4,6 155:14 161:15 <b>macro</b> 37:14,19 108:24 <b>madness</b> 28:12 <b>magnifying</b> 59:5 <b>main</b> 48:8 50:3,5 53:21 55:9 64:22 65:13,15 68:12 71:3 141:17 <b>maintain</b> 18:4 118:16 156:15 157:17 163:10 <b>maintained</b> 53:2 53:9,14 65:22 86:13 162:15 <b>maintaining</b> 61:12 131:10 <b>maintenance</b> 24:15 80:12,18 86:2,3,5 109:17 <b>major</b> 52:8 67:15 76:1 121:14 <b>majority</b> 84:11 84:17 145:8 160:7 <b>makeup</b> 21:20 <b>making</b> 15:3 23:1 27:2 66:19 121:18 <b>manage</b> 11:18 <b>managed</b> 53:2,9 53:14 163:9 <b>management</b> 43:4 56:23 58:24 59:17 <b>Mancino</b> 138:23	<b>manner</b> 9:12 <b>map</b> 47:13 85:9 95:19 100:11 <b>Maple</b> 48:15 <b>March</b> 71:12 127:7 132:3 <b>Marion</b> 118:4,7 <b>Mark</b> 125:4,4 <b>market</b> 15:15 22:3,18 27:20 32:5,8,13,14 33:12 34:9 37:13 49:11 77:19 80:8 105:22,23 106:1,6,10 123:10 157:15 158:14 <b>marketable</b> 33:13 <b>marketplace</b> 31:14 35:12 36:1 <b>markets</b> 28:7 46:4 <b>Marquette</b> 69:24 <b>married</b> 110:14 <b>marshalling</b> 133:22 <b>marshes</b> 44:23 <b>Martin</b> 112:9,10 <b>Mashinsky</b> 167:9,10 <b>masonry</b> 81:21 <b>mass</b> 140:6 <b>massed</b> 142:13 <b>Massel</b> 2:4 4:15 4:16 6:1,2 7:7 7:19,20 173:2 173:3,12 <b>massing</b> 81:17 <b>massings</b> 81:5 <b>massive</b> 14:11 <b>Master</b> 46:2	<b>match</b> 63:6 <b>matches</b> 61:11 <b>material</b> 80:22 <b>materials</b> 7:2 12:13 15:21 164:16 <b>math</b> 94:14 107:17 108:12 108:20 109:3 <b>Matt</b> 164:5,9 <b>matter</b> 15:3 17:13 127:17 131:22 <b>mature</b> 87:4 170:21,24 <b>maximize</b> 157:21 <b>maximum</b> 67:21 <b>mayor</b> 127:6,10 132:1 138:23 139:22 148:5 <b>McGregor</b> 165:14 <b>McHenry</b> 6:19 11:11 36:11 38:18 46:18 47:7 48:10 49:19 50:5 52:15 54:17 55:10 57:5 60:5 62:16,16 70:9,14,15 71:8,15,16 72:1,7,11,17 73:6,11 74:24 76:4,10 93:4 114:13 116:8 116:14 117:14 117:24 127:16 164:6 169:18 <b>mean</b> 33:8,9 63:10 147:5 157:12 158:19 160:24 <b>meaning</b> 58:10	60:23 69:2 77:23 84:4 <b>means</b> 63:9 142:21 146:8 <b>measured</b> 62:13 <b>measurement</b> 27:19 <b>mechanism</b> 156:5 <b>median</b> 73:3 94:18 105:11 <b>meet</b> 131:8 164:16 <b>meeting</b> 1:3 4:3 4:4 5:14 9:13 14:4 33:16 41:10 52:10,14 66:16 115:21 119:6 125:15 133:1 139:5,6 170:4 <b>meetings</b> 8:22 33:5 170:1 <b>meets</b> 13:1,7 <b>member</b> 70:2 109:22 124:24 <b>members</b> 3:2 19:17 126:2 145:6 162:7,8 <b>mention</b> 66:4 90:20 121:3 <b>mentioned</b> 18:1 26:7 33:1 38:4 56:21 60:11 61:14 63:16 66:8 68:13 70:23 72:13 75:20 93:23 94:16 118:7 150:8 <b>Merkel</b> 2:2 4:1 4:11,12,24 5:18,21,22 6:9 7:8,10,13,15 7:16 8:3 11:2
<b>M</b>				
<b>M</b> 174:5 175:6 <b>M/I</b> 2:20 6:16 11:6 14:18 15:13 18:11 19:18,19 20:5 20:18 21:9 25:23 49:9 58:5 67:11 83:12 113:4 114:16,21				

14:8 37:24 42:18 77:4 82:13,20 83:8 84:4,9,17 85:2 85:8 86:17 87:16,20,24 88:10,16 89:7 90:9 92:18 95:4,8 97:20 100:6 102:12 106:7 107:1,13 110:22 111:15 115:17 117:7 126:23 144:24 153:14,24 154:3 159:14 171:20 172:14 172:18,21,22 172:23 173:10 173:14,17 <b>met</b> 125:14 138:23 139:18 141:5 145:21 <b>Metal</b> 71:17 <b>method</b> 28:12 <b>metric</b> 32:23 98:19 <b>Metropolitan</b> 74:10 <b>MI's</b> 14:23 15:13 <b>Michael</b> 113:10 115:19 169:22 169:23 <b>Michigan</b> 57:20 <b>mid-range</b> 103:10 <b>middle</b> 39:4 41:8 41:9 84:10 90:24 91:4 92:4 101:9 143:12 <b>Midlothian</b> 24:2 <b>Midwest</b> 133:10 134:6 139:9	159:3 <b>migrating</b> 142:8 <b>migratory</b> 43:22 <b>Mike</b> 117:8,9 <b>mile</b> 57:4 <b>miles</b> 28:13 169:7 <b>MILLAN</b> 2:23 <b>Millán</b> 16:24 69:18,19 94:15 <b>Miller</b> 163:22,23 <b>million</b> 146:13 150:11 151:1,6 <b>Milwaukee</b> 71:4 <b>mind</b> 27:7 91:17 96:23 <b>mine</b> 127:21 <b>minimal</b> 17:5 <b>minimize</b> 13:14 100:3 <b>minimum</b> 10:6 67:21 74:13 112:4 124:14 165:4 <b>minor</b> 70:15 <b>minute</b> 9:7 157:1 <b>minutes</b> 5:11,12 9:13,17,19 112:1 125:16 145:1,3 148:13 161:17 <b>mistakes</b> 9:4 <b>mitigate</b> 126:12 <b>mix</b> 11:23 13:3 21:21 49:12 103:21 <b>mixed</b> 6:17 11:9 15:16 16:12 18:5,8 37:6,22 48:2 <b>mixed-use</b> 128:15 <b>mixture</b> 56:19 <b>MLS</b> 31:13	<b>model</b> 79:11 103:2,5,9,11 106:14 108:3 108:15 <b>models</b> 77:16 82:1 <b>modern</b> 13:20 27:5 <b>modes</b> 36:12 <b>modifications</b> 75:19 76:22 <b>modified</b> 13:21 <b>moment</b> 4:8 34:2 115:3 125:14 159:19 164:4 167:5 <b>money</b> 124:8 145:15 161:1,4 <b>monitoring</b> 43:3 <b>month</b> 68:9 158:24 <b>months</b> 32:11,13 32:15 <b>monument</b> 55:12 <b>morning</b> 44:17 71:12,20 <b>mortgage</b> 143:4 <b>motion</b> 5:11 7:6 172:12,17 173:10 <b>motivate</b> 97:4 <b>move</b> 5:1 31:8 46:8 50:14 59:4 110:7,7,8 118:3 137:14 137:17 171:8 <b>move-down</b> 33:14 <b>move-up</b> 21:22 <b>moved</b> 5:15 7:7 117:11,17 147:20 149:11 149:12 160:9 165:24 168:17	173:12 <b>movement</b> 21:6 148:7 <b>movements</b> 72:5 75:13 <b>moves</b> 62:4 <b>moving</b> 5:9 30:19,20,21 31:8 34:21 63:7 66:20 118:19 125:22 159:2 <b>mowed</b> 53:3 <b>Mulberry</b> 48:16 <b>multi-family</b> 109:11 168:19 <b>multi-use</b> 12:21 50:16 51:4 53:19 57:3 85:23 122:13 124:15 <b>multiple</b> 12:11 <b>municipal</b> 117:15 <b>municipalities</b> 74:2 133:23 <b>municipality</b> 110:4 <b>mutual</b> 131:12 <b>mutually</b> 119:8	169:23 <b>name's</b> 167:9 <b>Nancy</b> 131:19,19 <b>nation</b> 105:5 <b>nationally</b> 157:19 <b>native</b> 12:20 42:4,9,10,12 51:20 56:22 <b>natural</b> 12:15 16:6 42:24 43:12 47:11,21 49:23 51:12,24 52:4 53:5,5 54:8 55:4 56:18 61:2 113:19 116:20 118:11 128:2 136:11 143:9 162:17 <b>naturalized</b> 12:6 50:10 53:6 56:22 57:1 60:23 <b>nature</b> 49:5 58:8 68:3,19 80:14 135:1,12 141:21 142:2 <b>navigate</b> 26:24 30:23 <b>navigating</b> 26:10 <b>near</b> 61:8,8 65:5 65:6 117:14,23 151:12 <b>nearby</b> 36:7,8 <b>necessarily</b> 66:5 143:7 <b>necessary</b> 159:22 <b>need</b> 7:13 9:24 22:5,6 26:17 28:9 68:23 97:21 108:4 111:7 112:5
--	--	--	--	--

122:19 123:4 124:11,21 130:19 144:18 144:19 150:7 157:21,23 158:22 159:14 172:11 173:10 <b>needed</b> 68:24 115:12 123:8 145:23 147:2 <b>Needless</b> 48:1 <b>needs</b> 13:7 30:8 30:15 124:20 157:20 162:2 <b>negative</b> 13:14 161:20 <b>negatively</b> 97:18 <b>neighbor</b> 117:16 138:23 <b>neighborhood</b> 12:18 13:16 66:15 93:12 95:15 96:20,21 97:3,8 99:6,15 110:15 167:23 <b>neighborhoods</b> 18:10 27:6 <b>neighboring</b> 133:23 <b>neighborliness</b> 131:11 <b>neighbors</b> 112:22 138:11 142:17 168:15 <b>Nesci</b> 168:12,13 <b>nesters</b> 11:24 77:21 80:8 <b>nesting</b> 44:6,15 45:11 <b>net</b> 98:11 150:11 <b>never</b> 139:16 <b>nevertheless</b> 129:6 130:14 <b>new</b> 6:12 29:24 30:2 32:3	33:11 35:17 40:18 41:3 42:4,6 49:12 78:3,16 79:19 88:18 95:18 114:21 121:20 121:22 140:24 155:21 156:7 165:3 <b>newest</b> 35:8 <b>news</b> 137:5,11 <b>Newton</b> 138:19 <b>nice</b> 34:18 50:16 50:19 51:6,16 52:1,3,17 53:4 54:5,14,14 55:1,11,15,17 170:6 <b>nicely</b> 51:7 <b>niche</b> 35:19 <b>Nicole</b> 147:17,18 152:21 153:4 154:5 <b>Night</b> 43:23 44:2 44:8,17,20 45:1 <b>nights</b> 147:22 <b>nine</b> 22:24 116:1 <b>Ninety</b> 100:12 116:9 <b>Ninety-five</b> 116:5 <b>node</b> 74:19 77:12 85:4 <b>nods</b> 33:14 <b>noise</b> 147:23 <b>non-motorized</b> 122:13 124:16 <b>nonagricultural</b> 44:19 <b>nonexistent</b> 33:22 <b>nonprofit</b> 156:19 <b>nonsense</b> 165:9	<b>nonstarter</b> 93:18 <b>norm</b> 161:9 <b>normalize</b> 65:17 <b>north</b> 6:19 46:17 48:10 60:4,16 70:14 77:13 84:11 93:9,10 99:5,15 100:15 101:6 112:12 169:1 <b>north-south</b> 41:18 70:15 71:2 76:1 101:17 <b>northern</b> 43:2 46:22 49:18 50:22 55:7 100:18 135:9 <b>northwest</b> 46:4 <b>Norway</b> 56:3 <b>notary</b> 174:6 <b>notations</b> 52:3 <b>note</b> 24:24 40:20 45:8 130:3 <b>noted</b> 67:16 80:2 131:11 <b>notes</b> 25:2 29:15 <b>noting</b> 39:17 123:13 <b>number</b> 9:15 15:2 42:21 48:9 73:21 79:6 83:22,24 84:24 107:9 132:11 155:19 <b>numbered</b> 19:6 <b>numbers</b> 31:22 85:1 108:7 149:2 153:20 <b>numerous</b> 71:2 75:24 138:24 <b>nursery</b> 48:19 48:22 <b>nutrient</b> 42:13	<b>O</b>	93:14 112:9 148:23 <b>old</b> 6:18 11:10 25:7 36:11 46:18 47:7 48:10 49:18 50:4 52:15 54:17 55:10 57:5 60:5 62:16,16 70:8 70:13,15 71:8 71:15,16,17 72:1,6,11,17 73:6,10 74:24 76:4,10 93:3 114:13 116:8 116:14 117:14 117:24 127:16 151:13 164:6,7 169:13,18 <b>older</b> 77:23 157:11 <b>Olson</b> 2:20 16:7 45:18,19 86:19 87:10,19,23 88:7,12,18 <b>on-lot</b> 86:12 <b>on-site</b> 45:1 64:13 <b>on-street</b> 63:16 63:23 64:14 <b>on-trend</b> 78:3 <b>once</b> 42:22 59:3 67:22 106:18 160:20 <b>once-in-a-lifet...</b> 133:19 <b>one's</b> 5:2 <b>one-acre</b> 151:20 160:21 <b>one-house-to-...</b> 168:16 <b>one-twelfth</b> 128:20 <b>ones</b> 102:21,21
---	---	---	----------	--

103:11 <b>ongoing</b> 80:17 <b>online</b> 156:4 <b>open</b> 7:6 12:5 13:10,12 14:1 36:20 51:2,5 51:14 54:1 57:1 78:5 79:2 94:4 97:6 98:10 113:1 133:13 135:20 136:2,5,12 139:6 141:10 142:1 144:15 160:10 167:16 171:12 <b>opened</b> 8:5 <b>opening</b> 29:14 112:17 <b>openings</b> 54:13 <b>operate</b> 156:16 <b>operated</b> 70:24 <b>operates</b> 75:1 <b>operating</b> 75:4 75:13 112:14 <b>operation</b> 72:10 76:4 <b>operational</b> 66:11 <b>operations</b> 56:12 <b>opportunities</b> 80:14 166:12 <b>opportunity</b> 5:4 21:15 34:24 37:21 46:6 57:11 88:4 111:3 115:14 120:5 122:5 131:8 147:4,10 165:22 167:12 <b>opposed</b> 159:20 173:17 <b>opposite</b> 71:7,9 <b>option</b> 28:15	91:16 94:3 110:4 <b>options</b> 27:10 79:14 122:22 123:10 166:1 <b>order</b> 4:3,9 41:17 74:7,15 79:6 80:20 100:3 121:20 157:17 158:4 158:21 159:11 <b>ordinance</b> 13:2 41:11,22 52:9 59:15 61:12 <b>ordinances</b> 58:17 129:20 <b>organically</b> 20:8 20:12 <b>organization</b> 121:10 133:10 <b>original</b> 20:21 164:19 <b>ornamental</b> 54:20 <b>others'</b> 112:1 <b>outage</b> 66:17 155:18 <b>outbound</b> 62:19 72:3,5 <b>outcome</b> 8:21 <b>outlined</b> 13:1 <b>outputs</b> 38:22 <b>outside</b> 25:13 28:13 <b>outstanding</b> 65:1 67:3 69:10 <b>outweighed</b> 166:20 <b>over-cutting</b> 164:13 <b>overall</b> 42:11 44:21 45:13 64:11 75:1,5 75:12 76:15	78:7,19 82:7 104:6 113:16 114:2 119:17 126:13 128:16 130:10 <b>overburdened</b> 144:11 <b>overgrown</b> 48:19 <b>Overlook</b> 156:20 <b>overview</b> 8:7 15:1,9 17:7 38:7 83:11,13 <b>owned</b> 70:24 86:13 <b>owner</b> 86:6 140:19 145:7 152:11 162:10 <b>owner-occupied</b> 11:22 123:7 <b>ownership</b> 80:17 86:6 <hr/> <b>P</b> <hr/> <b>p.m</b> 1:8 4:7 71:13 75:9 173:20 <b>pace</b> 32:12 106:22 <b>pack</b> 92:2 <b>packs</b> 91:8 <b>page</b> 43:21 <b>paid</b> 153:5,13,13 <b>Pajon</b> 2:21 16:2 42:23,23 <b>palette</b> 78:17,22 81:1 <b>palettes</b> 78:4 <b>pallet</b> 78:10,13 78:14 80:22 <b>pallets</b> 78:11 <b>Pam</b> 138:23 139:21 <b>Pamela</b> 138:19	<b>pandemic</b> 26:9 <b>pandemics</b> 21:2 <b>paragraph</b> 143:2 <b>parcel</b> 127:15 <b>parcels</b> 140:18 <b>park</b> 36:14 50:17,20,22 55:1 63:12,22 63:23 64:5 92:8 147:20 <b>parking</b> 59:11 63:7,9,16,18 63:22,23 64:7 64:9,11,12,14 64:14,15,16 90:19,20,21,23 91:7,10,17,20 91:21 92:1,11 92:12 <b>parks</b> 12:6,20 13:10 50:16 51:5,18 55:1,6 <b>parkways</b> 56:17 <b>parsed</b> 31:24 <b>part</b> 12:24 16:20 17:9 18:21 19:7 22:23 23:17,21 26:21 36:2 43:16 50:24 52:5,22 54:2 71:10 72:6 79:4 82:5 89:21 99:18 100:18 111:2 115:8 132:10 152:10,19 159:21 <b>particular</b> 21:20 24:6 27:24 28:6 33:18 35:1,2,8 37:8 37:10,22 78:1 78:2 80:9 82:2 97:12 103:2,4	103:8,10 109:20 110:15 150:7 <b>particularly</b> 123:14 <b>partner</b> 112:15 <b>Partners</b> 28:4,24 104:22 156:19 <b>Partners'</b> 123:1 <b>Partnership</b> 158:2 <b>parts</b> 15:10,11 50:15 <b>party</b> 81:18 <b>passageway</b> 135:8,14 <b>passed</b> 150:19 <b>passing</b> 61:18 <b>passive</b> 51:19 <b>Pat</b> 113:9 115:19 117:9 <b>path</b> 12:21 160:1 160:2,5 <b>paths</b> 59:23 <b>pathway</b> 122:13 <b>patience</b> 115:15 170:2 <b>Patrick</b> 2:15 10:18 <b>Patrick's</b> 9:2 <b>patterns</b> 61:13 74:5 129:18 163:19 <b>pause</b> 26:8 <b>paved</b> 141:15,20 141:22 <b>paving</b> 140:13 <b>pay</b> 48:4 104:1 134:16 <b>paying</b> 156:14 <b>peaceful</b> 117:17 142:11 <b>peak</b> 44:15 71:13,19 75:8 75:9 76:9,17
---	--	--	--	--

<b>Pear</b> 48:13	146:23	<b>pitch</b> 31:7	157:4,5 163:18	169:13
<b>pedestrian</b> 47:6	<b>permission</b>	<b>pivotal</b> 133:24	<b>planned</b> 6:14,22	<b>playing</b> 169:11
<b>people</b> 30:20	136:21 137:4	<b>place</b> 54:14	11:8 17:9,16	<b>please</b> 5:19 7:14
31:4 34:9	137:10 164:15	55:13 113:3	18:15 23:14	10:18 71:17
35:16 42:21	<b>permit</b> 17:23	142:9 144:22	46:2 70:24	79:11 111:11
55:5 57:3 97:4	18:5 137:6	157:2 167:16	77:7 89:11	111:21 115:3
102:6 103:24	147:1	170:5 174:17	114:14 135:11	132:20 152:2
105:20 107:6	<b>permits</b> 25:16	<b>placed</b> 61:6,8,8	<b>planner</b> 45:21	153:24 159:15
111:18 123:5	29:19 38:15	<b>places</b> 161:18	<b>planning</b> 1:2 2:1	167:7,19
123:16 125:5	144:10	<b>placing</b> 143:11	4:3 5:13 10:14	168:11,23
126:1,9,11,19	<b>permitted</b> 40:20	<b>Plainfield</b>	11:19 15:14	170:11 171:9
142:13 152:22	98:20 129:19	106:16	16:8,10 17:10	172:11
159:3 160:8	<b>permitting</b>	<b>plan</b> 6:23,24	19:17 26:1	<b>plot</b> 126:9
161:1 167:17	43:17 150:22	11:8 12:11	33:5 34:1 46:1	<b>plow</b> 97:11
168:23 171:4	<b>person</b> 9:15 10:4	13:24 14:2	46:10 47:1,14	<b>plus</b> 78:23
<b>percent</b> 12:5	10:8 104:12	15:16 21:11,17	49:7 56:8	<b>pocket</b> 36:18
14:1 27:15,16	125:10 166:22	24:5 26:15,19	74:11 96:2,8	<b>pockets</b> 54:12
32:2,3 51:2	167:12	27:1,2,4 28:1	99:18 100:2	<b>pod</b> 80:2
74:12,14,16,17	<b>perspective</b>	29:11 37:10,18	111:6,9 123:20	<b>podcast</b> 32:19
75:8 76:8	29:20 30:10	41:5,6 42:2	126:17 128:19	<b>point</b> 8:12,14,15
77:22 98:10	31:11 113:15	46:7,12,13	130:2 134:17	14:10,13 29:22
100:12 105:9	<b>petition</b> 120:6	49:16 50:24	139:14 143:10	62:10 72:21
105:13 107:3	<b>Phase</b> 73:14	51:1,15 56:8	143:16 145:6	80:10 82:24
107:24,24	<b>phrase</b> 23:8	56:10 57:8,9	174:9	89:14 93:16
108:1,6,8,9	<b>physical</b> 134:24	59:17 60:20	<b>plans</b> 7:1,2	98:21 99:1
109:4 113:18	<b>Physically</b>	61:16,21 62:1	12:12 25:6	100:1 103:18
116:1,5,9,12	171:23	62:6 63:20	58:7 68:16	106:19 113:12
116:16,19	<b>picture</b> 58:22	64:21 67:1,1	77:16,17 78:5	116:14 136:18
142:23 143:3	<b>pictures</b> 79:10	77:7 81:9 82:4	80:5,21	148:16 156:20
149:21	81:23 82:1	82:8 84:16	<b>plant</b> 48:23	166:23 168:7
<b>perfect</b> 23:6	169:9	85:13 89:13,21	55:23 87:7,11	<b>pointer</b> 60:4
35:20 168:5	<b>pie</b> 27:11	90:14 93:24	87:21 170:20	<b>points</b> 21:17
171:21	<b>piece</b> 92:17	94:16 98:6	<b>planted</b> 48:20	59:22,23 61:8
<b>perform</b> 34:17	135:2 167:3	99:1,2,3 103:3	61:2	65:4,7 102:17
43:5	<b>piecemeal</b>	103:5,8,10,13	<b>planting</b> 12:20	104:1
<b>performed</b>	143:17	103:14,15,19	56:16	<b>policy</b> 38:12
34:14 39:1	<b>Pieta</b> 138:8,8	106:15,18	<b>plantings</b> 42:11	<b>political</b> 21:7
67:13	<b>piggyback</b>	107:18 113:21	51:20 53:11	<b>pollution</b> 147:23
<b>Performing</b> 1:14	107:15	116:14 118:24	54:19 56:22	<b>pond</b> 60:24
4:6	<b>pile</b> 14:11	119:8,24	61:2	<b>ponds</b> 54:2
<b>perimeter</b> 41:4	<b>pine</b> 87:4	120:21 128:22	<b>plat</b> 6:23 11:9	60:14,16,21,22
<b>period</b> 117:1	<b>Pinehurst</b> 6:20	128:24 129:3	<b>plate</b> 79:3	61:4,6,15
119:21	71:15 154:16	129:23 130:15	<b>platform</b> 31:6	<b>poor</b> 44:21
<b>periods</b> 71:14,22	154:20	134:9,23	<b>plats</b> 98:4	<b>popular</b> 103:13
<b>permanently</b>	<b>pipes</b> 155:23	140:24 155:9	<b>play</b> 168:2	103:15,17

<b>populate</b> 124:21	<b>predominant</b> 103:22	<b>presenting</b> 15:10 111:1	<b>pricing</b> 104:6 106:5	<b>process</b> 12:24 15:14 18:6,7
<b>population</b> 37:17 149:9,19 157:13	<b>preexisting</b> 114:15	<b>presents</b> 128:9	<b>primarily</b> 49:16 49:20	18:16,18,22 43:17 46:9
<b>portion</b> 19:13 46:22 84:21 100:15 130:3 131:3	<b>preferences</b> 80:16	<b>preservation</b> 136:5 138:14	<b>primary</b> 63:9 81:10 93:5	50:24 58:13 64:20 66:24
<b>portions</b> 47:17 47:18,19 128:4	<b>preferred</b> 45:11	<b>preserve</b> 36:24 124:15 125:1 143:14 171:16	124:1 157:20 157:24 158:11	68:9 69:13 83:12 116:24
<b>position</b> 32:6	<b>preliminary</b> 6:23,23,24 11:8 57:17	<b>preserved</b> 12:5 39:22 50:11 51:13 54:2 57:1 163:11	<b>principal</b> 69:19 69:21 70:19 138:1	125:13 152:11 152:13,17,19
<b>positive</b> 67:16 147:15	58:20,21 59:3 59:8 61:21,24 62:1 66:1 67:3 67:6,19 69:10	<b>preserves</b> 13:12 42:2 43:20 145:18	<b>prior</b> 14:23	<b>produce</b> 30:5 31:3 34:18
<b>possibility</b> 101:3	<b>premise</b> 156:11	<b>press</b> 128:13	<b>prioritize</b> 124:18	<b>produced</b> 18:22 26:16 140:7 142:14
<b>possible</b> 80:8 124:5,23	<b>premium</b> 104:10	<b>preserving</b> 56:23 130:17	<b>prioritizing</b> 80:12	<b>producing</b> 29:2
<b>possibly</b> 101:6	<b>premiums</b> 104:7	<b>president</b> 127:4 131:17,23 132:4,21 156:18	<b>Pritzker</b> 133:18	<b>product</b> 17:8 18:6 32:22 34:18 69:1 104:2 109:10
<b>potential</b> 33:11 116:24 129:9 137:15,18 153:17,21	<b>prepare</b> 46:12 58:6 59:6 63:20	<b>pressure</b> 65:16 65:16	<b>private</b> 36:20 128:5 132:9	<b>products</b> 79:19 79:20
<b>potentially</b> 92:24	<b>prepared</b> 15:19 15:24 28:3,21 121:12,20 131:1 155:13 155:16 165:16	<b>pretty</b> 27:1 30:13 31:20 34:5 77:19 90:22 91:3 120:16	<b>privately</b> 126:15 140:12	<b>professional</b> 16:9 43:4 57:24
<b>PowerPoint</b> 19:2	<b>presence</b> 43:12 44:8 45:7	<b>press</b> 128:13	<b>pro-growth</b> 148:6	<b>Professionally</b> 112:14
<b>practice</b> 65:12 102:1,9	<b>present</b> 2:17 4:12,14,16,18 4:20,22 8:11 10:11 44:23	<b>prevalent</b> 106:6	<b>probably</b> 32:18 35:7 84:23 90:13,14 103:21 104:1 108:4 110:13 110:14,16 149:3 155:5,22 167:24	<b>professionals</b> 80:11
<b>practices</b> 13:21 68:1	<b>presentation</b> 8:12 14:22 15:1,2,5,11 19:3,13 25:1 69:16 77:1 82:22 83:10 86:21 119:10 145:2	<b>prevent</b> 44:5 95:24 127:21 151:11,15 155:7	<b>privately</b> 126:15 140:12	<b>profit</b> 141:3 144:14 150:11 150:14
<b>Preble</b> 2:5 4:17 4:18 5:15,16 6:3,4 7:21,22 92:15,19 93:1 94:13 95:3 96:19 100:8 107:15 108:13 108:22 109:7 110:21 172:17 173:4,5	<b>presentation's</b> 50:15	<b>preventing</b> 146:3 151:18	<b>pro-growth</b> 148:6	<b>profits</b> 166:24
<b>precariously</b> 114:15	<b>presentations</b> 15:4 139:5	<b>previous</b> 167:12	<b>privately</b> 126:15 140:12	<b>program</b> 37:11 72:24 83:2 109:10
<b>precedent</b> 151:11	<b>presented</b> 16:12 19:4 127:14	<b>previously</b> 71:23 114:7 133:21	<b>problems</b> 143:16 153:20 168:3	<b>progresses</b> 129:8
<b>precisely</b> 162:20		<b>price</b> 21:17 80:10 102:16 103:18 104:1 105:1,10,11,21	<b>proceeding</b> 9:10 112:2	<b>project</b> 12:1 13:1,13 16:15 22:15 23:13,23 26:3 34:20 37:9 45:13 57:16 58:5 59:1 62:4 66:6
<b>preclude</b> 137:1		<b>prices</b> 104:15 105:8,23	<b>proceedings</b> 173:19 174:9 174:15,17	

67:5,22 113:17 114:8 116:11 122:6 143:12 157:20 161:6 <b>projected</b> 74:18 76:13 119:19 <b>projections</b> 74:11 153:7 <b>projects</b> 21:12 25:6,7 102:11 <b>promise</b> 160:11 <b>promised</b> 125:18 136:24 <b>promising</b> 121:19 <b>promote</b> 27:5 42:15 125:2 136:4 <b>Prop</b> 132:7 <b>properties</b> 13:16 56:15 84:13 88:19 102:16 102:20 130:16 <b>property</b> 6:18 14:19 15:17,20 16:11 18:18 26:4 40:18 83:18,20 84:2 84:11 88:23 89:22 99:6 102:8,16 107:11 122:4 124:14 126:9 132:7,9 145:8 145:8,17 146:7 146:19,23 147:6 149:1 150:19 152:11 166:18 <b>proposal</b> 11:17 14:1 17:20 114:23 119:4 121:1 132:1 133:19 134:12 139:12 142:5	161:15 162:13 <b>proposals</b> 129:5 <b>propose</b> 160:22 <b>proposed</b> 11:20 17:9 18:24 39:23 54:8 59:17 60:19,21 60:22 61:4 62:12,17 63:2 63:20 64:7,9 64:12,22 65:4 67:1,4 69:3 70:7 71:6,24 72:24,24 73:22 75:7,11,17 76:1,7,21 83:21 90:14,18 93:17 95:2 113:14 114:7 114:21 116:10 116:18 117:13 117:16 118:5 118:23 122:10 127:8,13 128:8 128:12,14,21 129:8,10,14,15 129:24 130:3 130:13,20 131:3,7 132:6 132:19 133:2 134:5 135:1,7 135:21 136:7 137:24 138:6 155:1 162:23 165:1 <b>proposing</b> 49:10 49:12,15,19 53:18 87:6,10 108:16 156:6 <b>prospective</b> 155:11 <b>protect</b> 13:16 122:9 124:21 125:2 144:20 145:23 163:14	164:24 <b>protected</b> 40:13 40:16 43:14 122:12 124:17 139:20 <b>protection</b> 59:12 68:5,5,6,8 69:6 69:9 131:16 143:10 <b>protections</b> 16:4 <b>proud</b> 115:5,6 134:19 158:23 <b>proudly</b> 141:15 <b>proven</b> 34:14 <b>provide</b> 12:15 22:2 29:5 38:7 42:14 51:18,21 66:12 72:2,8 73:2,7,12 74:15 95:19 96:9 105:17,17 105:18 110:5 112:19 <b>provided</b> 41:9 43:11 64:19 66:21 68:5 71:6 72:16 74:10 128:11 <b>provides</b> 13:3 18:16 57:11 64:15 65:9,22 66:13 70:16,21 142:3 <b>providing</b> 52:18 71:2 94:21 <b>provisions</b> 12:13 <b>proximity</b> 28:17 <b>public</b> 3:2 5:5 6:13,14 7:6 8:5 8:17 9:16 19:7 26:21 58:11 66:22,23 67:8 83:1 97:9,10 111:3 122:14 124:19 127:5	131:22 134:20 135:8 139:22 152:13 172:3,4 172:12 174:6 <b>publicly</b> 20:5 140:12 <b>PUD</b> 12:24 18:4 18:6,18,22 <b>pull</b> 31:13 117:23 147:1 <b>purchase</b> 126:5 140:22 <b>purchased</b> 125:8 140:18 164:6 <b>purchaser</b> 14:19 <b>purchasing</b> 126:6 <b>purposely</b> 147:21 149:11 <b>pursuant</b> 41:21 130:5 <b>pursue</b> 135:22 <b>pursued</b> 22:11 <b>pursuit</b> 133:24 136:8,9 <b>pushing</b> 96:13 <b>put</b> 26:18 29:20 30:9,22 38:8 47:22 51:1 88:4 91:15 96:21 99:19 107:17 109:6 145:14 147:5 160:23 <b>putting</b> 31:11 91:14 93:24	<b>quality</b> 12:13 27:5 40:6,9 42:11 44:22 48:11 56:21 <b>quantitative</b> 113:9 115:22 <b>Quentin</b> 36:13 72:22 <b>query</b> 31:16 <b>quest</b> 134:1 <b>question</b> 84:19 84:23 85:14,16 86:10,16,19 88:1 92:16 94:6 95:6,7 98:2 100:9 101:11 102:13 102:17,23 106:7 107:12 107:16 108:13 150:19 151:22 152:7,9,10,14 152:14,20 153:3,15 159:22 <b>questions</b> 8:13 8:16,18 9:2 14:9,10 34:4,5 34:13 42:20 46:14 69:16 77:2 82:23 83:14 85:10 86:17 89:9 90:12 92:14 102:22 110:23 111:5 149:24 151:4 <b>queue</b> 111:18 <b>quick</b> 15:9 38:9 40:7 68:20 82:14,17 168:12 <b>quicker</b> 111:17 <b>quickly</b> 33:23 77:11
---	---	--	---	---

<b>quiet</b> 142:9 147:22	156:10,13	158:6 163:13 167:24	<b>referred</b> 68:24 141:15	<b>relegating</b> 136:14
<b>quite</b> 21:1 22:10 25:8 35:10 47:24 48:5 78:12 108:10 119:6	<b>rates</b> 30:2,18	<b>reasons</b> 138:2 167:19	<b>refers</b> 142:22	<b>relentless</b> 139:14
<b>quorum</b> 4:23	<b>ratio</b> 32:4 41:22 64:15 109:3	<b>receive</b> 126:19	<b>reflect</b> 74:12	<b>relocated</b> 165:21 167:14
<b>quote</b> 123:8	<b>Ray</b> 127:1,2	<b>received</b> 35:14	<b>regarding</b> 14:23 15:24 102:24 127:8 131:24 132:14 155:4 155:15	<b>remain</b> 150:2
<b>quoting</b> 27:3	<b>reach</b> 118:19 119:8 127:23 152:21	<b>recession</b> 26:8	<b>region</b> 38:16 105:4 112:16	<b>remained</b> 115:24
<b>R</b>	<b>reached</b> 73:17 138:22 154:1	<b>recognize</b> 135:17	<b>regional</b> 36:9 70:20 75:22 114:6 128:1 132:10 142:20 143:15,16	<b>remaining</b> 135:20 136:2
<b>R</b> 2:21 45:19	<b>reaching</b> 119:13	<b>recommend</b> 162:5 167:7 170:11	<b>regionally</b> 157:18	<b>remark</b> 112:18
<b>R-1</b> 17:17,17,21 18:4 129:21	<b>reaction</b> 161:20	<b>recommendati...</b> 8:21,22,23 44:5 147:15 170:12 171:2 171:18	<b>regions</b> 123:15 158:11	<b>remember</b> 109:6 140:20 149:23
<b>R-2</b> 129:21	<b>read</b> 6:13 9:8 28:22 32:18 52:12 105:11 133:8 140:3	<b>record</b> 19:7 68:7 82:18 127:5 131:23 145:12	<b>registered</b> 45:24 58:2	<b>remind</b> 82:20 164:4
<b>R-3</b> 17:21,22 98:20	<b>real</b> 25:18 37:6 40:7 77:11 105:13 117:15 120:21 142:7 149:15	<b>recorded</b> 9:13 174:11	<b>regret</b> 126:6	<b>removal</b> 44:4
<b>radius</b> 161:23	<b>really</b> 25:18 26:11 29:13,14 32:4,8 41:13 41:15 47:7 48:23 49:4 50:8,15,19 51:7,10,11,14 51:15 52:2,12 52:17 54:9,13 55:11,13,15,17 56:7 57:8,9 68:20 72:21 79:12 91:12 96:24 97:13 106:22 110:3 121:12 150:12 166:19 170:3,9 170:23	<b>recreate</b> 51:16 54:15	<b>regular</b> 54:10 91:19 96:2	<b>remove</b> 44:4,6
<b>rains</b> 59:21	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>recreation</b> 51:19	<b>regulated</b> 59:14	<b>removed</b> 164:14
<b>raise</b> 88:21 111:11 135:3 155:2	<b>redesign</b> 33:11	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>regulatory</b> 39:7	<b>removing</b> 118:6
<b>raised</b> 132:21 144:5 154:23	<b>redesigning</b> 33:7	<b>redesign</b> 33:11	<b>reinforce</b> 54:16 55:19	<b>rent</b> 143:4
<b>raising</b> 117:18	<b>redouble</b> 138:4	<b>redesigning</b> 33:7	<b>reinforced</b> 113:8	<b>repeat</b> 10:1 40:7 120:9
<b>ranch</b> 23:20,20 24:4 33:7 85:20	<b>reduce</b> 42:14	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>reinforcing</b> 54:6	<b>repeats</b> 62:7 112:3
<b>ranch-style</b> 24:12 164:11	<b>reduced</b> 13:21	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>reiterate</b> 69:7	<b>repetitive</b> 145:3
<b>ranch-type</b> 24:16	<b>reduction</b> 114:17 163:4	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>reject</b> 134:9 161:14 165:8	<b>replace</b> 118:4,8
<b>ranches</b> 35:14 99:16	<b>redundancy</b> 66:14 68:15	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>rejected</b> 144:17	<b>replaced</b> 86:13
<b>range</b> 11:22 103:22 104:15	<b>Redwood</b> 164:16	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>relate</b> 100:4	<b>replica</b> 142:12
<b>ranging</b> 77:17 80:5	<b>reengineered</b> 78:9	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>related</b> 6:18 47:1 95:6,7 100:12	<b>replied</b> 141:8
<b>rapid</b> 144:13	<b>refer</b> 88:12	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>relation</b> 85:22	<b>report</b> 8:8 11:4 15:20 16:1 26:15 29:13 30:5 31:1 42:1 45:4,5 67:14 123:2
<b>rapidly</b> 134:11	<b>reference</b> 99:3	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>relationship</b> 24:11	<b>reported</b> 44:11
<b>Rapids</b> 57:20	<b>referenced</b> 78:22 156:23	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>relative</b> 105:19 174:21	<b>reporter</b> 10:10 82:15 174:6 175:6
<b>rate</b> 21:7 95:17 123:10 158:14	<b>reason</b> 94:20	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2	<b>relatives</b> 112:23	<b>reports</b> 29:2 128:13
<b>ratepayers</b>	121:8 152:3	<b>red</b> 40:1 47:16 48:14 50:18 67:15 80:2		<b>represent</b> 47:15 47:16,18 122:2

141:6	48:2 49:12	116:3 117:4	<b>revisit</b> 93:2	110:22 111:1
<b>representatives</b>	63:8 70:10	119:7	<b>Revival</b> 82:2	111:12,15
131:9	128:15	<b>responses</b> 117:5	<b>rezoning</b> 17:19	121:22 140:7
<b>represents</b> 11:17	<b>residents</b> 11:23	<b>responsibility</b>	17:21	147:1,11
50:18 163:3	27:8 35:16,17	58:6	<b>ribbon</b> 139:5	148:20 149:9
<b>request</b> 11:7	56:15 100:5	<b>responsive</b> 97:5	<b>Rich</b> 2:20 16:7,7	152:1,11 153:2
17:14,19 36:11	115:23 118:12	<b>rest</b> 25:5 39:18	16:10,13 45:19	154:21 157:10
120:9 133:1	120:6 122:23	82:11 85:19	62:6	160:14 161:17
165:7 170:12	123:4 130:22	100:14 101:24	<b>ride</b> 106:17	173:18
<b>requested</b> 13:20	132:23 141:24	<b>restart</b> 96:7,7	<b>Ridge</b> 13:3	<b>right-hand</b>
17:21 123:19	142:15,18	<b>restrictions</b> 44:4	23:24 24:7	41:10 47:23
123:21 163:4	147:8 154:7	44:9	25:4 53:22	<b>right-in/right-...</b>
163:17	155:11 164:21	<b>result</b> 114:20	54:5 58:5 59:7	63:1,2 71:6
<b>requests</b> 89:17	170:13 171:6,9	130:24 164:23	65:11 98:5	72:13,20 93:9
<b>require</b> 118:20	172:7	<b>resulted</b> 16:11	112:20 113:13	93:22 95:1
143:7,16	<b>resolve</b> 133:2	<b>resulting</b> 116:8	114:1 116:11	<b>rights</b> 124:20
<b>required</b> 41:8	137:23	<b>results</b> 45:8	117:13,22	<b>risen</b> 105:12
43:15 75:19	<b>resolved</b> 61:23	76:11 115:24	118:4,10,12	<b>risk</b> 136:14
76:24 109:23	131:12 156:2	117:2 158:12	119:2,3 120:15	<b>road</b> 6:19 11:11
118:24 131:4	<b>resource</b> 43:1	<b>resume</b> 34:19,20	120:20 124:21	36:11 46:18
149:16	<b>resources</b> 16:6	<b>retail</b> 36:12,12	125:8 127:8	47:7 49:19,22
<b>requirement</b>	40:7,9 43:12	37:4	131:24 132:6	52:15 53:21
42:8 87:12	43:14 124:3,4	<b>retain</b> 29:5,6	134:4 135:7	54:11,17 56:12
91:20	127:20 128:2	123:4 164:12	136:7,13 138:6	57:6 59:10
<b>requirements</b>	143:9	<b>retaining</b> 89:4,5	141:13 162:13	60:5 62:5,12
14:5 41:11	<b>respect</b> 20:23	120:22	162:24	62:16,16 63:16
45:15 52:14	38:22,23 86:11	<b>retains</b> 31:4,4,5	<b>ridiculous</b> 151:8	69:20 70:9,14
62:20 63:5,6	112:22 113:1	<b>retention</b> 50:11	<b>right</b> 6:9,11	70:15 71:8,9
66:3 70:7	144:5 145:3	<b>retirees</b> 80:8	20:13 27:15	71:15,16 72:2
163:5	<b>respectfully</b>	<b>retiring</b> 157:11	28:19 29:7,18	72:7,11,17,22
<b>requires</b> 52:9	132:17 163:16	<b>retreat</b> 142:11	30:7 31:17	73:6,11 74:24
61:12 87:12	165:7	<b>revenue</b> 144:8	32:9,24 34:19	76:4,11 80:3
<b>resale</b> 32:5,8	<b>respectively</b>	149:17 151:2	35:12 36:11	93:4 94:1,4
<b>reserve</b> 17:3	27:17	<b>reversal</b> 108:16	37:16 41:15	95:15 96:6
75:15 76:19	<b>respects</b> 57:9	<b>reversing</b> 108:5	49:18 51:8	114:13 117:24
<b>reserved</b> 133:21	129:3	<b>review</b> 38:16	52:20 64:3	119:2,22
<b>reside</b> 112:12	<b>respiratory</b>	44:13 58:13,15	72:4,15,17,18	127:16 135:16
<b>residences</b> 99:20	133:6	68:16,17	72:19 73:8,13	164:7 167:10
<b>resident</b> 115:19	<b>respond</b> 116:2	132:19	77:12 82:13	168:14 169:6
120:4 138:12	<b>responded</b> 11:1	<b>reviewed</b> 64:24	83:9 85:4,11	169:13,18
144:1	111:14 173:16	67:2	90:10 91:24	<b>roads</b> 62:8,10,10
<b>residential</b> 6:17	<b>respondents</b>	<b>reviewing</b> 15:14	92:3 95:11,13	63:4 71:24
11:9 12:3	116:6,9,12	<b>revised</b> 114:23	100:7,18,21	74:4 76:24
15:16 16:12	<b>response</b> 73:19	118:24	101:5,9 105:1	96:10 167:23
18:6,8 37:22	113:8 115:21	<b>revision</b> 68:10	109:4,5,14	169:12

70:19,23 75:18 76:18,21 96:4 96:16 <b>roadways</b> 17:3,5 41:18 42:14 52:8 74:4 <b>Rob</b> 15:18,19,22 15:23 38:4,8 38:11,20 39:1 41:23 <b>robust</b> 27:1 <b>role</b> 124:1 <b>roll</b> 4:10 5:19 7:13 <b>roller</b> 21:1 <b>rolling</b> 148:2 <b>rolls</b> 38:21 <b>room</b> 28:16 33:15 88:11 <b>Roosevelt</b> 38:13 <b>roots</b> 139:3 145:16 <b>Rosanova</b> 2:18 14:17 <b>Rosemont</b> 69:21 <b>rough</b> 84:24 94:7 <b>roughed</b> 85:9 <b>roughly</b> 114:24 150:10 <b>route</b> 6:19 36:8 36:9 46:17 47:8 49:17 50:6,17 52:16 54:21 57:5,5 62:22 70:8,17 71:3,3,7,14 72:12,19,22,22 73:2,6,11 74:24 75:21 76:2,3,6,10 93:17,19,20 114:7 122:10 124:18 127:18 127:22 132:8	133:22 138:1 138:21 139:15 140:20 <b>routes</b> 72:16 <b>routing</b> 61:17 <b>rule</b> 93:24 <b>rules</b> 9:8 10:12 143:24 <b>run</b> 14:21 15:5 38:9 46:10 85:1 153:6 168:2 <b>running</b> 41:18 <b>runs</b> 49:22 53:22 141:17 <b>rural</b> 162:15 163:3,12,18 164:12 <b>rush</b> 71:22 <b>Russ</b> 14:16 19:14 60:11 <b>RUSSELL</b> 2:18 <b>rustic</b> 81:2 <b>RYCHLIK</b> 2:8 <hr/> <p style="text-align:center"><b>S</b></p> <hr/> <b>S-u-m-m-i-n-s</b> 127:2 <b>sac</b> 101:10 <b>sacrificed</b> 167:5 <b>safely</b> 62:11 <b>safety</b> 13:17 72:10 122:15 124:19 142:10 <b>sale</b> 28:14 31:16 31:17 33:19 109:5 151:13 <b>Salem</b> 71:7,15 <b>sales</b> 102:19 125:13 <b>sample</b> 79:9 <b>sanctuary</b> 133:20 <b>sanitary</b> 66:20 67:1,4 130:15	131:2 <b>Sara</b> 121:24 122:1 <b>sat</b> 169:8 <b>satisfaction</b> 131:13 <b>satisfied</b> 22:17 22:19 69:11 <b>save</b> 83:5 <b>saw</b> 37:21 86:22 99:7 <b>saying</b> 57:7 110:20 112:21 148:20 <b>says</b> 112:5 157:12 <b>scape</b> 51:20 81:15 <b>scenario</b> 118:23 <b>scene</b> 55:3 <b>scenes</b> 140:5 <b>scenic</b> 135:2 136:1 138:2 <b>SCHAIN</b> 2:15 <b>Schaumburg</b> 168:18 <b>scheduled</b> 94:3 <b>school</b> 1:13 4:7 77:23,24 100:9 100:11,14,16 100:19 101:2,9 101:13,19,19 102:1,7 125:17 125:18,21 149:8,9,10,10 149:12 152:23 153:11 <b>schools</b> 28:18 142:10 168:21 <b>science</b> 57:21 69:22 <b>scope</b> 58:6 59:9 <b>scrambling</b> 98:1 <b>screaming</b> 126:24	<b>screen</b> 20:1 21:13 27:12 91:24 <b>screening</b> 13:15 119:3 <b>season</b> 44:6,15 51:21 <b>seat</b> 123:19,22 <b>second</b> 5:3,17 7:9,10 8:20 21:22 30:21 42:6 43:21 66:9,18 77:10 80:9 102:18 112:13 118:18 119:16 122:18 155:3 172:19 172:20 173:13 <b>Secondly</b> 9:21 149:6 150:21 151:9 <b>seconds</b> 76:16 154:5 <b>section</b> 44:12 48:18 49:16,18 50:2 55:7 120:17 <b>sections</b> 80:4 <b>secured</b> 122:15 <b>see</b> 10:14 20:1 21:12,15 24:5 24:22 25:15,17 27:11 30:12 34:23,23 39:2 39:4 41:2,7 43:19 47:13,20 48:21 49:15,17 50:7,9 51:22 51:23 53:20 64:2,8 67:4 79:3 80:1,3 84:20 88:2,3 88:20 91:19 95:19,21 100:18 101:16	103:20 104:5 104:15 106:6 106:15 113:3 114:1 119:4 122:11,12 151:21 164:4 167:5 171:2 <b>seeing</b> 5:8 102:19 106:9 <b>seek</b> 18:4 147:15 <b>seeking</b> 17:15 142:11 <b>seeks</b> 6:21 <b>seen</b> 18:13 21:5 21:5 86:24 89:17 90:17 102:1 105:9 <b>sees</b> 109:23 <b>segment</b> 73:4 <b>segments</b> 94:18 <b>sell</b> 49:1,2 107:9 144:19 146:8 <b>selling</b> 33:2 <b>Seneca</b> 131:21 138:9 163:23 <b>senior</b> 159:3 <b>sense</b> 55:13,16 93:2,7,13 <b>sensitive</b> 130:7 <b>sent</b> 115:22 <b>separate</b> 86:1 92:2 <b>separated</b> 73:3 101:23 <b>separating</b> 101:8 <b>separation</b> 68:18 <b>separations</b> 13:22 <b>serenity</b> 142:2 <b>Sergey</b> 167:9,9 <b>series</b> 79:4 82:2 82:6 165:19 <b>serious</b> 147:14
--	---	--	---	---

<b>seriously</b> 139:2 143:23	130:15,22 131:2,4 132:14	<b>shown</b> 60:21 62:8 64:24	<b>signs</b> 52:3 169:8 169:10	34:1,24 36:5 37:10,12 39:2
<b>serve</b> 48:17 64:10 71:24 122:18 135:2	<b>shade</b> 52:18 54:19,23 56:17 56:20	70:13 117:21 128:22	<b>Silver</b> 48:15	39:6 41:5,6,18 43:20 44:16,24
<b>served</b> 122:16 129:11	<b>shape</b> 117:3	<b>shows</b> 17:2 39:22 68:21	<b>similar</b> 61:3 66:22 85:9 94:14	46:16,21,23 47:5,6,9,17,18 48:6,8,12,17
<b>service</b> 43:11 64:19 65:14,18 65:20,21 75:1 75:5,12,14 130:5,7,15,16 130:22 131:3 132:14 156:2	<b>share</b> 122:5,10 129:6 141:14 165:20	<b>shrub</b> 48:12	<b>Similarly</b> 103:20	48:18,22 49:17 49:21 50:4,6 50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>services</b> 28:18 58:4	<b>sharing</b> 137:5,11 137:22	<b>shrubs</b> 44:22 54:20	<b>simple</b> 31:15 36:4	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>servicing</b> 162:2	<b>shared</b> 72:4 73:13 99:10,12 117:3 132:21 136:23 167:22	<b>side</b> 37:14 47:14 47:23 51:10 53:24 55:14 60:4,20 62:21 63:18,21 64:3 65:21 78:16 88:8 95:16 96:22 101:8 107:4 117:13 117:22 118:9 141:19	<b>Simply</b> 31:15 113:15 143:11	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>session</b> 115:16	<b>shar</b> 114:2	<b>sides</b> 54:11 81:22 140:11	<b>Sincerely</b> 131:16	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>set</b> 7:1 36:19 58:23 64:3 67:20 114:3 141:9 145:11 165:4 175:1	<b>shed</b> 166:7	<b>sidewalk</b> 135:15 168:6	<b>single</b> 21:21 52:19 79:23 94:11 97:2 99:13 118:8 125:10	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>setback</b> 118:21 154:19,24	<b>sheer</b> 129:13	<b>sidewalks</b> 12:22 167:24 168:5	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>setbacks</b> 114:17 118:2 147:5	<b>shift</b> 157:9	<b>sideways</b> 21:6	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>sets</b> 31:6	<b>shifted</b> 119:1	<b>siding</b> 81:20	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>setting</b> 48:23 116:21 137:15 151:11	<b>Shinnecock</b> 71:18	<b>Sierra</b> 133:13	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>seven</b> 15:11 25:16 117:12 117:21 118:8 119:1	<b>shock</b> 140:2	<b>sight</b> 34:3 88:5 118:12 134:2	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>sevens</b> 104:16	<b>short</b> 9:18 29:21 158:14,15	<b>sign</b> 55:12 67:16 72:5 102:6 111:20 137:18	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>Seventy-nine</b> 116:12	<b>short-term</b> 144:9	<b>signage</b> 63:20	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>Seventy-one</b> 116:15,19	<b>shortage</b> 29:22 30:6 123:11	<b>signed</b> 139:24	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>Seventy-two</b> 108:7	<b>show</b> 32:19 44:13	<b>signaled</b> 116:3	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>severe</b> 122:20	<b>showed</b> 37:14 87:17 107:23 139:4 158:13 161:20	<b>significant</b> 19:24 30:7,14 56:16 90:22 112:22 116:23 128:9 129:10 138:15	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>severity</b> 147:11	<b>showing</b> 55:21 108:16	<b>significantly</b> 84:6 116:17	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9
<b>sewer</b> 130:5,6,7		<b>signing</b> 144:12	<b>single-family</b> 11:20 12:16 13:6 17:8 21:21 23:11 24:1,3,12,14 24:14 25:4 27:6,7,15 31:16,19 35:13 35:18 37:1 49:13,14 63:10 70:11 77:11,13 77:20 85:16,19 86:3,4,6,12 99:14,16,17 103:24 107:5 107:24 108:3,9 109:4,5 114:18 117:21 119:12 120:19 123:7 145:20	50:19,23 51:3 51:9 53:22 54:10 55:8 57:4,10 58:10 58:23 59:20 60:1,7,9,12,15 60:17,19 61:5 61:17 62:6,11 62:14 63:24 64:21 65:8 67:1,11,13,17 68:22 69:2 70:14,16,18 71:5 72:18 74:20 76:7 84:16 89:3 91:18,22 96:15 99:1,2,3,18 113:21 114:19 116:14 117:16 118:24 127:17 128:7,19 129:1 129:23 134:5 134:17 135:7 146:1,12,15 147:4 150:1,2 155:2,9

<p><b>six</b> 7:3 28:6                  32:13 120:17                  139:17 158:10  <b>six-foot-high</b>                  170:20  <b>sixes</b> 104:16  <b>size</b> 20:13 61:6                  80:5 87:12                  149:19 165:3  <b>sized</b> 62:9  <b>sizes</b> 13:21 113:2                  123:6 162:17                  163:4  <b>skip</b> 38:6 60:4                  95:20  <b>sky</b> 89:17  <b>slice</b> 138:21  <b>slide</b> 20:2 25:1                  60:20 67:9                  117:23  <b>slides</b> 15:23 38:8                  99:9 148:17  <b>slightly</b> 119:1  <b>slopes</b> 67:21,21  <b>small</b> 21:24                  23:24 24:15                  35:13 100:14                  106:23 120:20                  162:10  <b>smaller</b> 55:6                  98:8 102:21                  103:16 107:4                  119:23 146:12  <b>smallest</b> 39:10                  103:9  <b>smart</b> 136:3  <b>snapshot</b> 22:7  <b>sneak</b> 91:9  <b>social</b> 80:13  <b>soffit</b> 78:18  <b>soil</b> 67:13,14                  68:1,2  <b>soils</b> 67:11,17  <b>sold</b> 33:19  <b>solution</b> 119:6</p>	<p>143:15 161:10  <b>somebody</b>                  167:22  <b>somebody's</b> 64:6  <b>someone's</b> 29:9                  92:9 96:6  <b>somewhat</b>                  116:17  <b>soon</b> 77:22                  122:21  <b>soon-to-be</b> 77:21  <b>sorry</b> 77:8 88:1                  88:14 105:10                  149:24 170:17  <b>sort</b> 39:20 69:8                  89:15 101:14                  101:16  <b>sorts</b> 21:18 47:2                  49:4 51:22,23                  143:4  <b>sound</b> 68:7  <b>Sounds</b> 83:7  <b>source</b> 66:9,18  <b>sources</b> 128:13  <b>south</b> 6:18 11:10                  36:24 37:2                  46:17 47:8                  50:12 60:14                  62:21 70:18                  84:12 93:8                  99:4 171:7  <b>southbound</b>                  73:10  <b>southeastern</b>                  50:1  <b>southerly</b> 24:8  <b>southern</b> 46:21                  48:18,21 49:16                  50:17 55:1                  123:15 130:3                  135:10  <b>southwest</b> 77:14                  85:6 120:14  <b>space</b> 12:6 13:10                  13:12 14:1</p>	<p>36:20 51:3,14                  54:1,15 57:1                  98:10 101:5                  114:12 117:17                  135:20 136:5                  136:12 141:10                  142:2 144:15                  144:20 147:22                  163:1 171:12  <b>spaces</b> 51:5                  64:12,16 91:7                  91:10,18,21                  92:1,22,22                  113:2 122:9                  136:2 160:11                  167:16  <b>spacing</b> 114:19  <b>speak</b> 9:6,16                  10:20 115:14                  148:7  <b>speaker</b> 9:11                  112:18  <b>speakers</b> 162:22  <b>speaking</b> 60:2                  93:10 133:9                  134:8 162:12  <b>special</b> 1:3 4:4                  6:14,21,22                  11:7 17:16  <b>specialist</b> 15:19                  38:5,11,17  <b>specialize</b> 58:3  <b>species</b> 16:4                  43:13,19,21                  45:15 48:12  <b>specific</b> 16:10                  66:6,6 73:17                  83:14 87:11                  89:10 117:20  <b>specifically</b> 10:9                  30:9 43:23                  89:23 99:11  <b>specifics</b> 25:22  <b>specified</b> 174:18  <b>speculative</b></p>	<p>140:22  <b>speculator</b>                  145:14  <b>speed</b> 95:17,22                  97:2,14  <b>spend</b> 79:15                  159:18  <b>spent</b> 19:23                  82:10 159:20  <b>spill</b> 140:24  <b>spine</b> 49:22 80:3                  85:6  <b>spirals</b> 50:12  <b>spirit</b> 131:10                  134:21  <b>split</b> 24:13 58:20  <b>spot</b> 55:4 96:11                  100:22 121:2  <b>spots</b> 60:3 92:12                  96:5  <b>sprawl</b> 142:4  <b>sprawling</b>                  164:10  <b>spring</b> 66:11                  156:4  <b>sprinkler</b> 69:3  <b>sprinklers</b> 69:4  <b>Spruce</b> 56:3,3  <b>square</b> 77:17,18                  80:6 103:16,21                  103:22 104:3                  104:17,19                  118:1 142:9                  146:9,13  <b>SS</b> 174:1  <b>stability</b> 22:3                  42:15  <b>stable</b> 155:12  <b>staff</b> 8:7 11:3                  14:9,10 18:3                  19:17 63:19  <b>stage</b> 59:8 62:2                  66:1  <b>stages</b> 58:20                  122:23 123:6</p>	<p>126:18  <b>stalls</b> 64:9  <b>stand</b> 10:18,21                  111:7 140:11                  144:20  <b>standard</b> 74:1                  80:6 114:18                  118:22 166:24  <b>standards</b> 63:3                  67:20,24 89:15                  162:16,18                  163:5,11,13                  166:15,20                  167:6  <b>standing</b> 60:23  <b>standpoint</b>                  35:10 51:15                  96:8 110:11  <b>stands</b> 43:9  <b>stark</b> 31:22                  128:17  <b>start</b> 15:12                  20:21 50:6                  59:13 64:18                  110:17 112:21                  125:17 160:1  <b>started</b> 20:8                  121:13  <b>starting</b> 59:18                  80:10 160:5  <b>state</b> 9:11 14:15                  45:14,22 57:24                  70:5,20 74:2                  111:21 134:16                  167:13 174:1,7  <b>state's</b> 16:3  <b>stated</b> 158:12  <b>statement</b>                  165:16  <b>statements</b>                  82:12  <b>States</b> 38:24                  39:14  <b>station</b> 115:11  <b>stay</b> 144:5,21</p>
--	---	--	---	--

160:12 167:17 167:18 <b>stayed</b> 25:17 <b>staying</b> 30:21 <b>steering</b> 157:19 <b>stenographica...</b> 174:11 <b>step</b> 152:16 <b>stepped</b> 34:12 113:5 <b>steps</b> 123:9 <b>Steve</b> 140:19 141:5,15,20 163:22,23 <b>Steven</b> 145:5,7 <b>Stevenson</b> 100:14,21 149:7,13 152:23 153:16 <b>stewards</b> 151:16 154:10 <b>stewardship</b> 144:7 <b>stipulated</b> 164:13 <b>stock</b> 48:19 123:5,10 158:1 <b>stop</b> 51:18 72:5 96:7,7 139:11 169:8,10,15 <b>stopped</b> 139:15 139:16 <b>stops</b> 96:20 <b>storm</b> 12:7 16:18 38:23 42:9 47:22 56:22 58:24 59:10,13,14,17 60:19 97:21 <b>story</b> 20:22 27:12 106:1 159:6 <b>straight</b> 27:4 29:12 33:4 51:8 96:3 98:3	145:12 169:19 <b>straightforward</b> 34:6 77:20 <b>strategic</b> 28:24 36:9 70:20 75:22 157:3 159:19 <b>strategize</b> 139:1 <b>street</b> 1:15 12:20 24:2 50:2,8 51:20 63:18,21 64:6 81:15 91:14 92:8 95:11 141:17 141:19 <b>streetlights</b> 89:11 <b>streets</b> 13:17 168:3,9 <b>strength</b> 68:2 <b>striped</b> 72:3 <b>strong</b> 116:13 <b>struggling</b> 99:2 <b>student</b> 149:15 149:22 153:7 <b>students</b> 153:18 153:21 <b>studied</b> 75:14 <b>studies</b> 70:2 <b>study</b> 17:2 43:14 67:14 70:5 71:10 104:23 105:7 107:18 119:19 156:22 157:1 158:7,7 <b>stuff</b> 14:11 92:23 159:20,22 <b>style</b> 163:3 <b>styles</b> 107:22 <b>sub</b> 130:5,16 158:11 <b>sub-canopy</b> 48:12 <b>subdivision</b> 6:17 60:13,15 65:6	65:7 100:4 125:21 126:3,8 132:6,20 133:2 134:4,23 135:21 138:6 141:13 159:18 162:14 169:1,2 169:6,20 170:11 171:5 <b>subdivisions</b> 99:24 132:24 160:3 170:16 <b>subject</b> 15:2,17 15:20 16:11 17:13 38:7 62:16 <b>submarket</b> 22:8 24:20 27:20,24 32:24 35:2,11 36:3 109:1 <b>submarkets</b> 26:5 32:20 34:22 <b>submit</b> 58:8,13 137:12 <b>submittal</b> 93:15 <b>submittals</b> 128:12 <b>submitted</b> 7:2 11:7 15:21 19:1 39:14 45:4 61:21 64:21 66:24 120:7 <b>subscribe</b> 136:3 <b>subsequent</b> 45:16 <b>subsidized</b> 143:7 158:19 <b>substantial</b> 127:20 <b>subtracted</b> 94:6 <b>suburban</b> 142:8 142:11 <b>succeeded</b>	139:13 <b>success</b> 127:23 <b>successful</b> 22:16 34:9 <b>successfully</b> 163:11 <b>succession</b> 134:12 <b>successional</b> 44:22 <b>suffice</b> 52:13 <b>sufficient</b> 17:3 75:15 76:19 <b>suggest</b> 105:14 118:6 119:6 165:10 <b>suggested</b> 30:5 115:1 153:10 <b>suggestions</b> 97:6 <b>suitable</b> 44:23 119:24 <b>suite</b> 81:10 <b>summary</b> 15:23 44:14 113:11 115:3 <b>summed</b> 30:24 <b>Summins</b> 127:1 127:2 <b>superintendent</b> 125:20 <b>supplement</b> 63:15 <b>supplementing</b> 64:1 <b>supplements</b> 42:3 <b>supply</b> 31:11,12 32:12 37:14 56:11 105:1,8 105:17,18,20 105:24 106:3 122:21 155:12 <b>supply/demand</b> 106:4 <b>support</b> 18:23	24:21,23 31:2 42:4 122:6 124:9,13 133:22 134:10 134:14 135:19 136:11 138:5 139:7 140:12 142:4 144:13 156:15 159:11 <b>supported</b> 31:1 139:23 <b>supporting</b> 29:3 <b>supports</b> 13:4,11 <b>supposed</b> 135:13 151:16 168:2 <b>sure</b> 9:10 27:2 58:15 59:1 87:20 96:14 108:14 121:18 146:23 150:12 157:16 <b>surfaced</b> 134:11 <b>surprise</b> 33:21 <b>surprised</b> 26:11 104:17 113:16 <b>surrounded</b> 48:1 164:8 <b>surrounding</b> 12:17 13:14 17:5 36:19 42:13 47:3 120:2 124:22 135:3 143:22 166:5 <b>surrounds</b> 36:6 <b>survey</b> 43:3 44:1 45:2,16 113:9 115:22 117:2 <b>surveying</b> 58:4 <b>surveyor</b> 57:16 <b>survive</b> 144:19 <b>susceptible</b> 49:4 <b>sustainability</b> 12:8 133:10 134:7 139:9
---	---	--	--	---

<b>sustainable</b> 143:15 163:12	157:22,24 158:23	113:11 142:8	167:8 168:10 169:21 170:3,7	101:13 102:10 103:1 105:6,18
<b>swapping</b> 101:6	<b>talents</b> 31:5	<b>telling</b> 105:6	171:19,20	105:22 107:8
<b>swear</b> 10:16,22 111:8,12	<b>talk</b> 5:7 8:19 11:5 31:12	<b>tells</b> 27:12	172:8 173:18	107:10 110:3
<b>swift</b> 134:12	32:19 35:15	<b>temporary</b> 144:8	<b>Thanks</b> 19:14	110:23 112:24
<b>switch</b> 108:10	46:7 52:4	<b>ten</b> 28:9 43:4 148:13	<b>theoretically</b> 8:24	146:22 147:3,9
<b>switching</b> 64:17 67:10	66:17 97:7,21 104:24 119:17	<b>term</b> 29:21,22 122:17	<b>thing</b> 5:3,4 9:24 10:1,3,13 21:9	150:3,23
<b>sworn</b> 10:21	125:11 140:17	<b>terms</b> 21:3 29:17 39:7 67:20	53:8 54:6,20	151:15 153:21
<b>synonymous</b> 143:6	141:23 147:4 155:7,15	78:22 81:17 98:14,14 130:9	55:2,20 86:22	153:22 154:10
<b>system</b> 50:18 53:23 55:2	<b>talked</b> 47:2,24 55:10 56:9	130:10	88:6 90:15	160:7,9,13
60:9 61:17	61:7 104:21	<b>Terpstra</b> 3:1 16:16 57:13,14	98:24 104:21	161:6,9,12,18
66:5,7,14 67:4	120:8	88:14,24 93:14	112:3 121:7	162:1,2 164:2
68:15 76:18	<b>talking</b> 8:9 31:22 33:6	<b>terrific</b> 21:10,11 37:6	133:6 142:12	165:17 170:16
155:20 156:14	68:1 97:11,12	<b>testimony</b> 10:23 111:13 174:8	146:1 159:23	<b>thinking</b> 28:11 102:15
156:15	106:8 125:17	<b>Texas</b> 165:22	160:19,21	<b>third</b> 105:13 149:23 150:1
<b>system's</b> 130:9	140:8 149:19	<b>thank</b> 7:12 11:2 11:6 14:12	161:9 167:21	<b>Thomas</b> 165:13 165:14
<b>systems</b> 56:23 65:13	150:10 158:16 159:19	19:10 37:23,24	<b>things</b> 9:5 46:24 47:4,9 48:4,13	<b>thought</b> 37:9 38:6 46:9 87:4
<b>systemwide</b> 66:12,17	<b>tall</b> 84:24 87:8,9	42:22 46:6	49:5 50:7 51:6	90:23 140:1
	<b>Tang</b> 154:15,15	57:12 69:17	51:23 57:2,10	<b>thoughtful</b> 130:14 142:4
	<b>tanks</b> 156:4	77:4 83:8	58:7,24 59:22	143:15
	<b>target</b> 26:4 77:19 80:8	86:16 87:24	59:24 61:1	<b>thoughtfully</b> 163:9
	<b>targeted</b> 11:13	89:7 94:13,14	67:20 68:1,3	<b>thousand</b> 146:13
	<b>task</b> 134:13	95:3 100:6	68:17,18 97:16	<b>threat</b> 140:21
	<b>tasked</b> 43:24	110:21,24	104:23 111:5	<b>threaten</b> 143:17
	<b>tax</b> 124:8 144:16	111:16 115:13	112:2 120:10	<b>threatened</b> 16:4 43:13 45:14
	<b>taxes</b> 143:5 144:13 149:15	115:14,16,17	120:11 142:6	138:21
	166:18	117:6,7 120:2	162:4 166:5	<b>three</b> 6:23 9:17 9:19 12:20
	<b>taxpayer-prov...</b> 124:4	120:4 121:23	<b>think</b> 14:10 22:17,18 25:9	50:15 55:1
	<b>team</b> 83:4 115:21 119:7	125:3 126:21	25:12,13 26:10	56:16 79:15
	<b>technical</b> 17:11	126:24 131:18	27:12 28:14,15	92:10,11
	<b>technically</b> 109:10	133:3 138:7	30:15 31:10	100:24 102:11
	<b>teens</b> 31:23	143:1 144:22	33:9,15,16	102:16 103:21
	<b>teeth</b> 27:21	145:4 146:2	34:10,12,14	112:1 114:10
	<b>tell</b> 15:10 100:21	147:16 151:24	35:15,22 37:8	114:24 117:18
		154:3,13	38:2 39:5 57:9	121:13 125:16
		159:13 162:6	60:24 82:9	132:12 145:1,3
		163:20 165:12	83:9 84:23	148:16 160:3
			87:13 90:14	
			91:6 93:15	
			96:1 97:16	
			98:21,22,24	

<b>three-bedroom</b> 80:7	<b>tone</b> 114:3	13:7 17:23	141:15,16,21	146:17,18,20
<b>three-quarters</b> 6:10	<b>tonight</b> 9:7,20	18:10 23:18	141:21,22	<b>trouble</b> 156:1
<b>threshold</b> 18:2	15:4,22 18:21	32:21,24 33:11	168:6	<b>truck</b> 68:17,21
127:16	24:22 46:12	49:13 50:1,21	<b>trails</b> 12:6 13:10	<b>true</b> 144:21
<b>thrive</b> 114:9	59:10 106:2	53:8 64:4 69:2	139:20	174:15
<b>tight</b> 157:15	112:19 115:14	70:11 80:1,2	<b>train</b> 115:11	<b>true-up</b> 28:4
<b>till</b> 125:14	117:4 119:10	83:23 89:20	<b>transact</b> 33:23	<b>trust</b> 136:8
<b>time</b> 7:5 9:19	122:4 124:10	90:4 91:22	<b>transcribed</b>	140:15 144:4
11:3,24 25:8	124:12 125:16	94:9 108:1,8	174:12	<b>trustee</b> 2:8 162:9
29:23 35:21	126:1 138:11	108:15 129:17	<b>transcribing</b>	<b>trustees</b> 127:7
56:8 57:12	156:24 157:23	132:12 148:19	10:11	127:11 132:2
82:10 83:5	158:13,16	<b>townhouses</b> 84:9	<b>transcript</b>	132:23 148:6
116:15 117:1	162:12 165:17	84:18 90:19,21	174:15,16	150:17
121:20 124:7	170:3,10	102:21 106:10	<b>transforming</b>	<b>trustworthy</b>
125:15 130:13	<b>tonight's</b> 115:21	107:3,10	135:12	121:10
131:1 137:2	<b>tools</b> 43:10	161:16,17,21	<b>transition</b> 12:15	<b>truth</b> 10:24
159:21 163:21	<b>top</b> 41:1 83:24	161:22	<b>transitions</b> 53:5	111:13
165:12 172:5,8	89:5 157:15,24	<b>towns</b> 166:2	<b>transportation</b>	<b>try</b> 30:23 58:23
174:17	158:17	<b>township</b> 101:16	13:11 69:23	62:7 95:23
<b>times</b> 10:1 88:20	<b>topic</b> 6:11	101:18 162:9	70:3,7 73:24	120:9 144:24
112:6 113:21	<b>topography</b>	<b>trade</b> 26:9 144:7	136:19,22	<b>trying</b> 88:15
137:4,9 139:1	47:12,16 89:2	<b>traded</b> 20:5	137:19 139:14	91:7 97:19
156:24 161:7	101:4	<b>traffic</b> 13:17	<b>travel</b> 28:13	98:2 99:19,20
<b>timing</b> 171:21	<b>Tosi</b> 162:7,9	16:24 17:2,4	71:21 74:5	99:21 106:2
<b>tirelessly</b> 127:19	<b>total</b> 23:11 39:6	69:23 70:2,4	80:15	<b>tubes</b> 168:21
138:13	41:20 64:12	71:1,10,11,19	<b>treatment</b> 171:6	<b>Tuesday</b> 1:7
<b>Tisci</b> 2:6 4:13,14	65:7	72:10 74:2,3,5	<b>tree</b> 44:4 87:16	71:11
5:23,24 7:17	<b>totally</b> 86:7	74:9,16,19,20	<b>trees</b> 44:6,23	<b>turn</b> 17:12 23:8
7:18 89:8,19	108:5 168:15	74:20 75:16,18	47:11 48:5,6,7	42:16 72:4,4,9
90:1,6 97:1	<b>touch</b> 17:12	75:24 76:7,9	48:9,13,14,16	72:15,17,18
172:20,24	18:20 50:14	76:20,22 92:15	48:20,23 52:18	73:4,7,8,12,13
173:1,13	<b>touching</b> 99:24	95:6,7 96:13	54:19,20,23	94:18 139:19
<b>today</b> 4:7 5:4 8:4	<b>tough</b> 34:4	97:7 116:7	55:23 56:17,20	161:12
8:8,24 27:13	<b>town</b> 160:8	119:18,19,20	87:5 88:3,19	<b>turnaround</b>
31:14 105:22	164:20	142:10 144:14	97:22 164:7,13	108:19
122:6 125:14	<b>townhome</b> 17:8	146:20 147:22	164:14 170:20	<b>turnover's</b> 33:18
133:9 134:8	23:20 63:11	167:23 168:1	170:24	<b>turns</b> 96:17,20
138:3 156:16	64:10 80:23	168:21	<b>tremendous</b>	97:9
159:7,21	81:16 82:8	<b>trail</b> 50:16,18,21	29:21	<b>Twenty-two</b>
<b>told</b> 66:10 94:24	85:3 86:7	51:4,6,11	<b>trend</b> 79:7	93:4
141:11 166:4	91:18,21 92:5	53:19,23 55:2	<b>trends</b> 78:18	<b>twice</b> 154:21
<b>Tollway</b> 137:1	94:8 104:5,10	57:3 71:17	108:17	<b>two</b> 6:22 9:15
<b>TOM</b> 2:8	104:14	122:13 124:16	<b>tributary</b> 60:4,6	18:10 32:10,15
	<b>townhomes</b>	124:18 133:20	<b>trim</b> 78:13,14	35:7 40:1,5
	11:21 12:14	135:1,12	<b>trips</b> 73:21	41:14 44:16

48:8 55:6	<b>typically</b> 47:19	15:22 134:1	<b>ups</b> 21:5	<b>variety</b> 81:15
58:20 62:15,19	47:21 48:10	136:6,13	<b>urban</b> 81:1	<b>various</b> 13:8
63:12,13 65:5	74:8 79:5 97:7	138:19	135:13 163:3	16:21
65:6 71:23		<b>unfound</b> 155:20	167:20	<b>vegetation</b> 42:12
72:2 73:2,7	<b>U</b>	<b>uniform</b> 85:18	<b>urge</b> 134:8 138:3	<b>vehicles</b> 62:11
76:23 79:15	<b>U.S</b> 167:13	<b>uniformly</b> 108:3	145:2 161:14	63:12,13,14
80:3 91:10,20	<b>Ufodike</b> 162:7,9	<b>unincorporated</b>	163:9	141:2
94:16 100:11	<b>ultimate</b> 58:18	11:12	<b>urgent</b> 124:11	<b>vehicular</b> 47:6
100:23 101:22	<b>ultimately</b> 39:16	<b>unique</b> 35:23	<b>use</b> 6:14,21,22	<b>velocity</b> 102:18
102:21 103:15	71:5	36:19 37:1	11:7 17:16	103:1 106:11
103:16 104:8	<b>unable</b> 38:5	40:12,15 51:14	48:2 56:3	<b>venture</b> 148:9
104:11 111:5	<b>unaddressed</b>	57:9 61:5 78:4	96:10 98:16	149:1
121:14 123:12	130:12	81:3,13 102:9	124:2 128:9,22	<b>venue</b> 14:20
132:10 137:5	<b>unanimous</b>	109:21 125:9	129:16,19	<b>verbatim</b> 27:3
137:11 139:18	134:16	<b>unit</b> 6:22 17:9	130:11 161:13	<b>version</b> 29:15
140:9 141:15	<b>unavailable</b>	17:16 18:15	<b>uses</b> 12:17 37:7	<b>versus</b> 93:3
147:20 148:21	15:22	63:9,14 64:16	48:2 56:13	104:5 107:5
154:16,22	<b>unavoidable</b>	91:18,21	<b>utilities</b> 16:18	109:4
157:20 160:2	41:15	104:11,18	59:1,11 64:18	<b>vertical</b> 81:4
160:13 170:15	<b>uncharacteris...</b>	110:18 150:22	143:5	<b>viability</b> 109:1
<b>two-car</b> 63:11	129:17 132:13	<b>united</b> 38:24	<b>utility</b> 119:9	<b>viable</b> 28:15
80:7	<b>unconscionable</b>	39:14 139:10	<b>utilized</b> 56:11	110:9
<b>two-dimensio...</b>	137:13	<b>units</b> 12:2 17:24	74:1,16	<b>vicinity</b> 43:14,21
77:9	<b>undermine</b>	21:23,24 22:12	<b>utilizes</b> 56:8	70:16
<b>two-family</b>	129:24	23:10,19,21	<b>utilizing</b> 56:22	<b>view</b> 77:7,8,10
49:13	<b>understand</b>	24:1,13,15		<b>views</b> 51:13
<b>two-golf-cart...</b>	27:21 28:17	25:2,5 64:15	<b>V</b>	<b>villa</b> 23:20
141:21	66:15 102:6	70:10,12 83:19	<b>vacant</b> 118:10	<b>village</b> 1:1 2:10
<b>two-golf-carts...</b>	120:24 128:14	91:5 92:5,21	<b>vacuum</b> 74:8	2:11,12,14,16
141:16	135:5 142:21	94:11 98:11,12	<b>Valor</b> 81:9	4:4 7:4 9:3
<b>two-month</b>	145:1 151:22	98:13 100:22	<b>valuable</b> 136:1	11:13,15 12:4
32:12	155:3,8 157:6	101:7 107:3,9	<b>value</b> 48:17 49:3	16:21 17:19
<b>two-way</b> 73:4	158:8 160:13	123:11 128:16	114:14,20	18:3,16,19
94:18	<b>Understandable</b>	141:1 158:14	118:16 135:17	19:2 22:18
<b>type</b> 27:17 33:21	108:2	158:15 163:1	142:16	24:2,4,9 26:13
35:23 78:2	<b>understanding</b>	<b>unity</b> 134:20	<b>values</b> 80:16	31:10 58:8
88:6 98:15	36:2 53:21	<b>University</b> 38:13	116:17 118:1	59:16 61:21
107:11 161:2	79:12 105:19	43:2 45:23	140:15 144:14	62:3,9 63:5,6
<b>types</b> 11:23	119:10 130:8	57:20 69:24	144:20	63:19 64:1
21:19 26:20	155:17	<b>unrest</b> 21:7	<b>Vanni</b> 15:18	67:20,24 89:14
59:23 102:16	<b>understood</b>	<b>unusable</b> 37:3	38:4	97:6,15 114:4
136:5 160:3	26:16	<b>unwavering</b>	<b>variances</b> 13:19	127:4,11 129:7
<b>typical</b> 30:1	<b>unfinished</b>	137:23	143:23 151:10	131:17,17
32:13 60:24	22:22 23:18	<b>update</b> 11:4	151:11 162:23	132:4,17,22
63:8 89:12	<b>Unfortunately</b>	<b>uplands</b> 42:14	163:17	133:16,23

134:2,9,20,22 135:6,23 138:3 138:18 140:6 141:2 143:13 147:16 148:22 151:17 152:9 152:16 162:19 163:18 164:2 164:20 169:23 171:17 <b>village's</b> 11:19 13:2,12 17:17 17:22 18:7 98:20 130:16 136:9 137:23 <b>villages</b> 26:23 31:20 129:12 143:22 166:2 171:13 <b>villages's</b> 13:4 14:2 18:22 <b>villas</b> 33:7 <b>virtue</b> 19:19 <b>vision</b> 125:3 139:23 144:21 <b>visionary</b> 134:1 <b>visit</b> 79:11 113:3 115:9 148:14 167:14 169:14 <b>visitors</b> 146:17 <b>visits</b> 44:16 <b>volumes</b> 74:9,18 74:19,21 75:23 76:7 <b>volunteers</b> 139:11 <b>vote</b> 5:19 134:16	12:22 <b>walked</b> 111:24 <b>walking</b> 42:19 92:3 <b>walks</b> 122:23 <b>wall</b> 89:4,5 90:3 120:22 <b>want</b> 5:1 9:10 10:6 23:8 26:5 31:8 36:17 40:7 46:5 66:4 78:13 87:20 93:2 94:5 96:8 96:14 100:17 106:16 110:7,8 111:22 115:4,6 121:17 126:3 144:24 146:3 146:18,20 148:16 160:8,8 161:1,12 167:11,13,18 168:8,8 170:3 170:9 <b>wanted</b> 17:12,13 18:20 55:19 68:14 94:15 97:15 100:1 106:15 149:12 155:2 156:24 158:17 159:12 165:19 170:1 <b>wanting</b> 164:11 <b>wants</b> 110:4,10 <b>warm</b> 80:24 <b>waste</b> 66:20,21 <b>water</b> 16:18 38:23 42:9 47:22 56:21,23 58:24 59:10,13 59:14,17,21 60:10,19,23 61:1 64:18,18 64:22,24 65:3 65:13,13,14	66:5,21,21 68:11,12,23,24 69:5,8 97:22 121:15 155:5,5 155:11,12,13 155:18 156:4,7 156:8 <b>Watershed</b> 59:15 <b>way</b> 30:24 41:19 50:22 53:22 54:5 66:19 83:9 85:6,23 86:21 90:24 91:4 93:12,21 94:24 95:20,24 96:1 111:20 117:13,22 118:4,10 119:2 122:14 124:5,6 124:17 128:1 132:10 133:20 134:5,10 135:1 135:9 136:9 138:5 139:20 140:8,12,13 154:10 160:12 167:19 <b>way's</b> 136:15 <b>ways</b> 56:16 65:15 114:6 124:1 <b>we'll</b> 59:13 64:18 103:8 <b>we've</b> 19:20 20:2 25:17 35:6,13 36:13,14 47:24 50:13 55:21 64:7 77:15 78:7,19 99:16 106:20 159:20 160:1,20 166:9 169:15 <b>Weber</b> 2:21 42:24 45:19	<b>website</b> 21:16 <b>weeds</b> 44:22 <b>weekday</b> 71:12 <b>weeks</b> 66:16 139:18 <b>welcome</b> 14:14 112:8 131:8 <b>welfare</b> 13:9 <b>well-appointed</b> 78:5 <b>well-balanced</b> 54:9 <b>well-established</b> 130:1 <b>well-performing</b> 79:20 <b>went</b> 18:11 38:20 79:4 83:12 93:14 161:19 168:21 <b>Wentworth</b> 11:11 24:3,8 25:6 35:7 56:4 60:15 61:14 65:5,10 83:20 88:17 98:4,6,9 98:10,11 99:5 99:15 112:11 112:18 113:9 113:22 114:13 114:16,22 115:5,19,21 116:16 117:10 117:11 118:13 118:15 119:7 121:1 132:24 145:20 170:18 171:4 <b>weren't</b> 25:14 166:8 <b>Wesbury</b> 99:14 <b>west</b> 36:20,24 48:3 52:21 56:1,5 60:3 69:20 92:2	93:11 101:23 117:13,22 118:9 131:21 138:9 163:24 169:18 <b>Westbury</b> 24:10 25:7 35:7,18 60:13 61:15 65:6,10 83:18 88:17 89:3 98:4,6,9,10,12 98:23 99:4,5 99:12 113:22 120:4,6,14,16 120:17 121:4 132:24 145:21 154:16 155:1 170:13,17 171:7 <b>wetland</b> 13:15 15:19,19 38:4 38:14,16,20 39:9,10,11,17 40:18 41:1,19 41:24 42:6,8 54:2 56:24 60:8 61:3,19 <b>wetlands</b> 15:24 37:3 39:2,3,3,5 39:6,9,22,23 39:24 40:2,6 40:21 41:4,6 42:3,5 50:11 57:1 59:23 60:11 61:9 113:19 133:12 <b>Wheaton</b> 45:22 <b>WHEREOF</b> 175:1 <b>Whitaker</b> 2:18 2:18 14:16,17 14:17 19:10,11 38:2 83:3,7,11 84:22 89:12,23 90:2,8 91:6
<b>W</b>				
<b>walk</b> 8:4 20:15 46:13 57:16 79:13 91:3 106:14,15,18 115:8 <b>walkability</b>				

96:1 97:5,24 101:11 104:20 152:24 153:6 153:19 154:1,4 155:17 <b>White</b> 56:4 159:17 <b>white-on-white</b> 81:19 <b>wide</b> 12:21 51:4 63:17 124:14 124:15 141:16 160:10 <b>widened</b> 72:7 73:6,12 94:1,4 <b>widening</b> 73:1 76:2 94:21 95:2 <b>widens</b> 62:18 <b>width</b> 63:17 <b>widths</b> 62:12 <b>wife</b> 112:10 117:10 125:19 165:21 <b>Wifler</b> 2:7 4:21 4:22 5:17 6:7,8 8:1,2 85:15 86:15 173:8,9 <b>wild</b> 51:22 <b>wildlife</b> 42:15 43:3 124:22 139:20 141:7,8 <b>willing</b> 95:1 <b>win</b> 159:4 <b>win-win</b> 118:14 <b>winds</b> 49:23 50:9 <b>wish</b> 21:14 78:8 122:10 <b>wishing</b> 164:24 <b>withdraw</b> 138:5 <b>WITNESS</b> 115:18 175:1 <b>wonder</b> 33:23 <b>wondering</b>	107:14 <b>wooded</b> 164:10 <b>woodland</b> 48:11 <b>Woods</b> 1:1 2:16 4:5 11:14,16 12:4 14:24 18:9,14 19:21 22:9,13 23:5 23:22 26:14,22 27:10,14 31:18 32:1 33:7 34:10,15 35:3 78:21 97:12 102:15,19,24 103:7,12 105:4 107:6 109:13 109:13 110:1,2 112:23 113:1 114:5,17 116:21 118:15 118:19,22 120:1,7 127:3 127:7,14,19 129:2,4,7,21 131:9,13,20 132:7 133:16 136:15 138:9 138:12 140:6 141:24 143:13 143:22 144:7 144:18 147:18 147:21 148:1,3 148:8,23,24 150:17,20,24 152:5 154:7 159:17 161:21 162:11 163:24 164:20,21 165:5,15 166:3 166:5,16,21 167:4,11,15 168:14 170:13 174:9 <b>Woods'</b> 149:2 <b>word</b> 137:7	151:10 161:13 <b>words</b> 118:6 <b>work</b> 30:8,14 58:14 67:6,7 89:14 94:2 102:3 105:19 125:19 132:16 134:19 <b>worked</b> 57:23 62:9 63:19 127:19 138:13 143:13 145:22 <b>working</b> 19:3 43:2 58:4,13 60:12 62:2,23 64:20 65:24 66:8 68:8 69:6 69:12 139:16 139:18 140:5 <b>working-age</b> 157:13 <b>works</b> 58:11 59:1 66:22,24 67:8 97:9,10 <b>world</b> 79:17,18 <b>worse</b> 122:24 <b>worst</b> 169:20 <b>worth</b> 123:13 <b>wouldn't</b> 89:18 93:7 104:16 <b>wrap</b> 77:5 <b>write</b> 87:3 127:11 <b>writing</b> 20:19 <b>written</b> 117:5 131:1 <b>Wrobleski</b> 125:4 125:5 <b>wrong</b> 150:23 <b>wrote</b> 67:14 127:6 <hr/> <b>X</b> <hr/> <hr/> <b>Y</b> <hr/>	<b>yard</b> 13:22 46:20 163:5 <b>yards</b> 56:18 <b>yeah</b> 107:14 <b>year</b> 29:20 70:1 72:23 74:12 75:2 76:12 102:11 107:19 156:9 166:18 <b>years</b> 19:23 20:10,12,18 23:1,15 28:6,9 38:13 43:4 46:1 57:23 70:1 73:16 79:6 121:13,14 122:8 123:12 127:21 131:21 139:13,17 140:9 145:10 145:13,13,16 147:19 148:5 155:19 165:22 167:4,4 168:18 168:20 169:4 169:12 <b>yelling</b> 10:5 <b>yellow</b> 62:8 64:8 77:15 100:19 <b>yield</b> 9:19 <b>young</b> 80:11 <hr/> <b>Z</b> <hr/> <b>zone</b> 65:16,16 <b>zoning</b> 1:2 2:1 4:4 5:13 13:2 14:4 17:22 18:4 47:24 98:20 100:9 123:20 129:20 144:4 146:6,10 152:15 160:10 160:16,21 161:2 174:10 <b>Zurich</b> 1:13,15	4:6 24:3 93:6 100:15,19 101:24 152:23 153:15 161:18 <hr/> <b>0</b> <hr/> <hr/> <b>1</b> <hr/> <b>1</b> 19:6 27:16 40:5 41:22 108:1 156:20 <b>1.1</b> 149:3 <b>1.22</b> 41:20 <b>1.5</b> 41:22 <b>1.7</b> 151:1,6 <b>1.8</b> 113:21 <b>10</b> 149:21 <b>10-foot</b> 12:21 51:4 124:14,15 <b>10-foot-wide</b> 141:14 <b>10-mile</b> 161:23 <b>10-minute</b> 82:18 <b>10,000</b> 146:18 <b>10:00</b> 171:23 <b>10:04</b> 173:11,20 <b>10:20</b> 171:24 <b>10:30</b> 171:24 <b>100</b> 149:18 <b>100,000</b> 34:2 <b>105</b> 23:9 <b>11</b> 5:12 127:7 132:3 <b>11,000</b> 30:7 123:11 158:14 158:18 <b>12</b> 20:18 32:11 42:4 61:4 71:3 77:22 <b>120</b> 20:9 150:11 <b>1200</b> 29:19 <b>12th</b> 71:12 <b>13</b> 78:10 94:8,9 <b>14</b> 10:1 131:21 143:23,24
--	--	--	---	---

147:19 151:9	<b>2000</b> 80:5	71:14 72:12,19	<b>34</b> 24:1 25:4	127:22 132:8
<b>1401</b> 168:13	<b>2004</b> 145:12	72:22 73:2,6	<b>3400</b> 103:21	133:22 138:1
<b>141</b> 164:21	<b>2005</b> 23:15 25:8	73:11 74:24	<b>342</b> 127:18	138:21 139:15
<b>146</b> 163:2	<b>2006</b> 25:8	75:21 76:2,3,6	<b>3500</b> 77:18	140:20
<b>15</b> 21:24 23:21	<b>2008</b> 21:3 22:21	76:10 93:4,17	<b>37</b> 19:6 105:9,13	<b>54</b> 24:3 141:1
31:21 106:20	25:12	93:19,20 116:8	131:21	<b>5500</b> 146:15
112:6	<b>2014</b> 26:14	<b>23</b> 145:10	<hr/>	<b>56</b> 11:10 46:18
<b>16</b> 19:23 20:3,10	107:19,23	<b>23113</b> 154:15	<b>4</b>	113:17
<b>16,000</b> 157:14	<b>2015</b> 140:20,20	<b>2400</b> 104:18	<hr/>	<b>58</b> 11:20 49:15
<b>16th</b> 175:2	<b>2019</b> 22:10	<b>25</b> 64:9 114:19	4 6:12 55:22	
<b>17</b> 31:21	24:17 105:11	118:23 120:19	98:19	
<b>18</b> 21:23 31:21	133:15 134:11	122:8	<b>4.8</b> 64:16	<hr/>
32:1 122:2,3	139:13	<b>25-foot</b> 118:2	<b>4:00</b> 71:13	<b>6</b>
157:13	<b>2020</b> 36:1	120:12	<b>4:30</b> 71:21	<b>6</b> 74:14,16 87:14
<b>1858</b> 151:15	<b>2022</b> 117:11	<b>25-mile-an-ho...</b>	<b>40</b> 32:3 98:10	127:3
<b>188</b> 107:9	157:5	169:6	169:7	<b>6-foot</b> 87:17,21
<b>19</b> 138:9	<b>2023</b> 66:17	<b>2500</b> 80:6	<b>400</b> 38:15	<b>6:00</b> 71:12
<b>191</b> 23:11	93:16 123:2	<b>25th</b> 113:7	149:20 159:2,3	<b>6:30</b> 1:8 172:8
<b>1945</b> 164:5	154:22 155:6	<b>27</b> 62:13,18	159:8	172:15
<b>1953</b> 164:9	<b>2024</b> 44:15	63:16	<b>41</b> 113:23	<b>6:32</b> 4:2
<b>1958</b> 164:22	154:23	<b>28</b> 108:9 168:18	<b>4100</b> 149:9	<b>6:33</b> 4:7
<b>1967</b> 164:18	<b>2025</b> 1:7 5:12	<b>29</b> 46:1	<b>42</b> 24:11	<b>60</b> 32:3
<b>1993</b> 160:9	23:15 119:21	<b>2900</b> 77:17	<b>4400</b> 146:16	<b>600,000</b> 150:9
<hr/>	127:8 132:3	<hr/>	<b>45</b> 12:5 14:1	<b>61</b> 145:19
<b>2</b>	174:11 175:2	<b>3</b>	71:4 113:18	<b>62</b> 139:13
<hr/>	<b>2025/2030</b> 72:23	<b>3</b> 5:9,10 75:7	<b>46</b> 108:6	<b>64</b> 157:13
<b>2</b> 27:16 40:4,4,5	<b>2027</b> 29:23,23	76:8	<b>47</b> 51:2,2 94:10	<b>660-page</b> 151:3
73:14 107:24	30:6 157:13,14	<b>3.6</b> 12:2 83:21	<b>495</b> 122:1	<b>6th</b> 172:5,5,14
<b>2-1/2-inch</b> 87:15	158:13	<b>3.66</b> 98:12	<hr/>	<hr/>
<b>2.0</b> 83:20	<b>2029</b> 119:22	<b>3.8</b> 98:13	<b>5</b>	<b>7</b>
<b>2.42</b> 98:11	<b>2030</b> 74:13,14	<b>3.98</b> 39:6	<b>5</b> 55:22 74:12,17	<b>7,000</b> 30:11
<b>2.5</b> 149:18	75:2 76:12	<b>30</b> 28:13 32:7	<b>5-foot</b> 12:21	158:15
<b>2.55</b> 94:11	119:19	38:13 70:1	<b>5:30</b> 71:21	<b>7:00</b> 71:13
<b>2.6</b> 148:20 149:5	<b>204</b> 64:15 70:10	74:19 142:23	<b>50</b> 31:17,19 32:2	<b>7:15</b> 71:20
<b>2.95</b> 83:19	113:17,20	143:2 154:5	114:18	<b>70</b> 116:1
<b>20</b> 23:15 32:7	141:1 163:1	167:4	<b>50-foot</b> 118:21	<b>71</b> 169:12
74:19 77:22	<b>21</b> 23:19 57:23	<b>30-plus</b> 156:9	120:13	<b>72</b> 107:3
145:13 167:4	71:4	<b>30,000</b> 25:15	<b>50-person</b>	<b>750</b> 20:14
168:20	<b>21st</b> 140:3	<b>300</b> 1:15 25:5	157:19	<hr/>
<b>20-foot</b> 87:5	<b>22</b> 6:19 36:8,13	149:20 153:18	<b>50,000</b> 34:3	<b>8</b>
<b>20-plus</b> 20:18	46:17 47:8	153:21	<b>50/50</b> 24:13	<b>8</b> 1:7 4:7 174:11
145:13	49:17 50:6,17	<b>300-plus</b> 22:11	<b>500</b> 56:17 141:2	<b>8,500</b> 150:22
<b>20-years-olds</b>	52:16 54:21	25:2	159:1	<b>8:15</b> 71:20
91:2	57:5 62:22	<b>300-unit</b> 22:1	<b>52</b> 11:21 49:19	<b>80-some-odd</b>
<b>200</b> 149:17,20	70:8,17 71:7	<b>3000</b> 118:1	<b>53</b> 114:7 122:10	23:10
151:13			124:18 127:18	<b>800</b> 20:14 38:14
				92:24

REPORT OF PROCEEDINGS  
April 8, 2025

<p><b>83</b> 71:4 72:22 95:20 <b>84-002130</b> 175:7 <b>880,000</b> 146:9 <b>8800</b> 146:16</p> <hr/> <p><b>9</b></p> <hr/> <p><b>9:00</b> 71:13 <b>900,000</b> 118:1 <b>911</b> 154:21 <b>94</b> 11:21 49:24 94:9 107:9 <b>9575</b> 69:20 <b>97</b> 27:15 107:24 109:4 <b>971</b> 64:12 <b>976</b> 164:22 <b>98</b> 113:24</p>				
--	--	--	--	--