

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

To renew/extend a conditional)Z24-000017
Use for group quarters with a)80th Street
maximum occupancy of twelve.)Investments, LLC

April 18, 2024

6:00 p.m.

PROCEEDINGS HAD and testimony

8 taken before the DU PAGE COUNTY ZONING BOARD OF
9 APPEALS, taken at the DuPage County
10 Administration Building, 421 North County Farm
11 Road, Wheaton, Illinois, before LINDA M.
12 CIOSEK, C.S.R. a Notary Public qualified and
13 commissioned for the State of Illinois.

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

MR. BARRY KETTER, Commissioner.

MS. JANICE ANDERSON, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. ZAIN RAHMAN, Commissioner.

	<p>Page 2</p> <p>1 ALSO PRESENT: 2 MS. JESSICA INFELISE DATZMAN, Planning & 3 Zoning. 4 MR. PAUL HOSS, Planning & Zoning. 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p>Page 4</p>
	<p>1 CHAIRMAN KARTHOLL: I think we can go on 2 the record. We're here this evening on April 3 18th for our regular Thursday night meeting, a 4 couple of the items on the agenda. I'll 5 indicate first that the full Board is present 6 in person, so we have a quorum. 7 And then I'll ask whether 8 there is any public comment unrelated to the 9 petition, general public comment? 10 (No response.) 11 CHAIRMAN KARTHOLL: And we have no 12 public comment, no one in the audience wants to 13 make some general statement? 14 (No response.) 15 CHAIRMAN KARTHOLL: Then no minutes to 16 be approved, so we'll call the public hearing 17 as the next item on the agenda, and this is 18 Case No. 24-017, the 80th Street Investments, 19 LLC. This is a request to renew and extend a 20 conditional use for group quarters with a 21 maximum occupancy of 12 residents, which was 22 previously approved under Z21-023, entitled 23 27W121 80th Street Investments, LLC, that 24 approval on January 13, 2021. The matter was</p>	<p>Page 5</p>

	<p>Page 3</p>
<p>1 2 EXHIBITS 3 4 Page No. 5 Petitioner's Exhibits 1 - 26 13 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p>1 published in the Daily Herald on April 2, 2024, 2 and we have a two and-a-half acre site serviced 3 by well and septic in Naperville Township. No 4 objections or comments have been received by 5 any of the municipalities or authorities to 6 whom we've circulated the petition. 7 And I have a stack of 8 Exhibits 1 through 22. Is there a survey in 9 here. 10 MR. GERSHON: I have those to submit. 11 There's a survey in there, but I know you like 12 a full-size copy, which I have here. 13 CHAIRMAN KARTHOLL: We'll take a 14 full-size copy for our record, but we can use 15 these. 16 Which of these is the 17 survey? 18 MR. GERSHON: We have a site plan. 19 CHAIRMAN KARTHOLL: There's a topo 20 survey. What about the topographic plan? 21 MR. GERSHON: We've got a topographic 22 plan that's Exhibit 3. 23 CHAIRMAN KARTHOLL: I don't need a 24 topographic plan, but can we use that as the</p>

<p>1 survey?</p> <p>2 MR. GERSHON: This topographic plan, I 3 apologize, is both a survey and a topographic 4 plan.</p> <p>5 CHAIRMAN KARTHOLL: Perfect, that's what 6 I anticipated. With that, I'll ask all of 7 those members or individuals that are a part of 8 the petitioner's team, please raise your hands 9 and be sworn in, and I'll ask you to identify 10 yourself.</p> <p>11 You guys are all with the 12 petitioner? Okay.</p> <p>13 (Whereupon, the oath was 14 duly administered by the 15 Notary.)</p> <p>16 CHAIRMAN KARTHOLL: Great. Counsel, do 17 you want to identify all of your witnesses?</p> <p>18 MR. GERSHON: Absolutely.</p> <p>19 CHAIRMAN KARTHOLL: And spell the names, 20 too.</p> <p>21 MR. GERSHON: Certainly. And I did 22 provide the Court Reporter with all their 23 business cards.</p> <p>24 CHAIRMAN KARTHOLL: Oh, all right.</p>	Page 6	<p>1 very specifically did on this project, as you 2 know, we're back here three years later, and we 3 specifically brought the same expert 4 consultants with us to ensure that you have the 5 opportunity to ask them whether or not their 6 prior studies proved to be true, and what the 7 results of those are three years later.</p> <p>8 Well, as a general matter, 9 we gave you sort of a short fuse, a time period 10 on your conditional use to determine if any of 11 the issues that we were concerned about created 12 problems, whether there have been complaints, 13 police reports, traffic issues, et cetera. So, 14 I mean, I anticipate a fairly lengthy 15 presentation from you, but you could also say 16 ain't no problems, please extend. However you 17 want to proceed.</p> <p>18 MR. GERSHON: I will leave that to you. 19 You've got, as was mentioned, a fairly full set 20 of documents here. The documents in this 21 binder were all submitted to the County and 22 have been available to the public. I will tell 23 you, to be completely accurate and open on it, 24 the three words in this that were changed were</p>
<p>1 MR. GERSHON: I'm happy to spell them as 2 well.</p> <p>3 CHAIRMAN KARTHOLL: You don't have to 4 spell them, just identify them.</p> <p>5 MR. GERSHON: Perfect. So, with me are 6 a number of people. First, from Monte Nido, 7 sitting next to me is Samantha Petersen, the 8 Regional Director for the central region. She 9 has appeared before you before; Dr. Molly 10 Perlman, who is Monte Nido's Chief Medical 11 Officer. And behind me, who was kind enough to 12 correct me on the survey, is Dustin Brown, the 13 Vice President of Development and Facilities 14 Maintenance. And as I mentioned to the court 15 reporter, the card I gave you has his old title 16 on it, so just make sure you got it for the 17 record.</p> <p>18 And I also have with me Erin 19 Bowen who is the Appraiser and Senior Manager 20 of CohnReznick. She's also testified before 21 you before, as well as Brendan May, Traffic 22 Engineer with KLOA. Similarly, both testified 23 on the Winfield project before.</p> <p>24 And one of the things we</p>	Page 7	<p>1 the time we submitted the property value 2 impact, it was to be submitted and subsequently 3 was submitted, but because this was already in 4 the County's records, the Table of Contents 5 still said that. But these are the identical 6 documents that we provided to the County that 7 they put -- made available to the public.</p> <p>8 So you've got this, it 9 includes our studies, it includes all of that 10 information. We have a full presentation, but 11 we also respect that, as you mentioned, this is 12 kind of a unique project. We've actually had 13 people say to us -- we did a community meeting, 14 met with a few members of the community, came 15 out to the meeting, and they said so why are 16 you here since you're already approved? And I 17 said, quite honestly, Mr. Chairman, very much 18 what you said, the County wanted to see what's 19 happened three years later and are we 20 comfortable that you met those standards.</p> <p>21 You won't be surprised to 22 hear from me that we met those standards, but I 23 think what's even more important is, and I'll 24 use Erin as the greatest example, she will talk</p>

<p>1 about the fact in her presentation that, as 2 happened in Winfield where the nextdoor 3 neighbor, the only person that actually 4 objected to that project who was a neighbor, 5 sold their property for above-market price, and 6 faster than average homes in the market. We 7 also have a house kiddy-corner from us that had 8 not only been sold at an above-market price, 9 not only sold in timing that Erin discussed 10 with you, but was similar to the market. More 11 importantly, they're taking a 2,000-plus square 12 foot home and are now building a more than a 13 4,000-square foot home. So, clearly, this 14 project did not dissuade them from selling this 15 or a new buyer from owning it.</p> <p>16 So I leave it to you. I 17 would like to allow Dr. Perlman and Sam to give 18 you a little background three years later how 19 many people we've served, how many of those are 20 from your community, and how that -- you know, 21 so you have a real sense that this is -- we're 22 not serving, you know, this is directly 23 servicing the people in this community and the 24 surrounding communities.</p>	Page 10	<p>1 the neighbors.</p> <p>2 CHAIRMAN KARTHOLL: Well, there's only 3 one person and we'll get to public comment.</p> <p>4 COMMISSIONER ANDERSON: That's fine.</p> <p>5 CHAIRMAN KARTHOLL: My call for public 6 comment, that was public comment unrelated to 7 the hearing.</p> <p>8 COMMISSIONER ANDERSON: Yes, I know.</p> <p>9 CHAIRMAN KARTHOLL: So we'll go for 10 public comment after the --</p> <p>11 COMMISSIONER ANDERSON: So we don't need 12 a full presentation, but I would like a short 13 update.</p> <p>14 CHAIRMAN KARTHOLL: Yeah, okay.</p> <p>15 MR. GERSHON: I'm going to pass out -- 16 clearly you're not going to use the entire 17 presentation, but just because it's some 18 pictures and the graphics, we'll jump -- there 19 are page numbers in this. We'll jump ahead 20 with you to the pages, but I think it's useful 21 when she's showing what the improvements are, 22 et cetera, to have a copy of it.</p> <p>23 CHAIRMAN KARTHOLL: That's going to be a 24 hearing exhibit?</p>	Page 12
<p>1 And I'd also like Erin, 2 because there is new information, to come up 3 and speak on what's happened since that on 4 property values. I can have our traffic 5 engineer just state for the record, confirm his 6 conclusions, which are that, in fact, that our 7 numbers met or were better than the numbers 8 that we provided you before and that caused you 9 in the past to recommend approval of this 10 project.</p> <p>11 CHAIRMAN KARTHOLL: Okay, that sounds 12 like a good way to proceed.</p> <p>13 COMMISSIONER ANDERSON: Mr. Chairman --</p> <p>14 CHAIRMAN KARTHOLL: How about just a 15 general overview of the operation as a 16 beginning, is that --</p> <p>17 MS. PETERSEN: Yeah, that will be me.</p> <p>18 COMMISSIONER ANDERSON: So, if I can 19 weigh in, many of us, except for maybe you, 20 have gone through this at least three or four 21 times, and I'd love to hear the updates, but 22 I'm more interested in hearing about -- I 23 think, you know, it's fine, but I'd like to 24 hear if there's any people from the community,</p>	Page 11	<p>1 MR. GERSHON: This is -- you jumped 2 ahead of me, so here's a list of our exhibits. 3 The Court Reporter also has them. Exhibits 4 through 22 are the ones you have in front of 5 you. I have resumes of the people I just 6 introduced here. Dr. Perlman's resume was 7 already in the binder, but I can provide those 8 to you as well. This was going to be Exhibit 9 26 was our Power Point presentation. But, 10 again, I'm happy to limit that to the pages 11 that we actually discussed.</p> <p>12 CHAIRMAN KARTHOLL: All right. Fine, 13 we'll take all of those marked in such a way to 14 reflect this exhibit sheet.</p> <p>15 (Whereupon, Petitioner's 16 Exhibits 1 through 26 were 17 marked and admitted into the 18 record.)</p> <p>19 CHAIRMAN KARTHOLL: This exhibit sheet, 20 do you have that?</p> <p>21 MS. INFELISE DATZMAN: Yes.</p> <p>22 CHAIRMAN KARTHOLL: It shows 1 through 23 26.</p> <p>24 MS. INFELISE DATZMAN: Yes.</p>	Page 13

<p style="text-align: right;">Page 14</p> <p>1 CHAIRMAN KARTHOLL: And then with the 2 possibility of penciling in 27 through 31, I 3 guess.</p> <p>4 MR. GERSHON: It was only if there are 5 -- depending on questions, we certainly have 6 other information if you have it. But I have a 7 feeling you would prefer not to have extraneous 8 information from us.</p> <p>9 CHAIRMAN KARTHOLL: Okay.</p> <p>10 MR. GERSHON: The only thing I'm going 11 to jump into just quickly before I have them 12 start is just you've got some pictures in the 13 beginning there on pages 2, 3 and 4 of what the 14 property looks like, just to remind those of 15 you who haven't seen it in a while. And you've 16 already heard the history on the project, and I 17 think it's been clear, but just to say for 18 everyone's purposes, what we're asking you to 19 review here, we're not asking you to determine 20 whether or not the use of an adolescent clinic 21 for eating disorders is appropriate here. As 22 this whole group knows, that was permitted here 23 as an eight-bed unit. That was our original 24 occupancy. When we came to this zoning board,</p>	<p style="text-align: right;">Page 16</p> <p>1 better than what was shown. We would ask that 2 your recommendation of approval not include 3 having us spend the money and time to come back 4 in three years to do that over again. 5 Obviously your choice.</p> <p>6 Let me just real quick for 7 the record, the Chair's already talked about 8 the exhibits that have been submitted, our 9 application. Within the application there are 10 written responses to each of your standards. 11 Again, given time, I am happy if you have any 12 questions on all the standards or any one of 13 which you want us to address, I'll do that, but 14 out of respect for your time and for the 15 community's, I will let you tell me if there 16 are any of these you have a concern about.</p> <p>17 The notice for this project, 18 as already mentioned, was done by the County. 19 We submitted -- I'm submitting the three 20 resumes that I showed to you I have copies for 21 each, and I would ask that you acknowledge on 22 the record the expert testimony that's been 23 provided by them.</p> <p>24 And with all that said and</p>
<p style="text-align: right;">Page 15</p> <p>1 it was only because we wanted to go from 8 to 2 12, and because of the high demand there that 3 I'm not going to go into it.</p> <p>4 So, a permitted use at eight 5 beds, continuous use to this day under your 6 permitted use at eight beds, but the demand is 7 really high and the -- what you allowed us to 8 do, as you'll hear, was literally, according to 9 some of the parents that were involved, life 10 changing for their kids.</p> <p>11 Obviously also asking you to 12 consider what would happen if this became a 13 conditional use for 12 beds, because for the 14 last three years that's what we've been. And, 15 we -- the one thing that is in our application 16 that, as with the Wheaton project, we 17 completely respect the desire to have us come 18 back in three years as we did on that project 19 and on this one. We hope that at the end of 20 that presentation you will be convinced as we 21 are that we've met all of your standards, we've 22 met all of your requirements, showing that what 23 we presented was not only accurate but actually 24 conservative, because in most areas we've been</p>	<p style="text-align: right;">Page 17</p> <p>1 done, you've done a good job of keeping me from 2 talking too much, so I'm going to move onto 3 Samantha Petersen and Dr. Molly Perlman to talk 4 about not only what's happened in terms of 5 service, but a general overview of that. And I 6 think you're starting on --</p> <p>7 MS. PETERSEN: 11, 12 of the packet, but 8 I can just give you a brief overview in the 9 interest of time. And so we treat, just as a 10 reminder, adolescent females from ages 11 to 11 17, twelve of them at a time. And we can, 12 through our outcomes of the efficacy of our 13 program if you guys would like, but we don't 14 need to go through those details, but just some 15 specific numbers for you guys from the local 16 area, but we've had 73 clients from this 17 community and the surrounding community here in 18 Illinois. We've had 67 from the surrounding 19 region. There's not a lot of adolescent female 20 eating disorder treatment, unfortunately, in 21 the Midwest, so we get to pride ourselves on 22 that and be able to help not only our local 23 community, but some of those surrounding states 24 as well.</p>

<p style="text-align: right;">Page 18</p> <p>1 But I think the bigger 2 number here to focus on is a thousand other 3 clients that we were able to connect with that 4 we did not personally treat, but we connected 5 them with other resources in the community, or 6 realized that we were not the fit for them and 7 we got them into other treatment that was more 8 suited for their needs since we are just 9 treating that primary eating disorders; and, 10 secondary, usually anxiety and depression that 11 comes along with it.</p> <p>12 Another big concern that was 13 raised previously was safety and the number of 14 emergency vehicles that we have had in the 15 past. In 2023 we had six emergency vehicles. 16 And I'll make the same corny joke I make in 17 Winfield, that two of those were fire trucks, 18 and it's a good thing I'm not the one cooking, 19 because our smoke detector system is linked 20 with the Naperville Fire Department. So if we 21 cook something and it gets a little too smoky, 22 the fire department has to come to our house. 23 So in 2023, we only had six emergency vehicles, 24 two of those were fire trucks; and in 2024, so</p>	<p style="text-align: right;">Page 20</p> <p>1 purposes of the presentation binder, just some 2 of the key excerpts from some of those letters, 3 Exhibit 6 in your binder, also again on the 4 website are full copies of all the support 5 letters that were submitted.</p> <p>6 I should say, similarly, 7 Exhibit 20 is the Transportation Vehicle Log. 8 Because ambulances are used for both 9 transportation purposes and for fire 10 suppression, et cetera, et cetera, we provided 11 you with the transport log that shows the 12 limited number of vehicles that actually are 13 coming for emergency purposes and confirms 14 which ones have to have lights on, the fact 15 that none of them have to have sirens on, and 16 which ones do not have lights on.</p> <p>17 MS. PETERSEN: And that data is over all 18 four years that we've been open, so you can see 19 it.</p> <p>20 CHAIRMAN KARTHOLL: Because last time, 21 as I recall, we had testimony about the average 22 length of stay, the average number of people, 23 hours for visitors, any curfews, deliveries to 24 the site and waste disposal information related</p>
<p style="text-align: right;">Page 19</p> <p>1 far we've had zero emergency vehicles. So, 2 with that, since 2020 and 2021, if we do call 3 9-1-1 or any of those emergency vehicles come, 4 the whole brigade doesn't come like they 5 typically do when you call 9-1-1 for fire, 6 police and ambulance, it's just whatever 7 service we may need at that particular time. 8 We've built that relationship. They will use 9 sirens down Modaff Street, but once they turn 10 on 80th they don't have sirens and follow the 11 traffic patterns of that for the safety of the 12 community.</p> <p>13 So, and then the page 15 and 14 16 are just excerpts of letters that we have 15 received from clients' parents and the impact 16 that we have made on local families for their 17 children to be able to come to our treatment 18 center and also to local providers in the 19 important relationship we've built with them of 20 a local outpatient provider and Ascension, the 21 hospital in the area that we work very closely 22 with as a stepdown program for their clients.</p> <p>23 MR. GERSHON: And, Susan [sic], if I 24 can, Exhibit 6, while we've given you, for</p>	<p style="text-align: right;">Page 21</p> <p>1 to the food service, so could you just touch on 2 those items?</p> <p>3 MS. PETERSEN: Absolutely. So, please, 4 let me know if I missed any of the things that 5 you just said. For visiting, families are 6 allowed to come Fridays from 2:00 to 5:00 in 7 the afternoon. That's when we do visiting time 8 for them. And we try to stagger it just 9 because it's a house and we can't fit all of 10 those families.</p> <p>11 Our average length of stay 12 is 50 to 60-plus days, depending on the client, 13 and we average around 12 clients at a time. We 14 are relatively full through most of the year. 15 So that ebbs and flows just based on need and 16 insurance, both of those numbers.</p> <p>17 And deliveries, we do have 18 FedEx, UPS come probably nearly daily, more so 19 because the kids like to buy Amazon, and Amazon 20 seems to be the biggest things that comes to 21 the house, and then we do have a contract with 22 Groot where we have recycling and garbage that 23 is picked up weekly.</p> <p>24 CHAIRMAN KARTHOLL: And Sharps?</p>

<p style="text-align: right;">Page 22</p> <p>1 MS. PETERSEN: We have a very small 2 amount of Sharps, but occasionally we do have 3 SteriCycle would be the company that comes to 4 dispose of any Sharps.</p> <p>5 CHAIRMAN KARTHOLL: As long as you have 6 a program.</p> <p>7 MS. PETERSEN: Yes.</p> <p>8 CHAIRMAN KARTHOLL: What about curfews 9 for your residents?</p> <p>10 MS. PETERSEN: They're not allowed 11 outside after dark, and so if it's dark 12 outside, then they're inside with us. 13 Their bedtime is 10:00 is lights out.</p> <p>14 CHAIRMAN KARTHOLL: Okay. I'll come to 15 the Board for general comments later, but with 16 respect to these operational questions, we've 17 got sort of, I think, the key witness now, 18 right, so does anyone have any operational 19 questions? Ms. Anderson?</p> <p>20 COMMISSIONER ANDERSON: So last time 21 there was a lot of questions about the 22 landscaping, shrubbery, and I'd like to know 23 have you had any complaints from anybody 24 regarding that?</p>	<p style="text-align: right;">Page 24</p> <p>1 reasons we actually have not had the Chief 2 Medical Officer here before, and we brought her 3 just to make sure if there were questions 4 beyond what we've done in the past she would be 5 available for it, but --</p> <p>6 DR. PERLMAN: Yeah, I just want to 7 highlight briefly I was at the neighborhood 8 meeting that we had a couple weeks ago, and it 9 was helpful to hear what the questions from the 10 community were. And I just want to reiterate 11 some of the things I found they were interested 12 in and a little bit surprised about. These are 13 11- to 17-year-old children with eating 14 disorders, primarily Anorexia Nervosa. And 15 I'll tell you the length of stay is often 16 determined by how much weight they can gain, 17 and so our program and what the data shows is 18 we should have them gain about two to five 19 pounds a week, which is what safely the body 20 can do. And with the support of the team and 21 then a nutritionist and chef, we're able to get 22 them to gain that weight. It's hard work 23 because it's a mental disease; they don't want 24 to eat. We get them well, we give them the</p>
<p style="text-align: right;">Page 23</p> <p>1 MR. GERSHON: Dustin Brown is the person 2 behind me who is here to discuss the exterior 3 of the property and landscape. I will be happy 4 to have him come up next and have him discuss 5 -- thank you.</p> <p>6 CHAIRMAN KARTHOLL: Okay. Well, good 7 job, you're done. Who's next?</p> <p>8 MR. GERSHON: How about Dustin? Oh, no, 9 please.</p> <p>10 CHAIRMAN KARTHOLL: You can tell she's 11 anxious, let her go.</p> <p>12 DR. PERLMAN: Oh, no, I'm excited to 13 talk to you guys about the great work Sam's 14 team is doing here. I'm our Chief Medical 15 Officer.</p> <p>16 CHAIRMAN KARTHOLL: We've had that 17 testimony, this will be the fourth time, so I 18 think we understand.</p> <p>19 DR. PERLMAN: All right.</p> <p>20 CHAIRMAN KARTHOLL: I don't want to cut 21 you off because I think we should have some 22 record as to the importance, but you know, just 23 kind of a capsule summary.</p> <p>24 MR. GERSHON: If I could, one of the</p>	<p style="text-align: right;">Page 25</p> <p>1 tools to learn how to eat on their own so when 2 they leave they don't need to return to the 3 hospital or go back to treatment. But even if 4 you want to march out if they need to gain 20 5 pounds, that might mean they're there about 6 eight weeks to get that weight on. So that can 7 explain the length of stay and the work we're 8 doing. Three meals, three snacks a day; a lot 9 of support nursing, coaching the patients along 10 and medically monitoring because when someone's 11 not eating, they're weak, they're faint, and so 12 these are the medical pieces that we commonly 13 are addressing.</p> <p>14 CHAIRMAN KARTHOLL: Okay, thank you.</p> <p>15 MR. GERSHON: Dr. Perlman will be 16 available if there are questions. I'll have 17 her sit down.</p> <p>18 CHAIRMAN KARTHOLL: Yeah. You guys are 19 very orderly, you speak and then you retreat to 20 the second row. I could tell this operation 21 must be run on a very regimented basis.</p> <p>22 MR. GERSHON: Right. Hopefully that's 23 not all for me. Dustin?</p> <p>24 MR. BROWN: I am Dustin Brown, V.P. of</p>

<p>1 Development and Facilities Maintenance for 2 Monte Nido. I'm just going to talk a little 3 bit about the property. I'll answer your 4 questions. To my knowledge, we haven't had any 5 complaints about the current landscaping.</p> <p>6 COMMISSIONER ANDERSON: Can you speak 7 up?</p> <p>8 MR. BROWN: To my knowledge, we haven't 9 had any complaints about the current 10 landscaping. You'll see in your packet, I 11 don't know exactly which exhibit it is, there's 12 a landscaping plan that does show that we have 13 lost some trees through winter and storms.</p> <p>14 There's a plan in place in May, we'll be 15 replanting all those trees.</p> <p>16 MR. GERSHON: The landscape plan is 17 Exhibit 2.</p> <p>18 MR. BROWN: Thank you.</p> <p>19 CHAIRMAN KARTHOLL: Let's make sure that 20 you have that as a condition consistent with 21 the exhibit.</p> <p>22 MR. GERSHON: Yep.</p> <p>23 CHAIRMAN KARTHOLL: Okay, go ahead.</p> <p>24 MR. GERSHON: Would you explain why it</p>	<p>Page 26</p> <p>1 MR. GERSHON: Correct.</p> <p>2 MR. BROWN: During that storm our 3 neighbor had a tree that was on the property 4 line that fell down, the lady behind us, and it 5 did some damage to her fence and her shed. And 6 just as good neighbors, we were able to help 7 her out to use some of our vendors to make 8 these repairs for her.</p> <p>9 But, yeah, we talked about 10 our improvements in the property, we talked 11 about the trees that we put in from the 12 approval last time, and then we did our paving 13 on the side of the house. All of that will 14 remain unchanged.</p> <p>15 We have no plans to make any 16 changes to the outside of the house. Our 17 handicapped accessible parking space is still 18 in place. Our septic system, we have a letter 19 that's in there and exhibits from Advantage 20 Consulting Engineers that just states that our 21 IEPA permit is still in place, there is no 22 change in use, there's no change in population. 23 Everything that we submitted initially to the 24 DuPage Soil & Water Conservation permit is</p>
<p>1 is we have waited for spring to make those 2 changes?</p> <p>3 MR. BROWN: Because obviously it's not a 4 good time to plant here in the winter, so we've 5 been waiting for everything to thaw out and get 6 ready. That's why we have it set up with our 7 landscaper in May.</p> <p>8 COMMISSIONER ANDERSON: Did you lose any 9 trees, plantings during the tornados two years 10 ago?</p> <p>11 MS. PETERSEN: Yes.</p> <p>12 COMMISSIONER ANDERSON: Were those 13 replaced?</p> <p>14 MS. PETERSEN: I believe so. Some of it 15 was just torn down if there was too much 16 damage, but we did replace whatever we could 17 and then have looked at filling in anything in 18 between, as Dustin says we're going to 19 continue.</p> <p>20 CHAIRMAN KARTHOLL: Well, we have a 21 landscape plan, we don't need to find out which 22 week you lost the tree or whatever because we 23 have a landscape plan that you'll be committed 24 to if this is approved.</p>	<p>Page 27</p> <p>1 still in place, there was no changes, and we 2 haven't made any changes to the lighting.</p> <p>3 I hate to say that, but like from my 4 perspective, there will be no changes 5 associated with this application. It will be 6 just as it was approved.</p> <p>7 MR. GERSHON: One unique part of this 8 project, because of the fact that we first 9 operated as a permitted use, is that can you 10 confirm -- it's on page 17 of your binder, 11 before we ever came in for the original 12 conditional use permit, you already installed 13 50 trees and shrubs, over 261 total landscape 14 items?</p> <p>15 MR. BROWN: That's correct.</p> <p>16 MR. GERSHON: That was before we came to 17 the Zoning Board and the Zoning Board asked 18 for, based on neighbor comments, some 19 additional screening. And how many additional 20 trees did you put into screening?</p> <p>21 MR. BROWN: 61.</p> <p>22 MR. GERSHON: So there's a lot of 23 landscape put in as part of this project 24 initially, and we are pleased and we believe</p>

<p>1 our neighbors are as well with what we've done. 2 And some of the neighbors came and spoke to us 3 at the open house. 4 CHAIRMAN KARTHOLL: Let's just have a 5 statement for the record that you have complied 6 with all of the conditions concerning 7 landscaping, fencing, lighting that were 8 required as of the last hearing and the last 9 authorization for your permit; right? 10 MR. BROWN: That is correct. 11 CHAIRMAN KARTHOLL: And then what would 12 be, if any, focusing on plans for the future, 13 are there any differences between what has been 14 identified as the site plan, part of Exhibit 1, 15 and the survey/topo which is Exhibit 3? Do 16 those two plans differ in any way? 17 MR. BROWN: So Exhibit 2 is the 18 landscaping plan which identifies all the 19 landscaping that was put in, and then the X's 20 are the trees that were damaged that will be 21 replaced. 22 CHAIRMAN KARTHOLL: Yeah, but my 23 question relates more to a broader question 24 than just landscaping. You've got -- so if you</p>	Page 30	<p>1 been -- not that that's this group's purview 2 necessarily, but have we even made significant 3 changes internally? 4 MR. BROWN: No, no internal changes as 5 well. 6 MR. GERSHON: It's the same facility. 7 CHAIRMAN KARTHOLL: You ought to do 8 something about your oven because the prior 9 testimony was that there have been some smoke 10 problems. 11 MR. BROWN: I think that's user error. 12 CHAIRMAN KARTHOLL: Okay, I'm sorry for 13 the delay. 14 MR. GERSHON: Is there anything else 15 from you? 16 MR. BROWN: Nothing else. 17 MR. GERSHON: Similarly to our other 18 witnesses who testified, Dustin will be 19 available afterwards for any questions. 20 And to keep us moving, move 21 forward, I'm going to ask Brendan May to come 22 up, but I'm going to -- he's with KLOA, he's 23 the person that testified to you before on 24 Winfield. His colleague testified here three</p>	Page 32
<p>1 were -- your testimony is we're not making any 2 changes to the exterior, so that begs the 3 question are there differences between the 4 survey and the site plan? The site plan would 5 say -- 6 MR. GERSHON: No. 7 CHAIRMAN KARTHOLL: -- I'm building a 8 new fence, I'm doing this, I'm putting in a 9 light post, but I trust there are no -- because 10 there are no changes contemplated for the 11 future, that there is no difference between the 12 site plan and the survey; right? 13 MR. GERSHON: If I could state a slight 14 difference. With the exception of the trees 15 you've identified that will be replaced, are 16 there any differences between what was 17 originally approved three years ago, what 18 exists today, and what will exist after this 19 hearing? 20 MR. BROWN: No. 21 CHAIRMAN KARTHOLL: Perfect, thank you. 22 MR. GERSHON: And that goes -- I'm not 23 talking about just landscape, the exterior of 24 the home, et cetera. I don't think there have</p>	Page 31	<p>1 years ago on this project. KLOA has been 2 involved throughout. 3 I'm going to identify just 4 specific questions, and obviously he can make a 5 full presentation, but I think based on the 6 answers, my sense is you won't. 7 Let me just ask, rather than 8 me saying it for the record, did KLOA do a 9 study of this project for the 2021 conditional 10 use permit, and then again for this conditional 11 use permit? 12 MR. MAY: Correct, yes. 13 MR. GERSHON: In that original permit, 14 was your conclusion that there was no adverse 15 impact on surrounding or adjacent roadways? 16 MR. MAY: Yes. 17 MR. GERSHON: And that there's capacity 18 for those? 19 MR. MAY: That's correct, yep. 20 MR. GERSHON: As part of your current 21 study, did you also do a full study of the area 22 of traffic that's being generated? 23 MR. MAY: Yes. 24 MR. GERSHON: And the same question, did</p>	Page 33

<p style="text-align: right;">Page 34</p> <p>1 your study find there was any adverse impact on 2 the roadways as a result of this project?</p> <p>3 MR. MAY: There's no adverse impact and, 4 in fact, the counts that we conducted showed 5 that the levels of service and delay calculated 6 were consistent with our projections three 7 years ago.</p> <p>8 CHAIRMAN KARTHOLL: And could we have 9 number of site visits and dates of site visits 10 and timings on those dates?</p> <p>11 MR. MAY: Sure. So we did seven days of 12 traffic counts, seven full days at the 13 intersection of 80th Street with Modaff 14 starting Wednesday, December 6th, 2023, through 15 Wednesday, December 13th, 2023. And then, 16 similarly, we did six days of data at the 17 facility starting the same Wednesday through 18 Monday.</p> <p>19 CHAIRMAN KARTHOLL: That's a lot of site 20 visits and examinations for -- it's far more 21 than the average traffic study, according to my 22 experience; is that right?</p> <p>23 MR. MAY: Correct. For a typical 24 traffic study, we would go out on one day, take</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. GERSHON: I apologize. I asked a 2 question from three years ago whether that was 3 similar to the level of study that was done 4 three years ago.</p> <p>5 MR. MAY: Yeah, it was -- I know the 6 seven days at Modaff was consistent. I believe 7 we did 30 days of data at the access drive, but 8 at the time we were conducting the study, that 9 would have led us through Christmas and New 10 Years, so we did the first week as the data 11 said.</p> <p>12 CHAIRMAN KARTHOLL: Okay, thank you. 13 Any questions for the traffic engineer?</p> <p>14 (No response.)</p> <p>15 MR. MAY: Great, thank you.</p> <p>16 CHAIRMAN KARTHOLL: I think that was the 17 first opinion -- you asked that we acknowledge 18 that your various witnesses are experts.</p> <p>19 That's the first opinion testimony that I think 20 we've had, the rest seem to be fact testimony.</p> <p>21 But, just for the record, I've looked at the 22 resumes and I think it's fair to say that they 23 all qualify as experts.</p> <p>24 MR. GERSHON: Thank you. Some of Dr.</p>
<p style="text-align: right;">Page 35</p> <p>1 a look at the weekday morning, weekday evening 2 peak hour, and that would be our database for 3 traffic study. What we did here is we did the 4 seven days and we evaluated the highest volume 5 for the morning and evening peak hour of the 6 whole time period. So we didn't take any 7 averages or anything, we evaluated the worst 8 case scenario for those seven days.</p> <p>9 CHAIRMAN KARTHOLL: So, that wasn't done 10 as a response to any neighbor complaints by any 11 chance, was it? Or let me ask it this way: 12 Have there been neighbor complaints about 13 traffic to your knowledge?</p> <p>14 MR. MAY: To my knowledge, no. I think 15 the point of the exercise was to be extremely 16 thorough in the data we collected.</p> <p>17 CHAIRMAN KARTHOLL: Can I ask the same 18 question of whichever operating witness, 19 operating person --</p> <p>20 MS. PETERSEN: No, there has not been 21 any complaints of traffic.</p> <p>22 CHAIRMAN KARTHOLL: All right, thank 23 you. Go right ahead.</p> <p>24 MR. MAY: I think it was similar.</p>	<p style="text-align: right;">Page 37</p> <p>1 Perlman's testimony might arguably be opinion, 2 so I appreciate your saying that.</p> <p>3 CHAIRMAN KARTHOLL: Okay.</p> <p>4 MR. GERSHON: Erin Bowen has presented 5 before you previously. I would like her to 6 walk through just in part because, as with 7 Winfield, there is -- I don't usually get the 8 opportunity to say three years ago we said that 9 it would work, we believe it worked, and by the 10 way, someone just did -- bought the property 11 across the street. So, it gives you a much 12 better sense of it. I think you can give a 13 more general -- you can talk about the 14 specifics, but more general on the other 15 aspects.</p> <p>16 MS. BOWEN: Sure. Erin Bowen, I am a 17 real estate appraiser at CohnReznick. At 18 CohnReznick we specialize in property value 19 impact studies where there may be a concern 20 from adjacent property owners or commission 21 board members. We analyze and study the 22 potential impact that that external influence 23 may have, whether that may be a behavioral 24 health facility or cell tower, a landfill.</p>

<p>1 So, what we do is attempt to identify if there 2 is, indeed, an influence on property values, 3 and if there is, quantify that.</p> <p>4 MR. GERSHON: Just for one second 5 because there's no pages when it was put it. 6 You have -- again, it's been previously 7 submitted to the County, it's been available to 8 the public, but you have personal resumes about 9 the middle of the binder starting with where it 10 says CohnReznick.</p> <p>11 CHAIRMAN KARTHOLL: Okay, thank you.</p> <p>12 MS. BOWEN: The methodology that we use 13 to determine whether or not there may be an 14 external influence on property values is to 15 compare a test property to a control property. 16 We use the Real Estate Damages Textbook which 17 is published by the Appraisal Institute written 18 by Dr. Randy Bell. He states that if there's a 19 legitimate detrimental condition, there will 20 likely be a measurable and consistent 21 difference between the two sets of data. If 22 not, there will be no significant difference 23 between the two sets of data. Simply put, if 24 there is an impact, you'll be able to measure</p>	Page 38	<p>1 But we did directly interview all the listing 2 brokers to understand if they felt that they 3 had sold at market, and we did do a comparison 4 of sale price per square foot with the 5 surrounding homes and found that there was no 6 impact to the sale price, nor did it have any 7 longer days on market. Three of those homes 8 actually also sold before the operation of the 9 Monte Nido facility, and then again after. So 10 we can compare did that existence of Monte 11 Nido's operation coming online in 2020 affect 12 the rate of appreciation and sale. And those 13 three homes, we did not identify any slowing of 14 appreciation. In fact, the most recent sale 15 that occurred sold at an annual rate of 16 appreciation of nearly 14 percent, whereas the 17 annual rate of appreciation for the zip code as 18 per the FHFA Home Price Index showed that the 19 other homes in the zip code appreciated at an 20 annual rate of 3.7 percent. So, it appreciated 21 at nearly three or four times as much as the 22 rest of the zip code.</p> <p>23 Of unique nature to the 24 subject property itself, there is a home across</p>	Page 40
<p>1 it and you'll be able to measure it more than 2 once.</p> <p>3 We've done numerous studies 4 on behavioral health facilities in Illinois and 5 other states as well. The results of our 6 studies show that there is no negative impact 7 to adjacent property values in regards to a 8 variety of market factors, including sale 9 prices, sale prices per square foot, overall 10 marketability, or days on market, or rate of 11 appreciation or new development.</p> <p>12 In regard to the property in 13 Naperville, the subject property in question, 14 we did take a look at all the homes along that 15 street to see if any of them have sold after 16 the operation of the facility, and we were able 17 to identify five properties that sold after the 18 operation of the facility in 2020. They sold 19 for a range of \$530,000.00 to \$825,000.00, 20 ranging from about \$186.00 a square foot to 21 \$370.00 a square foot. These homes are a 22 little bit unique in nature because they are on 23 large acre lots, not a lot of homes in the 24 immediate community sit on such large acreage.</p>	Page 39	<p>1 the street, diagonal across the street from the 2 facility that was purchased and was purchased 3 to completely raze and demolish and to 4 construct a brand new custom home. That home 5 is currently under construction. It was 6 acquired in December of 2021 for \$530,000.00 a 7 square foot at \$225.00 a square foot, which was 8 full market value. It wasn't even necessarily 9 a teardown value, but I think given the large 10 acre size being two acres, it made for an 11 advantageous repositioning of property. The 12 home is currently under construction of over 13 4,000 square feet, including separate garage 14 and custom features. So that demonstrates that 15 the Monte Nido facility does not detract from 16 new development.</p> <p>17 That essentially wraps up 18 the subject specific property analysis. When I 19 was here last to discuss the Winfield property, 20 I mentioned that there was a property 21 immediately adjacent to that facility that had 22 sold after the operation of that facility. 23 That property sold for \$1.31 million. 24 After almost a year that that facility had been</p>	Page 41

<p style="text-align: right;">Page 42</p> <p>1 in operation, it sold above market, it sold 2 well above all the comparables of similar style 3 homes in the area, and it sold for shorter days 4 on market.</p> <p>5 We have provided a full 6 report with extensive data from full sales 7 analysis, and we have also researched and 8 analyzed other publications regarding 9 behavioral health studies and their potential 10 impacts on property analysis, but I think the 11 evidence in regard to the subject property 12 itself, showing that the five homes along the 13 street sold for above market, as well as the 14 brand new home located across the street 15 currently under construction shows that the 16 facility is not impacting the property values 17 in a negative way.</p> <p>18 MR. GERSHON: If I could, when you were 19 here previously you reviewed similar uses that 20 were not Monte Nido's uses in the surrounding 21 area.</p> <p>22 CHAIRMAN KARTHOLL: Yes.</p> <p>23 MR. GERSHON: Unless they want you to, 24 you don't need to, but your prior testimony</p>	<p style="text-align: right;">Page 44</p> <p>1 have not identified -- 2 MR. GERSHON: Glenview. 3 MS. BOWEN: Glenview, and have not 4 identified a negative impact at that other 5 operated facility.</p> <p>6 CHAIRMAN KARTHOLL: Okay, any -- should 7 we go to questions from the Board for this 8 witness?</p> <p>9 MR. GERSHON: Absolutely.</p> <p>10 CHAIRMAN KARTHOLL: Are there any 11 questions of this witness?</p> <p>12 (No response.)</p> <p>13 CHAIRMAN KARTHOLL: Okay. What else do 14 you have for us?</p> <p>15 MR. GERSHON: I'm just going to wrap up 16 and say that, first, as you know, but for 17 everyone in the room, you've established 18 standards for --</p> <p>19 CHAIRMAN KARTHOLL: If this is a 20 concluding statement, can we get -- sir, are 21 you a neighbor or somebody that wants to 22 comment or ask questions?</p> <p>23 MR. WYSOCKI: Yes.</p> <p>24 CHAIRMAN KARTHOLL: Could we do --</p>
<p style="text-align: right;">Page 43</p> <p>1 before this Board was that there was no adverse 2 impact on properties surrounding. Based on 3 your new studies, is that still your finding?</p> <p>4 MS. BOWEN: That's correct, that's still 5 the case.</p> <p>6 MR. GERSHON: That's based on the same 7 methodology you discussed previously?</p> <p>8 MS. BOWEN: Yes.</p> <p>9 MR. GERSHON: Again, happy to go through 10 it, but --</p> <p>11 CHAIRMAN KARTHOLL: And the conclusions 12 that you draw with respect to your sister 13 property as it relates to value, I think it's 14 important to understand that the facilities 15 aren't precisely the same, but the use is 16 essentially the same, but for the age 17 difference; is that right?</p> <p>18 MR. GERSHON: Um --</p> <p>19 MS. PETERSEN: That's correct, yes.</p> <p>20 CHAIRMAN KARTHOLL: Okay.</p> <p>21 MS. BOWEN: And to reiterate, it's not 22 necessarily Monte Nido-operated facilities, we 23 did a study on a center for Discovery Home in 24 Glendale and found no adverse impact, so we</p>	<p style="text-align: right;">Page 45</p> <p>1 MR. GERSHON: Of course.</p> <p>2 CHAIRMAN KARTHOLL: -- this and then you 3 can incorporate your responses in your 4 concluding statements?</p> <p>5 MR. GERSHON: Happy to do so.</p> <p>6 CHAIRMAN KARTHOLL: Would you be sworn 7 in, if you would.</p> <p>8 (Whereupon, the oath was 9 duly administered by the 10 Notary.)</p> <p>11 CHAIRMAN KARTHOLL: Can we have your 12 name and address?</p> <p>13 MR. WYSOCKI: Sure. My name is Joe 14 Wysocki, W-y-s-o-c-k-i. My address is 27W071 15 80th Street, so I'm directly east of this 16 property. We share a property line.</p> <p>17 CHAIRMAN KARTHOLL: Can you tune it up a 18 little, the volume.</p> <p>19 CHAIRMAN KARTHOLL: I live right next to 20 --</p> <p>21 COMMISSIONER ANDERSON: I'm sorry, I 22 can't hear you again.</p> <p>23 MR. WYSOCKI: How about I stand up. 24 I live right nextdoor.</p>

<p style="text-align: right;">Page 46</p> <p>1 COMMISSIONER ANDERSON: West or east?</p> <p>2 DR. PERLMAN: East. I share the</p> <p>3 property line directly to the east. So I am</p> <p>4 here because I'm opposed to this. I'm opposed</p> <p>5 to it for two main reasons, the first of which</p> <p>6 is the violations of the conditions that you</p> <p>7 originally put on this property, specifically</p> <p>8 parking. You guys have put on some conditions</p> <p>9 on the amount of cars that could be put in the</p> <p>10 driveway. You put on places where they could</p> <p>11 be parked, specifically not in the front of the</p> <p>12 building where there's a little circle and</p> <p>13 grass, the driveway in front of that, also no</p> <p>14 parking on the road. Those are important to us</p> <p>15 as a neighborhood. It's important to me</p> <p>16 specifically because this is a very narrow</p> <p>17 road, there are no sidewalks. It's a</p> <p>18 residential area, backs up to a forest</p> <p>19 preserve, is pretty quiet.</p> <p>20 I've made 16 complaints</p> <p>21 myself over the past three years. There's been</p> <p>22 over 17 cars in the parking lot at different</p> <p>23 times. There's been cars that have been parked</p> <p>24 on that circle. There's been cars where</p>	<p style="text-align: right;">Page 48</p> <p>1 loud, explicit, using profanity, saying I don't</p> <p>2 want to be here, walked off the property, down</p> <p>3 the road through a private property of the</p> <p>4 neighbors. Again, results in the police</p> <p>5 presence to our neighborhood that doesn't</p> <p>6 happen outside of this facility. And so I</p> <p>7 think when you put those together, you've got a</p> <p>8 disregard for the conditions you put, the</p> <p>9 safety of us in the neighborhood.</p> <p>10 Some comments that were made</p> <p>11 here as well, I have never -- I've lived there</p> <p>12 for ten years, I've never seen 13 cars there</p> <p>13 prior to them getting the conditional approval.</p> <p>14 They definitely never had 17, and they've never</p> <p>15 parked on the road. So whether that was going</p> <p>16 from 8 to 12 that caused that, I don't know,</p> <p>17 but that strikes me as odd.</p> <p>18 I've also made complaints</p> <p>19 about traffic, specifically EMS traffic. And I</p> <p>20 don't know where these numbers come from</p> <p>21 there's only six, I live right nextdoor, I</p> <p>22 don't have the proof. I could certainly try to</p> <p>23 track that, but I've seen way more than six.</p> <p>24 CHAIRMAN KARTHOLL: Way more than six what?</p>
<p style="text-align: right;">Page 47</p> <p>1 there's five cars that have been parked on the</p> <p>2 road. I haven't reported every single</p> <p>3 violation that I've seen, but I have made those</p> <p>4 complaints of something to Paul Hoss. They're</p> <p>5 documented, you can certainly pull those up if</p> <p>6 you like. They've had 16 violations in three</p> <p>7 years, so they are blatantly disregarding the</p> <p>8 condition that you put on this property.</p> <p>9 They second thing I would</p> <p>10 talk about is safety. I stood here three years</p> <p>11 ago and I described a situation where an</p> <p>12 individual left the property unsupervised,</p> <p>13 resulted in a big police presentation while</p> <p>14 they were searching for them. Mr. Gershon, or</p> <p>15 Gresham, I'm sorry about the name, but that</p> <p>16 individual was leaving to find a Coke, to get a</p> <p>17 Coke, if I quote that correctly. They said</p> <p>18 they made some changes to their policy, a</p> <p>19 teachable moment I believe is also a quote from</p> <p>20 a company representative. Unfortunately, that</p> <p>21 happens again. That happened last year where</p> <p>22 an individual left the property. Keep in mind</p> <p>23 this is a quiet, summer day, kids are playing</p> <p>24 out in the yard. This individual was very</p>	<p style="text-align: right;">Page 49</p> <p>1 MR. WYSOCKI: More than six emergency</p> <p>2 vehicles last year. I believe that's what he</p> <p>3 just quoted for 2023. I live nextdoor, I see</p> <p>4 way more than that. Whether they're for the</p> <p>5 cook or the kitchen or whatever, it's more than</p> <p>6 6 that.</p> <p>7 Last thing I was going to</p> <p>8 jot down here, too. He asked for no</p> <p>9 restrictions to put this in place because they</p> <p>10 don't want to pay the money and time and the</p> <p>11 expense. And I simply sit here and say a</p> <p>12 conditional approval, you guys put rules on it,</p> <p>13 they specifically violated willingly, knowingly</p> <p>14 they had this coming. So if you take that off,</p> <p>15 what's going to stop them from continuing to do</p> <p>16 that? So I'm against it, you should be, too.</p> <p>17 CHAIRMAN KARTHOLL: Okay, thank you.</p> <p>18 COMMISSIONER ANDERSON: Can I ask a</p> <p>19 question to the gentleman?</p> <p>20 CHAIRMAN KARTHOLL: Sure.</p> <p>21 COMMISSIONER ANDERSON: Is there a</p> <p>22 specific day that there's more cars, or is it</p> <p>23 every day?</p> <p>24 MR. WYSOCKI: The multiple cars on the</p>

<p>1 road tended to be on Fridays, and there was --</p> <p>2 COMMISSIONER ANDERSON: Which is</p> <p>3 visiting day.</p> <p>4 MR. WYSOCKI: I don't know the</p> <p>5 operations of this operation, but there's</p> <p>6 visiting days, that seems to correlate.</p> <p>7 COMMISSIONER ANDERSON: Okay, thank you.</p> <p>8 One of the things I brought up last time we</p> <p>9 were having this hearing about, and you said</p> <p>10 you were going to consider it, having a bus or</p> <p>11 van service to park off-site. And there's</p> <p>12 shopping centers all around there that have</p> <p>13 plenty of parking, there's a school Kennedy I</p> <p>14 think -- it's not Kennedy, it's Lincoln on 75th</p> <p>15 Street. I'd like to know where that went</p> <p>16 because I know I did ask that to alleviate the</p> <p>17 parking situation. So I guess it fell on deaf</p> <p>18 ears.</p> <p>19 MR. GERSHON: Can I respond?</p> <p>20 CHAIRMAN KARTHOLL: Yeah, why don't you</p> <p>21 respond to all of this in your concluding</p> <p>22 statement.</p> <p>23 MR. GERSHON: I definitely will. And</p> <p>24 first, please, out of respect, it actually did</p>	Page 50	<p>1 work. He came, okay? And we listened intently</p> <p>2 to all your stuff, and I have no issue with the</p> <p>3 site in what you're doing, but we went on your</p> <p>4 word, all of your words, to make sure it was,</p> <p>5 you know, compatible with the neighborhood.</p> <p>6 And I don't like whether it's one neighbor or</p> <p>7 ten neighbors coming after you gave your word</p> <p>8 and we gave our votes to do this.</p> <p>9 So that kind of really upsets me right now,</p> <p>10 because this is in my area.</p> <p>11 MR. GERSHON: I appreciate that, and as</p> <p>12 I said, to our knowledge the one time that</p> <p>13 there was a violation there, we were told about</p> <p>14 it and we addressed it. We can make sure -- I</p> <p>15 am happy to give Mr. Wysocki both the phone</p> <p>16 number and on-site person that he can talk to.</p> <p>17 If he feels there are issues there and tells</p> <p>18 us, we can address them right away. And if</p> <p>19 there were visitors who came and parked on the</p> <p>20 street, I can have my people talk about the</p> <p>21 fact that we do inform parents not to do that.</p> <p>22 We can take further actions to make sure that</p> <p>23 doesn't happen.</p> <p>24 CHAIRMAN KARTHOLL: Do you have any</p>	Page 52
<p>1 not fall on deaf ears. We have adequate</p> <p>2 parking on-site for the use. The only</p> <p>3 complaint -- and, you know, we passed this out</p> <p>4 to the neighbors previously, I would be happy</p> <p>5 to give Joe those, because we have communicated</p> <p>6 before, and I'm happy to give him my card, we</p> <p>7 received one complaint about parking on-site,</p> <p>8 that was parking on the grass. I received that</p> <p>9 complaint from the County. They notified me.</p> <p>10 On the same day I notified the site, and I</p> <p>11 believe either that day or the next day they</p> <p>12 stopped doing it. So the answer to that is we</p> <p>13 respect greatly what those issues are. We</p> <p>14 certainly have addressed the complaints that</p> <p>15 we're aware of, and we will address any others</p> <p>16 as well, but the project was designed with</p> <p>17 adequate parking for the people on visitors</p> <p>18 day. And certainly if we ever ran into a point</p> <p>19 where there isn't adequate parking, as you say,</p> <p>20 there are options for us.</p> <p>21 COMMISSIONER ANDERSON: But it seems to</p> <p>22 me that there are other neighbors -- I mean, I</p> <p>23 know how it goes, sometimes you just don't go</p> <p>24 to the meeting, you're tired, you don't go to</p>	Page 51	<p>1 signage on-site?</p> <p>2 MS. PETERSEN: No, we don't, but we</p> <p>3 instruct our parents when they do come for</p> <p>4 visiting of where to park on either side of the</p> <p>5 house, and we attempt to watch it as much as</p> <p>6 possible, but we're not always looking out that</p> <p>7 front door to see where they are parking.</p> <p>8 There was another situation</p> <p>9 where we were notified that there was parking</p> <p>10 on the street, and I was called about that and</p> <p>11 then we rectified it immediately as well, too.</p> <p>12 CHAIRMAN KARTHOLL: Okay. Well, maybe</p> <p>13 we can get some evaluation of complaints made</p> <p>14 with the County before we render an opinion or</p> <p>15 go through our recommendation session.</p> <p>16 COMMISSIONER ANDERSON: Mr. Chairman?</p> <p>17 If you don't have the signage, and maybe you</p> <p>18 don't want the signage in a neighborhood and</p> <p>19 you instruct them, I get that, but in -- and</p> <p>20 you're busy running the place, you're busy</p> <p>21 doing all this stuff, maybe you need to hire a</p> <p>22 person to monitor that.</p> <p>23 CHAIRMAN KARTHOLL: Let's try to have</p> <p>24 the petitioner work with the staff to try to</p>	Page 53

<p style="text-align: right;">Page 54</p> <p>1 resolve whether or not signage would be an 2 advantage and what kind of discreet signing 3 might work. And then I don't think we're going 4 to need a new public hearing for that because 5 it won't be a material change, but we'll 6 consider that.</p> <p>7 COMMISSIONER ANDERSON: And since it's 8 unincorporated, who do they call, the Sheriff's 9 Department?</p> <p>10 CHAIRMAN KARTHOLL: Sure.</p> <p>11 COMMISSIONER ANDERSON: Which will take 12 forever to get out there.</p> <p>13 CHAIRMAN KARTHOLL: I totally 14 understand.</p> <p>15 MR. GERSHON: And to be clear, we have 16 no objection to putting signage up there. I 17 think there might have been some objection in 18 the past with the neighbors when we had done 19 so, but we're happy to work with the staff, 20 confirm our right to put signage up there, and 21 then to put up signage.</p> <p>22 CHAIRMAN KARTHOLL: Well, that's why I 23 said discreet signage. You don't want a 10 24 foot 4, 10 foot tall red and white no parking</p>	<p style="text-align: right;">Page 56</p> <p>1 Sam gave them her card and said put me on the 2 list so that you don't have to call the County. 3 If that group is identifying, hey, you know 4 what, X, Y, Z is happening, we want to know 5 about it and we'll address it.</p> <p>6 As you can see from the 7 project, a significant amount of money was 8 spent to make this property -- long before it 9 was ever submitted for a conditional use 10 permit, to really upgrade and improve this 11 property. These people also care about what 12 their neighborhood is. They're part of the 13 neighborhood now, and so they want to address 14 it.</p> <p>15 COMMISSIONER ANDERSON: I would 16 recommend for all the neighbors on that street 17 a What's App group thing so they can monitor 18 this.</p> <p>19 CHAIRMAN KARTHOLL: Let's not make any 20 recommendations.</p> <p>21 COMMISSIONER ANDERSON: No, I'm not, I'm 22 just giving them an idea.</p> <p>23 CHAIRMAN KARTHOLL: Well, let's not give 24 them any ideas. That is not a recommendation</p>
<p style="text-align: right;">Page 55</p> <p>1 signs in a residential lot in the front yard.</p> <p>2 MS. PETERSEN: We'll work on it.</p> <p>3 CHAIRMAN KARTHOLL: Let's have you try 4 to work this out with the staff if it can be 5 worked out, and then we will evaluate any 6 resolution, as well as evaluate whatever the 7 record is within the County about the prior 8 complaints. Because I got the impression from 9 the original presentation that there really 10 weren't any material complaints on any issue.</p> <p>11 MR. GERSHON: The complaints we had were 12 the ones we identified which were then 13 immediately addressed, which is why we had 14 assumed there were not. If there were 15 additional complaints and if they were 16 substantive, and the County deemed they were 17 substantive, we want to address them.</p> <p>18 CHAIRMAN KARTHOLL: Okay.</p> <p>19 MR. GERSHON: I should also say, and 20 I'll go back more formal, but one of the things 21 that happened at our community meeting, one of 22 the gentleman who was there said, you know, we 23 have an email list that goes to all the 24 neighbors where we talk about the issues, and</p>	<p style="text-align: right;">Page 57</p> <p>1 from the Board.</p> <p>2 COMMISSIONER ANDERSON: No, I'm not 3 making a recommendation, it's a suggestion.</p> <p>4 MR. GERSHON: With not being 5 conditional, this is -- I will tell you, for 6 the record, that we have already offered. We 7 gave a card to the gentleman who said he was 8 part of that group. I don't know if it's a 9 What's App or a different forum, but some type 10 of group chat like that. I will make sure if 11 Joe wants a copy, that we give him the address 12 as well, give him my email address as well, 13 happy to be a part of that and to address 14 those.</p> <p>15 CHAIRMAN KARTHOLL: Okay, let's move on 16 past parking. You've responded sufficiently, 17 we have some evaluating to do, so why don't you 18 make your concluding remarks.</p> <p>19 MR. GERSHON: As I said before in our 20 application in the narrative for number three 21 is our written response. Obviously we provided 22 you, in addition to that response, surveys, 23 exhibits, studies and testimony you've heard in 24 response to the questions today. We hope that</p>

<p style="text-align: right;">Page 58</p> <p>1 we have addressed all those standards, but 2 we're obviously very happy to walk through any 3 of them.</p> <p>4 I want to generically say 5 that while there are multiple standards, if you 6 really look at them, conditional use standards 7 generally concern themselves with a couple -- a 8 few items. One is not harm neighboring uses of 9 property in terms of property values, traffic, 10 fire, light and air, et cetera. As Dustin 11 Brown already indicated, there are no 12 structural changes being proposed to the house 13 at this time. That is the current condition is 14 with that house as the way it is designed and 15 the way it's operated. Even in 2020, the vast 16 majority of the landscape improvements that 17 were made, as Dustin testified, were done prior 18 to our request for the conditional use permit, 19 and this Zoning Board asked it became a 20 condition we planted additional trees and other 21 plantings around the site.</p> <p>22 CohnReznick and KLOA 23 presented for themselves, but they made it very 24 clear, that based not only on their studies,</p>	<p style="text-align: right;">Page 60</p> <p>1 incredibly positive impact on those people, and 2 I think it's said far better by them than I 3 ever could. Some of the quotes that you'll see 4 if you look at the last page -- I'm sorry, 5 second to the last page of our presentation, 6 these are just a few of those support letters 7 you have in there. I'm just going to read very 8 quickly the highlights from three of them. 9 "Family, whether through friendships or blood 10 relatives, is an important piece of therapy, 11 and a home is where this is best built." This 12 is from a mother of a Clementine Naperville 13 client.</p> <p>14 "Staff members at Clementine 15 care for the girls as they would for their own 16 family members and provide a nurturing, safe 17 and supportive environment", another mother of 18 another Naperville client.</p> <p>19 And the final one, and as 20 the father of two daughters, I truly appreciate 21 this, "We truly believe our daughter's stay at 22 Clementine saved her life."</p> <p>23 We think there's not much 24 better evidence than that of the positive</p>
<p style="text-align: right;">Page 59</p> <p>1 based not only on their expertise here, but 2 also based on what's happening right across the 3 street from us. There's clearly no adverse 4 impact on surrounding property owners and 5 property values, and that's important. When we 6 first came in, when we came in the last time, 7 it's fair for people to be nervous about the 8 unknown. The good news is today we're no 9 longer unknown. We know what's there, we know 10 there's no adverse impact.</p> <p>11 Conditional use for 12 (unintelligible) public health, comfort, 13 safety, et cetera. In addition to working with 14 your Health Department, which on April 16th, so 15 two days ago, confirmed in writing to this 16 Board that they had no objections to our 17 petition. I believe you got a copy of that, it 18 was written to the Board. We satisfied all of 19 your code requirements.</p> <p>20 We have probably as more 21 important, the impact on this community is that 22 these are the young women from this community 23 and surrounding community who are being treated 24 here. So in terms of impact, there's an</p>	<p style="text-align: right;">Page 61</p> <p>1 impact we have on this community. We very much 2 respect our obligation to meet your 3 requirements. As we said, without needing to 4 be a condition, we will 100 percent work with 5 your County, and I will say, as you know, I 6 represented other users here, unlike many 7 counties, you have a very active staff. 8 I have no doubt that they will let us know and 9 work with us to ensure that we're meeting your 10 requirements.</p> <p>11 As we said, no objection if 12 part of that is putting up discreet signage.</p> <p>13 With that, I'm going to 14 close our presentation recognizing, again, that 15 our expert witnesses are here and would be 16 happy to respond to any other questions or 17 concerns you might have.</p> <p>18 CHAIRMAN KARTHOLL: Well, you get the 19 last word, so you've closed and I think we're 20 concluded.</p> <p>21 I don't think we have -- 22 well, we do have some additional information 23 that is required so we'll keep the record open. 24 Our next recommendation meeting is May 2nd, but</p>

&	2,000 10:11	4,000 10:13	39:1,16
& 2:2,4 28:24	20 20:7 25:4	41:13	above 10:5,8
0	2020 19:2	421 1:10	42:1,2,13
084-2892 64:4	39:18 40:11	5	63:20 64:11
1	58:15		absolutely 6:18
1 3:5 5:8 13:16 13:22 30:14	2021 4:24 19:2 33:9 41:6	50 21:12 29:13 530,000.00 39:19 41:6	21:3 44:9
1.31 41:23	2023 18:15,23 34:14,15 49:3	5:00 21:6	access 36:7
10 54:23,24	2024 1:6 5:1 18:24	5:30 62:8,14 6	accessible 28:17
100 61:4	2026 64:23	6 19:24 20:3	accurate 8:23 15:23
10:00 22:13	22 5:8 13:4	60 21:12	acknowledge 16:21 36:17
11 17:7,10 24:13	225.00 41:7	61 29:21	acquired 41:6
12 4:21 15:2,13 17:7 21:13 48:16	24-017 4:18	67 17:18	acre 5:2 39:23 41:10
13 3:5 4:24 48:12	26 3:5 13:9,16 13:23 64:23	6:00 1:6	acreage 39:24
13th 34:15	261 29:13	6th 34:14 62:6 62:6,7	acres 41:10
14 40:16	27 14:2	7	actions 52:22
15 19:13	27w071 45:14	73 17:16	active 61:7
16 19:14 46:20 47:6	27w121 4:23	75th 50:14	actually 9:12 10:3 13:11
16th 59:14	28180 64:19	8	15:23 20:12
17 17:11 24:13 29:10 46:22 48:14	2:00 21:6	8 15:1 48:16	24:1 40:8
18 1:6	2nd 61:24 62:5	80th 1:3 4:18 4:23 19:10	50:24
186.00 39:20	3	34:13 45:15	addition 57:22 59:13
18th 4:3	3 5:22 14:13 30:15	825,000.00 39:19	additional 29:19,19 55:15
2	3.7 40:20	9	58:20 61:22
2 5:1 14:13 26:17 30:17	30 36:7	9-1-1 19:3,5	address 16:13 45:12,14 51:15
	31 14:2	a	52:18 55:17
	370.00 39:21	able 17:22 18:3 19:17 24:21	56:5,13 57:11
	4	28:6 38:24	57:12,13 63:2

addressed 51:14 52:14 55:13 58:1 62:23	ago 24:8 27:10 31:17 33:1 34:7 36:2,4 37:8 47:11 59:15	annual 40:15 40:17,20 anorexia 24:14 answer 26:3 51:12	approval 4:24 11:9 16:2 28:12 48:13 49:12
addressing 25:13	ahead 12:19 13:2 26:23 35:23	answers 33:6 anticipate 8:14 anticipated 6:6 anxiety 18:10 anxious 23:11 62:1	approved 4:16 4:22 9:16 27:24 29:6 31:17
adequate 51:1 51:17,19	ain't 8:16	anybody 22:23	april 1:6 4:2 5:1 59:14
adjacent 33:15 37:20 39:7 41:21	air 58:10 alleviate 50:16	apologize 6:3 36:1	area 17:16 19:21 33:21 42:3,21 46:18 52:10
adjourn 63:11 63:13,13,14	allow 10:17	app 56:17 57:9	areas 15:24
adjourned 63:12	allowed 15:7 21:6 22:10	appeals 1:1,9 64:7	arguably 37:1
administered 6:14 45:9	amazon 21:19 21:19	appeared 7:9	ascension 19:20
administration 1:10	ambulance 19:6	application 15:15 16:9,9 29:5 57:20	asked 29:17 36:1,17 49:8 58:19
admitted 13:17	amount 22:2 46:9 56:7	appraisal 38:17	asking 14:18,19 15:11
adolescent 14:20 17:10,19	analysis 41:18 42:7,10	appraiser 7:19 37:17	aspects 37:15
advantage 28:19 54:2	analyze 37:21	appreciate 37:2 52:11 60:20	associated 29:5
advantageous 41:11	analyzed 42:8	anderson 1:17 11:13,18 12:4 12:8,11 22:19	assumed 55:14
adverse 33:14 34:1,3 43:1,24 59:3,10	appreciated 40:19,20	appreciated 40:19,20	attempt 38:1 53:5
affect 40:11	appreciation 39:11 40:12,14	appreciation 39:11 40:12,14	audience 4:12
afternoon 21:7	age 43:16	appropriate 40:16,17	authorities 5:5
agenda 4:4,17	46:1 49:18,21	appropriate 14:21	authorization 30:9
ages 17:10	50:2,7 51:21 53:16 54:7,11 56:15,21 57:2		available 8:22 9:7 24:5 25:16 32:19 38:7

average 10:6 20:21,22 21:11 21:13 34:21	bell 38:18	briefly 24:7	capacity 33:17
averages 35:7	best 60:11	brigade 19:4	capsule 23:23
aware 51:15	better 11:7 16:1 37:12 60:2,24	broader 30:23	card 7:15 51:6 56:1 57:7
b	beyond 24:4	brokers 40:2	cards 6:23
b 3:2	big 18:12 47:13	brought 8:3 24:2 50:8	care 56:11 60:15
back 8:2 15:18 16:3 25:3 55:20	bigger 18:1	brown 7:12 23:1 25:24,24	carl 1:18
background 10:18	biggest 21:20	26:8,18 27:3 28:2 29:15,21	cars 46:9,22,23 46:24 47:1 48:12 49:22,24
backs 46:18	binder 8:21 13:7 20:1,3 29:10 38:9	30:10,17 31:20 32:4,11,16	case 4:18 35:8 43:5
barry 1:16	bit 24:12 26:3 39:22	58:11	cause 63:20 64:11
based 21:15 29:18 33:5 43:2,6 58:24 59:1,2	blatantly 47:7	building 1:10 10:12 31:7	caused 11:8 48:16
basis 25:21	blood 60:9	46:12	cell 37:24
bed 14:23	board 1:1,8,14 4:5 14:24 22:15 29:17,17	built 19:8,19 60:11	center 19:18 43:23
beds 15:5,6,13	37:21 43:1 44:7 57:1 58:19 59:16,18	bus 50:10	centers 50:12
bedtime 22:13	63:10 64:7	business 6:23 63:9,9	central 7:8
beginning 11:16 14:13	body 24:19	busy 53:20,20	certainly 6:21 14:5 47:5
begs 31:2	bought 37:10	buy 21:19	48:22 51:14,18
behavioral 37:23 39:4 42:9	bowen 7:19 37:4,16,16 38:12 43:4,8 43:21 44:3	buyer 10:15	certified 64:20
believe 27:14 29:24 36:6 37:9 47:19 49:2 51:11 59:17 60:21 62:16	brand 41:4 42:14	c	certify 64:6
	brendan 7:21 32:21	c 45:14	cetera 8:13 12:22 20:10,10 31:24 58:10 59:13
	brief 17:8	c.s.r. 1:12 64:3	chair's 16:7
		cafeteria 62:9 62:11	chairman 1:15 4:1,11,15 5:13 5:19,23 6:5,16
		calculated 34:5	
		call 4:16 12:5 19:2,5 54:8 56:2	
		called 53:10	

6:19,24 7:3	47:18 58:12	cohnreznick	12:11 22:20
9:17 11:11,13	changing 15:10	7:20 37:17,18	26:6 27:8,12
11:14 12:2,5,9	chat 57:10	38:10 58:22	45:21 46:1
12:14,23 13:12	chef 24:21	coke 47:16,17	49:18,21 50:2
13:19,22 14:1	chief 7:10	colleague 32:24	50:7 51:21
14:9 20:20	23:14 24:1	collected 35:16	53:16 54:7,11
21:24 22:5,8	children 19:17	come 11:2	56:15,21 57:2
22:14 23:6,10	24:13	15:17 16:3	committed
23:16,20 25:14	choice 16:5	18:22 19:3,4	27:23
25:18 26:19,23	christmas 36:9	19:17 21:6,18	commonly
27:20 30:4,11	ciosek 1:12	22:14 23:4	25:12
30:22 31:7,21	64:3	32:21 48:20	communicated
32:7,12 34:8	circle 46:12,24	53:3 63:10	51:5
34:19 35:9,17	circulated 5:6	comes 18:11	communities
35:22 36:12,16	clarify 62:15	21:20 22:3	10:24
37:3 38:11	clear 14:17	comfort 59:12	community
42:22 43:11,20	54:15 58:24	comfortable	9:13,14 10:20
44:6,10,13,19	clearly 10:13	9:20	10:23 11:24
44:24 45:2,6	12:16 59:3	coming 20:13	17:17,17,23
45:11,17,19	clementine	40:11 49:14	18:5 19:12
48:24 49:17,20	60:12,14,22	52:7	24:10 39:24
50:20 52:24	client 21:12	comment 4:8,9	55:21 59:21,22
53:12,16,23	60:13,18	4:12 12:3,6,6	59:23 61:1
54:10,13,22	clients 17:16	12:10 44:22	community's
55:3,18 56:19	18:3 19:15,22	comments 5:4	16:15
56:23 57:15	21:13	22:15 29:18	company 22:3
61:18 62:10,14	clinic 14:20	48:10	47:20
62:20 63:1	close 61:14	commission	comparables
chance 35:11	63:7	37:20 64:22	42:2
change 28:22	closed 61:19	commissioned	compare 38:15
28:22 54:5	closely 19:21	1:13 64:4	40:10
changed 8:24	coaching 25:9	commissioner	comparison
changes 27:2	code 40:17,19	1:16,17,18,19	40:3
28:16 29:1,2,4	40:22 59:19	1:20,21 11:13	compatible
31:2,10 32:3,4		11:18 12:4,8	52:5

complaint 51:3 51:7,9	15:13 29:12 33:9,10 48:13	contemplated 31:10	53:14 55:7,16 56:2 61:5 64:2
complaints 8:12 22:23 26:5,9 35:10 35:12,21 46:20 47:4 48:18 51:14 53:13 55:8,10,11,15	49:12 56:9 57:5 58:6,18 59:11	contents 9:4 continue 27:19 continuing 49:15	64:5,7 county's 9:4 couple 4:4 24:8 58:7 63:3
complete 64:12	conditions 30:6 46:6,8 48:8 64:8	continuous 15:5	course 45:1 court 6:22 7:14 13:3
completely 8:23 15:17 41:3	conducted 34:4 conducting 36:8	contract 21:21 control 38:15	created 8:11 curfews 20:23 22:8
complied 30:5	confirm 11:5 29:10 54:20	convinced 15:20	current 26:5,9 33:20 58:13 62:16
concern 16:16 18:12 37:19 58:7	confirmed 59:15	cook 18:21 49:5 cooking 18:18	currently 41:5 41:12 42:15
concerned 8:11	confirms 20:13	copies 16:20 20:4	custom 41:4,14
concerning 30:6	connect 18:3	copy 5:12,14 12:22 57:11	cut 23:20
concerns 61:17	connected 18:4	59:17	d
concluded 61:20	conservation 28:24	corner 10:7	daily 5:1 21:18
concluding 44:20 45:4 50:21 57:18	conservative 15:24	corny 18:16	damage 27:16 28:5
conclusion 33:14	consider 15:12 50:10 54:6	correct 7:12 28:1 29:15	damaged 30:20
conclusions 11:6 43:11	consideration 63:4	30:10 33:12,19 34:23 43:4,19	damages 38:16
condition 26:20 38:19 47:8 58:13,20 61:4	consistent 26:20 34:6	62:17 64:12	dark 22:11,11
conditional 1:3 4:20 8:10	construct 41:4 construction 41:5,12 42:15	correctly 47:17 correlate 50:6	data 20:17 24:17 34:16 35:16 36:7,10 38:21,23 42:6
	consultants 8:4 consulting 28:20	counsel 6:16 counties 61:7 counts 34:4,12 county 1:1,8,9 1:10 8:21 9:6 9:18 16:18 38:7 51:9	database 35:2 dates 34:9,10 datzman 2:2 13:21,24

daughter's 60:21	depression 18:10	discreet 54:2 54:23 61:12	du 1:1,8 64:2,6
daughters 60:20	described 47:11	discuss 23:2,4 41:19	duly 6:14 45:9 64:4
day 15:5 25:8 34:24 47:23 49:22,23 50:3 51:10,11,11,18	designed 51:16 58:14	discussed 10:9 13:11 43:7	dupage 1:9 28:24 64:5
days 21:12 34:11,12,16 35:4,8 36:6,7 39:10 40:7 42:3 50:6 59:15	desire 15:17 details 17:14 62:4	disease 24:23 disorder 17:20 disorders 14:21 18:9 24:14	dustin 7:12 23:1,8 25:23 25:24 27:18 32:18 58:10,17
deaf 50:17 51:1	detector 18:19	disposal 20:24	e
december 34:14,15 41:6	determine 8:10 14:19 38:13	dispose 22:4	e 3:2
deemed 55:16	determined 24:16	disregard 48:8 disregarding 47:7	ears 50:18 51:1
definitely 48:14 50:23	detract 41:15	dissuade 10:14	east 45:15 46:1 46:2,3
delay 32:13 34:5	detrimental 38:19	documented 47:5	eat 24:24 25:1
deliveries 20:23 21:17	development 7:13 26:1 39:11 41:16	documents 8:20,20 9:6	eating 14:21 17:20 18:9 24:13 25:11
demand 15:2,6	diagonal 41:1	doing 23:14	ebbs 21:15
demolish 41:3	differ 30:16	25:8 31:8	efficacy 17:12
demonstrates 41:14	difference 31:11,14 38:21	51:12 52:3 53:21	eight 14:23 15:4,6 25:6
dennis 1:20	demand 15:2,6	door 53:7	either 51:11 53:4
department 18:20,22 54:9 59:14	differences 30:13 31:3,16	doubt 61:8	email 55:23 57:12
depending 14:5 21:12	different 46:22	dr 7:9 10:17 13:6 17:3	emergency 18:14,15,23 19:1,3 20:13 49:1
	directly 10:22	23:12,19 24:6 25:15 36:24 38:18 46:2	ems 48:19
	40:1 45:15 46:3	draw 43:12	engineer 7:22 11:5 36:13
	director 7:8 43:23	drive 36:7	engineers 28:20
		driveway 46:10 46:13	

ensure 8:4 61:9	example 9:24	extensive 42:6	faster 10:6
entire 12:16	except 11:19	exterior 23:2	father 60:20
entitled 4:22	exception	31:2,23	features 41:14
63:20 64:11	31:14	external 37:22	fedex 21:18
environment	excerpts 19:14	38:14	feeling 14:7
60:17	20:2	extraneous	feels 52:17
erin 7:18 9:24	excited 23:12	14:7	feet 41:13
10:9 11:1 37:4	exercise 35:15	extremely	fell 28:4 50:17
37:16	exhibit 5:22	35:15	felt 40:2
error 32:11	12:24 13:8,14	f	female 17:19
essentially	13:19 19:24	facilities 7:13	females 17:10
41:17 43:16	20:3,7 26:11	26:1 39:4	fence 28:5 31:8
established	26:17,21 30:14	43:14,22	fencing 30:7
44:17	30:15,17	facility 32:6	fhfa 40:18
estate 37:17	exhibits 3:5 5:8	34:17 37:24	filling 27:17
38:16	13:2,3,16 16:8	39:16,18 40:9	final 60:19
et 8:13 12:22	28:19 57:23	41:2,15,21,22	find 27:21 34:1
20:10,10 31:24	exist 31:18	41:24 42:16	47:16
58:10 59:13	existence 40:10	44:5 48:6	finding 43:3
evaluate 55:5,6	existing 62:2	fact 10:1 11:6	fine 11:23 12:4
evaluated 35:4	exists 31:18	20:14 29:8	13:12
35:7	expense 49:11	34:4 36:20	fire 18:17,20,22
evaluating	experience	40:14 52:21	18:24 19:5
57:17	34:22	factors 39:8	20:9 58:10
evaluation	expert 8:3	faint 25:11	first 4:5 7:6
53:13	16:22 61:15	fair 36:22 59:7	29:8 36:10,17
evening 4:2	expertise 59:1	fairly 8:14,19	36:19 44:16
35:1,5 62:12	experts 36:18	fall 51:1	46:5 50:24
everyone's	36:23	families 19:16	59:6
14:18	expires 64:22	21:5,10	fit 18:6 21:9
evidence 42:11	explain 25:7	family 60:9,16	five 24:18
60:24	26:24	far 19:1 34:20	39:17 42:12
exactly 26:11	explicit 48:1	60:2	47:1
examinations	extend 1:3 4:19	farm 1:10	flows 21:15
34:20	8:16		

focus 18:2 focusing 30:12 follow 19:10 food 21:1 foot 10:12,13 39:9,20,21 40:4 41:7,7 54:24,24 foregoing 64:11 forest 46:18 forever 54:12 formal 55:20 forth 64:14 forum 57:9 forward 32:21 found 24:11 40:5 43:24 four 11:20 20:18 40:21 fourth 23:17 fridays 21:6 50:1 friendships 60:9 front 13:4 46:11,13 53:7 55:1 full 4:5 5:12,14 8:19 9:10 12:12 20:4 21:14 33:5,21 34:12 41:8 42:5,6	further 52:22 fuse 8:9 future 30:12 31:11 g gain 24:16,18 24:22 25:4 garage 41:13 garbage 21:22 general 4:9,13 8:8 11:15 17:5 22:15 37:13,14 generally 58:7 generated 33:22 generically 58:4 gentleman 49:19 55:22 57:7 gershon 5:10 5:18,21 6:2,18 6:21 7:1,5 8:18 12:15 13:1 14:4,10 19:23 23:1,8,24 25:15,22 26:16 26:22,24 28:1 29:7,16,22 31:6,13,22 32:6,14,17 33:13,17,20,24 36:1,24 37:4 38:4 42:18,23 43:6,9,18 44:2	44:9,15 45:1,5 47:14 50:19,23 52:11 54:15 55:11,19 57:4 57:19 62:12,15 62:19,21 63:15 getting 48:13 girls 60:15 give 10:17 17:8 24:24 37:12 51:5,6 52:15 56:23 57:11,12 given 16:11 19:24 41:9 gives 37:11 giving 56:22 glendale 43:24 glenview 44:2,3 go 4:1 12:9 15:1,3 17:14 23:11 25:3 26:23 34:24 35:23 43:9 44:7 51:23,24 53:15 55:20 goes 31:22 51:23 55:23 going 12:15,16 12:23 13:8 14:10 15:3 17:2 26:2 27:18 32:21,22 33:3 44:15 48:15 49:7,15 50:10 54:3	60:7 61:13 62:5,6 good 11:12 17:1 18:18 23:6 27:4 28:6 59:8 62:20 graphics 12:18 grass 46:13 51:8 great 6:16 23:13 36:15 greatest 9:24 greatly 51:13 gresham 47:15 groot 21:22 group 1:3 4:20 14:22 56:3,17 57:8,10 group's 32:1 guess 14:3 50:17 63:6 guys 6:11 17:13 17:15 23:13 25:18 46:8 49:12 h h 3:2 half 5:2 handicapped 28:17 hands 6:8 happen 15:12 48:6 52:23 happened 9:19 10:2 11:3 17:4
---	--	---	--

47:21 55:21	highest 35:4	identifies 30:18	impression
happening 56:4	highlight 24:7	identify 6:9,17	55:8
59:2	highlights 60:8	7:4 33:3 38:1	improve 56:10
happens 47:21	hire 53:21	39:17 40:13	improvements
happy 7:1	history 14:16	identifying	12:21 28:10
13:10 16:11	home 10:12,13	56:3	58:16
23:3 43:9 45:5	31:24 40:18,24	iepa 28:21	include 16:2
51:4,6 52:15	41:4,4,12	illinois 1:11,13	includes 9:9,9
54:19 57:13	42:14 43:23	17:18 39:4	including 39:8
58:2 61:16	60:11	64:1,5	41:13
hard 24:22	homes 10:6	immediate	incorporate
harm 58:8	39:14,21,23	39:24	45:3
hate 29:3	40:5,7,13,19	immediately	incredibly 60:1
health 37:24	42:3,12	41:21 53:11	index 40:18
39:4 42:9	honestly 9:17	55:13	indicate 4:5
59:12,14	hope 15:19	impact 9:2	63:8
hear 9:22 11:21	57:24	19:15 33:15	indicated 58:11
11:24 15:8	hopefully 25:22	34:1,3 37:19	individual
24:9 45:22	hospital 19:21	37:22 38:24	47:12,16,22,24
heard 14:16	25:3	39:6 40:6 43:2	individuals 6:7
57:23	hoss 2:4 47:4	43:24 44:4	infelise 2:2
hearing 4:16	62:9,18	59:4,10,21,24	13:21,24
11:22 12:7,24	hour 35:2,5	60:1 61:1	influence 37:22
30:8 31:19	hours 20:23	impacting	38:2,14
50:9 54:4 63:7	house 10:7	42:16	inform 52:21
63:12 64:10	18:22 21:9,21	impacts 42:10	information
held 62:7,10	28:13,16 30:3	importance	9:10 11:2 14:6
help 17:22 28:6	53:5 58:12,14	23:22	14:8 20:24
helpful 24:9	i		61:22
herald 5:1	idea 56:22	important 9:23	initially 28:23
hereinabove	ideas 56:24	19:19 43:14	29:24
64:14	identical 9:5	46:14,15 59:5	inside 22:12
hey 56:3	identified	59:21 60:10	installed 29:12
high 15:2,7	30:14 31:15	importantly	institute 38:17
	44:1,4 55:12	10:11	

instruct 53:3 53:19 insurance 21:16 intently 52:1 interest 17:9 interested 11:22 24:11 internal 32:4 internally 32:3 intersection 34:13 interview 40:1 introduced 13:6 investments 1:4 4:18,23 involved 15:9 33:2 issue 52:2 55:10 issues 8:11,13 51:13 52:17 55:24 62:22 item 4:17 items 4:4 21:2 29:14 58:8	joke 18:16 jot 49:8 july 62:17 64:23 jump 12:18,19 14:11 jumped 13:1 june 62:6,6,7	54:13,22 55:3 55:18 56:19,23 57:15 61:18 62:10,14,20 63:1 keep 32:20 47:22 61:23 keeping 17:1 kennedy 50:13 50:14 ketter 1:16 key 20:2 22:17 kiddy 10:7 kids 15:10 21:19 47:23 kind 7:11 9:12 23:23 52:9 54:2 kitchen 49:5 kloa 7:22 32:22 33:1,8 58:22 know 5:11 8:2 10:20,22 11:23 12:8 21:4 22:22 23:22 26:11 36:5 44:16 48:16,20 50:4,15,16 51:3,23 52:5 55:22 56:3,4 57:8 59:9,9 61:5,8 63:5	knowledge 26:4,8 35:13 35:14 52:12 knows 14:22
j	jack 1:19 janice 1:17 january 4:24 jessica 2:2 job 17:1 23:7 joe 45:13 51:5 57:11	knowingly 49:13	l

level 36:3	longer 40:7	56:8,19 57:10	61:9,24 62:7
levels 34:5	59:9	57:18 63:5	62:12,24 63:10
life 15:9 60:22	look 35:1 39:14	making 31:1	63:11
light 31:9 58:10	58:6 60:4	57:3	members 1:14
lighting 29:2	looked 27:17	manager 7:19	6:7 9:14 37:21
30:7	36:21	march 25:4	60:14,16
lights 20:14,16	looking 53:6	marked 13:13	mental 24:23
22:13	looks 14:14	13:17	mentioned 7:14
likely 38:20	lose 27:8	market 10:5,6	8:19 9:11
limit 13:10	lost 26:13	10:8,10 39:8	16:18 41:20
limited 20:12	27:22	39:10 40:3,7	met 9:14,20,22
lincoln 50:14	lot 17:19 22:21	41:8 42:1,4,13	11:7 15:21,22
linda 1:11 64:3	25:8 29:22	marketability	methodology
line 28:4 45:16	34:19 39:23	39:10	38:12 43:7
46:3	46:22 55:1	material 54:5	middle 38:9
linked 18:19	lots 39:23	55:10	midwest 17:21
list 13:2 55:23	loud 48:1	matter 4:24 8:8	million 41:23
56:2	love 11:21	maximum 1:4	mind 47:22
listened 52:1	m	4:21	minutes 4:15
listing 40:1	m 1:11 64:3	meals 25:8	missed 21:4
literally 15:8	made 9:7 19:16	mean 8:14 25:5	modaff 19:9
little 10:18	29:2 32:2	51:22	34:13 36:6
18:21 24:12	41:10 46:20	measurable	modifications
26:2 39:22	47:3,18 48:10	38:20	63:5
45:18 46:12	48:18 53:13	measure 38:24	molly 7:9 17:3
live 45:19,24	58:17,23 63:3	39:1	moment 47:19
48:21 49:3	main 46:5	medical 7:10	monday 34:18
lived 48:11	maintenance	23:14 24:2	money 16:3
llc 1:4 4:19,23	7:14 26:1	25:12	49:10 56:7
local 17:15,22	majority 58:16	medically	monitor 53:22
19:16,18,20	make 4:13 7:16	25:10	56:17
located 42:14	18:16,16 24:3	meet 61:2	monitoring
log 20:7,11	26:19 27:1	meeting 4:3	25:10
long 22:5 56:8	28:7,15 33:4	9:13,15 24:8	monte 7:6,10
	52:4,14,22	51:24 55:21	26:2 40:9,10

41:15 42:20 43:22 moran 1:20 morning 35:1,5 mother 60:12 60:17 move 17:2 32:20 57:15 moving 32:20 multiple 49:24 58:5 municipalities 5:5 murphy 1:19	62:4 need 61:3 needs 18:8 negative 39:6 42:17 44:4 neighbor 10:3 10:4 28:3 29:18 35:10,12 44:21 52:6 neighborhood 24:7 46:15 48:5,9 52:5 53:18 56:12,13 neighboring 58:8 neighbors 12:1 28:6 30:1,2 48:4 51:4,22 52:7 54:18 55:24 56:16 nervosa 24:14 nervous 59:7 never 48:11,12 48:14,14 new 10:15 11:2 31:8 36:9 39:11 41:4,16 42:14 43:3 54:4 63:9 news 59:8 nextdoor 10:2 45:24 48:21 49:3 nido 7:6 26:2 40:9 41:15	43:22 nido's 7:10 40:11 42:20 night 4:3 north 1:10 notary 1:12 6:15 45:10 notice 16:17 notified 51:9 51:10 53:9 number 7:6 18:2,13 20:12 20:22 34:9 52:16 57:20 numbers 11:7,7 12:19 17:15 21:16 48:20 numerous 39:3 nursing 25:9 nurturing 60:16 nutritionist 24:21	27:3 33:4 57:21 58:2 occasionally 22:2 occupancy 1:4 4:21 14:24 occurred 40:15 odd 48:17 offered 57:6 officer 7:11 23:15 24:2 oh 6:24 23:8,12 okay 6:12 11:11 12:14 14:9 22:14 23:6 25:14 26:23 32:12 36:12 37:3 38:11 43:20 44:6,13 49:17 50:7 52:1 53:12 55:18 57:15 62:20 old 7:15 24:13 63:9 once 19:9 39:2 ones 13:4 20:14 20:16 55:12 online 40:11 open 8:23 20:18 30:3 61:23 63:2 operated 29:9 43:22 44:5 58:15
n		o	
name 45:12,13 47:15 names 6:19 naperville 5:3 18:20 39:13 60:12,18 narrative 57:20 narrow 46:16 nature 39:22 40:23 nearly 21:18 40:16,21 necessarily 32:2 41:8 43:22 need 5:23 12:11 17:14 19:7 21:15 25:2,4 27:21 42:24 53:21 54:4		o 45:14 oath 6:13 45:8 objected 10:4 objection 54:16 54:17 61:11 62:19 objections 5:4 59:16 obligation 61:2 obviously 15:11 16:5	

operating 35:18,19	own 25:1 60:15 owners 37:20 59:4 owning 10:15	particular 19:7 pass 12:15 passed 51:3 past 11:9 18:15 24:4 46:21 54:18 57:16	permitted 14:22 15:4,6 29:9 person 4:6 10:3 12:3 23:1 32:23 35:19 52:16 53:22 personal 38:8 personally 18:4 perspective 29:4 petersen 7:7 11:17 17:3,7 20:17 21:3 22:1,7,10 27:11,14 35:20 43:19 53:2 55:2
operation 11:15 25:20 39:16,18 40:8 40:11 41:22 42:1 50:5 operational 22:16,18 operations 50:5 opinion 36:17 36:19 37:1 53:14 opportunity 8:5 37:8 opposed 46:4,4 options 51:20 orderly 25:19 original 14:23 29:11 33:13 55:9 originally 31:17 46:7 ought 32:7 outcomes 17:12 outpatient 19:20 outside 22:11 22:12 28:16 48:6 oven 32:8 overall 39:9 overview 11:15 17:5,8	p p.m. 1:6 packet 17:7 26:10 page 1:1,8 3:4 12:19 19:13 29:10 60:4,5 64:2,7 pages 12:20 13:10 14:13 38:5 parents 15:9 19:15 52:21 53:3 park 50:11 53:4 parked 46:11 46:23 47:1 48:15 52:19 parking 28:17 46:8,14,22 50:13,17 51:2 51:7,8,17,19 53:7,9 54:24 57:16 part 6:7 29:7 29:23 30:14 33:20 37:6 56:12 57:8,13 61:12	percent 40:16 40:20 61:4 perfect 6:5 7:5 31:21 period 8:9 35:6 perlman 7:10 10:17 17:3 23:12,19 24:6 25:15 46:2 perlman's 13:6 37:1 permit 28:21 28:24 29:12 30:9 33:10,11 33:13 56:10 58:18 62:17	

places 46:10	potential 37:22	prior 8:6 32:8	40:24 41:11,18
plan 5:18,20,22	42:9	42:24 48:13	41:19,20,23
5:24 6:2,4	pounds 24:19	55:7 58:17	42:10,11,16
26:12,14,16	25:5	private 48:3	43:13 45:16,16
27:21,23 30:14	power 13:9	probably 21:18	46:3,7 47:8,12
30:18 31:4,4	precisely 43:15	59:20	47:22 48:2,3
31:12	prefer 14:7	problems 8:12	56:8,11 58:9,9
planning 2:2,4	presence 48:5	8:16 32:10	59:4,5
plans 28:15	present 1:14	proceed 8:17	proposed 58:12
30:12,16	2:1 4:5	11:12	proved 8:6
plant 27:4	presentation	proceedings	provide 6:22
planted 58:20	8:15 9:10 10:1	1:7 63:18 64:9	13:7 60:16
plantings 27:9	12:12,17 13:9	profanity 48:1	provided 9:6
58:21	15:20 20:1	program 17:13	11:8 16:23
playing 47:23	33:5 47:13	19:22 22:6	20:10 42:5
please 6:8 8:16	55:9 60:5	24:17	57:21
21:3 23:9	61:14	project 7:23	provider 19:20
50:24	presented	8:1 9:12 10:4	providers
pleased 29:24	15:23 37:4	10:14 11:10	19:18
plenty 50:13	58:23	14:16 15:16,18	public 1:12 4:8
plus 10:11	preserve 46:19	16:17 29:8,23	4:9,12,16 8:22
21:12	president 7:13	33:1,9 34:2	9:7 12:3,5,6,10
point 13:9	pretty 46:19	51:16 56:7	38:8 54:4
35:15 51:18	previously 4:22	projections	59:12 63:7,12
police 8:13 19:6	18:13 37:5	34:6	64:10
47:13 48:4	38:6 42:19	proof 48:22	publications
policy 47:18	43:7 51:4	properties	42:8
population	price 10:5,8	39:17 43:2	published 5:1
28:22	40:4,6,18	property 9:1	38:17
positive 60:1	prices 39:9,9	10:5 11:4	pull 47:5
60:24	pride 17:21	14:14 23:3	purchased 41:2
possibility 14:2	primarily	26:3 28:3,10	41:2
possible 53:6	24:14	37:10,18,20	purposes 14:18
post 31:9	primary 18:9	38:2,14,15,15	20:1,9,13
		39:7,12,13	

purview 32:1	quite 9:17	recommend 11:9 56:16	relates 30:23 43:13
put 9:7 28:11 29:20,23 30:19 38:5,23 46:7,8 46:9,10 47:8 48:7,8 49:9,12 54:20,21 56:1	quorum 4:6 quote 47:17,19 quoted 49:3 quotes 60:3	recommendat... 16:2 53:15 56:24 57:3 61:24 62:7	relationship 19:8,19
putting 31:8 54:16 61:12	r	recommendat... 56:20	relatively 21:14
q		record 4:2 5:14 7:17 11:5 13:18 16:7,22 23:22 30:5 33:8 36:21 55:7 57:6 61:23 63:1,4	relatives 60:10 remain 28:14 remarks 57:18 remind 14:14 reminder 17:10
qualified 1:12 64:4	ran 51:18 randy 38:18 range 39:19 ranging 39:20 rate 39:10 40:12,15,17,20 rather 33:7 62:5	records 9:4 rectified 53:11 recycling 21:22 red 54:24 reflect 13:14 regard 39:12 42:11	render 53:14 renew 1:3 4:19 renewal 62:2 repairs 28:8 replace 27:16 replaced 27:13 30:21 31:15
qualify 36:23	raze 41:3	regarding 22:24 42:8	replanting 26:15
quantify 38:3	read 60:7 reading 63:8 ready 27:6	regards 39:7	report 42:6 64:13
quarters 1:3 4:20	real 10:21 16:6 37:17 38:16	regimented 25:21	reported 47:2 64:9
question 30:23 30:23 31:3 33:24 35:18 36:2 39:13 49:19	realized 18:6 really 15:7 52:9 55:9 56:10 58:6 62:1	region 7:8 17:19	reporter 6:22 7:15 13:3 64:20
questions 14:5 16:12 22:16,19 22:21 24:3,9 25:16 26:4 32:19 33:4 36:13 44:7,11 44:22 57:24 61:16	reasons 24:1 46:5	regional 7:8 regular 4:3 reiterate 24:10 43:21	reports 8:13 repositioning 41:11
quick 16:6	recall 20:21	related 20:24	representative 47:20
quickly 14:11 60:8	received 5:4 19:15 51:7,8		represented 61:6
quiet 46:19 47:23	recent 40:14 recognizing 61:14		request 4:19 58:18 64:6

required 30:8 61:23	result 34:2	s	seem 36:20
requirements 15:22 59:19 61:3,10	resulted 47:13	s 3:2 45:14	seems 21:20
researched 42:7	results 8:7 39:5 48:4	safe 60:16	50:6 51:21
residential 46:18 55:1	resume 13:6	safely 24:19	seen 14:15 47:3
residents 4:21 22:9	resumes 13:5 16:20 36:22 38:8	safety 18:13 19:11 47:10 48:9 59:13	48:12,23
resolution 55:6	retreat 25:19	sale 39:8,9 40:4 40:6,12,14	selling 10:14
resolve 54:1 62:1	return 25:2	sales 42:6	senior 7:19
resources 18:5	review 14:19	sam 10:17 56:1	sense 10:21
respect 9:11 15:17 16:14 22:16 43:12 50:24 51:13 61:2	reviewed 42:19	sam's 23:13	33:6 37:12
respond 50:19 50:21 61:16	right 6:24 13:12 22:18 23:19 25:22	samantha 7:7 17:3	separate 41:13
responded 57:16	30:9 31:12 34:22 35:22,23 43:17 45:19,24 48:21 52:9,18 54:20 59:2 63:6	satisfied 59:18	septic 5:3 28:18
response 4:10 4:14 35:10 36:14 44:12 57:21,22,24	road 1:11 46:14,17 47:2 48:3,15 50:1	saved 60:22	served 10:19
responses 16:10 45:3	roadways 33:15 34:2	saying 33:8 37:2 48:1	service 17:5
rest 36:20 40:22	robert 1:15	says 27:18 38:10	19:7 21:1 34:5 50:11
restrictions 49:9	room 44:17 62:8,8,11	scenario 35:8	serviced 5:2
	row 25:20	school 50:13	servicing 10:23
	rules 49:12	schultz 1:18	serving 10:22
	run 25:21	screening 29:19,20	session 53:15
	running 53:20	searching 47:14	set 8:19 27:6
	runs 62:17	second 25:20 38:4 47:9 60:5	62:5,6 64:14
		secondary 18:10	sets 38:21,23
		see 9:18 20:18 26:10 39:15 49:3 53:7 56:6 60:3	seven 34:11,12 35:4,8 36:6
			share 45:16 46:2
			sharps 21:24 22:2,4
			shed 28:5
			sheet 13:14,19
			sheriff's 54:8
			shopping 50:12
			short 8:9 12:12
			shorter 42:3

shorthand 64:9 64:20	simply 38:23 49:11	41:22,23 42:1 42:1,3,13	stack 5:7
show 26:12 39:6	single 47:2	somebody	staff 53:24 54:19 55:4
showed 16:20 34:4 40:18	sir 44:20	44:21	60:14 61:7
showing 12:21 15:22 42:12	sirens 19:9,10 20:15	someone's	62:16,22
shown 16:1	sister 43:12	25:10	stagger 21:8
shows 13:22 20:11 24:17 42:15	sit 25:17 39:24 49:11	sorry 32:12 45:21 47:15 60:4	stand 45:23 63:4
shrubbery 22:22	site 5:2,18 20:24 30:14 31:4,4,12 34:9	sort 8:9 22:17	standards 9:20 9:22 15:21
shrubs 29:13	34:9,19 50:11 51:2,7,10 52:3	sorted 62:4	16:10,12 44:18
sic 19:23	52:16 53:1	sounds 11:11	58:1,5,6
side 28:13 53:4	58:21	space 28:17	start 14:12
sidewalks 46:17	sitting 7:7	speak 11:3 25:19 26:6	starting 17:6 34:14,17 38:9
signage 53:1,17 53:18 54:1,16 54:20,21,23 61:12	situation 47:11 50:17 53:8	specialize	state 1:13 11:5 31:13 64:1,5
signature 64:19	six 18:15,23	37:18	statement 4:13 30:5 44:20
significant 32:2 38:22 56:7	34:16 48:21,23 48:24 49:1	specific 17:15 33:4 41:18	50:22
signing 54:2	size 5:12,14	specifically 8:1 8:3 46:7,11,16	statements 45:4
signs 55:1	41:10	48:19 49:13	states 17:23
similar 10:10 35:24 36:3 42:2,19	slight 31:13	specifics 37:14	28:20 38:18
similarly 7:22 20:6 32:17 34:16	slowing 40:13	spell 6:19 7:1,4	39:5
	small 22:1	spend 16:3	stay 20:22
	smoke 18:19	spent 56:8	21:11 24:15
	32:9	spoke 30:2	25:7 60:21
	smoky 18:21	spring 27:1	stepdown
	snacks 25:8	square 10:11	19:22
	soil 28:24	10:13 39:9,20	stericycle 22:3
	sold 10:5,8,9 39:15,17,18 40:3,8,15	39:21 40:4 41:7,7,13	stood 47:10
		ss 64:1	stop 49:15 63:7
			stopped 51:12

storm 28:2	subsequently	31:4,12	tended 50:1
storms 26:13	9:2	surveys 57:22	terms 17:4 58:9
street 1:3 4:18	substantive	susan 19:23	59:24 64:8
4:23 19:9	55:16,17	sworn 6:9 45:6	test 38:15
34:13 37:11	sufficiently	system 18:19	testified 7:20
39:15 41:1,1	57:16	28:18	7:22 32:18,23
42:13,14 45:15	suggestion 57:3	t	32:24 58:17
50:15 52:20	suggestions	t 3:2	testimony 1:7
53:10 56:16	63:3	table 9:4	16:22 20:21
59:3	suited 18:8	take 5:13 13:13	23:17 31:1
strikes 48:17	summary 23:23	34:24 35:6	32:9 36:19,20
structural	summer 47:23	39:14 49:14	37:1 42:24
58:12	support 20:4	52:22 54:11	57:23 63:19
studies 8:6 9:9	24:20 25:9	taken 1:8,9	64:10,13
37:19 39:3,6	60:6	63:19 64:10,13	textbook 38:16
42:9 43:3	supportive	talk 9:24 17:3	thank 23:5
57:23 58:24	60:17	23:13 26:2	25:14 26:18
study 33:9,21	suppression	37:13 47:10	31:21 35:22
33:21 34:1,21	20:10	52:16,20 55:24	36:12,15,24
34:24 35:3	sure 7:16 24:3	talked 16:7	38:11 49:17
36:3,8 37:21	26:19 34:11	28:9,10	50:7 63:14,15
43:23	37:16 45:13	talking 17:2	thaw 27:5
stuff 52:2 53:21	49:20 52:4,14	31:23	therapy 60:10
style 42:2	52:22 54:10	tall 54:24	thing 14:10
subject 39:13	57:10	teachable	15:15 18:18
40:24 41:18	surprised 9:21	47:19	47:9 49:7
42:11 64:7	24:12	team 6:8 23:14	56:17
submit 5:10	surrounding	24:20	things 7:24
submitted 8:21	10:24 17:17,18	teardown 41:9	21:4,20 24:11
9:1,2,3 16:8,19	17:23 33:15	tell 8:22 16:15	50:8 55:20
20:5 28:23	40:5 42:20	23:10 24:15	think 4:1 9:23
38:7 56:9	43:2 59:4,23	25:20 57:5	11:23 12:20
submitting	survey 5:8,11	tells 52:17	14:17 17:6
16:19	5:17,20 6:1,3	ten 48:12 52:7	18:1 22:17
	7:12 30:15		23:18,21 31:24

32:11 33:5 35:14,24 36:16 36:19,22 37:12 41:9 42:10 43:13 48:7 50:14 54:3,17 60:2,23 61:19 61:21 thorough 35:16 thousand 18:2 three 8:2,7,24 9:19 10:18 11:20 15:14,18 16:4,19 25:8,8 31:17 32:24 34:6 36:2,4 37:8 40:7,13 40:21 46:21 47:6,10 57:20 60:8 thursday 4:3 time 8:9 9:1 16:3,11,14 17:9,11 19:7 20:20 21:7,13 22:20 23:17 27:4 28:12 35:6 36:8 49:10 50:8 52:12 58:13 59:6 63:16 64:13 times 11:21 40:21 46:23	timing 10:9 timings 34:10 tired 51:24 title 7:15 today 31:18 57:24 59:8 together 48:7 told 52:13 tools 25:1 topo 5:19 30:15 topographic 5:20,21,24 6:2 6:3 torn 27:15 tornados 27:9 total 29:13 totally 54:13 touch 21:1 tower 37:24 township 5:3 track 48:23 traffic 7:21 8:13 11:4 19:11 33:22 34:12,21,24 35:3,13,21 36:13 48:19,19 58:9 transcript 64:12 transport 20:11 transportation 20:7,9	treat 17:9 18:4 treated 59:23 treating 18:9 treatment 17:20 18:7 19:17 25:3 tree 27:22 28:3 trees 26:13,15 27:9 28:11 29:13,20 30:20 31:14 58:20 trucks 18:17,24 true 8:6 64:12 truly 60:20,21 trust 31:9 try 21:8 48:22 53:23,24 55:3 tune 45:17 turn 19:9 twelve 1:4 17:11 two 5:2 18:17 18:24 24:18 27:9 30:16 38:21,23 41:10 46:5 59:15 60:20 type 57:9 typical 34:23 typically 19:5 u um 43:18 unchanged 28:14	under 4:22 15:5 41:5,12 42:15 understand 23:18 40:2 43:14 54:14 unfortunately 17:20 47:20 unincorporated 54:8 unintelligible 59:12 unique 9:12 29:7 39:22 40:23 unit 14:23 unknown 59:8 59:9 unrelated 4:8 12:6 unsupervised 47:12 update 12:13 updates 11:21 upgrade 56:10 ups 21:18 upsets 52:9 urgency 62:3 use 1:3 4:20 5:14,24 8:10 9:24 12:16 14:20 15:4,5,6 15:13 19:8 28:7,22 29:9 29:12 33:10,11
---	---	---	--

38:12,16 43:15 51:2 56:9 58:6 58:18 59:11 62:2 used 20:8 useful 12:20 user 32:11 users 61:6 uses 42:19,20 58:8 using 48:1 usual 64:8 usually 18:10 37:7	violated 49:13 violation 47:3 52:13 violations 46:6 47:6 visiting 21:5,7 50:3,6 53:4 visitors 20:23 51:17 52:19 visits 34:9,9,20 volume 35:4 45:18 votes 52:8	water 28:24 way 11:12 13:13 30:16 35:11 37:10 42:17 48:23,24 49:4 58:14,15 we've 5:6,21 9:12 10:19 15:14,21,21,24 17:16,18 19:1 19:8,19,24 20:18 22:16 23:16 24:4 27:4 30:1 36:20 39:3	white 54:24 willingly 49:13 winfield 7:23 10:2 18:17 32:24 37:7 41:19 winter 26:13 27:4 witness 22:17 35:18 44:8,11 witnesses 6:17 32:18 36:18 61:15 women 59:22 word 52:4,7 61:19 words 8:24 52:4 work 19:21 23:13 24:22 25:7 37:9 52:1 53:24 54:3,19 55:2,4 61:4,9 worked 37:9 55:5 working 59:13 62:22 worst 35:7 wrap 44:15 wraps 41:17 writing 59:15 written 16:10 38:17 57:21 59:18
v v.p. 25:24 value 9:1 37:18 41:8,9 43:13 values 11:4 38:2,14 39:7 42:16 58:9 59:5 van 50:11 variety 39:8 various 36:18 vast 58:15 vehicle 20:7 vehicles 18:14 18:15,23 19:1 19:3 20:12 49:2 vendors 28:7 veritext 64:8 vice 7:13	w 45:14 waited 27:1 waiting 27:5 walk 37:6 58:2 walked 48:2 want 6:17 8:17 16:13 23:20 24:6,10,23 25:4 42:23 48:2 49:10 53:18 54:23 55:17 56:4,13 58:4 62:23 63:2 wanted 9:18 15:1 wants 4:12 44:21 57:11 waste 20:24 watch 53:5	weak 25:11 website 20:4 wednesday 34:14,15,17 week 24:19 27:22 36:10 weekday 35:1,1 weekly 21:23 weeks 24:8 25:6 weigh 11:19 weight 24:16 24:22 25:6 went 50:15 52:3 west 46:1 wheaton 1:11 15:16 whichever 35:18 63:5	

wysocki 44:23 45:13,14,23 49:1,24 50:4 52:15	z24-000017 1:3 zain 1:21 zero 19:1 zip 40:17,19,22 zoning 1:1,8 2:3,4 14:24 29:17,17 58:19 63:12 64:7
x	
x 3:2 56:4 x's 30:19	
y	
y 45:14 56:4 yard 47:24 55:1 yeah 11:17 12:14 24:6 25:18 28:9 30:22 36:5 50:20 year 21:14 24:13 41:24 47:21 49:2 years 8:2,7 9:19 10:18 15:14,18 16:4 20:18 27:9 31:17 33:1 34:7 36:2,4,10 37:8 46:21 47:7,10 48:12 yep 26:22 33:19 young 59:22	
z	
z 56:4 z21-023 4:22	

Blakely, Heidi

From: noreply@formstack.com
Sent: Thursday, April 18, 2024 8:52 PM
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Categories: Orange Category, Blue Category

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Formstack Submission For: **PublicComment**

Submitted at 04/18/24 8:52 PM

Meeting Date: 04/16/24

Meeting: Zoning Board of Appeals

Name: Gayle Dominicis

Organization:

Address: 2421 Nicola Ct
Addison, IL 60101

Daytime Phone: (847) 624-7703

Subject: Medinah Road Residence

I am STRONGLY OPPOSED to this development, for several reasons:

Comment:

1. My property is next to the proposed location. Out of every window and my front door, I will see this , I am concerned for my right to QUIET ENJOYMENT of my home.

2. Decreased property values , drainage, water and flooding concerns
- 3 Major concerns for my safety and security due to my home is directly next to this proposed project.
4. Increased traffic on Medinah road , it is already an unsafe road with a large amount of speeding cars that drive way above speed limit.
5. The new proposal of less units makes ZERO difference to my concerns .
Thank you for listening to my concerns and all the other concerned homeowners .

Gayle Dominicis

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