

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Conditional Use to allow an) Sur Mac Builders
existing duplex to remain.) Z24-000006-A

May 9, 2024

6:00 p.m.

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

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

MR. BARRY KETTER, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. ZAIN RAHMAN, Commissioner.

MS. JANICE ANDERSON, Commissioner.

ALSO PRESENT:

MR. PAUL HOSS, Planning & Zoning.

<p>1 I N D E X</p> <p>2 Page No.</p> <p>3 Petitioner's Group Exhibit 6 15</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	Page 2	<p>1 petition and we've heard this case before. The 2 amendment is simply a restatement of the 3 requested relief.</p> <p>4 And with that, I don't have 5 any new surveys or site plans, so I'll turn it 6 over -- are you the petitioner's attorney, or 7 what?</p> <p>8 MR. TESSITORE: I am, yes, sir. My name 9 is Vince Tessitore from the law firm of Lindell 10 & Tessitore, P.C. in Naperville, and we 11 represent the owner of the property which is 12 Sur Mac Builders, LLC.</p> <p>13 CHAIRMAN KARTHOLL: Are you -- do you 14 have clients that are coming to testify, or are 15 you going to present the testimony?</p> <p>16 MR. TESSITORE: I do not, I'm going to 17 present and I will present to the extent that 18 Your Honor wishes me to present. I am going to 19 ask that the previous record of March 21st, 20 2024 be incorporated and admitted into these 21 proceedings on that date.</p> <p>22 CHAIRMAN KARTHOLL: It will be. It's an 23 amended petition, so it is already a part of 24 this amended case.</p>
<p>1 CHAIRMAN KARTHOLL: We're here this 2 evening for our Zoning Board of Appeals 3 meeting. I'm not going to call the roll, I 4 will indicate all members of the Board are 5 present with the exception of Ms. Anderson who 6 has not indicated that she'll appear by Zoom, 7 so it's likely that she'll join us in a moment.</p> <p>8 We have no old business on 9 the agenda, and I'm told that there is no 10 public comment to be offered.</p> <p>11 So the first item on the 12 agenda is calling the zoning case that we have 13 this evening, which is 24-06, which is the Sur 14 Mac Builders, LLC. And this is a request for a 15 conditional use for a planned development to 16 allow an existing duplex to remain on the 17 subject property.</p> <p>18 The matter was published in 19 the Daily Herald on April 24th, 2024. And I 20 have no objections or substantive comments 21 filed by any of the entities to whom the 22 petition has been circulated. I should correct 23 myself. I read the docket number as 24-006, it 24 should be 24-006-A because this is an amended</p>	Page 3	<p>1 Could you raise your hand 2 and be sworn in, please. 3 (Whereupon, the oath was 4 duly administered by the 5 Notary.)</p> <p>6 MR. TESSITORE: Again, my name is Vince 7 Tessitore on behalf of the applicant.</p> <p>8 CHAIRMAN KARTHOLL: Do you have any new 9 exhibits?</p> <p>10 MR. TESSITORE: I do not have any new 11 exhibits.</p> <p>12 CHAIRMAN KARTHOLL: Okay, fine.</p> <p>13 MR. TESSITORE: The exhibits that we're 14 asking to be admitted are the same as before. 15 There were five exhibits that we did have 16 admitted at the previous proceeding.</p> <p>17 CHAIRMAN KARTHOLL: Okay.</p> <p>18 MR. TESSITORE: I'm happy to go through 19 those to the extent that the Board wants me to. 20 And to the extent that the Board wants me to go 21 through each and every one of the conditional 22 use factors, I'm happy to do that. I did do 23 that at the previous proceeding, all the Board 24 members were present with His Honor, the</p>

<p>1 chairman, being present remotely.</p> <p>2 But a brief overview is that</p> <p>3 the property was purchased by our client in</p> <p>4 July of 2023. The property was built in the</p> <p>5 year 1900 as a duplex. It had remained as a</p> <p>6 duplex, according to the township records which</p> <p>7 have been admitted into evidence, until at</p> <p>8 least 2012. However, so at least in 2012 the</p> <p>9 property was legal non-conforming. It was</p> <p>10 discovered by the County that in 2017 the then</p> <p>11 owner had taken one of the entrances to one of</p> <p>12 the duplex units and converted that to a</p> <p>13 window. That was also the case in 2018. When</p> <p>14 our clients bought the property in 2023, it had</p> <p>15 been converted back to a duplex. We don't know</p> <p>16 exactly when that happened, but it must have</p> <p>17 been sometime between 2018 and 2023. So, the</p> <p>18 duplex has been existing prior to our client's</p> <p>19 purchase, and we know at least for 112 years</p> <p>20 from its construction.</p> <p>21 So, we're here -- and the</p> <p>22 reason for the amended petition is that we</p> <p>23 originally requested a conditional use for the</p> <p>24 duplex and realized that a duplex is not one of</p>	Page 6	<p>1 development includes -- I mean could be very</p> <p>2 encompassing to include whatever the sort of</p> <p>3 mixed uses are that the petitioner is</p> <p>4 requesting. This is simply a two-unit</p> <p>5 structure in its existing form that's not being</p> <p>6 altered at all that we're requesting the</p> <p>7 planned development that we're requesting a</p> <p>8 conditional use for.</p> <p>9 CHAIRMAN KARTHOLL: So the original</p> <p>10 petition that was before us that's part of this</p> <p>11 record was faulty because it requested a</p> <p>12 conditional use for a use that is not cited as</p> <p>13 a conditional use; namely, a duplex. There is</p> <p>14 a catch-all for conditional use for a planned</p> <p>15 development. What is it about this project</p> <p>16 that makes it a planned development?</p> <p>17 Anything could be a planned development.</p> <p>18 MR. TESSITORE: Well, anything really</p> <p>19 can be a planned development, it really kind of</p> <p>20 goes back to the use of the property not being</p> <p>21 a permitted use, but being desired by the</p> <p>22 County, the community, and being consistent</p> <p>23 with not only the factors that are set forth</p> <p>24 within the conditional use, but desired by</p>	Page 8
<p>1 the listed conditional uses under the R-4</p> <p>2 zoning code, so we amended that request to be a</p> <p>3 planned development because a planned</p> <p>4 development is, in fact, one of the listed</p> <p>5 conditional uses under the R-4 Zoning Code.</p> <p>6 (Whereupon, Commissioner</p> <p>7 Anderson entered the</p> <p>8 hearing.)</p> <p>9 MR. TESSITORE: So, in essence, we are</p> <p>10 here requesting that the conditional use for</p> <p>11 the planned development be granted.</p> <p>12 The record is complete with</p> <p>13 our evidence to support the conditional uses,</p> <p>14 but again -- and the factors. But, again, I'm</p> <p>15 happy to go through in any detail that the</p> <p>16 Board would wish me to.</p> <p>17 CHAIRMAN KARTHOLL: Well, I don't think</p> <p>18 you need to enumerate the conditional uses.</p> <p>19 Let me recognize Ms. Anderson's attendance.</p> <p>20 I don't think you need to,</p> <p>21 you know, go through the conditional uses, but</p> <p>22 I would like to know how this constitutes a</p> <p>23 planned development.</p> <p>24 MR. TESSITORE: Well, a planned</p>	Page 7	<p>1 guidelines concerning the County in general,</p> <p>2 one of those guidelines being that affordable</p> <p>3 housing is desired within the County. And</p> <p>4 you're right, there could be a myriad of</p> <p>5 different planned development uses that could</p> <p>6 fall into that catch-all category. We think</p> <p>7 this is one that is consistent with the goals</p> <p>8 of the County. But, to sort of describe every</p> <p>9 potential planned development use would really</p> <p>10 be impossible, because it could be anything</p> <p>11 that isn't a permitted use but is desired and</p> <p>12 permitted within the factors set forth.</p> <p>13 CHAIRMAN KARTHOLL: Are you familiar</p> <p>14 with the Living Word case as it relates to</p> <p>15 conditional uses?</p> <p>16 MR. TESSITORE: I've heard of the Living</p> <p>17 Word case, but I have not read it recently.</p> <p>18 CHAIRMAN KARTHOLL: I didn't mean to --</p> <p>19 you know, this is not -- I'm not trying to</p> <p>20 joust with you about the legalities, I just --</p> <p>21 from my own sake, I don't think that the</p> <p>22 rationale of the Living Word standard applies</p> <p>23 in this instance to permitted uses, but that's</p> <p>24 another -- you know, that's somewhat esoteric</p>	Page 9

<p>1 and should be reserved for discussion at our 2 recommendation meeting. 3 Anyone on the Board have 4 questions of the petitioner? 5 (No response.) 6 CHAIRMAN KARTHOLL: No questions. We 7 all know what is being requested here, I guess. 8 Can I turn to the audience? 9 Do you want to make, either of you want to make 10 comments about this case, just yes or no for 11 now? 12 MR. FARRINGTON: Yes. 13 CHAIRMAN KARTHOLL: Both of you? 14 MR. FARRINGTON: Yes. 15 CHAIRMAN KARTHOLL: Okay, would you 16 raise your hands and be sworn in. 17 (Whereupon, the oath was 18 duly administered by the 19 Notary.) 20 CHAIRMAN KARTHOLL: All right, who would 21 like to go first? You're both pointing at the 22 other. 23 Okay, tell us your name, 24 spell your name, and then once again I think we</p>	Page 10	<p>1 which is part of Eola. 2 And when we moved in, there 3 was a single family in there, a lady, an 4 elderly lady. And she was there I can't tell 5 you how many years, but after she moved out, 6 another single family moved in, a husband and 7 wife and a daughter, and their family owned the 8 business which was adjacent to the house in 9 question. And we were told by them that the 10 house in question served as an ice storage 11 facility for this business. Years and years 12 ago this used to be a bean factory, but now 13 it's just nothing, just a building. And our 14 concern is that having a duplex in the 15 neighborhood, which is entirely residential 16 homes, homeowners, is going to possibly affect 17 the property values. And the turnover that you 18 typically see with rental-type units is going 19 to, you know, we think not be an asset to the 20 community. And already we can see no 21 maintenance has been done on the outside at 22 all; the grass hasn't even been cut. We hear 23 fighting from the two tenants that have 24 apparently been renting the units over various</p>	Page 12
<p>1 recognize you from the last time, but tell us 2 your address, where you live in relation to 3 this petition or this property, and then tell 4 us how you feel. 5 MS. FARRINGTON: June Farrington. 6 CHAIRMAN KARTHOLL: Just a little touch 7 louder. 8 MS. FARRINGTON: June Farrington, 9 F-a-r-r-i-n-g-t-o-n. I live at 1064 East 4th 10 Street, Aurora, 60502, directly across from the 11 building in question, and we were at the last 12 meeting. Did I say everything I was supposed 13 to say? 14 CHAIRMAN KARTHOLL: Yeah. 15 COMMISSIONER ANDERSON: I can't hear 16 her. Do you want to stand up maybe? 17 MS. FARRINGTON: I just wanted to make 18 sure I said all the stuff I was supposed to. 19 As I mentioned at our last 20 meeting, we've lived at our house since it was 21 built 22 years ago. The property was an 22 asparagus farm before that where our units were 23 built as part of Aurora, which is directly 24 across the street from the house in question</p>	Page 11	<p>1 issues such as there's only one driveway 2 they're supposed to share somehow, so they 3 basically are fighting over that because the 4 neighbor doesn't want them using her driveway 5 to access the single driveway. 6 So it's just creating an 7 unpleasant neighborhood for us in what has 8 always been a very, very tranquil neighborhood. 9 CHAIRMAN KARTHOLL: Okay, thank you. 10 Sir? 11 MR. FARRINGTON: Actually she said 12 everything there was to say. 13 CHAIRMAN KARTHOLL: Well, then tell us 14 your name. 15 MR. FARRINGTON: Robert Farrington, 16 husband of June. Same address, 1064. 17 CHAIRMAN KARTHOLL: And you agree with 18 her comments? 19 MR. FARRINGTON: Yes, I do. 20 CHAIRMAN KARTHOLL: All right, thank you 21 very much. 22 Back to the petitioner then 23 for summary or a response? 24 MR. TESSITORE: The only response that I</p>	Page 13

<p>1 would point to is we do have -- actually this 2 isn't in the record, there was testimony 3 concerning it and I do have photographs of 4 this, but I think the comment was that 22 years 5 ago the property was a single family, or 6 perhaps was occupied by a single family. 7 Actually that may be -- both may be true. 8 Twenty-two years ago we do have evidence that 9 the property was a duplex. It may be that one 10 family lived in the property and the other unit 11 was not occupied. 12 I do have -- and I could 13 submit this as evidence as Exhibit No. 6 -- a 14 photograph of the property dated April, 2012 15 where you can see the separate units as a 16 duplex with the separate entrances. 17 CHAIRMAN KARTHOLL: We'll take that as 18 your -- 19 MR. TESSITORE: That also has -- 20 CHAIRMAN KARTHOLL: Is it 6, did you 21 say? 22 MR. TESSITORE: That would be No. 6, 23 yes. That also has two additional photos that 24 I had alluded to previously from 2017 and 2018</p>	Page 14	<p>1 cafeteria room because we have other cases 2 where we'll have -- we anticipate a crowd that 3 will be a little too big for this room. 4 MR. TESSITORE: Thank you very much. 5 CHAIRMAN KARTHOLL: There's no old 6 business, so we'll adjourn. 7 (Which were all the 8 proceedings had and 9 testimony taken in the 10 above-entitled cause.) 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>
<p>1 where the entrance was converted to a window. 2 I have copies of that, too, I can pass out. 3 CHAIRMAN KARTHOLL: We'll take this 4 first one as your hearing exhibit, and then you 5 can pass out copies to the members if you want. 6 MR. TESSITORE: Sure. 7 (Whereupon, the document was 8 marked as Petitioner's 9 Group Exhibit 6 for 10 identification.) 11 MR. TESSITORE: That's all I have. 12 CHAIRMAN KARTHOLL: Okay. Let's note 13 Exhibit 6 is Group Exhibit 6 consisting of 14 three photographs of the property, all of which 15 are dated at the bottom. 16 All right, I guess that's 17 all you have in terms of exhibits, or that's 18 all you have for presentation? 19 MR. TESSITORE: That's all I have for 20 presentation. 21 CHAIRMAN KARTHOLL: Okay, very good, 22 then we'll close the hearing this evening and 23 set the matter for our June 6th recommendation 24 meeting. That's to be held at 5:30 in the</p>	Page 15	<p>1 STATE OF ILLINOIS)) SS. 2 COUNTY OF DU PAGE) 3 I, LINDA M. CIOSEK, C.S.R. 4 No. 084-2892, duly qualified and commissioned 5 for the State of Illinois, County of DuPage, do 6 hereby certify that at the request of the DU 7 PAGE COUNTY ZONING BOARD OF APPEALS, subject to 8 the usual terms and conditions of Veritext, 9 reported in shorthand the proceedings had and 10 testimony taken at the public hearing of the 11 above-entitled cause, and that the foregoing 12 transcript is a true, correct and complete 13 report of the testimony so taken at the time 14 and place hereinabove set forth. 15 16 17 18 19 20 21 22 23 24</p> <p style="text-align: right;"><i>Linda M. Ciosiek</i></p> <p>CERTIFIED SHORTHAND REPORTER</p> <p>My Commission Expires: July 26, 2026.</p>

&	5		b
& 1:22 4:10	5:30 15:24		
0	6		
084-2892 17:4	6 2:3 14:13,20	agree 13:17	
1	14:22 15:9,13	allow 1:3 3:16	back 6:15 8:20
1064 11:9	15:13	alluded 14:24	13:22
13:16	60502 11:10	altered 8:6	barry 1:15
112 6:19	6:00 1:5	amended 3:24	basically 13:3
15 2:3	6th 15:23	4:23,24 6:22	bean 12:12
1900 6:5	9	7:2	behalf 5:7
2	9 1:5	amendment 4:2	big 16:3
2012 6:8,8	a	anderson 1:20	board 1:1,7,13
14:14	above 16:10	3:5 7:7 11:15	3:2,4 5:19,20
2017 6:10	17:11	anderson's 7:19	5:23 7:16 10:3
14:24	access 13:5	anticipate 16:2	17:7
2018 6:13,17	actually 13:11	apparently 12:24	bottom 15:15
14:24	14:1,7	appeals 1:1,8 3:2 17:7	bought 6:14
2023 6:4,14,17	additional 14:23	appear 3:6	brief 6:2
2024 1:5 3:19	address 11:2	applicant 5:7	builders 1:3
4:20	13:16	applies 9:22	3:14 4:12
2026 17:23	adjacent 12:8	april 3:19	building 1:9
21st 4:19	14:23	14:14	11:11 12:13
22 11:21 14:4	address 11:2	asking 5:14	built 6:4 11:21
24-006 3:23,24	13:16	asparagus 11:22	11:23
24-06 3:13	adjacent 12:8	asset 12:19	business 3:8
24th 3:19	14:23	attendance 7:19	12:8,11 16:6
26 17:23	address 11:2	attorney 4:6	c
28180 17:19	13:16	audience 10:8	c.s.r. 1:11 17:3
4	admitted 4:20	aurora 11:10	cafeteria 16:1
4 7:1,5	5:14,16 6:7	11:23	call 3:3
421 1:9	affect 12:16		calling 3:12
4th 11:9	affordable 9:2		carl 1:18
	agenda 3:9,12		case 3:12 4:1
	ago 11:21		4:24 6:13 9:14
	12:12 14:5,8		9:17 10:10
			cases 16:1
			catch 8:14 9:6

category 9:6	commissioner 1:15,16,17,18 1:19,20 7:6	creating 13:6	duplex 1:3 3:16 6:5,6,12,15,18 6:24,24 8:13 12:14 14:9,16
cause 16:10 17:11	certified 17:20	crowd 16:2	
certify 17:6	certified 17:20	cut 12:22	
chairman 1:14 3:1 4:13,22 5:8 5:12,17 6:1 7:17 8:9 9:13 9:18 10:6,13 10:15,20 11:6 11:14 13:9,13 13:17,20 14:17 14:20 15:3,12 15:21 16:5	community 8:22 12:20	d	
ciosek 1:11 17:3	complete 7:12 17:12	d 2:1	e
circulated 3:22	concern 12:14	daily 3:19	e 2:1
cited 8:12	concerning 9:1 14:3	date 4:21	east 11:9
client 6:3	conditional 1:3 3:15 5:21 6:23 7:1,5,10,13,18 7:21 8:8,12,13 8:14,24 9:15	dated 14:14 15:15	either 10:9
client's 6:18	conditions 17:8	daughter 12:7	elderly 12:4
clients 4:14 6:14	conforming 6:9	dennis 1:17	encompassing 8:2
close 15:22	consistent 8:22 9:7	describe 9:8	entered 7:7
code 7:2,5	consisting 15:13	desired 8:21,24 9:3,11	entirely 12:15
coming 4:14	constitutes 7:22	detail 7:15	entities 3:21
comment 3:10 14:4	construction 6:20	development 3:15 7:3,4,11 7:23 8:1,7,15 8:16,17,19 9:5 9:9	entitled 16:10 17:11
comments 3:20 10:10 13:18	converted 6:12 6:15 15:1	different 9:5	entrance 15:1
commission 17:22	copies 15:2,5	directly 11:10 11:23	entrances 6:11 14:16
commissioned 1:12 17:4	correct 3:22 17:12	discovered 6:10	enumerate 7:18
	county 1:1,7,8 1:9 6:10 8:22 9:1,3,8 17:2,5,7	discussion 10:1	cola 12:1
		docket 3:23	esoteric 9:24
		document 15:7	essence 7:9
		driveway 13:1 13:4,5	evening 3:2,13 15:22
		du 1:1,7 17:2,6	evidence 6:7 7:13 14:8,13
		duly 5:4 10:18 17:4	exactly 6:16
		dupage 1:8 17:5	exception 3:5
			exhibit 2:3 14:13 15:4,9 15:13,13
			exhibits 5:9,11 5:13,15 15:17

existing 1:3 3:16 6:18 8:5	forth 8:23 9:12 17:14	hereinabove 17:14	joust 9:20
expires 17:22	g	homeowners 12:16	july 6:4 17:23
extent 4:17 5:19,20	g 11:9	homes 12:16	june 11:5,8 13:16 15:23
f	general 9:1	honor 4:18 5:24	k
f 11:9	go 5:18,20 7:15 7:21 10:21	hoss 1:22	kartholl 1:14 3:1 4:13,22 5:8 5:12,17 7:17 8:9 9:13,18 10:6,13,15,20 11:6,14 13:9 13:13,17,20 14:17,20 15:3 15:12,21 16:5
facility 12:11	goals 9:7	house 11:20,24 12:8,10	ketter 1:15
fact 7:4	goes 8:20	housing 9:3	kind 8:19
factors 5:22 7:14 8:23 9:12	going 3:3 4:15 4:16,18 12:16 12:18	husband 12:6 13:16	know 6:15,19 7:21,22 9:19 9:24 10:7 12:19
factory 12:12	good 15:21	i	l
fall 9:6	granted 7:11	ice 12:10	lady 12:3,4
familiar 9:13	grass 12:22	identification 15:10	law 4:9
family 12:3,6,7 14:5,6,10	group 2:3 15:9 15:13	illinois 1:10,12 17:1,5	legal 6:9
farm 1:9 11:22	guess 10:7 15:16	impossible 9:10	legalities 9:20
farrington 10:12,14 11:5 11:5,8,8,17 13:11,15,15,19	guidelines 9:1,2	include 8:2	likely 3:7
faulty 8:11	h	includes 8:1	linda 1:10 17:3
feel 11:4	hand 5:1	incorporated 4:20	lindell 4:9
fighting 12:23 13:3	hands 10:16	indicate 3:4	listed 7:1,4
filed 3:21	happened 6:16	indicated 3:6	little 11:6 16:3
fine 5:12	happy 5:18,22 7:15	instance 9:23	live 11:2,9
firm 4:9	hear 11:15 12:22	issues 13:1	lived 11:20 14:10
first 3:11 10:21 15:4	heard 4:1 9:16	item 3:11	
five 5:15	hearing 7:8 15:4,22 17:10	j	
foregoing 17:11	held 15:24	jack 1:16	
form 8:5	herald 3:19	janice 1:20	
		join 3:7	

living 9:14,16 9:22 llc 3:14 4:12 louder 11:7	name 4:8 5:6 10:23,24 13:14 naperville 4:10 need 7:18,20 neighbor 13:4	p p.c. 4:10 p.m. 1:5 page 1:1,7 2:2 17:2,7 part 4:23 8:10 11:23 12:1 pass 15:2,5 paul 1:22 permitted 8:21 9:11,12,23 petition 3:22 4:1,23 6:22 8:10 11:3 petitioner 8:3 10:4 13:22 petitioner's 2:3 4:6 15:8 photograph 14:14 photographs 14:3 15:14 photos 14:23 place 17:14 planned 3:15 7:3,3,11,23,24 8:7,14,16,17,19 9:5,9 planning 1:22 plans 4:5 please 5:2 point 14:1 pointing 10:21 possibly 12:16	potential 9:9 present 1:13,21 3:5 4:15,17,17 4:18 5:24 6:1 presentation 15:18,20 previous 4:19 5:16,23 previously 14:24 prior 6:18 proceeding 5:16,23 proceedings 1:6 4:21 16:8 17:9 project 8:15 property 3:17 4:11 6:3,4,9,14 8:20 11:3,21 12:17 14:5,9 14:10,14 15:14 public 1:11 3:10 17:10 published 3:18 purchase 6:19 purchased 6:3
m m 1:10 17:3 mac 1:3 3:14 4:12 maintenance 12:21 make 10:9,9 11:17 makes 8:16 march 4:19 marked 15:8 matter 3:18 15:23 mean 8:1 9:18 meeting 3:3 10:2 11:12,20 15:24 members 1:13 3:4 5:24 15:5 mentioned 11:19 mixed 8:3 moment 3:7 moran 1:17 moved 12:2,5,6 murphy 1:16 myriad 9:4	note 15:12 number 3:23 o o 11:9 oath 5:3 10:17 objections 3:20 occupied 14:6 14:11 offered 3:10 okay 5:12,17 10:15,23 13:9 15:12,21 old 3:8 16:5 once 10:24 original 8:9 originally 6:23 outside 12:21 overview 6:2 own 9:21 owned 12:7 owner 4:11 6:11	petitioner 8:3 10:4 13:22 petitioner's 2:3 4:6 15:8 photograph 14:14 photographs 14:3 15:14 photos 14:23 place 17:14 planned 3:15 7:3,3,11,23,24 8:7,14,16,17,19 9:5,9 planning 1:22 plans 4:5 please 5:2 point 14:1 pointing 10:21 possibly 12:16	public 1:11 3:10 17:10 published 3:18 purchase 6:19 purchased 6:3
n n 2:1 11:9,9			qualified 1:11 17:4 question 11:11 11:24 12:9,10 questions 10:4 10:6

r	requesting 7:10 8:4,6,7 reserved 10:1 residential 12:15 response 10:5 13:23,24 restatement 4:2 right 9:4 10:20 13:20 15:16 road 1:10 robert 1:14 13:15 roll 3:3 room 16:1,3	site 4:5 somewhat 9:24 sort 8:2 9:8 spell 10:24 ss 17:1 stand 11:16 standard 9:22 state 1:12 17:1 17:5 storage 12:10 street 11:10,24 structure 8:5 stuff 11:18 subject 3:17 17:7 s	tell 10:23 11:1 11:3 12:4 13:13 tenants 12:23 terms 15:17 17:8 tessitore 4:8,9 4:10,16 5:6,7 5:10,13,18 7:9 7:24 8:18 9:16 13:24 14:19,22 15:6,11,19 16:4 testify 4:14 testimony 1:6 4:15 14:2 16:9 17:10,13 thank 13:9,20 16:4 think 7:17,20 9:6,21 10:24 12:19 14:4 three 15:14 time 11:1 17:13 told 3:9 12:9 touch 11:6 township 6:6 tranquil 13:8 transcript 17:12 true 14:7 17:12 trying 9:19 turn 4:5 10:8 turnover 12:17
			t take 14:17 15:3 taken 1:7,8 6:11 16:9 17:10,13

twenty 14:8	wanted 11:17
two 8:4 12:23 14:8,23	wants 5:19,20
type 12:18	we've 4:1 11:20
typically 12:18	wheaton 1:10
u	wife 12:7
under 7:1,5	window 6:13
unit 8:4 14:10	15:1
units 6:12 11:22 12:18,24 14:15	wish 7:16
unpleasant 13:7	wishes 4:18
use 1:3 3:15 5:22 6:23 7:10 8:8,12,12,13,14 8:20,21,24 9:9 9:11	word 9:14,17 9:22
used 12:12	x
uses 7:1,5,13,18 7:21 8:3 9:5,15 9:23	x 2:1
using 13:4	y
usual 17:8	yeah 11:14
v	year 6:5
values 12:17	years 6:19
various 12:24	11:21 12:5,11 12:11 14:4,8
veritext 17:8	z
vince 4:9 5:6	z24-000006 1:3
w	zain 1:19
want 10:9,9 11:16 13:4 15:5	zoning 1:1,7,22 3:2,12 7:2,5 17:7
	zoom 3:6