

IN THE MATTER OF THE APPLICATION

OF

PETITION NO. 2021-039

MIXED MEDIA LLC, THE PETITIONER,
REQUEST FOR A CONDITIONAL USE
PERMIT FOR A DIGITAL OFF-PREMISES
COMMERCIAL ADVERTISING SIGN.

THE PROPERTY CONSISTS OF APPROXIMATELY
TWO-POINT-FOUR-TWO (2.42) ACRES AND
IS LOCATED AT THE NORTHWEST CORNER
OF THE INTERSECTION OF US ROUTE 14
(NORTHWEST HIGHWAY) AND WESTBURY DRIVE,
IN ALGONQUIN TOWNSHIP.

(Public hearing held before the McHenry
County Zoning Board of Appeals on
Thursday, November 18, 2021, at the hour
of 1:30 o'clock p.m. at the McHenry
County Administration Building
Woodstock, Illinois.

Q&A Reporting, Inc.
(815) 477-2230
www.qareportinginc.com

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

PRESENT:

DAVID STONE, CHAIRMAN
LINNEA KOOISTRA
CHARLES ELDREDGE
VICKI GARTNER
KURT SCHNABLE
ROBERT KOSIN
DONALD SMOLINSKI

WITNESSES:

STEVE WEBER
WAYNE DUCKMANN

PUBLIC:

WAYNE DUCKMANN, County Staff
KIM SCHARLOW, County Staff (Remote)
APRIL RAMONI, County Staff (Remote)
MARK KOWNICK
JAKE RIFE
STEVE WEBER
DENNIS ORSINGER

1 CHAIRMAN STONE: I'll open the meeting of
2 the McHenry County Zoning Board of Appeals. This
3 is Petition No. 2021-039, PIN No. 19-11-200-042.

4 The property consists of
5 approximately 2.42 acres and is located at the
6 northwest corner of the intersection of US 14
7 (Northwest Highway) and Westbury Drive in
8 Algonquin Township.

9 The applicant is Mixed Media LLC.
10 The request is a conditional use permit for a
11 digital off-premises commercial advertising sign.

12 The publisher's certificate of
13 publication from the newspaper is dated
14 October 23, 2021 and thereby meets the ordinance
15 requirements. The affidavit of posting is signed
16 and date posted was 11-2-2021 and thereby meets
17 the ordinance requirements. The affidavit of
18 mailing was signed and date mailed was
19 October 21, 2021 and thereby meets ordinance
20 requirements.

21 The survey's been checked against
22 the petition, legal notice and publication in the
23 newspaper and all three match. Filing fees have
24 been paid. The Endangered Species Consultation

1 was not required for this petition, and the
2 McHenry County Soil & Water Conservation District
3 report has been received. For further
4 information there's a reference for that.

5 Okay. I'm going to introduce the
6 Board again, because I want to make a record that
7 we're in compliance with the state law. So
8 starting with Robert Kosin from Algonquin
9 Township, Charles Eldredge from Richmond
10 Township, Vicki Gartner from Nunda Township,
11 Linnea Kooistra from Alden Township, Kurt
12 Schnable from Riley Township, Donald Smolinski
13 from Grafton Township, David Stone McHenry
14 Township.

15 I don't know that we need an
16 explanation of proceedings but I will anyhow.
17 Are you going to be the only spokesperson for
18 your side of the case?

19 MR. WEBER: Most likely. I don't know if
20 Denny is going to be testifying at all.

21 CHAIRMAN STONE: Okay. All right. The
22 proceedings are -- well you've just seen the
23 proceedings, so I think I'll just skip over that.

24 MS. KOOISTRA: If you want to remove your

1 mask for the benefit of the court reporter I
2 don't think any of us have any problems, just so
3 she can hear better.

4 CHAIRMAN STONE: Okay. Then let's swear
5 those who will likely talk at all raise your
6 right hand.

7

8 (Witnesses duly sworn.)

9

10 CHAIRMAN STONE: Thank you. Okay. Are you
11 prepared to make a presentation, sir?

12 MR. WEBER: Yes, absolutely.

13

14 STEVE WEBER,

15

16 having been first duly sworn, was examined and
17 testified as follows:

18

19 CHAIRMAN STONE: Okay. State your name?

20 MR. WEBER: My name is Steve Weber. I'm an
21 employee of Mixed Media Group. We are requesting
22 a conditional use for a digital off-premises
23 commercial advertising sign at 3402 Northwest
24 Highway.

1 This sign meets all regulations set
2 forth in McHenry County's UDO. We have two other
3 digital billboard locations in the County. They
4 currently have zero complaints against them.

5 We currently work with local law
6 enforcement, including McHenry County Sheriff's
7 Department to provide free advertising for issues
8 community relations or in emergency situations,
9 such as missing persons or fugitives. We are a
10 local business and provide advertising for other
11 local businesses.

12 I received the objection from the
13 Village of Cary just today, and I want to address
14 the areas to which they are objecting. For
15 No. 2, they object based on the existing or
16 planned future development. Based on that we
17 meet the planned and future development of the
18 County. The City's planned and future
19 development is not applicable, as we are not
20 within their boundaries.

21 And Illinois Compiled Statutes,
22 Chapter 65, Section 5, Article 11, Division 13,
23 Paragraph 12 expressly excludes outdoor
24 off-premise advertising signs from the

1 extra-territorial planning jurisdiction of
2 municipalities in the State of Illinois.

3 Their other objection was based on
4 it being injurious to the use and enjoyment of
5 the townhome development to the north. The
6 advertising faces of this proposed billboard
7 location are angled towards the road and away
8 from the residential development, and the
9 lighting impact at that angle and at that
10 distance would be significantly less than that of
11 a streetlight, and we have lighting studies to
12 show you.

13 MR. DUCKMANN: You're submitting this?
14 Okay, excellent.

15 CHAIRMAN STONE: Do you want to tell me what
16 that is?

17 MR. WEBER: That is a lighting study showing
18 the impact of the illumination of the billboard
19 as directed towards the road.

20 CHAIRMAN STONE: It will be admitted, that
21 exhibit. Petitioner's Exhibit No. 1.

22 MR. WEBER: I have a copy of the Illinois
23 Compiled Statute section that I referred to right
24 here.

1 CHAIRMAN STONE: We don't need that in
2 evidence. We'll take that. That will be Exhibit
3 No. 2.

4 MR. WEBER: And I have nothing further.

5 CHAIRMAN STONE: That's all you have?

6 MR. WEBER: Yep.

7 CHAIRMAN STONE: Vicki or Linnea or both,
8 Page 258.

9 MS. KOOISTRA: I don't have my ordinance
10 with me today.

11 MR. DUCKMANN: I have one. Do you want to
12 use mine?

13 MS. KOOISTRA: Oh, here, I can use Dave's.

14
15 (Discussion held off the record.)

16
17 EXAMINATION BY

18 MS. KOOISTRA

19
20 Q All right, sir. We're ready now. Okay.
21 There's certain standards for an off-premise
22 commercial sign that need to be met.

23 No. 1, no off-premise commercial
24 advertising sign may be located within 100 feet

1 of any residential zoning district or residential
2 structure located in the Ag Zoning District. Can
3 you address that?

4 A Yes, we are set back further than that.

5 Q Do you know how far?

6 A It is the closest residential zoning is
7 within the Village of Cary, but it's not -- we're
8 a very long way from any sort of residential or
9 agricultural -- excuse me, house in agricultural
10 zoning within the County.

11 Q So how close are you to a residential
12 zoning district?

13 A I believe 180 feet.

14 Q 180 feet. Okay. When an off-premises
15 commercial advertising sign 100 square feet or
16 larger in size is located within 500 feet of a
17 residential zoning district or within 500 feet of a
18 residential structure, a conditional use permit
19 is required, which is why you're here.

20 So each off-premise commercial
21 advertising sign must be located at least
22 300 feet from other off-premise advertising
23 signs?

24 A That's correct, and we are 570 feet from

1 the nearest off-premise sign.

2 Q You are 575 feet?

3 A 570, Yes.

4 Q Off-premises commercial advertising
5 signs must be located at least five feet from any
6 side lot line and ten feet from a street lot
7 line?

8 A That is correct. We are ten feet from
9 each -- each side is ten feet from each.

10 Q Off-premises commercial advertising
11 signs are limited to a maximum height of 35 feet
12 as measured from the grade of the roadway?

13 A That's correct. We're 35 feet to the
14 top.

15 Q Off-premises commercial advertising
16 signs are limited to a maximum sign area of
17 260 feet unless the sign is oriented to an
18 interstate highway with a posted speed limit in
19 excess of 55 miles an hour, which is not the case
20 here.

21 Off-premises commercial advertising
22 signs are limited to two sides placed either back
23 to back or in a V-shape configuration. Can you
24 say how you're going to have this?

1 A It is a V-type configuration, as you can
2 see on the design. It's roughly a 30-degree
3 angle.

4 Q So it doesn't exceed 45 degrees?

5 A That is correct.

6 Q Off-premises commercial advertising
7 signs shall be maintained in sound structural
8 condition and shall comply with all building and
9 electrical codes. Are you familiar with that?

10 A Yes. We've complied with all those.

11 Q Off-premises commercial advertising
12 signs shall not create obstacles or traffic
13 hazards by distracting or confusing motorists,
14 impairing motorists' ability to see pedestrians,
15 read other traffic signs or see other vehicles.

16 A That is correct. We provide no
17 obstruction to any of that.

18 Q How about with the light?

19 A There are studies that have been done by
20 the Federal Highway Administration that state
21 that digital billboards provide no distraction
22 based on illumination or anything like that.

23 Q And you provided that to us?

24 A I have not, but I can.

1 Q A conditional use permit is required for
2 all digital off-premises commercial advertising
3 signs. In addition, they must meet the following
4 standards. Each message or image displayed on a
5 digital off-premise commercial advertising sign,
6 and yours is digital, correct?

7 A That is correct.

8 Q Must be static or depicted for a minimum
9 of ten seconds. Animation, streaming video and
10 images that move or give the appearance of
11 movement are prohibited.

12 A That is correct. The state requires the
13 same standards.

14 Q Digital off-premises commercial
15 advertising sign must not exceed a maximum
16 illumination of three-tenths foot-candles above
17 the ambient light level when measured from a
18 distance equal to the square root of the square
19 footage of the sign multiplied by 100.

20 All digital off-premises commercial
21 advertising signs must have ambient light
22 monitors installed which automatically adjust the
23 brightness level based on ambient light
24 conditions?

1 A That is correct, we have that as well.

2 Q In response to complaints, the Zoning
3 Enforcement Officer may require that the owner of
4 a digital off-premises commercial advertising
5 sign submit a certification demonstrating that
6 the sign complies with the maximum illumination
7 standards.

8 And all digital off-premises
9 commercial advertising signs must be programmed
10 to automatically revert to a full black screen in
11 the event of a malfunction.

12 A That's correct, that is an industry
13 standard.

14 Q Conversion of an existing nondigital
15 off-premises commercial advertising sign to a
16 digital off-premises commercial advertising sign
17 is subject to the following, but you're not
18 converting, so?

19 A That is correct. There was a previous
20 sign at this location that was removed. We are
21 taking its place, set back further, complying
22 with regulations.

23 Q And so then we'll go to the conditional
24 use, Page 63. Okay. Then we have standards for

1 approval of conditional use permit in general,
2 and the first is that you've demonstrated the
3 ability to meet any applicable standards for your
4 specific use, which we've already addressed.

5 No. 2 is that your site shall be so
6 situated that the proposed use is compatible with
7 the existing and planned future development of
8 the area.

9 A Staff has said that it is.

10 Q That the establishment, maintenance and
11 operation of the conditional use shall not be a
12 detriment to or endanger the public, health,
13 safety, morals, comfort or general welfare of the
14 neighboring vicinity.

15 A That is correct.

16 Q You don't feel that you will do that at
17 all?

18 A We have, like I said, we have other
19 billboard locations in this County and have
20 received zero complaints about any of them.

21 Q No. 4, the conditional use shall not be
22 injurious to the use and enjoyment of other
23 property in the immediate vicinity for the
24 purposes already permitted.

1 A I believe I've addressed that as well.

2 Q That the conditional use shall not
3 substantially diminish or impair property value
4 within the neighborhood.

5 A That's correct. There will be no
6 impact, as I stated before.

7 Q That adequate utilities, access roads,
8 drainage and other necessary facilities have been
9 or are being provided.

10 A No need for any of that.

11 Q That adequate measures have been or will
12 be taken to provide ingress or egress so designed
13 to minimize traffic congestion and hazard on
14 public streets. You don't have any.

15 A No.

16 Q And that the conditional use shall in
17 all other respects conform to the applicable
18 regulations of the zoning district in which it is
19 located.

20 A That's correct.

21 Q And that the conditional use is
22 reasonably in the interest of the public welfare.
23 Can you address that?

24 A I believe it is greatly in the public

1 welfare, as we provide advertising for local
2 businesses, to bring awareness of local
3 businesses and to the local community, and
4 provide community service as well.

5 Q And that adequate measures will be taken
6 to provide protection to groundwater recharge and
7 groundwater quality. Okay. We've got that done
8 then, Mr. Chairman?

9 CHAIRMAN STONE: Do you have anything
10 further to say based upon those questions?

11 MR. WEBER: I do not.

12 CHAIRMAN STONE: Okay. We'll go to
13 questions from the Board and from the public. I
14 guess questions from the public, just for
15 questions right now. We'll listen to whatever
16 you have to say about the whole thing later.

17 MR. ELDREDGE: Vicki and Kurt haven't asked
18 questions.

19 CHAIRMAN STONE: Mr. Schnable, questions?
20

21 EXAMINATION BY

22 MR. SCHNABLE
23

24 Q I only have one question at this point.

1 Was there any other location on this site for
2 example or nearby this site that was under
3 consideration for this sign?

4 A No, this was the only location.

5 Q This was it from the beginning, and
6 you're sticking with it?

7 A That is correct.

8 Q Okay. Thank you.

9 CHAIRMAN STONE: Ms. Gartner?

10 MR. WEBER: Would it be okay if I passed
11 these around? This is just something that's
12 currently on the board from the McHenry County
13 Sheriff's Department.

14 CHAIRMAN STONE: You have to submit -- you
15 should submit everything before we start asking
16 questions. What did you want to submit now?

17 MR. WEBER: I was just showing you an
18 example of what's currently happening right now
19 on the billboards with the McHenry County
20 Sheriff's Department. There's community service
21 up there right now.

22 CHAIRMAN STONE: Okay. Photographs?

23 MR. WEBER: That's correct.

24 CHAIRMAN STONE: We'll take those as

1 exhibits. Okay. Any questions?

2

3

EXAMINATION BY

4

MS. GARTNER

5

6 Q Is this property owned by the company or
7 is it being rented?

8

A It is being leased by our company.

9

Q Okay. How long is your lease for?

10

A The lease is for 20 years.

11

Q Okay. Thank you.

12

13

EXAMINATION BY

14

MS. KOOISTRA

15

16 Q And when did you acquire the lease?

17

A Beginning of this year.

18

Q 2021? And was this subdivision under

19

construction at the time?

20

A Yes, the subdivision has been there for

21

ten years or so.

22

MS. KOOISTRA: Okay. That's all I have.

23

CHAIRMAN STONE: Mr. Eldredge?

24

MR. ELDRIDGE: I have no questions at this

1 time.

2 CHAIRMAN STONE: Mr. Smolinski?

3

4 EXAMINATION BY

5 MR. SMOLINSKI

6

7 Q Yes, do you have any artist rendering of
8 what this sign would look like in the space in
9 which it will occupy?

10 A Yep, we do. It will be nearly identical
11 to the one on Route 47, just the beginning of
12 this year.

13

14 EXAMINATION BY

15 MS. KOOISTRA

16

17 Q I have a question based on these photos.
18 This is the sign that's currently there?

19 A No, no, no. These are from other
20 locations in McHenry County that we are providing
21 advertising for.

22 Q And where is that located?

23 A That specific one is Route 31 just north
24 of the Algonquin bypass. It's also on Route 47.

1 MR. SMOLINSKI: This is a picture of the
2 sign put on the site itself?

3 MR. WEBER: Correct. It's superimposed on
4 it.

5 MR. SMOLINSKI: Superimposed. Okay. I have
6 no other questions.

7 CHAIRMAN STONE: Mr. Kosin?

8
9 EXAMINATION BY

10 MR. KOSIN

11
12 Q Thank you, Mr. Chairman. You said one
13 sign was located at Route 31, the other location?

14 A That's correct.

15 Q You said there was two locations in
16 McHenry County?

17 A Yes. Route 31 just north of the
18 Algonquin bypass and then Route 47 just south of
19 176.

20 Q And they are both digital?

21 A That's correct.

22 Q And how long have they been operational?

23 A The Route 47 sign went up January of
24 this year, so it's only been about 11 months.

1 The Route 31 board has been in operation for a
2 little over six years.

3 Q And the image that you sent around with
4 the sheriff, that demonstrates your compliance
5 with signs to provide public service
6 announcements, including Amber alerts, weather
7 related evacuations or other emergency notices?

8 A That's correct.

9 MR. KOSIN: I have no other questions,
10 Mr. Chairman.

11 CHAIRMAN STONE: Questions from the
12 audience, starting with the Mayor? Just
13 questions at this point.

14 MR. KOWNICK: Oh, just questions? Okay.

15 MR. RIFE: None for me, sir.

16 MS. KOOISTRA: Wayne, do you have any
17 questions?

18 MR. DUCKMANN: No questions.

19 CHAIRMAN STONE: Okay. You have nothing
20 further, correct?

21 MR. WEBER: I have nothing further.

22 CHAIRMAN STONE: Okay. We'll go to public
23 comment starting with the Staff.

24

1 WAYNE DUCKMANN,

2
3 having been first duly sworn, was examined and
4 testified as follows:

5
6 A Thank you, Mr. Chairman. So we have a
7 proposal for a conditional use for a digital
8 off-premises commercial advertising sign. We'll
9 start with -- we've already seen some pictures,
10 but I can go back to those if necessary.

11 The surrounding zoning as you can
12 see here, to the north of the parcel and to the
13 west of the parcel you can see this is I-2 Heavy
14 Industrial, as right here. I'm highlighting
15 here.

16 Now as you look to the south and to
17 the east, it is incorporated into the Village of
18 Cary, and I talk about that here that this is the
19 Village of Cary zoning map that was adopted in
20 2021. And these are the areas here that we can
21 see and that would be their B-2 Business
22 District, Shopping District. That's their
23 zoning.

24 The surrounding land use, as you

1 can see it's industrial, and it would be
2 continued with this type of use for the
3 advertising sign.

4 The future land use designation for
5 this is actually retail, and this is also in line
6 with retail as it would be expected that there
7 could be signage for stores that would be similar
8 in nature to this. So it is in line, this use is
9 in line with the retail future land use
10 designation from the County. The future land use
11 designation I have here from the 2015
12 Comprehensive Plan, and that is Commercial.

13 So I'll just end by saying that
14 this request, the petitioner's request, it is in
15 line with the 2030 Comprehensive Plan with
16 McHenry County, as well as the 2030 and Beyond
17 Plan, and if the Zoning Board of Appeals finds
18 that the conditions have been met, we have
19 proposed conditions for this conditional use, and
20 Staff has no objection to the petitioner's
21 request.

22 MS. KOOISTRA: Has the petitioner looked
23 over the conditions?

24 MR. WEBER: No, I have not seen these.

1 MR. DUCKMANN: Yes. Here's the staff report
2 if you want to see it.

3 CHAIRMAN STONE: Any other questions?

4 MR. SMOLINSKI: I have one, Mr. Chairman.

5
6 EXAMINATION BY

7 MR. SMOLINSKI

8
9 Q Wayne, at the Staff Planning Review that
10 was conducted on October 6th, on the second page
11 at the top it appears on the plat there's a
12 33-foot easement issue. Has that been resolved?

13 MR. DUCKMANN: It has not been resolved. We
14 have been in talks with the petitioner, and one
15 of the conditions on -- one of our conditions
16 states that building permits will not be issued
17 until the Planning & Development Department will
18 receive a sign-off from the Village of Cary
19 regarding this easement. So that's one of the
20 conditions we propose. I'm sorry, one of the
21 Staff's recommending conditions.

22 MR. ELDRIDGE: May I ask a question of the
23 Staff?

24 CHAIRMAN STONE: Well wait a minute.

1 Ms. Gartner is next.

2 MS. GARTNER: Well if has a follow-up to
3 that let him go first.

4

5 EXAMINATION BY

6 MR. ELDREDGE

7

8 Q Yeah, just a follow-up to what
9 Mr. Smolinski asked. Is the proposed letter
10 regarding the encroachment, would you describe
11 that as ministerial or substantial? In other
12 words, is it something that can be denied, can be
13 refused by the City of Cary?

14 A Absolutely. Thank you for that
15 clarification. Yes, absolutely the Village of
16 Cary can deny it, and then we would not issue a
17 permit.

18 Q Now if we put this condition in, but if
19 we don't have this condition in, would that block
20 the issuance of a permit if they refuse to --

21 A Our review process would still -- we
22 would still review for that easement. So the
23 answer to your question is no, we would still
24 review, and we would still be reviewing for that

1 easement, and our staff would want to see that
2 done, but this memorializes that they need to get
3 the letter.

4 Q So you don't have the authority to give
5 a building permit that encroaches on the City of
6 Cary's or the Village of Cary's easement, is that
7 correct?

8 A That is correct.

9 Q Okay. Thank you. Just wanted to
10 clarify that point.

11 A Yes.

12

13 EXAMINATION BY

14 CHAIRMAN STONE

15

16 Q So you're saying the easement is
17 something that's needed with this owner, with
18 this sign person?

19 A What is happening here with the easement
20 is the Village of Cary is the grantee. So they
21 have the non-possessory right to maintain a water
22 main in this vicinity. So that is -- they're the
23 grantee for that purpose.

24 Q Does the easement cover the whole

1 parcel?

2 A No, but the sign -- I'm going to show
3 you the site plan, and we talked about this at
4 the Site Plan Review. Do you see this here?
5 This is the easement from 1994 right here, and
6 the sign is shown within that easement, and
7 they're not allowed per the language of the
8 easement which I have, one of the conditions of
9 the easement states you cannot construct
10 basically any structure within the easement.

11 So essentially they're going to
12 have to get a sign-off from the Village of Cary
13 before we would even issued a permit. Staff
14 believed and recommended that it should be
15 memorialized in the conditional use.

16 MR. WEBER: Am I able to respond to that?

17 CHAIRMAN STONE: You may.

18 MR. WEBER: The pole for the billboard will
19 not be in the easement. The portion of the sign
20 that would be overhanging the easement is 24 feet
21 above the ground, posing no encroachment
22 whatsoever on that easement.

23 CHAIRMAN STONE: The pole is in the
24 easement.

1 MR. WEBER: The pole is not in the easement.

2 MR. DUCKMANN: Yes, but it's covering the
3 air space. So for example if the bottom of that
4 sign is encroaching onto the easement, and they
5 have a right, meaning the Village of Cary has a
6 right to go in there and run an excavator or
7 machinery, they wouldn't want -- I'm not going to
8 speak for them. I take that statement back.

9 They would be -- it's Staff's
10 opinion that they are encroaching onto that
11 easement, and we sedated and it was mentioned I
12 believe by Donald or Mr. Kosin that it was
13 mentioned in the Staff Plat Review. So the
14 Petitioner was notified that we've asked several
15 times we want the sign-off from the Village of
16 Cary. We've stated that several times.

17 MR. WEBER: Per the language of their
18 easement, there's no mention of air space, only
19 building upon. We are not building upon.

20 CHAIRMAN STONE: I would suggest, sir, maybe
21 ask for a continuance on this, try to get a legal
22 opinion, because I don't know a legal answer to
23 that question myself. But if you don't we're
24 going to proceed as if --

1 MR. ELDREDGE: Mr. Chairman?

2 CHAIRMAN STONE: Yes.

3 MR. ELDREDGE: I think that the proceeding
4 is premature. I don't think we ought to proceed
5 without this issue being resolved.

6 MS. GARTNER: I agree.

7 MR. ELDREDGE: And easements generally, as
8 everything related to land, goes from the center
9 of the earth to the sky. And so I believe that
10 the gentleman's view to the contrary, this is an
11 encroachment of the easement, and I don't believe
12 we should vote on this prior to having a
13 settlement or refusal of a settlement by the
14 Village of Cary.

15 CHAIRMAN STONE: Do you want to make that a
16 motion?

17 MR. ELDREDGE: Yes.

18 MR. SCHNABLE: I'll second that.

19 CHAIRMAN STONE: Moved by Eldredge, seconded
20 by Schnable that this hearing be continued until
21 the easement issue is resolved or otherwise
22 dismissed. Discussion on that motion?

23 MS. KOOISTRA: Yeah. I just wonder if, you
24 know, if you're saying prior to issue of a

1 building permit. So I mean if the County Board
2 approves this and yet they don't get a building
3 permit, they don't get the easement, then it
4 doesn't happen. But somebody else could come
5 along then and negotiate an easement or at a
6 future time and then it could be done, correct?

7 MR. DUCKMANN: I think I'm understanding
8 your question correctly. If they -- if this --
9 again if this was the past, and you guys
10 recommended approval, the way that that condition
11 reads is that they would have to get that letter,
12 as Mr. Eldredge has explained. But if they cease
13 to use or construct within a year, the UDO states
14 that the conditional use expires for that reason.
15 By not using it, it expires. So that's in our
16 Unified Development Ordinance as well.

17 MS. KOOISTRA: So basically if we pass it
18 and they don't get the easement resolved within a
19 year this goes away.

20 MR. DUCKMANN: That is correct. If they
21 don't use it and don't start construction within
22 that year.

23 MR. ELDRIDGE: But it seems to me that we're
24 opening ourselves to the potential for being in

1 the middle of messy litigation if we go forward,
2 which we are not subject to if we do not go
3 forward.

4 CHAIRMAN STONE: Well that's just your
5 opinion. You have a motion on the floor. Is
6 there any further discussion on the motion?

7 MR. SCHNABLE: I would like to second
8 Mr. Eldredge's opinion that there's no benefit to
9 proceeding at this point without further
10 information, and perhaps I'm sure we may receive
11 further input from the Village of Cary.

12 CHAIRMAN STONE: What does the petitioner
13 want to do?

14 MR. ELDREDGE: Well the petitioner I presume
15 wants to go forward, but I have a motion on the
16 floor.

17 MR. WEBER: That would be accurate.

18 CHAIRMAN STONE: I'm a little concerned that
19 we just say the word stopping until this happens.
20 This file might lay over for 20 years, you know.
21 I think we should have some time limit on your
22 motion. Continue the case to a date certain to
23 give him enough time to sort that out.

24 MR. SMOLINSKI: I agree with your opinion on

1 that, because the Village of Cary could nix this
2 by taking no action whatsoever.

3 CHAIRMAN STONE: Exactly.

4 MR. SMOLINSKI: So if we're going to do
5 this, I think we need to put a time period on
6 this.

7 MR. ELDREDGE: Then I would suggest either
8 three or six months.

9 CHAIRMAN STONE: Is there a second to
10 amending that motion to say that --

11 MR. WEBER: Could I offer a solution? If we
12 simply move the sign back eight feet we won't be
13 encroaching whatsoever.

14 CHAIRMAN STONE: Right, but you'll have to
15 re-notice, which is a lot less of a problem than
16 trying to get an easement out of a village that's
17 at your hearing to oppose it probably.

18 MR. WEBER: Okay.

19 CHAIRMAN STONE: Our motion is going to go
20 ahead, but if you get it resolved in that way,
21 then you can come in and bring a motion to get it
22 back on the schedule and Staff can schedule this
23 back with proper notices.

24 MR. SMOLINSKI: So I think Charlie said

1 either three or six months. I would support
2 three months, not six.

3 MR. ELDREDGE: Then I will modify my motion
4 to three months.

5 MS. KOOISTRA: I'll second.

6 CHAIRMAN STONE: Let's get the motion down.
7 The motion is that we're going to continue the
8 hearing for a period of three months in order to
9 give time to resolve the easement issue. That's
10 basically the motion, correct?

11 MR. ELDREDGE: Yes.

12 MR. SMOLINSKI: Correct.

13 MR. ELDREDGE: And if the petitioner in the
14 meantime wishes to relocate the facility so it
15 does not encroach, then that's certainly would be
16 a petition we'd consider at that time.

17 CHAIRMAN STONE: Any further discussion
18 about that?

19 MS. KOOISTRA: Well I just have a question
20 for Staff. So when this came up in Staff Review
21 was there concern about, you know, a litigation
22 issue with this or anything?

23 MR. DUCKMANN: Well, yes. Sorry, I didn't
24 mean to cut you off. Yes, 100 percent. It was

1 brought up in the Staff Plat Review that the
2 easement was an issue. And I believe it was
3 mentioned as well, I'm looking through the
4 transcript here, to move it or to stay out of the
5 easement.

6 So this was definitely brought up,
7 and we've had conversations too, you know,
8 basically saying hey, I just want to give you an
9 opportunity before I write these conditions,
10 before I do my staff report. You know, please
11 get us the letter, please get us the letter.
12 That way I could have just presented it and then
13 the issue would have been resolved. But you
14 know, it just didn't happen, but we've had plenty
15 of conversation on this matter.

16 MS. KOOISTRA: Okay. Thank you. Call to
17 question.

18 CHAIRMAN STONE: Okay. All in favor of the
19 motion to continue this hearing until -- well
20 let's get a date. Get a date in three months.

21 MS. KOOISTRA: So the 17th of February?
22 Exactly three months.

23 MR. WEBER: Okay.

24 MS. GARTNER: You can re-notice before that

1 if you'd like.

2 MR. WEBER: Yeah. I've got twins due around
3 that time.

4 MS. KOOISTRA: Oh, would you like to go
5 longer?

6 MR. WEBER: No.

7 MR. SMOLINSKI: He can just re-notice if
8 he's going to change it.

9 MR. WEBER: That'll be fine.

10 CHAIRMAN STONE: I think Staff may let you
11 go without further notice, because we're
12 continuing this hearing to a date certain. So we
13 don't need to re-notice.

14 MR. WEBER: Okay.

15 MR. ELDREDGE: We still have to vote on it.

16 CHAIRMAN STONE: Well if you want to bring
17 it earlier you'll have to re-notice, so the
18 Village knows.

19 MR. WEBER: Sure.

20 CHAIRMAN STONE: Okay. All those in favor
21 signify by saying aye?

22

23 (All respond.)

24

1 CHAIRMAN STONE: Opposed.

2

3 (No response.)

4

5 CHAIRMAN STONE: That wasn't a vote, that
6 was just a request to re-vote. The motion passes
7 7 to 0, unanimous. We are adjourned.

8

9 (Which were all the
10 proceedings had in
11 said matter on said date.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

<p style="text-align: center;">A</p> <p>ability 11:14 14:3 able 27:16 above-entitled 37:8 absolutely 5:12 25:14 25:15 access 15:7 accurate 31:17 acquire 18:16 acres 1:7 3:5 action 32:2 addition 12:3 address 6:13 9:3 15:23 addressed 14:4 15:1 adequate 15:7,11 16:5 adjourned 36:7 adjust 12:22 Administration 1:14 11:20 admitted 7:20 adopted 22:19 advertising 1:4 3:11 5:23 6:7,10,24 7:6 8:24 9:15,21,22 10:4 10:10,15,21 11:6,11 12:2,5,15,21 13:4,9 13:15,16 16:1 19:21 22:8 23:3 affidavit 3:15,17 aforsaid 37:10 Ag 9:2 agree 29:6 31:24 agricultural 9:9,9 ahead 32:20 air 28:3,18 Alden 4:11 alerts 21:6 Algonquin 1:9 3:8 4:8 19:24 20:18 allowed 27:7 Amber 21:6 ambient 12:17,21,23 amending 32:10 angle 7:9 11:3 angled 7:7 Animation 12:9 announcements 21:6 answer 25:23 28:22 Appeals 1:12 3:2 23:17 appearance 12:10 appears 24:11 applicable 6:19 14:3</p>	<p>15:17 applicant 3:9 APPLICATION 1:1 approval 14:1 30:10 approves 30:2 approximately 1:6 3:5 APRIL 2:12 area 10:16 14:8 areas 6:14 22:20 Article 6:22 artist 19:7 asked 16:17 25:9 28:14 asking 17:15 audience 21:12 authority 26:4 automatically 12:22 13:10 awareness 16:2 aye 35:21</p> <p style="text-align: center;">B</p> <p>B-2 22:21 back 9:4 10:22,23 13:21 22:10 28:8 32:12,22,23 based 6:15,16 7:3 11:22 12:23 16:10 19:17 basically 27:10 30:17 33:10 34:8 beginning 17:5 18:17 19:11 believe 9:13 15:1,24 28:12 29:9,11 34:2 believed 27:14 benefit 5:1 31:8 better 5:3 Beyond 23:16 billboard 6:3 7:6,18 14:19 27:18 billboards 11:21 17:19 black 13:10 block 25:19 board 1:12 3:2 4:6 16:13 17:12 21:1 23:17 30:1 bottom 28:3 boundaries 6:20 brightness 12:23 bring 16:2 32:21 35:16 brought 34:1,6 building 1:14 11:8</p>	<p>24:16 26:5 28:19,19 30:1,2 business 6:10 22:21 businesses 6:11 16:2,3 bypass 19:24 20:18</p> <p style="text-align: center;">C</p> <p>Call 34:16 Cary 6:13 9:7 22:18 22:19 24:18 25:13 25:16 26:20 27:12 28:5,16 29:14 31:11 32:1 Cary's 26:6,6 case 4:18 10:19 31:22 cease 30:12 center 29:8 certain 8:21 31:22 35:12 certainly 33:15 certificate 3:12 certification 13:5 Certified 37:13 certify 37:7 Chairman 2:1 3:1 4:21 5:4,10,19 7:15 7:20 8:1,5,7 16:8,9 16:12,19 17:9,14,22 17:24 18:23 19:2 20:7,12 21:10,11,19 21:22 22:6 24:3,4,24 26:14 27:17,23 28:20 29:1,2,15,19 31:4,12,18 32:3,9,14 32:19 33:6,17 34:18 35:10,16,20 36:1,5 change 35:8 Chapter 6:22 Charles 2:2 4:9 Charlie 32:24 checked 3:21 City 25:13 26:5 City's 6:18 clarification 25:15 clarify 26:10 close 9:11 closest 9:6 codes 11:9 come 30:4 32:21 comfort 14:13 comment 21:23 commercial 1:4 3:11 5:23 8:22,23 9:15,20 10:4,10,15,21 11:6 11:11 12:2,5,14,20</p>	<p>13:4,9,15,16 22:8 23:12 community 6:8 16:3,4 17:20 company 18:6,8 compatible 14:6 Compiled 6:21 7:23 complaints 6:4 13:2 14:20 complete 37:9 compliance 4:7 21:4 complied 11:10 complies 13:6 comply 11:8 complying 13:21 Comprehensive 23:12 23:15 concern 33:21 concerned 31:18 condition 11:8 25:18 25:19 30:10 conditional 1:3 3:10 5:22 9:18 12:1 13:23 14:1,11,21 15:2,16 15:21 22:7 23:19 27:15 30:14 conditions 12:24 23:18,19,23 24:15 24:15,20,21 27:8 34:9 conducted 24:10 configuration 10:23 11:1 conform 15:17 confusing 11:13 congestion 15:13 Conservation 4:2 consider 33:16 consideration 17:3 consisting 37:9 consists 1:6 3:4 construct 27:9 30:13 construction 18:19 30:21 Consultation 3:24 continuance 28:21 continue 31:22 33:7 34:19 continued 23:2 29:20 continuing 35:12 contrary 29:10 conversation 34:15 conversations 34:7 Conversion 13:14 converting 13:18</p>	<p>copy 7:22 corner 1:7 3:6 correct 9:24 10:8,13 11:5,16 12:6,7,12 13:1,12,19 14:15 15:5,20 17:7,23 20:3 20:14,21 21:8,20 26:7,8 30:6,20 33:10 33:12 37:9 correctly 30:8 County 1:12,14 2:11 2:11,12 3:2 4:2 6:3,6 6:18 9:10 14:19 17:12,19 19:20 20:16 23:10,16 30:1 37:2 County's 6:2 court 5:1 cover 26:24 covering 28:2 create 11:12 CSR 37:14 currently 6:4,5 17:12 17:18 19:18 cut 33:24</p> <p style="text-align: center;">D</p> <p>date 3:16,18 31:22 34:20,20 35:12 36:10 dated 3:13 Dave's 8:13 David 2:1 4:13 definitely 34:6 degrees 11:4 demonstrated 14:2 demonstrates 21:4 demonstrating 13:5 denied 25:12 DENNIS 2:14 Denny 4:20 deny 25:16 Department 6:7 17:13 17:20 24:17 depicted 12:8 describe 25:10 design 11:2 designation 23:4,10 23:11 designed 15:12 detriment 14:12 development 6:16,17 6:19 7:5,8 14:7 24:17 30:16 digital 1:4 3:11 5:22</p>
--	--	---	---	---

6:3 11:21 12:2,5,6 12:14,20 13:4,8,16 20:20 22:7 diminish 15:3 direct 9:17 directed 7:19 discussion 8:15 29:22 31:6 33:17 dismissed 29:22 displayed 12:4 distance 7:10 12:18 distracting 11:13 distraction 11:21 district 4:2 9:1,2,12 15:18 22:22,22 Division 6:22 Donald 2:4 4:12 28:12 drainage 15:8 Drive 1:8 3:7 DUCKMANN 2:8,11 7:13 8:11 21:18 22:1 24:1,13 28:2 30:7,20 33:23 due 35:2 duly 5:8,16 22:3	32:13 encroachment 25:10 27:21 29:11 endanger 14:12 Endangered 3:24 enforcement 6:6 13:3 enjoyment 7:4 14:22 equal 12:18 essentially 27:11 establishment 14:10 evacuations 21:7 event 13:11 evidence 8:2 Exactly 32:3 34:22 EXAMINATION 8:17 16:21 18:3,13 19:4,14 20:9 24:6 25:5 26:13 examined 5:16 22:3 example 17:2,18 28:3 excavator 28:6 exceed 11:4 12:15 excellent 7:14 excess 10:19 excludes 6:23 excuse 9:9 exhibit 7:21,21 8:2 exhibits 18:1 existing 6:15 13:14 14:7 expected 23:6 expires 30:14,15 explained 30:12 explanation 4:16 expressly 6:23 extra-territorial 7:1	fine 35:9 first 5:16 14:2 22:3 25:3 five 10:5 floor 31:5,16 follow-up 25:2,8 following 12:3 13:17 follows 5:17 22:4 foot-candles 12:16 footage 12:19 foregoing 37:8 forth 6:2 forward 31:1,3,15 free 6:7 fugitives 6:9 full 13:10 further 4:3 8:4 9:4 13:21 16:10 21:20 21:21 31:6,9,11 33:17 35:11 future 6:16,17,18 14:7 23:4,9,10 30:6	happens 31:19 hazard 15:13 hazards 11:13 health 14:12 hear 5:3 hearing 1:12 29:20 32:17 33:8 34:19 35:12 37:8 Heavy 22:13 height 10:11 held 1:12 8:15 hey 34:8 highlighting 22:14 highway 1:8 3:7 5:24 10:18 11:20 hour 1:13 10:19 house 9:9	jurisdiction 7:1	
<hr/> E <hr/> earlier 35:17 earth 29:9 easement 24:12,19 25:22 26:1,6,16,19 26:24 27:5,6,8,9,10 27:19,20,22,24 28:1 28:4,11,18 29:11,21 30:3,5,18 32:16 33:9 34:2,5 easements 29:7 east 22:17 egress 15:12 eight 32:12 either 10:22 32:7 33:1 Eldredge 2:2 4:9 16:17 18:23,24 24:22 25:6 29:1,3,7 29:17,19 30:12,23 31:14 32:7 33:3,11 33:13 35:15 Eldredge's 31:8 electrical 11:9 ELIZABETH 37:13 emergency 6:8 21:7 employee 5:21 encroach 33:15 encroaches 26:5 encroaching 28:4,10	<hr/> F <hr/> faces 7:6 facilities 15:8 facility 33:14 familiar 11:9 far 9:5 favor 34:18 35:20 February 34:21 Federal 11:20 feel 14:16 fees 3:23 feet 8:24 9:13,14,15 9:16,17,22,24 10:2,5 10:6,8,9,11,13,17 27:20 32:12 file 31:20 Filing 3:23 finds 23:17	<hr/> G <hr/> Gartner 2:3 4:10 17:9 18:4 25:1,2 29:6 34:24 general 14:1,13 generally 29:7 gentleman's 29:10 give 12:10 26:4 31:23 33:9 34:8 go 13:23 16:12 21:22 22:10 25:3 28:6 31:1 31:2,15 32:19 35:4 35:11 goes 29:8 30:19 going 4:5,17,20 10:24 27:2,11 28:7,24 32:4 32:19 33:7 35:8 grade 10:12 Grafton 4:13 grantee 26:20,23 greatly 15:24 ground 27:21 groundwater 16:6,7 Group 5:21 guess 16:14 guys 30:9	<hr/> I <hr/> I-2 22:13 identical 19:10 Illinois 1:14 6:21 7:2 7:22 37:1 illumination 7:18 11:22 12:16 13:6 image 12:4 21:3 images 12:10 immediate 14:23 impact 7:9,18 15:6 impair 15:3 impairing 11:14 including 6:6 21:6 inclusive 37:9 incorporated 22:17 industrial 22:14 23:1 industry 13:12 information 4:4 31:10 ingress 15:12 injurious 7:4 14:22 input 31:11 installed 12:22 interest 15:22 intersection 1:8 3:6 interstate 10:18 introduce 4:5 issuance 25:20 issue 24:12 25:16 29:5 29:21,24 33:9,22 34:2,13 issued 24:16 27:13 issues 6:7	<hr/> K <hr/> KIM 2:11 know 4:15,19 9:5 28:22 29:24 31:20 33:21 34:7,10,14 knows 35:18 Kooistra 2:2 4:11,24 8:9,13,18 18:14,22 19:15 21:16 23:22 29:23 30:17 33:5,19 34:16,21 35:4 Kosin 2:4 4:8 20:7,10 21:9 28:12 KOWNICK 2:12 21:14 Kurt 2:3 4:11 16:17	<hr/> L <hr/> L 37:13 land 22:24 23:4,9,10 29:8 language 27:7 28:17 larger 9:16 law 4:7 6:5 lay 31:20 lease 18:9,10,16 leased 18:8 legal 3:22 28:21,22 let's 5:4 33:6 34:20 letter 25:9 26:3 30:11 34:11,11 level 12:17,23 License 37:14 light 11:18 12:17,21 12:23 lighting 7:9,11,17 limit 10:18 31:21 limited 10:11,16,22 line 10:6,7 23:5,8,9,15 Linnea 2:2 4:11 8:7 listen 16:15 litigation 31:1 33:21 little 21:2 31:18 LLC 1:3 3:9 local 6:5,10,11 16:1,2 16:3 located 1:7 3:5 8:24 9:2,16,21 10:5 15:19 19:22 20:13 location 7:7 13:20 17:1,4 20:13 locations 6:3 14:19 19:20 20:15
		<hr/> H <hr/> hand 5:6 happen 30:4 34:14 happening 17:18 26:19	<hr/> J <hr/> JAKE 2:13 January 20:23		

<p>long 9:8 18:9 20:22 longer 35:5 look 19:8 22:16 looked 23:22 looking 34:3 lot 10:6,6 32:15</p> <hr/> <p style="text-align: center;">M</p> <p>machinery 28:7 mailed 3:18 mailing 3:18 main 26:22 maintain 26:21 maintained 11:7 maintenance 14:10 malfunction 13:11 map 22:19 MARK 2:12 mask 5:1 match 3:23 matter 1:1 34:15 36:10 maximum 10:11,16 12:15 13:6 Mayor 21:12 McHenry 1:12,13 3:2 4:2,13 6:2,6 17:12 17:19 19:20 20:16 23:16 37:2 mean 30:1 33:24 meaning 28:5 measured 10:12 12:17 measures 15:11 16:5 Media 1:3 3:9 5:21 meet 6:17 12:3 14:3 meeting 3:1 meets 3:14,16,19 6:1 memorialized 27:15 memorializes 26:2 mention 28:18 mentioned 28:11,13 34:3 message 12:4 messy 31:1 met 8:22 23:18 middle 31:1 miles 10:19 mine 8:12 minimize 15:13 minimum 12:8 ministerial 25:11 minute 24:24 missing 6:9 Mixed 1:3 3:9 5:21 modify 33:3</p>	<p>monitors 12:22 months 20:24 32:8 33:1,2,4,8 34:20,22 morals 14:13 motion 29:16,22 31:5 31:6,15,22 32:10,19 32:21 33:3,6,7,10 34:19 36:6 motorists 11:13 motorists' 11:14 move 12:10 32:12 34:4 Moved 29:19 movement 12:11 multiplied 12:19 municipalities 7:2</p> <hr/> <p style="text-align: center;">N</p> <p>name 5:19,20 nature 23:8 nearby 17:2 nearest 10:1 nearly 19:10 necessary 15:8 22:10 need 4:15 8:1,22 15:10 26:2 32:5 35:13 needed 26:17 negotiate 30:5 neighborhood 15:4 neighboring 14:14 NENNI 37:13 newspaper 3:13,23 nix 32:1 non-possessory 26:21 nondigital 13:14 north 7:5 19:23 20:17 22:12 northwest 1:7,8 3:6,7 5:23 notes 37:10 notice 3:22 35:11 notices 21:7 32:23 notified 28:14 November 1:13 Nunda 4:10</p> <hr/> <p style="text-align: center;">O</p> <p>o'clock 1:13 object 6:15 objecting 6:14 objection 6:12 7:3 23:20 obstacles 11:12 obstruction 11:17 occupy 19:9</p>	<p>October 3:14,19 24:10 off-premise 6:24 8:21 8:23 9:20,22 10:1 12:5 off-premises 1:4 3:11 5:22 9:14 10:4,10,15 10:21 11:6,11 12:2 12:14,20 13:4,8,15 13:16 22:8 offer 32:11 Officer 13:3 Oh 8:13 21:14 35:4 okay 4:5,21 5:4,10,19 7:14 8:20 9:14 13:24 16:7,12 17:8,10,22 18:1,9,11,22 20:5 21:14,19,22 26:9 32:18 34:16,18,23 35:14,20 open 3:1 opening 30:24 operation 14:11 21:1 operational 20:22 opinion 28:10,22 31:5 31:8,24 opportunity 34:9 oppose 32:17 Opposed 36:1 order 33:8 ordinance 3:14,17,19 8:9 30:16 oriented 10:17 ORSINGER 2:14 ought 29:4 outdoor 6:23 overhanging 27:20 owned 18:6 owner 13:3 26:17</p> <hr/> <p style="text-align: center;">P</p> <p>p.m 1:13 page 8:8 13:24 24:10 pages 37:9 paid 3:24 Paragraph 6:23 parcel 22:12,13 27:1 pass 30:17 passed 17:10 passes 36:6 pedestrians 11:14 percent 33:24 period 32:5 33:8 permit 1:4 3:10 9:18 12:1 14:1 25:17,20 26:5 27:13 30:1,3</p>	<p>permits 24:16 permitted 14:24 person 26:18 persons 6:9 petition 1:2 3:3,22 4:1 33:16 petitioner 1:3 23:22 24:14 28:14 31:12 31:14 33:13 petitioner's 7:21 23:14,20 Photographs 17:22 photos 19:17 picture 20:1 pictures 22:9 PIN 3:3 place 13:21 37:10 placed 10:22 plan 23:12,15,17 27:3 27:4 planned 6:16,17,18 14:7 planning 7:1 24:9,17 plat 24:11 28:13 34:1 please 34:10,11 plenty 34:14 point 16:24 21:13 26:10 31:9 pole 27:18,23 28:1 portion 27:19 posing 27:21 posted 3:16 10:18 posting 3:15 potential 30:24 premature 29:4 prepared 5:11 PRESENT 2:1 presentation 5:11 presented 34:12 presume 31:14 previous 13:19 prior 29:12,24 probably 32:17 problem 32:15 problems 5:2 proceed 28:24 29:4 proceeding 29:3 31:9 4:23 36:9 37:8,9 process 25:21 programmed 13:9 prohibited 12:11 proper 32:23 property 1:6 3:4 14:23 15:3 18:6</p>	<p>proposal 22:7 propose 24:20 proposed 7:6 14:6 23:19 25:9 protection 16:6 provide 6:7,10 11:16 11:21 15:12 16:1,4,6 21:5 provided 11:23 15:9 providing 19:20 public 1:12 2:10 14:12 15:14,22,24 16:13 16:14 21:5,22 37:8 publication 3:13,22 publisher's 3:12 purpose 26:23 purposes 14:24 put 20:2 25:18 32:5</p> <hr/> <p style="text-align: center;">Q</p> <p>Q&A 1:21 quality 16:7 question 16:24 19:17 24:22 25:23 28:23 30:8 33:19 34:17 questions 16:10,13,14 16:15,18,19 17:16 18:1,24 20:6 21:9,11 21:13,14,17,18 24:3</p> <hr/> <p style="text-align: center;">R</p> <p>raise 5:5 RAMONI 2:12 re-notice 32:15 34:24 35:7,13,17 re-vote 36:6 read 11:15 reads 30:11 ready 8:20 reason 30:14 reasonably 15:22 receive 24:18 31:10 received 4:3 6:12 14:20 recharge 16:6 recommended 27:14 30:10 recommending 24:21 record 4:6 8:15 reference 4:4 referred 7:23 refusal 29:13 refuse 25:20 refused 25:13 regarding 24:19 25:10</p>
--	---	---	---	---

<p>regulations 6:1 13:22 15:18 related 21:7 29:8 relations 6:8 relocate 33:14 Remote 2:11,12 remove 4:24 removed 13:20 rendering 19:7 rented 18:7 report 4:3 24:1 34:10 reported 37:7,8 reporter 5:1 37:13 Reporting 1:21 request 1:3 3:10 23:14 23:14,21 36:6 requesting 5:21 require 13:3 required 4:1 9:19 12:1 requirements 3:15,17 3:20 requires 12:12 residential 7:8 9:1,1,6 9:8,11,17,18 resolve 33:9 resolved 24:12,13 29:5,21 30:18 32:20 34:13 respects 15:17 respond 27:16 35:23 response 13:2 36:3 retail 23:5,6,9 revert 13:10 review 24:9 25:21,22 25:24 27:4 28:13 33:20 34:1 reviewing 25:24 Richmond 4:9 RIFE 2:13 21:15 right 4:21 5:6 7:23 8:20 16:15 17:18,21 22:14 26:21 27:5 28:5,6 32:14 Riley 4:12 road 7:7,19 roads 15:7 roadway 10:12 Robert 2:4 4:8 root 12:18 roughly 11:2 Route 1:8 19:11,23,24 20:13,17,18,23 21:1 run 28:6</p> <hr/> <p style="text-align: center;">S</p>	<p>safety 14:13 saying 23:13 26:16 29:24 34:8 35:21 SCHARLOW 2:11 schedule 32:22,22 Schnable 2:3 4:12 16:19,22 29:18,20 31:7 screen 13:10 second 24:10 29:18 31:7 32:9 33:5 seconded 29:19 seconds 12:9 section 6:22 7:23 sedated 28:11 see 11:2,14,15 22:12 22:13,21 23:1 24:2 26:1 27:4 seen 4:22 22:9 23:24 sent 21:3 service 16:4 17:20 21:5 set 6:1 9:4 13:21 settlement 29:13,13 sheriff 21:4 Sheriff's 6:6 17:13,20 Shopping 22:22 shorthand 37:8,10,13 show 7:12 27:2 showing 7:17 17:17 shown 27:6 side 4:18 10:6,9 sides 10:22 sign 1:4 3:11 5:23 6:1 8:22,24 9:15,21 10:1 10:16,17 12:5,15,19 13:5,6,15,16,20 17:3 19:8,18 20:2,13,23 22:8 23:3 26:18 27:2 27:6,19 28:4 32:12 sign-off 24:18 27:12 28:15 signage 23:7 signed 3:15,18 significantly 7:10 signify 35:21 signs 6:24 9:23 10:5 10:11,16,22 11:7,12 11:15 12:3,21 13:9 21:5 similar 23:7 simply 32:12 sir 5:11 8:20 21:15 28:20 site 14:5 17:1,2 20:2</p>	<p>27:3,4 situated 14:6 situations 6:8 six 21:2 32:8 33:1,2 size 9:16 skip 4:23 sky 29:9 Smolinski 2:4 4:12 19:2,5 20:1,5 24:4,7 25:9 31:24 32:4,24 33:12 35:7 Soil 4:2 solution 32:11 somebody 30:4 sorry 24:20 33:23 sort 9:8 31:23 sound 11:7 south 20:18 22:16 space 19:8 28:3,18 speak 28:8 Species 3:24 specific 14:4 19:23 speed 10:18 spokesperson 4:17 square 9:15 12:18,18 staff 2:11,11,12 14:9 21:23 23:20 24:1,9 24:23 26:1 27:13 28:13 32:22 33:20 33:20 34:1,10 35:10 Staff's 24:21 28:9 standard 13:13 standards 8:21 12:4 12:13 13:7,24 14:3 start 17:15 22:9 30:21 starting 4:8 21:12,23 state 4:7 5:19 7:2 11:20 12:12 37:1 stated 15:6 28:16 statement 28:8 states 24:16 27:9 30:13 static 12:8 Statute 7:23 Statutes 6:21 stay 34:4 Steve 2:7,13 5:14,20 sticking 17:6 Stone 2:1 3:1 4:13,21 5:4,10,19 7:15,20 8:1,5,7 16:9,12,19 17:9,14,22,24 18:23 19:2 20:7 21:11,19 21:22 24:3,24 26:14 27:17,23 28:20 29:2</p>	<p>29:15,19 31:4,12,18 32:3,9,14,19 33:6,17 34:18 35:10,16,20 36:1,5 stopping 31:19 stores 23:7 streaming 12:9 street 10:6 streetlight 7:11 streets 15:14 structural 11:7 structure 9:2,18 27:10 studies 7:11 11:19 study 7:17 subdivision 18:18,20 subject 13:17 31:2 submit 13:5 17:14,15 17:16 submitting 7:13 substantial 25:11 substantially 15:3 suggest 28:20 32:7 superimposed 20:3,5 support 33:1 sure 31:10 35:19 surrounding 22:11,24 survey's 3:21 swear 5:4 sworn 5:8,16 22:3</p> <hr/> <p style="text-align: center;">T</p> <p>take 8:2 17:24 28:8 taken 15:12 16:5 37:10 talk 5:5 22:18 talked 27:3 talks 24:14 tell 7:15 ten 10:6,8,9 12:9 18:21 testified 5:17 22:4 testifying 4:20 Thank 5:10 17:8 18:11 20:12 22:6 25:14 26:9 34:16 thing 16:16 think 4:23 5:2 29:3,4 30:7 31:21 32:5,24 35:10 three 3:23 32:8 33:1,2 33:4,8 34:20,22 three-tenths 12:16 Thursday 1:13 time 18:19 19:1 30:6 31:21,23 32:5 33:9</p>	<p>33:16 35:3 37:10 times 28:15,16 today 6:13 8:10 top 10:14 24:11 townhome 7:5 Township 1:9 3:8 4:9 4:10,10,11,12,13,14 traffic 11:12,15 15:13 transcript 34:4 37:10 true 37:9 try 28:21 trying 32:16 twins 35:2 two 6:2 10:22 20:15 TWO-POINT-FOU... 1:7 type 23:2</p> <hr/> <p style="text-align: center;">U</p> <p>UDO 6:2 30:13 unanimous 36:7 understanding 30:7 Unified 30:16 use 1:3 3:10 5:22 7:4 8:12,13 9:18 12:1 13:24 14:1,4,6,11,21 14:22 15:2,16,21 22:7,24 23:2,4,8,9 23:10,19 27:15 30:13,14,21 utilities 15:7</p> <hr/> <p style="text-align: center;">V</p> <p>V-shape 10:23 V-type 11:1 value 15:3 vehicles 11:15 vicinity 14:14,23 26:22 Vicki 2:3 4:10 8:7 16:17 video 12:9 view 29:10 village 6:13 9:7 22:17 22:19 24:18 25:15 26:6,20 27:12 28:5 28:15 29:14 31:11 32:1,16 35:18 vote 29:12 35:15 36:5</p> <hr/> <p style="text-align: center;">W</p> <p>wait 24:24 want 4:6,24 6:13 7:15 8:11 17:16 24:2 26:1 28:7,15 29:15 31:13</p>
---	--	---	--	---

34:8 35:16 wanted 26:9 wants 31:15 wasn't 36:5 water 4:2 26:21 way 9:8 30:10 32:20 34:12 Wayne 2:8,11 21:16 22:1 24:9 we'll 8:2 13:23 16:12 16:15 17:24 21:22 22:8 we're 4:7 8:20 9:7 10:13 28:23 30:23 32:4 33:7 35:11 we've 11:10 14:4 16:7 22:9 28:14,16 34:7 34:14 weather 21:6 Weber 2:7,13 4:19 5:12,14,20,20 7:17 7:22 8:4,6 16:11 17:10,17,23 20:3 21:21 23:24 27:16 27:18 28:1,17 31:17 32:11,18 34:23 35:2 35:6,9,14,19 welfare 14:13 15:22 16:1 went 20:23 west 22:13 Westbury 1:8 3:7 whatsoever 27:22 32:2,13 wishes 33:14 Witnesses 2:6 5:8 wonder 29:23 Woodstock 1:14 word 31:19 words 25:12 work 6:5 wouldn't 28:7 write 34:9 www.qareportingin... 1:22	<hr/> Z <hr/> zero 6:4 14:20 zoning 1:12 3:2 9:1,2 9:6,10,12,17 13:2 15:18 22:11,19,23 23:17 <hr/> 0 <hr/> 0 36:7 084-00169 37:14 <hr/> 1 <hr/> 1 7:21 8:23 1:30 1:13 100 8:24 9:15 12:19 33:24 11 6:22 20:24 11-2-2021 3:16 12 6:23 13 6:22 14 1:8 3:6 176 20:19 17th 34:21 18 1:13 180 9:13,14 19-11-200-042 3:3 1994 27:5 <hr/> 2 <hr/> 2 6:15 8:3 14:5 2.42 1:7 3:5 20 18:10 31:20 2015 23:11 2021 1:13 3:14,19 18:18 22:20 2021-039 1:2 3:3 2030 23:15,16 21 3:19 23 3:14 24 27:20 258 8:8 260 10:17 <hr/> 3 <hr/> 3 37:9 30-degree 11:2 300 9:22 31 19:23 20:13,17 21:1 33-foot 24:12 3402 5:23 35 10:11,13 36 37:9 <hr/> 4 <hr/>	4 14:21 45 11:4 47 19:11,24 20:18,23 <hr/> 5 <hr/> 5 6:22 500 9:16,17 55 10:19 570 9:24 10:3 575 10:2 <hr/> 6 <hr/> 63 13:24 65 6:22 6th 24:10 <hr/> 7 <hr/> 7 36:7 <hr/> 8 <hr/> 815)477-2230 1:22 <hr/> 9 <hr/>		
<hr/> X <hr/> <hr/> Y <hr/> Yeah 25:8 29:23 35:2 year 18:17 19:12 20:24 30:13,19,22 years 18:10,21 21:2 31:20 Yep 8:6 19:10				