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Transcript of Report of Proceedings

Date: December 5, 2022

Case: Village of Wayne Plan Commission

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BEFORE THE VILLAGE OF WAYNE
ZONING BOARD OF APPEALS

-----X

In Re: : CASE NO. 22-ZBA-02
Open Public Hearing and :
Consideration of Text :
Amendments :

-----X

REPORT OF PROCEEDINGS
Wayne, Illinois
Monday, December 5, 2022
7:31 p.m. CST

Job No.: 419327
Pages 1 - 132
Reported by: Kristine Wesner, CVR

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Proceedings of the VILLAGE OF WAYNE
ZONING BOARD OF APPEALS, held at the location of:

Village of Wayne
5N430 Railroad Street
Wayne, Illinois 60184

Pursuant to agreement, before Kristine
Wesner, Certified Verbatim Reporter, and Notary
Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

- NANCY WOLFE, Chairperson
- BOB HANDLEY, Commissioner
- FRED IOZZO, Commissioner
- BILL KOHL, Commissioner
- CAROL DIMITROFF, Commissioner
- GREG RICHARD, Commissioner
- MICHAEL GRICUS, Zoning

ALSO PRESENT:

- Anna Cunanan, Public Member
- Michelle Mourousias, Public Member

Transcript of Report of Proceedings

December 5, 2022

4

1 P R O C E E D I N G S

2 CHAIRPERSON WOLFE: It's -- I think
3 I'll call the meeting to order now, and I'll take
4 a roll call.

5 Carol Dimitroff?

6 COMMISSIONER DIMITROFF: Here.

7 CHAIRPERSON WOLFE: Bob Handley?

8 COMMISSIONER HANDLEY: Here.

9 CHAIRPERSON WOLFE: Fred Iozzo?

10 COMMISSIONER IOZZO: Here.

11 CHAIRPERSON WOLFE: Bill Kohl?

12 COMMISSIONER KOHL: Here.

13 CHAIRPERSON WOLFE: Greg Richard?

14 COMMISSIONER RICHARD: Here.

15 CHAIRPERSON WOLFE: Carol -- Kathy
16 Tranchida had advised me earlier that she's not
17 going to be able to be here, so she's absent. And
18 Nancy Wolfe is here.

19 We -- our second item is approval of
20 minutes. We have gotten, I think, sometime ago
21 the September 12th transcript. Is there motion on
22 that to accept that as the meeting minutes for
23 September 12th?

24 COMMISSIONER KOHL: So moved.

Transcript of Report of Proceedings

December 5, 2022

5

1 CHAIRPERSON WOLFE: And that's Bill
2 Kohl moves. And is there a second?

3 COMMISSIONER IOZZO: Second.

4 CHAIRPERSON WOLFE: And that's Fred
5 Iozzo.

6 All those in favor, state aye.

7 (Chorus of ayes.)

8 CHAIRPERSON WOLFE: The minutes are
9 approved.

10 The next item is public comment. We do
11 have public hearing scheduled today, but you're --
12 anyone is welcome to address us in public comment.
13 But our next item will be the public hearing on
14 the text proposed -- consideration of text
15 amendments to various sections of the zoning code.

16 So is there any public comment?

17 MS. CUNANAN: Yeah.

18 CHAIRPERSON WOLFE: Please. Okay.

19 (Simultaneous speech.)

20 MS. CUNANAN: I'm on the sheet.

21 CHAIRPERSON WOLFE: Sure. Just stand
22 up -- we just need you to state your name and
23 spell it for the court reporter, please.

24 MS. CUNANAN: Oh, sure.

Transcript of Report of Proceedings

December 5, 2022

6

1 CHAIRPERSON WOLFE: Thank you.

2 MS. CUNANAN: Anna Cunanan. A-N-N-A
3 C-U-N-A-N-A-N.

4 THE COURT REPORTER: Would you like me
5 to swear her in?

6 CHAIRPERSON WOLFE: Pardon me?

7 THE COURT REPORTER: Do I need to swear
8 her in?

9 CHAIRPERSON WOLFE: No. Not for public
10 comment, no.

11 MS. CUNANAN: Yeah. So I know most of
12 you know me already. I've spoken at these
13 meetings before, at least attended a few of them.
14 I just need some clarification on the leveling --
15 demolishing of historic buildings in the village,
16 and I'm trying to get a grasp on how that process
17 works. As you know, this building here
18 (indicating) has been voted on to be destroyed.
19 The Historic Sites Commission -- a handful of
20 volunteer residents, nobody elected -- made that
21 decision, and from what I understand, it's where
22 the decision ends. It doesn't have to go to the
23 Planning Commission; it doesn't have to go the --
24 the Plan Commission; the ZBA; or the Board for

1 that matter.

2 So I kind of feel, like, if you look at
3 the way the Board is structured, there's
4 committees. And you have Emily Miller, who is a
5 trustee on the Board -- oversees the Parks
6 Commission and the admin; and you have Mike
7 Dimitroff, oversees Public Works; and you have
8 Pete Connolly, overseeing Finance and Public
9 Safety; and Ed Hull is Historic and Rural
10 Preservation. So I would think the Historic Sites
11 Commission kind of ties into that. But where does
12 Planning fit in that whole schematic of how you
13 got a group of volunteer residents, such as our
14 own commissions, feed into the committees on the
15 Board to make these decisions?

16 I think it's kind of scary -- I have --
17 I have FOIA'ed all the documents related to the
18 demolishing of the Guild House, and, again, in
19 that case, it was a handful of people -- four to
20 be exact -- on the Historic Sites Commission that
21 voted to have that torn down. And, yes, it did go
22 to ZBA and the Board because they were variances
23 for the new community house that was going to
24 replace it.

Transcript of Report of Proceedings

December 5, 2022

8

1 I just want to know your thoughts -- if
2 you can't answer them now, maybe put them together
3 and I can, maybe, e-mail one of you and get a
4 response as to what your thoughts are on how the
5 Plan Commission fits in to this very important
6 issue in our village because I feel, like, the
7 Guild House is one; this will be another one.
8 What's next? And, quite frankly, to hear all of
9 these are buildings that have fallen under
10 disrepair -- why have they fallen into disrepair?

11 With private residences, we have no
12 control over that. We can't tell a private
13 resident what to do with their home, and that's
14 not what I'm talking about. I'm talking about
15 buildings that are used by the public and have
16 public access. Why are we letting them fall under
17 disrepair? And then the -- the -- the word, then,
18 is that the -- the messaging, then, is, oh, well.
19 It's dangerous. It's fallen under disrepair. It
20 could hurt somebody. It's a safety issue. It's
21 got to come down -- and I'm really concerned about
22 that.

23 So any insight you can help me -- just
24 to understand what the process is -- would be

1 greatly appreciated. Thank you.

2 CHAIRPERSON WOLFE: Well, thank you for
3 your comments. As -- as indicated, it is public
4 comment; not public dialogue. So I don't know
5 that we can answer the questions you have under --
6 under this agenda, item and things, so I'll leave
7 it at that. I will direct your attention to --
8 the zoning code does describe the duties and
9 powers and parameters of the Plan Commission's
10 work and that might give you some insight as to
11 our role in any -- any process that may come
12 before us. It is defined by that. So thank you
13 for your comments.

14 Any other public comment?

15 Thank you.

16 MS. MOUROUSIAS: My name is Michelle
17 Mourousias, M-O-U-R-O-U-S-I-A-S. The only comment
18 I have is that we have this public hearing
19 tonight, but there's no attachments so that we can
20 comment intelligently on potential changes.

21 CHAIRPERSON WOLFE: We have some that
22 were prepared by the attorney, but I -- copies
23 can't be given to you. I think the commissioners
24 may have just received it today, but the public

1 hearing is designed, and the aim is, to hear
2 comments, generally, on the home occupation,
3 off-street parking signs, and the noise. So on
4 those topics, I think we can do --

5 MS. MOUROUSIAS: Right. It's just very
6 difficult to comment when you don't know why the
7 changes are being proposed, what changes are being
8 proposed. I have commented on the home
9 occupation, a year ago, when it was originally --

10 CHAIRPERSON WOLFE: Right. Right.

11 MS. MOUROUSIAS: -- put on to that.

12 But it's really hard to understand -- why are we
13 talking about signs, off-street parking, and noise
14 without knowing the situation?

15 CHAIRPERSON WOLFE: Well, again, not to
16 engage in public dialogue, but I think that that's
17 the point -- to hear the community's response to
18 see what, if any, amendments could be made. And I
19 think some ideas and comments have come forward in
20 our first public hearing now, almost a year ago,
21 and I think from staff, who works with the code
22 every day, as well as other comments that we've
23 received, you know, from participants in the
24 community and that we do our best to -- to listen

Transcript of Report of Proceedings

December 5, 2022

11

1 to them --

2 MS. MOUROUSIAS: No. I understand --

3 CHAIRPERSON WOLFE: -- digest them, and
4 come up with this. To the extent that we might
5 have some language -- I think you are familiar
6 with the process we went through with the other
7 ones. We really dug in to brand-new words -- it
8 was that -- so I think that best describes the
9 process, so --

10 MS. MOUROUSIAS: Okay. Maybe I'll
11 comment on one of the things during the hearing
12 then.

13 CHAIRPERSON WOLFE: Okay. Thank you.
14 Thank you.

15 Any other public comment at this time?

16 Then we'll go to the next item on our
17 agenda and that is, I will open the public hearing
18 in consideration of text amendments to various
19 sections of Title 10 of the Wayne Zoning Code.
20 Those sections are: 10-7-1: Home Occupations;
21 10-7-4: Off-Street Parking; 10-8A-6 and 10-7-2:
22 Signs; and 4-5-2: Noise.

23 This public hearing is convened
24 pursuant to published notice that I've been

1 advised was made in the requisite and required
2 time. I think it was in the Daily Herald. I
3 don't have that information, but it is on file,
4 and I can get that if anybody needs it.

5 And so with that, I will open the
6 public hearing, and if we can take, you know, just
7 raise your hand, and you'll be called upon to
8 speak. You'll have an opportunity to speak on
9 these issues. Just state your name for the court
10 reporter so we have a clear record of it.

11 So with that, do we have any public?
12 Do we have any hearing for -- in this public
13 hearing?

14 MS. MOUROUSIAS: Just me.

15 CHAIRPERSON WOLFE: Okay. Okay. If
16 you want to stand up and just tell us what you
17 want to tell us.

18 MS. MOUROUSIAS: I will comment on home
19 occupations. We do run a business out of our
20 office, not that anybody out of our house -- not
21 that anybody would know that, and we do have --
22 it's an office space business. And so, obviously,
23 we're in support of keeping home occupations in
24 Wayne. There are other occupations. I understand

1 why this is on the -- the agenda from talking to
2 other residents.

3 I'm in support of people working out of
4 their house, doing things other than office space
5 services. Perhaps they're an artist, or a
6 photographer, or a farmer, beekeeper. People
7 should be able to start small businesses in their
8 home, and it shouldn't matter what they do as long
9 as they're not polluting. They're not causing a
10 disturbance to the neighbors. So I think that we
11 need to have -- have a broad brush when we decide
12 what a home occupation is.

13 The other topic that I would like to
14 talk about is signs. I am probably convinced that
15 the signs are on here because the church is
16 looking to put a 36-square foot sign in a
17 residential district. I think that that's a
18 little too big. I think even a 20-square foot
19 sign is too big in a residential district,
20 especially in a historic district. There really
21 needs to be guidelines as to the materials -- the
22 colors, the size -- because we are not in favor of
23 the size of the church sign. And we've had issues
24 in the past with temporary signs, so I guess

1 temporary signs, especially with an election
2 coming up, probably needs to be discussed. The
3 other two, I really don't have any comment on.

4 CHAIRPERSON WOLFE: Thank you. Those
5 are very good comments. Thank you. Those are
6 good thoughts.

7 Any other people here who would like to
8 make any presentation at the public hearing?

9 Okay. I think with that, I can close
10 the public hearing, and we can proceed to the next
11 item on the agenda, which is continued Board
12 discussion on proposed amendments to those we've
13 already considered, as well as the ones before us
14 today. So I think there is -- at the last
15 meeting, there was some discussion about a few
16 issues -- items that you wanted to bring forward,
17 as well as one of the other commissioners. With
18 Kathy not being here, maybe we can defer the
19 livestock -- discussion on livestock to a later
20 date. I don't know if we need to do that or not,
21 but Mr. Richard has requested some changes to the
22 yards, as well as the accessory buildings.

23 You presented all of us, I think,
24 earlier and then, again, today with your thoughts

Transcript of Report of Proceedings

December 5, 2022

15

1 and comments. Did you have any further to add?

2 COMMISSIONER RICHARD: Well, I'd like
3 to -- I sent out an e-mail to everyone today, and
4 if you didn't get it, I've got copies here. I --
5 I have two issues that I want to talk about. At
6 our last meeting, we talked about fences and one
7 of the fence provisions --

8 CHAIRPERSON WOLFE: Let me clarify
9 that. We talked about yards, and in the yard
10 provision, it did refer to fences.

11 COMMISSIONER RICHARD: Okay.

12 CHAIRPERSON WOLFE: And we did make
13 some recommendations to the Village Board and the
14 Village Board did adopt them, and I think that
15 included the size of the fences that was indicated
16 in there. It's my understanding that you want to
17 discuss and talk about changing the size of
18 fences, in particular the solid fences -- the
19 stockade fence --

20 COMMISSIONER RICHARD: Just one fence.
21 Yeah.

22 CHAIRPERSON WOLFE: Just one fence to
23 six-foot.

24 COMMISSIONER RICHARD: Yeah. Well, at

Transcript of Report of Proceedings

December 5, 2022

16

1 our last meeting, we talked about, you know,
2 opaque fences and how tall they should be. And --
3 correct me if I'm wrong -- we all said, well,
4 five-foot is the right number.

5 CHAIRPERSON WOLFE: Right. We did. We
6 did.

7 COMMISSIONER RICHARD: And then I --

8 CHAIRPERSON WOLFE: You said you did
9 some research and went to the Home Depot, and they
10 only sell six-foot --

11 COMMISSIONER RICHARD: Went to the Home
12 Depot, went to, you know, fence companies and
13 things like that. The standard size for stockade
14 fence is six~feet.

15 CHAIRPERSON WOLFE: Well, I don't think
16 that that's -- that's a reason for us to change
17 it -- and just because the Home Depot ruled that
18 they only sell six-foot.

19 COMMISSIONER RICHARD: No. No. No.
20 No.

21 CHAIRPERSON WOLFE: I think that
22 it's -- five-foot was well-considered, and I
23 think -- I think it's important to note that the
24 recommendation we made to the Board, that was

1 adopted by the Board, talked about solid fences
2 with -- had to be no bigger than the footprint of
3 the house.

4 COMMISSIONER RICHARD: Right.

5 CHAIRPERSON WOLFE: And you get a
6 six-foot fence, and it's going to look like a
7 barricade in there --

8 COMMISSIONER RICHARD: Okay.

9 CHAIRPERSON WOLFE: -- I think is an
10 issue that I would like to bring up. But, of
11 course, that's why we're here to discuss it.

12 COMMISSIONER RICHARD: Right.

13 CHAIRPERSON WOLFE: That's why we're
14 here to discuss it.

15 (Simultaneous speech.)

16 COMMISSIONER RICHARD: -- not because
17 Home Depot. It's most manufacturers.

18 CHAIRPERSON WOLFE: Right.

19 COMMISSIONER RICHARD: So --

20 COMMISSIONER DIMITROFF: But is that
21 the only reason? Because of -- that's how it's
22 manufactured? That is the question.

23 COMMISSIONER RICHARD: I can't see, you
24 know, a big difference between five and six~feet

1 outside.

2 COMMISSIONER DIMITROFF: Yeah. But
3 five -- I can't see over a six-foot, but I could
4 see over a five-foot. It matters.

5 COMMISSIONER RICHARD: Yeah.

6 CHAIRPERSON WOLFE: I'm going to look
7 to our veterans on this Commission. I think Bob
8 and Fred have been here a while. It's my
9 understanding --

10 COMMISSIONER HANDLEY: Don't look at
11 us.

12 CHAIRPERSON WOLFE: -- that's -- no.
13 Been on the Commission. You're --

14 COMMISSIONER HANDLEY: I'm kidding.

15 CHAIRPERSON WOLFE: -- just -- you've
16 been on the Commission. I -- and the reason I
17 bring this up is because it's my understanding
18 that stockade fences was considered some years ago
19 at the Plan Commission of -- the -- whether it
20 should, you know, we should have those tall
21 fences. And I think -- as a way the ordinance is
22 written, as I'm familiar with it -- clearly they
23 decided no six-foot fences. Just five-foot fences
24 would be a solid fence height. Does that

Transcript of Report of Proceedings

December 5, 2022

19

1 recall --

2 COMMISSIONER IOZZO: Have we passed
3 that on to them, at six-foot --

4 COMMISSIONER DIMITROFF: No. Five.

5 COMMISSIONER IOZZO: -- to the Village
6 Board?

7 COMMISSIONER DIMITROFF: Five.

8 CHAIRPERSON WOLFE: No. No. No. No.
9 We put it at five, and they approved it, and they
10 adopted it, and that's been in the ordinance --

11 COMMISSIONER IOZZO: How about the rest
12 of the fencing ordinance?

13 CHAIRPERSON WOLFE: The rest of the
14 ordinance -- we -- we passed it -- you know what,
15 I'd have to pull it out. But I think we kept what
16 the recommendations were, so I can show you.

17 COMMISSIONER IOZZO: I guess I don't
18 recall coming to a conclusion on the size of the
19 fences, like, in front of your property --

20 CHAIRPERSON WOLFE: I think the only
21 thing we did in the front yards, I think -- rather
22 than the 3-foot, which was suggested as an
23 amendment -- I think we did -- that was where we
24 decided 48 inches for a fence height in a front

Transcript of Report of Proceedings

December 5, 2022

20

1 yard.

2 COMMISSIONER IOZZO: Front yard?

3 CHAIRPERSON WOLFE: I think that's what
4 we decided at our last meeting and what we
5 recommended.

6 COMMISSIONER IOZZO: I've been
7 measuring horse fences around the community for
8 the last month, and there's very few 48-inch
9 fences.

10 COMMISSIONER KOHL: That's too short.

11 COMMISSIONER DIMITROFF: They're 54.

12 COMMISSIONER IOZZO: That's too short.

13 (Simultaneous speech.)

14 COMMISSIONER DIMITROFF: They have to
15 be 54.

16 COMMISSIONER IOZZO: 54 -- 56.

17 CHAIRPERSON WOLFE: But this is just
18 front yard.

19 COMMISSIONER DIMITROFF: Well, you can
20 have a pasture in your front yard.

21 (Simultaneous speech.)

22 CHAIRPERSON WOLFE: Well, yeah. But --

23 COMMISSIONER DIMITROFF: I think that
24 that would have to be -- the reason it's that high

1 is so they can't freaking jump out of that
2 thing --

3 COMMISSIONER IOZZO: That's correct.

4 COMMISSIONER DIMITROFF: -- right? So
5 but I thought that Wayne is supposed to be kind of
6 an open community-community, right?

7 CHAIRPERSON WOLFE: That's my
8 understanding of no stockade fences along the
9 back.

10 (Simultaneous speech.)

11 COMMISSIONER DIMITROFF: -- fences
12 because it takes away the openness and spirit of
13 the community.

14 COMMISSIONER IOZZO: But we don't allow
15 any closed fences in front of property -- 3-foot,
16 right? Or something --

17 COMMISSIONER DIMITROFF: Well, I don't
18 know. I wasn't here.

19 COMMISSIONER IOZZO: What did we end up
20 with on --

21 CHAIRPERSON WOLFE: The solid fences
22 were not -- the height wasn't changed. It was
23 five~feet before. We did not recommend --

24 COMMISSIONER DIMITROFF: In the front?

Transcript of Report of Proceedings

December 5, 2022

22

1 CHAIRPERSON WOLFE: -- that be changed.
2 No. Just in the back and that it can't be -- the
3 area surrounded by this solid fence can't be
4 bigger than the footprint of the house.

5 COMMISSIONER DIMITROFF: What do you
6 mean by that? I don't know what you mean by that.

7 CHAIRPERSON WOLFE: So if your house --
8 it can't be any bigger than your house.

9 COMMISSIONER RICHARD: If you have a
10 stockade fence --

11 (Simultaneous speech.)

12 MR. GRICUS: -- perimeter.

13 COMMISSIONER DIMITROFF: So if the
14 perimeter of my house --

15 COMMISSIONER RICHARD: No. The area of
16 your house.

17 COMMISSIONER DIMITROFF: Is the area of
18 my house or the perimeter of my house?

19 COMMISSIONER RICHARD: Area of your
20 house. So if you've got 2000-square foot house,
21 there --

22 COMMISSIONER DIMITROFF: You can only
23 enclose 2000 square feet with a stockade fence?

24 COMMISSIONER RICHARD: Yes.

Transcript of Report of Proceedings

December 5, 2022

23

1 CHAIRPERSON WOLFE: A solid fence --
2 either a solid wall or a solid --

3 COMMISSIONER DIMITROFF: So you
4 couldn't put this solid fence around the whole
5 perimeter of your property, is what you're saying?

6 CHAIRPERSON WOLFE: No. No. No. No.

7 COMMISSIONER DIMITROFF: Oh. I see.
8 So if you want the taller fence because you have a
9 dog or something --

10 (Simultaneous speech.)

11 CHAIRPERSON WOLFE: -- it has to be
12 immediately adjacent to the rear of the house, and
13 it can't be an area larger than the size of your
14 ground floor of your house.

15 COMMISSIONER DIMITROFF: I see. Okay.

16 COMMISSIONER IOZZO: And five -- in all
17 fairness to the whole situation -- for big dogs,
18 five feet's not a lot of fence. Six is better.
19 They can go over a five-foot fence.

20 COMMISSIONER KOHL: You know, I always
21 thought six was standard.

22 COMMISSIONER IOZZO: Yeah. Six-foot is
23 standard.

24 CHAIRPERSON WOLFE: I think that's --

1 that's your suggestion --

2 (Simultaneous speech.)

3 CHAIRPERSON WOLFE: -- that it is
4 standard. Right? Right.

5 COMMISSIONER IOZZO: It is the standard
6 size.

7 COMMISSIONER RICHARD: I'm not flogging
8 for a Home Depot here.

9 CHAIRPERSON WOLFE: Oh, I know that. I
10 didn't mean anything.

11 COMMISSIONER IOZZO: I think that as
12 long as it's not the whole perimeter, I think, you
13 know --

14 COMMISSIONER KOHL: Don't look at me.

15 COMMISSIONER DIMITROFF: So I wasn't
16 here at that meeting, so I don't know what the
17 discussion was.

18 CHAIRPERSON WOLFE: I don't think we
19 talked about it at all.

20 COMMISSIONER RICHARD: I think it would
21 be egregious if you had a six-foot fence or a
22 five-foot fence around your whole property.

23 COMMISSIONER DIMITROFF: Yeah. I
24 didn't --

1 COMMISSIONER RICHARD: Yeah. That
2 would be terrible. But I think --

3 CHAIRPERSON WOLFE: And that's the
4 spirit, I think -- as you said and Carol have
5 said -- emphasize the openness of the community.

6 COMMISSIONER HANDLEY: Are you just
7 talking solid fences, or are you talking any
8 fence?

9 COMMISSIONER IOZZO: No. Just solid.

10 COMMISSIONER HANDLEY: Just solid?
11 Okay.

12 (Simultaneous speech.)

13 COMMISSIONER KOHL: Stockade fence
14 basically.

15 CHAIRPERSON WOLFE: Right. It can be
16 either be a wall or a stockade fence -- you know,
17 a solid brick wall of some sort.

18 COMMISSIONER HANDLEY: I'm good with
19 that.

20 CHAIRPERSON WOLFE: And we didn't talk
21 about the height, as I recall in the discussion --
22 I don't know if Bill or Fred remember from the
23 last meeting. I don't remember --

24 COMMISSIONER KOHL: It kind of came up

1 at the end of the meeting in discussion.

2 CHAIRPERSON WOLFE: About the size of
3 the --

4 COMMISSIONER KOHL: About the height.
5 The six-foot height because, I think, a couple of
6 us kind of realized five-foot was a little short.

7 CHAIRPERSON WOLFE: Right.

8 COMMISSIONER KOHL: We had a little
9 discussion with Greg on that one as we were
10 leaving.

11 CHAIRPERSON WOLFE: But not at the
12 meeting?

13 COMMISSIONER KOHL: No.

14 CHAIRPERSON WOLFE: Okay. So I guess
15 is there a motion?

16 COMMISSIONER RICHARD: Can I make the
17 motion?

18 CHAIRPERSON WOLFE: Yeah, you can. Of
19 course.

20 COMMISSIONER RICHARD: I make a motion
21 to amend whatever we passed before from five~feet
22 to six~feet.

23 COMMISSIONER HANDLEY: Wait. Did the
24 Village already pass this?

1 CHAIRPERSON WOLFE: They did. They
2 did. They did. It's not a motion to reconsider.
3 As I recall, and I think I talked to the attorney
4 about it, I think since we didn't vote on the
5 change to the height, the height for the solid
6 fence was as it was before --

7 (Simultaneous speech.)

8 CHAIRPERSON WOLFE: -- we weren't
9 recommending that be amended. So I think it's a
10 new item and that's why it's on the agenda as
11 such. So let me just make sure I get the section
12 so we make it clear.

13 COMMISSIONER DIMITROFF: So if you have
14 a big dog, you get an electric fence. That's what
15 we did.

16 COMMISSIONER KOHL: You can put your
17 barbed wire.

18 CHAIRPERSON WOLFE: I think it would be
19 Section -- let's see -- 10-3-7(A)(4): Open fences
20 not to exceed five -- six feet in height. That's
21 your motion?

22 COMMISSIONER DIMITROFF: I have a
23 question. Has there been a lot of people asking
24 for the fence to be higher?

Transcript of Report of Proceedings

December 5, 2022

28

1 MR. GRICUS: No.

2 COMMISSIONER DIMITROFF: Okay. What is
3 it? Section what?

4 CHAIRPERSON WOLFE: It's Section
5 10-3-7(A) (4). And there's two -- two sections:
6 Open fences not to exceed six~feet in height --
7 would be your motion -- and solid walls and
8 fences -- I'm sorry -- not open -- it's solid
9 walls and fences, not exceeding five feet in
10 height.

11 COMMISSIONER HANDLEY: So what did you
12 say? It was 10-3-7(A) (4) --

13 CHAIRPERSON WOLFE: (A) (4).

14 COMMISSIONER HANDLEY: Rear yards, air
15 conditioning equipment, arbors --

16 CHAIRPERSON WOLFE: Open fences,
17 private garages, private sheds, solid walls, and
18 fences not exceeding --

19 MR. GRICUS: But there's also another
20 section.

21 CHAIRPERSON WOLFE: There's next -- in
22 the next -- notwithstanding any provision.

23 MR. GRICUS: And then under
24 10-3-7(B) (5) (h) --

Transcript of Report of Proceedings

December 5, 2022

29

1 COMMISSIONER HANDLEY: Okay. There we
2 go. (5) (h). Yeah.

3 MR. GRICUS: Find it?

4 COMMISSIONER HANDLEY: Yeah. Solid
5 fences --

6 CHAIRPERSON WOLFE: Okay. So do you
7 understand the motion? I think I do --

8 COMMISSIONER DIMITROFF: Can we -- you
9 got to say it out loud though in words.

10 CHAIRPERSON WOLFE: Mr. Richard's
11 motion is to recommend to the Board that section
12 10-3-7(A) (4) be amended to allow solid walls and
13 fences, not exceeding six~feet in height -- height
14 instead of, and in the place of, five feet in
15 height, and also 10-3-7(B) (5) (h), the solid fences
16 and walls not exceed six~feet in height, rather
17 than five feet in height.

18 COMMISSIONER DIMITROFF: And does it
19 reference that it's only pertaining to this
20 area --

21 CHAIRPERSON WOLFE: Mmhmm.

22 COMMISSIONER DIMITROFF: -- but not
23 bigger than the first floor?

24 CHAIRPERSON WOLFE: Yeah. That was

1 what we really --

2 COMMISSIONER IOZZO: Struggled with --
3 yeah.

4 CHAIRPERSON WOLFE: -- we talked about
5 and what we ultimately recommended.

6 COMMISSIONER DIMITROFF: So was that a
7 change?

8 CHAIRPERSON WOLFE: That was a change.

9 COMMISSIONER DIMITROFF: What was it
10 before?

11 CHAIRPERSON WOLFE: It wasn't in there
12 at all.

13 MR. GRICUS: The square footage of the
14 first floor of the house was always in there.

15 CHAIRPERSON WOLFE: Oh. That was?
16 Okay.

17 COMMISSIONER HANDLEY: Okay. So a
18 second --

19 (Simultaneous speech.)

20 CHAIRPERSON WOLFE: And it will be
21 adjacent to the rear of the residents. That's
22 what we changed, but not the size of it. It
23 was --

24 (Simultaneous speech.)

Transcript of Report of Proceedings

December 5, 2022

31

1 COMMISSIONER DIMITROFF: -- out in the
2 middle of your yard?

3 CHAIRPERSON WOLFE: Or it couldn't be
4 in the side of your yard or in the front of your
5 yard.

6 COMMISSIONER DIMITROFF: Oh, I see.

7 COMMISSIONER HANDLEY: All right. I'll
8 second Greg's motion.

9 CHAIRPERSON WOLFE: Okay.

10 Any further discussion?

11 Okay. I'm going to take a roll call.

12 Carol Dimitroff?

13 COMMISSIONER DIMITROFF: No.

14 CHAIRPERSON WOLFE: Bob Handley?

15 COMMISSIONER HANDLEY: Aye.

16 CHAIRPERSON WOLFE: Fred Iozzo?

17 COMMISSIONER IOZZO: Aye.

18 CHAIRPERSON WOLFE: Bill Kohl?

19 COMMISSIONER KOHL: Yes.

20 CHAIRPERSON WOLFE: Greg Richard?

21 COMMISSIONER RICHARD: Yes.

22 CHAIRPERSON WOLFE: Kathy Tranchida is
23 absent. Wolfe is no.

24 Okay. The motion passes. We'll make

1 that recommendation to the Board.

2 You have another one?

3 COMMISSIONER RICHARD: Sheds.

4 CHAIRPERSON WOLFE: Sheds?

5 COMMISSIONER DIMITROFF: No.

6 CHAIRPERSON WOLFE: Which weren't
7 talked about at the -- in our recommendations,
8 directly, as I recall. Am I correct in my
9 recollection?

10 COMMISSIONER RICHARD: Well, this a new
11 agenda.

12 CHAIRPERSON WOLFE: Right.

13 COMMISSIONER RICHARD: I want to --

14 CHAIRPERSON WOLFE: No -- and that's --

15 COMMISSIONER RICHARD: I want to wait
16 until it's -- we're in the right pew.

17 COMMISSIONER DIMITROFF: What do you
18 mean?

19 COMMISSIONER RICHARD: Well, the right
20 time to talk about it.

21 COMMISSIONER DIMITROFF: Because we
22 didn't talk about sheds before?

23 CHAIRPERSON WOLFE: We didn't talk
24 about it directly, as I recall. I don't recall --

1 it came up, I think, indirectly in, perhaps, a
2 couple of the sections we reviewed. But we didn't
3 talk about it or didn't recommend any changes --

4 COMMISSIONER DIMITROFF: Didn't we talk
5 about sheds before?

6 CHAIRPERSON WOLFE: We talked about
7 accessory buildings, of which sheds are included
8 as an accessory building.

9 COMMISSIONER RICHARD: Did you get
10 my --

11 (Simultaneous speech.)

12 COMMISSIONER KOHL: I think we talked
13 about setbacks, specifically -- not necessarily
14 sheds, but accessory buildings and setbacks was my
15 recollection.

16 CHAIRPERSON WOLFE: It could have been.

17 COMMISSIONER KOHL: As opposed to
18 just -- which is really, I think, your point, if
19 I'm reading it correctly. It's the setbacks you
20 have an issue with, not --

21 COMMISSIONER RICHARD: Yep. Yep.

22 COMMISSIONER KOHL: -- not the shed
23 itself or its size or dimension or --

24 COMMISSIONER DIMITROFF: We already

1 talked about sizes and dimensions before in
2 height --

3 CHAIRPERSON WOLFE: Right.

4 COMMISSIONER DIMITROFF: -- for
5 accessory, of which a shed would be.

6 CHAIRPERSON WOLFE: But I think
7 you're --

8 COMMISSIONER RICHARD: Basically what
9 I'm saying is, on small lots, you can -- I propose
10 that you can put a small shed -- and I think I
11 said 300 square feet -- so that you can put it --
12 so you're on a small lot; you have a small shed --
13 so you can put it closer to your property line.

14 COMMISSIONER DIMITROFF: How close? It
15 could be right on the property line --

16 (Simultaneous speech.)

17 COMMISSIONER RICHARD: No. You just
18 don't want it out in the middle of your backyard.

19 COMMISSIONER DIMITROFF: I get it, but,
20 like, right here, could it be on the property
21 line? It --

22 COMMISSIONER RICHARD: You know --

23 CHAIRPERSON WOLFE: If I may make a
24 suggestion --

1 COMMISSIONER RICHARD: Sure.

2 CHAIRPERSON WOLFE: -- I think that we
3 need to see something in writing because I had a
4 little bit of confusion about what you meant.
5 Because when I read it, it looks like Katie barred
6 the door [sic] no setbacks for sheds and that
7 makes me a little bit nervous.

8 COMMISSIONER RICHARD: Okay.

9 CHAIRPERSON WOLFE: But if you put it
10 in here, I think we may be thinking -- I may be
11 thinking something differently than you are. So
12 if you could come up with some proposed language.
13 And, again, I don't think that there's any
14 pressing matters, so to your point -- or to your
15 point -- I think it can wait a little bit and be a
16 little bit more organized and see what you're
17 proposing as it fits into the zoning ordinance, so
18 we know what we're talking about, know what we
19 will be considering, and know what we may be
20 recommending to the Board and make it may be clear
21 to them. Because at first blush, it does appear
22 that setbacks may not be applicable to sheds.
23 COMMISSIONER HANDLEY: What are we
24 actually amending? What section?

Transcript of Report of Proceedings

December 5, 2022

36

1 CHAIRPERSON WOLFE: That's my point. I
2 don't know. I don't --

3 COMMISSIONER HANDLEY: What governs
4 sheds now, Mike?

5 CHAIRPERSON WOLFE: It should have
6 been --

7 MR. GRICUS: It's in Section 10-3-5(B).

8 COMMISSIONER RICHARD: 10- what?

9 MR. GRICUS: 10-3-5(B). In Residence
10 Districts -- it's in the middle of the
11 paragraph -- in Residence Districts, accessory
12 building and structures shall be located only in
13 the rear yard, between the minimum required side
14 yards, and shall be a minimum distance from the
15 rear lot line that is equal to the minimum
16 required side yard for the district.

17 CHAIRPERSON WOLFE: It's 10-3-5(B),
18 right?

19 MR. GRICUS: Yes.

20 CHAIRPERSON WOLFE: Here it is.

21 MR. GRICUS: So essentially any sheds
22 have to be within the side yard setbacks from the
23 side of the rear property.

24 CHAIRPERSON WOLFE: Right.

Transcript of Report of Proceedings

December 5, 2022

37

1 COMMISSIONER IOZZO: Side yard setback
2 within the --

3 MR. GRICUS: Right.

4 COMMISSIONER HANDLEY: In the rear --
5 rear? Okay.

6 MR. GRICUS: So if you're in --
7 depending on which zoning district you're in, you
8 know, in W1, it's 50 feet from the side of your
9 property lines for the shed; in W2, it would be
10 30 feet; and then when you get into W3 through W5,
11 it's 25~feet --

12 COMMISSIONER DIMITROFF: From the
13 side --

14 MR. GRICUS: -- from the side and rear
15 property lines.

16 COMMISSIONER DIMITROFF: -- and the
17 rear?

18 COMMISSIONER HANDLEY: Side and rear.

19 COMMISSIONER DIMITROFF: So wait.

20 COMMISSIONER HANDLEY: So a shed --

21 COMMISSIONER DIMITROFF: So are we
22 going to about this now?

23 MR. GRICUS: I'm just letting you know
24 where it's at.

Transcript of Report of Proceedings

December 5, 2022

38

1 COMMISSIONER HANDLEY: Yeah. That was
2 all I wanted --

3 CHAIRPERSON WOLFE: I think it made --
4 I mean, if everyone concurs -- I think for us to
5 all get a clear picture, we have this section in,
6 any proposed changes to it, and, you know, I'm
7 sure that you can put it together, or I'll work
8 with you in coming up with the language to --

9 COMMISSIONER RICHARD: Well, I just
10 came up with some bullet points --

11 CHAIRPERSON WOLFE: Right.

12 COMMISSIONER RICHARD: -- in my e-mails
13 that I sent you.

14 COMMISSIONER DIMITROFF: Right.

15 CHAIRPERSON WOLFE: Right.

16 COMMISSIONER RICHARD: And --

17 CHAIRPERSON WOLFE: But to take those
18 bullet points and incorporate it in proposed
19 text --

20 COMMISSIONER RICHARD: Well, are we
21 going in the right direction? That's -- you know,
22 if -- to me, here's the concept: Small lot, small
23 shed -- shouldn't be out 25 feet out in the middle
24 of your yard. You know, I think if I had a

Transcript of Report of Proceedings

December 5, 2022

39

1 client --

2 COMMISSIONER HANDLEY: Yeah. I agree.

3 I --

4 COMMISSIONER RICHARD: If I had a
5 client, and I said -- they wanted a shed --

6 COMMISSIONER HANDLEY: Think of the
7 horses of the Historic District. You'd have to
8 put it in the middle of the --

9 COMMISSIONER RICHARD: That would be --
10 so if the issue is, how many feet from the
11 property line -- that's, you know -- but 25's the
12 wrong number, in my mind.

13 COMMISSIONER HANDLEY: But if you got
14 an acre, if you two acres, if you got three
15 acres --

16 COMMISSIONER RICHARD: That's
17 different.

18 COMMISSIONER HANDLEY: Yeah.

19 COMMISSIONER DIMITROFF: Right.

20 COMMISSIONER HANDLEY: Every one of
21 those is different. That's the thing. So I guess
22 it's got to be graded to -- and that's where I
23 think we're at.

24 COMMISSIONER DIMITROFF: And I think we

Transcript of Report of Proceedings

December 5, 2022

40

1 need to take into consideration -- I don't know if
2 it's in the historical district or not -- but,
3 like, the flag lots. Because, like, my entrance
4 to my lot is the backyard of someone else, and so
5 I don't want a lot of trash on the edge of my
6 entrance to my house.

7 COMMISSIONER IOZZO: But that's
8 4 acres.

9 COMMISSIONER DIMITROFF: Mine's
10 4 acres -- theirs isn't 4 acres.

11 COMMISSIONER IOZZO: Right.

12 COMMISSIONER DIMITROFF: I'm just
13 saying that when we --

14 COMMISSIONER IOZZO: Oh. You mean next
15 door?

16 COMMISSIONER DIMITROFF: Yeah.

17 (Simultaneous speech.)

18 CHAIRPERSON WOLFE: Right. We do have
19 those irregularly shaped lot. I thought of the
20 same thing earlier when thinking about this and
21 certainly the bigger lots. It concerns me a
22 little.

23 COMMISSIONER DIMITROFF: Because I have
24 a bunch of trash --

Transcript of Report of Proceedings

December 5, 2022

41

1 CHAIRPERSON WOLFE: Just the concept --
2 (Simultaneous speech.)

3 COMMISSIONER RICHARD: I'm not talking
4 about big lots. I'm talking about small lots --
5 (Simultaneous speech.)

6 CHAIRPERSON WOLFE: I see this. Yeah.
7 Yep.

8 COMMISSIONER RICHARD: So, you know, if
9 you got a small lot in the village, you know, if
10 you go around my neighborhood, you know, Powis, on
11 Orchard, and Elm and all those places back there,
12 you know, two-car garages -- it begs for a shed.
13 And where are you going to put your patio stuff
14 and your lawnmower and things like that? So I'm
15 not talking about doing a big --

16 CHAIRPERSON WOLFE: Right.

17 COMMISSIONER RICHARD: -- you know,
18 building, but I just don't want it in the middle
19 of the backyard.

20 CHAIRPERSON WOLFE: Got it.
21 One acre -- I live on an acre. I wouldn't want a
22 shed near me -- you know, I mean --

23 COMMISSIONER RICHARD: Well, you have a
24 homeowners' association that takes care of that.

Transcript of Report of Proceedings

December 5, 2022

42

1 CHAIRPERSON WOLFE: Right. Right.

2 Right.

3 COMMISSIONER IOZZO: Sometimes they do,
4 sometimes they don't.

5 CHAIRPERSON WOLFE: Yeah.

6 COMMISSIONER RICHARD: Yeah.

7 COMMISSIONER IOZZO: Depends on --

8 COMMISSIONER DIMITROFF: So we'll talk
9 about it next time?

10 CHAIRPERSON WOLFE: We're going to talk
11 about it next time, and maybe we can get some
12 language together.

13 COMMISSIONER RICHARD: Okay.

14 CHAIRPERSON WOLFE: If that's agreeable
15 with everyone --

16 COMMISSIONER IOZZO: Maybe if you just
17 put in, for lots under certain square footage,
18 then --

19 CHAIRPERSON WOLFE: Yeah. Yeah. That
20 might be -- if that's what you're thinking, just
21 the historical -- we can probably --

22 COMMISSIONER RICHARD: Well, that's why
23 I did the outline --

24 CHAIRPERSON WOLFE: Perfect.

Transcript of Report of Proceedings

December 5, 2022

43

1 COMMISSIONER RICHARD: -- because I
2 thought we would discuss that, but --

3 CHAIRPERSON WOLFE: Well, we can
4 discuss it. We've got time.

5 COMMISSIONER RICHARD: No. I think --
6 I think we're done.

7 COMMISSIONER DIMITROFF: Are we not
8 doing these?

9 CHAIRPERSON WOLFE: Yeah, we are.

10 COMMISSIONER DIMITROFF: That is going
11 to be a lot of discussion.

12 CHAIRPERSON WOLFE: No. It is and I
13 think that that's what -- I think we'll do it in
14 as orderly as we can. And so the first item, I
15 think, would be the home occupation. So I can,
16 you know, we have some language in front of us.
17 My only comment -- the real issue -- a lot of it
18 is detail, but the real big issue is, as was
19 brought up in the public hearing, is whether it's
20 limited to office-type use, and what does
21 office-type use mean?

22 COMMISSIONER DIMITROFF: So I have a
23 couple questions on all of these, just in general.

24 CHAIRPERSON WOLFE: Mhmm.

Transcript of Report of Proceedings

December 5, 2022

44

1 COMMISSIONER DIMITROFF: And if it's
2 something we talk about after -- I just want to
3 understand. So how are these enforceable?

4 COMMISSIONER HANDLEY: This guy
5 (indicating).

6 COMMISSIONER DIMITROFF: No. Like, how
7 are these enforceable? Because when we get to
8 home occupation, off-street parking, like, what do
9 these do? Do these allow people to have a
10 legitimate complaint, whereas maybe they don't
11 have a legitimate complaint now?

12 COMMISSIONER HANDLEY: It's enforceable
13 by ticket. You can give them a ticket.

14 COMMISSIONER DIMITROFF: Well, driving
15 around our neighborhood, when you look at this one
16 (indicating), it's a whole lot of people --

17 COMMISSIONER HANDLEY: Off-street
18 parking, yeah.

19 COMMISSIONER DIMITROFF: -- with RVs in
20 their yard --

21 COMMISSIONER HANDLEY: Commercial
22 vehicles.

23 COMMISSIONER DIMITROFF: -- that are
24 not hidden. So it's, like, is it -- is someone

1 going to go around and, like, tell all these
2 people, or is it just allow the neighbors to say
3 if it's -- if it becomes a nuisance that we can
4 complain, and it's legitimate?

5 COMMISSIONER HANDLEY: That's pretty
6 much the way the Village works. If there's a
7 complaint, you investigate it. Otherwise, it's
8 la-la-la-la.

9 COMMISSIONER DIMITROFF: I'm just
10 asking.

11 COMMISSIONER HANDLEY: Yeah.

12 COMMISSIONER DIMITROFF: Right?

13 COMMISSIONER HANDLEY: I mean, that's
14 the way it works.

15 COMMISSIONER DIMITROFF: So this is
16 just -- so when we make these, we're allowing
17 people's complaints to be legit, where maybe they
18 wouldn't be the way it's currently written.

19 (Simultaneous speech.)

20 COMMISSIONER HANDLEY: Well, you're
21 allowing the Village to have some way to enforce
22 it.

23 COMMISSIONER DIMITROFF: Right.

24 CHAIRPERSON WOLFE: Or we're allowing a

1 standard to be understood by the residents, so
2 hopefully they comply with the standard. I mean,
3 that's to clear it up, and I think that's what
4 brought us here in the first phase. And now the
5 second phase, there have been issues coming up,
6 either, you know, for building permits or
7 enforcement, or the like, and just to clarify --

8 COMMISSIONER DIMITROFF: Or --

9 CHAIRPERSON WOLFE: -- and clarify what
10 the Village's stand is, given all the input from
11 the Village.

12 (Simultaneous speech.)

13 COMMISSIONER DIMITROFF: Or nuisance
14 and complaint because I know home occupation was a
15 huge discussion a year ago. Huge.

16 CHAIRPERSON WOLFE: Home occupation, I
17 think, was one of the reasons that this Commission
18 was tasked with looking at some of these
19 provisions to amend them and to clear things up,
20 allow a little bit more expansion and the like,
21 and as well to, you know, make it clear what we
22 can and cannot do.

23 COMMISSIONER DIMITROFF: Right.

24 COMMISSIONER IOZZO: You know -- I know

1 exactly where Carol's going because it's so
2 frustrating, and Mike's a good friend of mine, and
3 I know he's -- he doesn't have the ability to do
4 these things. But if there's no enforcement on --
5 I mean, we have violations on our street all over
6 the place.

7 COMMISSIONER DIMITROFF: All the way
8 around, like, I was going -- I was reading these
9 today. I'm, like, that house -- that house. And,
10 like -- like, what happens? Like, I have to go
11 talk to my neighbor and say, well, you're not --

12 COMMISSIONER IOZZO: But then they
13 won't -- they won't follow up -- I mean, the
14 Village, because of legal reasons and everything
15 else, won't do anything about it anyway. I
16 mean --

17 COMMISSIONER HANDLEY: Well, they can
18 though. I mean --

19 CHAIRPERSON WOLFE: It's difficult,
20 it's -- using your best use of resources --

21 (Simultaneous speech.)

22 COMMISSIONER IOZZO: But can we put
23 more meat into the stuff? I mean, is it -- is
24 there things that we can do to, you know, to make

1 it easier for Mike to -- to get something done on
2 these things.

3 COMMISSIONER HANDLEY: It's not easy --
4 whatever you do, it's not easy, right?

5 MR. GRICUS: Well, I can tell you a lot
6 of this language came out of what I've heard from
7 residents, and I have had some enforcement
8 activity in your neighborhood on three properties
9 with RVs and trailers, which they did move. But
10 the Village's administrative policy is that, you
11 know, it has to -- so it can be tracked. It has
12 to be called in or e-mailed in, so there's
13 documentation --

14 COMMISSIONER HANDLEY: A record of a
15 complaint.

16 MR. GRICUS: -- of, you know, what it
17 is.

18 And we changed them from, complaints,
19 to, customer contacts, so, you know --

20 COMMISSIONER DIMITROFF: Customer
21 contacts?

22 MR. GRICUS: -- complaint has a bad
23 connotation --

24 COMMISSIONER DIMITROFF: Right.

Transcript of Report of Proceedings

December 5, 2022

49

1 MR. GRICUS: -- to where some people,
2 you know, won't do anything --

3 COMMISSIONER HANDLEY: Stop it.

4 CHAIRPERSON WOLFE: Well, some of them
5 are quasi-criminal in nature.

6 (Simultaneous speech.)

7 MR. GRICUS: So all kidding aside,
8 so --

9 COMMISSIONER HANDLEY: Hardened
10 criminal --

11 MR. GRICUS: So --

12 COMMISSIONER DIMITROFF: Quasi-criminal
13 --

14 MR. GRICUS: So when they come in, they
15 get assigned a number and it gets tracked. I know
16 the police are also looking to help out with the
17 new Community Service Officer that they have on
18 some of these things because it's not only, you
19 know, there was, you know, an RV trailer, as well
20 as, you know, a motor home that were in your
21 neighborhood that I was involved in. You know, so
22 there are those out there, plus the screening of
23 motor homes -- they don't have to be on three
24 sides. If you see it from the street, you know,

1 as long as it's parked behind, you know, in the
2 rear yard, and it's screened from view on three
3 sides -- obviously, if you screen it on four
4 sides, you can't drive it out.

5 COMMISSIONER DIMITROFF: That's right.

6 That's a problem.

7 MR. GRICUS: And the building can be
8 part of the screen --

9 COMMISSIONER DIMITROFF: Right. I
10 remember that.

11 MR. GRICUS: -- so if it's parked on
12 the side of the building or something.

13 COMMISSIONER DIMITROFF: Okay.

14 MR. GRICUS: So there has been some
15 effort, but, you know, it's not only been RVs and
16 motor homes, it's been, you know, also commercial
17 vehicles, you know, landscape trucks with trailers
18 that, currently, are allowed by this code and can
19 be parked right out in the front yard in between
20 the house and the street. So is the Village still
21 okay with that?

22 You know, so all these contacts I get
23 from residents, I throw all these things out as
24 discussion items for all of you to see to

1 decide -- and I can give you the history of, you
2 know, the years I've been here, on how this has
3 evolved to this that -- you know, and it's not to
4 discourage people from working from home in an
5 office or type thing. But running a service
6 business to where product's being, you know,
7 delivered and customers are going in and out, or
8 it's a landscaper or something, you know, because
9 we had -- that was the big thing. It's -- it's,
10 you know, been somewhat ratcheted down this year,
11 but last year, there was a lot of, you know,
12 commercial vehicle complaints, you know, Surrey
13 Road, Derby --

14 COMMISSIONER DIMITROFF: Do you think
15 it was COVID impacted or not so --

16 MR. GRICUS: New owners had moved in --

17 COMMISSIONER DIMITROFF: Oh, I see.

18 MR. GRICUS: -- you know, not
19 knowing --

20 COMMISSIONER HANDLEY: Not knowing.

21 CHAIRPERSON WOLFE: Yeah.

22 MR. GRICUS: You know, so you're
23 getting a turnover of residents --

24 COMMISSIONER DIMITROFF: Okay.

1 MR. GRICUS: -- that they figure, hey,
2 we're moving into a neighborhood with big
3 properties. We got room. Who's going to notice?
4 Even though some of those vehicles were a
5 challenge to see -- for me to get photos of, you
6 know, and the police are, you know, involved in it
7 as well. So from a standpoint of, hey, if they
8 can get evidence, you know, whenever it's
9 occurring, like, the landscapers work between, you
10 know, 5:00 and 6:30 in the morning. Well, I'm not
11 arguing with them.

12 And, you know, so if they can -- if
13 we're aware of a time by the person who's calling
14 in to file the contact, we can tell the police,
15 hey, when you're out, you know --

16 (Simultaneous speech.)

17 COMMISSIONER DIMITROFF: Stop over
18 there, yeah.

19 MR. GRICUS: -- these are the -- these
20 are the time frames where this is occurring, so we
21 can, at least, let the resident know, and we don't
22 write tickets. You know, I can count on one hand
23 how many times, you know, I've been to court in
24 35 years. But it's, on one hand, the Village.

1 It's -- usually, I'll send an e-mail, I'll call,
2 go knock on the front door to talk to somebody to
3 make them aware that, you know, there is a
4 violation of a Village Code, rather than, you
5 know, taking a heavy-handed approach. And it's
6 some -- it's worked, but then as you get a change
7 in residence --

8 COMMISSIONER HANDLEY: It's a
9 re-education process.

10 MR. GRICUS: It's -- there's been a lot
11 of that, you know, in the past few years -- more
12 than I've seen in the past. So that's kind of the
13 history on why, you know, a lot of this is before
14 you now.

15 COMMISSIONER DIMITROFF: Okay.

16 MR. GRICUS: Home occupation,
17 commercial vehicles --

18 CHAIRPERSON WOLFE: The off-street
19 parking.

20 COMMISSIONER RICHARD: You know, the
21 new Paragraph M --

22 CHAIRPERSON WOLFE: Yeah.

23 MR. GRICUS: You know, noise complaints
24 was another one I put in there.

Transcript of Report of Proceedings

December 5, 2022

54

1 CHAIRPERSON WOLFE: And the signs.

2 COMMISSIONER RICHARD: I see where, you
3 know, that paragraph is, you know, going. But has
4 our village attorney looked at any of --

5 CHAIRPERSON WOLFE: He was the one that
6 drafted it.

7 MR. GRICUS: I had given all this
8 language to the village attorney --

9 COMMISSIONER RICHARD: Yeah.

10 MR. GRICUS: -- so it's vetted through
11 him on whether it's something that they feel is
12 enforceable or not. So basically when you drive
13 past a single-family home in town, it looks, acts,
14 and smells like a single-family home. It's not a
15 hub of activity that you wouldn't see normally in
16 a historical district.

17 COMMISSIONER RICHARD: I agree. I
18 agree. It's just that Paragraph M strikes me as
19 having, you know, the language seems to be --

20 CHAIRPERSON WOLFE: A little vague.

21 COMMISSIONER RICHARD: -- lawsuit
22 ridden, you know.

23 CHAIRPERSON WOLFE: No.

24 COMMISSIONER DIMITROFF: What do you

1 mean?

2 CHAIRPERSON WOLFE: It could be vague,
3 unwarranted. You know, who's to say what --

4 (Simultaneous speech.)

5 COMMISSIONER RICHARD: What's unusual
6 noise?

7 CHAIRPERSON WOLFE: Intensity views.

8 COMMISSIONER DIMITROFF: Oh,
9 unwarranted traffic, unusual noise. You say it's
10 kind of --

11 CHAIRPERSON WOLFE: Vague.

12 COMMISSIONER DIMITROFF: Interpretive.

13 MR. GRICUS: And there have been -- I
14 can give you an example: With daycare.

15 CHAIRPERSON WOLFE: Yeah.

16 MR. GRICUS: Someone decides to watch
17 kids, and, all of a sudden, you've got drop-off in
18 the morning --

19 CHAIRPERSON WOLFE: Mmhmm.

20 MR. GRICUS: -- with a dozen cars.
21 That could be unwarranted traffic, you know. They
22 have playtime out in the backyard, and you can
23 have kids out there.

24 COMMISSIONER RICHARD: I have another

1 question about Paragraph I.

2 (Simultaneous speech.)

3 MR. GRICUS: The same with landscapers,
4 cleaning their tools and things like that.

5 COMMISSIONER RICHARD: In red, Service
6 Business, I keep thinking -- I'm an architect.
7 I'm in the service business.

8 COMMISSIONER DIMITROFF: I know.
9 That's what I was going to say.

10 COMMISSIONER RICHARD: But that seems,
11 like --

12 CHAIRPERSON WOLFE: I don't know if
13 that's defined someplace else.

14 COMMISSIONER HANDLEY: Well, the first
15 thing says, office-type, which I --

16 (Simultaneous speech.)

17 COMMISSIONER IOZZO: Yeah. I have a
18 problem office with --

19 COMMISSIONER DIMITROFF: I don't like
20 office-type. I don't think I --

21 COMMISSIONER IOZZO: All the way down
22 the ladder, I have problems with all of these
23 areas.

24 COMMISSIONER DIMITROFF: Yeah. So why

1 don't we go through it?

2 CHAIRPERSON WOLFE: Sure.

3 MR. GRICUS: That's why this is thrown
4 out -- to vet it.

5 CHAIRPERSON WOLFE: And, again, these
6 were the issues that were brought to the attorney
7 and this is what they drafted some time ago, and
8 that's why we're here -- we've heard public
9 comment on this, so we can go through 10-7-1.

10 Well, I think the basic, you know, premise,
11 office-type, because that goes into our
12 definition, which we deferred in recommending any
13 definitional change to home occupation -- doing it
14 comprehensively, so it's consistent. So we still
15 have that one out there.

16 COMMISSIONER DIMITROFF: Did you need
17 to change anything?

18 COMMISSIONER IOZZO: No. We went
19 through this for, like, a six -- six months or a
20 year.

21 COMMISSIONER DIMITROFF: And did you
22 do -- and did you change it to what it is now?

23 COMMISSIONER IOZZO: It's -- it's the
24 way it is. That's why we changed it to what it is

1 now because we were having so many issues about
2 everything and --

3 COMMISSIONER RICHARD: So you've
4 labored over this?

5 COMMISSIONER DIMITROFF: So I would
6 think the --

7 COMMISSIONER IOZZO: There's nothing
8 new under the sun.

9 COMMISSIONER DIMITROFF: The goals are
10 what is M, right? It's, like, the people
11 complaining about all the traffic, and all the
12 parked cars, and the noise.

13 CHAIRPERSON WOLFE: I also think they
14 don't want car repair businesses.

15 COMMISSIONER DIMITROFF: We got one in
16 our neighborhood.

17 CHAIRPERSON WOLFE: You know -- and I
18 don't know whether you talked about that, but that
19 was my understanding, that home-type where it's,
20 you know, sort of a cottage industry, literally,
21 instead of, you know, manufacturing, you know,
22 getting a welding truck or something. I don't
23 know. I thought that was the distinction. I
24 don't --

Transcript of Report of Proceedings

December 5, 2022

59

1 COMMISSIONER IOZZO: I think office
2 might be a little too --

3 COMMISSIONER DIMITROFF: I think it's
4 too restrictive. I mean, I would agree with the
5 public hearing -- like, we have a beekeeper in our
6 neighborhood, and he sells his honey.

7 CHAIRPERSON WOLFE: No. Right. I buy
8 honey.

9 COMMISSIONER RICHARD: I think one of
10 the --

11 CHAIRPERSON WOLFE: -- or I buy the
12 Wayne honey at the feed store.

13 COMMISSIONER DIMITROFF: So he does,
14 you know, you're an architect. I mean, I guess
15 architect could be office-type --

16 COMMISSIONER RICHARD: You know, one of
17 the comments tonight was artists.

18 CHAIRPERSON WOLFE: Exactly.

19 (Simultaneous speech.)

20 CHAIRPERSON WOLFE: Piano teachers, you
21 know, people that are there, teaching piano, or
22 tutors -- you know, I think -- is that
23 office-type? Maybe. Tennis in the backyard? You
24 know, I don't know.

Transcript of Report of Proceedings

December 5, 2022

60

1 (Simultaneous speech.)

2 COMMISSIONER DIMITROFF: So what are we
3 trying to not do?

4 CHAIRPERSON WOLFE: I think --

5 COMMISSIONER IOZZO: Unwarranted
6 traffic, unusual noise.

7 (Simultaneous speech.)

8 COMMISSIONER DIMITROFF: And we're --

9 CHAIRPERSON WOLFE: Impactful --

10 COMMISSIONER DIMITROFF: And lots of --

11 CHAIRPERSON WOLFE: -- and lots of
12 noise.

13 COMMISSIONER DIMITROFF: So is there a
14 way to say that? I mean, I don't think it
15 needs -- can we not put in, office-type, in this
16 first paragraph and try to control some of that in
17 this A through whatever? Like, the first one,
18 Item A: The home occupation shall be carried on
19 only by the property owner or members of the
20 immediate family. I think that's fine.

21 CHAIRPERSON WOLFE: It's reasonable.

22 COMMISSIONER IOZZO: That's a problem.

23 COMMISSIONER DIMITROFF: Why is that a
24 problem?

Transcript of Report of Proceedings

December 5, 2022

61

1 COMMISSIONER IOZZO: Because you --
2 right off the bat, that means a person can't rent
3 a piece of property. It says right there, the
4 property owner. Okay? Right there, you're --
5 you're saying a piece of property that -- what if
6 it's in a trust that's owned --

7 COMMISSIONER DIMITROFF: Yeah. But
8 what do you mean? You can rent it. They don't --
9 they can't --

10 COMMISSIONER IOZZO: No. It says, the
11 property owner.

12 COMMISSIONER DIMITROFF: Oh. Are you
13 saying that --

14 COMMISSIONER IOZZO: That's what it
15 says.

16 COMMISSIONER DIMITROFF: -- if I rent
17 it, I can't --

18 COMMISSIONER IOZZO: That person can't
19 have --

20 COMMISSIONER HANDLEY: It doesn't say
21 or lessee.

22 COMMISSIONER DIMITROFF: I can't have
23 an open -- okay. Can we say, owner, or --

24 COMMISSIONER HANDLEY: Or occupant.

Transcript of Report of Proceedings

December 5, 2022

62

1 COMMISSIONER IOZZO: Yeah. You have --

2 CHAIRPERSON WOLFE: I'm not sure you
3 want, occupant.

4 COMMISSIONER IOZZO: What if it's in a
5 trust? What if it's in a family live-in
6 partnership? What if -- this goes on and on and
7 on.

8 CHAIRPERSON WOLFE: I think you can
9 tweak the language. I think, you know, that the,
10 you know, the property owner -- however that may
11 be -- I can't think of what was words --

12 (Simultaneous speech.)

13 COMMISSIONER DIMITROFF: So we need to
14 modify the word, owner?

15 COMMISSIONER HANDLEY: Or occupant. I
16 mean, that --

17 COMMISSIONER IOZZO: I think we --

18 COMMISSIONER HANDLEY: Because that
19 covers everybody.

20 COMMISSIONER IOZZO: -- I think on a
21 single-family -- I think, if you say, it's a
22 single-family, I think that does more than do, the
23 property owner.

24 COMMISSIONER DIMITROFF: And members of

1 the immediate family?

2 (Simultaneous speech.)

3 COMMISSIONER DIMITROFF: I think that
4 was very specific to some issue we had.

5 COMMISSIONER IOZZO: Yeah.

6 MR. GRICUS: Airbnb.

7 COMMISSIONER DIMITROFF: On Army Trail,
8 right?

9 COMMISSIONER IOZZO: We've got a few of
10 those.

11 COMMISSIONER DIMITROFF: Yeah. Where
12 they had everyone and their brother come over,
13 right?

14 COMMISSIONER HANDLEY: Well, we've got
15 the one up on Smith Road there with a bazillion
16 cars, and I don't know what's going on up there.

17 COMMISSIONER DIMITROFF: Smith Road.
18 Smith Road. Smith Road.

19 COMMISSIONER HANDLEY: It's Lake
20 Eleanor, isn't it?

21 CHAIRPERSON WOLFE: Yeah. It's right
22 at the -- it's right on Smith Road --

23 COMMISSIONER HANDLEY: I even
24 investigated that. What the hell are they doing?

Transcript of Report of Proceedings

December 5, 2022

64

1 CHAIRPERSON WOLFE: We don't know, but
2 they have a lot of cars there.

3 COMMISSIONER DIMITROFF: I thought that
4 was a -- some kind of nanny --

5 MR. GRICUS: One thing you have to
6 remember is that, which gets back to the
7 off-street parking thing, is that in the front
8 yard, you can have four vehicles parked between
9 the front of the house and the street, one which
10 can be a commercial vehicle.

11 COMMISSIONER DIMITROFF: No. We took
12 those out. It has to be -- it has to be --

13 COMMISSIONER IOZZO: I think we took it
14 out somewhere.

15 COMMISSIONER DIMITROFF: It has to
16 be -- somewhere in here, it was taken out.

17 MR. GRICUS: The commercial -- the
18 off-street parking?

19 COMMISSIONER DIMITROFF: It has to be
20 shielded.

21 COMMISSIONER IOZZO: Shielded. I think
22 it says it in here.

23 COMMISSIONER DIMITROFF: Yeah. That
24 was a changed language.

Transcript of Report of Proceedings

December 5, 2022

65

1 COMMISSIONER HANDLEY: It says
2 enclosed, I think.

3 COMMISSIONER DIMITROFF: Enclosed.
4 Yeah.

5 MR. GRICUS: So off-street parking was
6 already amended?

7 COMMISSIONER DIMITROFF: No.
8 (Simultaneous speech.)

9 MR. GRICUS: Well, yeah. That's what
10 I'm talking about.

11 COMMISSIONER DIMITROFF: Okay. Yeah.
12 Yeah.

13 MR. GRICUS: So that was the thing
14 because right now, the way they code is written --

15 COMMISSIONER HANDLEY: They're okay?
16 They've got, like, twelve cars.

17 MR. GRICUS: Yeah. Because once you
18 get behind the back wall of the house, the front
19 setback line, as long as you have driveway --
20 which can be gravel, asphalt, concrete -- you can
21 fill it was cars. As long as they're --

22 COMMISSIONER IOZZO: Well, that's a
23 problem.

24 (Simultaneous speech.)

1 COMMISSIONER HANDLEY: It's a home
2 occupation though, right?

3 COMMISSIONER IOZZO: That's a problem.

4 MR. GRICUS: Not if you have someone,
5 like the gentleman on Honey Hill, who has all
6 those tall evergreens. We were up there a couple
7 times and all the cars -- the vehicles he had back
8 there were operational.

9 COMMISSIONER DIMITROFF: Are you
10 talking about Sabella?

11 COMMISSIONER HANDLEY: Yes.

12 COMMISSIONER DIMITROFF: Yeah. That's
13 his business. He buys all those, and they come in
14 on big trucks. You -- yeah.

15 MR. GRICUS: As long as they're --
16 that's part of this is, do you want to tighten
17 regulations to control things like that?
18 Evidently, there's one on Smith Road -- or Honey
19 Hill --

20 COMMISSIONER RICHARD: So there's a
21 person who's operating a car dealership?

22 COMMISSIONER DIMITROFF: It's -- he
23 buys auction vehicles, repairs them, and sells
24 them.

Transcript of Report of Proceedings

December 5, 2022

67

1 (Simultaneous speech.)

2 CHAIRPERSON WOLFE: Well, that's -- I
3 mean --

4 COMMISSIONER IOZZO: He could have ten
5 cars there all the time.

6 COMMISSIONER DIMITROFF: All the time.

7 CHAIRPERSON WOLFE: But -- but I --

8 COMMISSIONER IOZZO: But they're
9 shielded, somewhat. I mean, they're back, and
10 he's got evergreens around them. I mean --

11 MR. GRICUS: And with all the
12 investigations, we've never been by there where
13 there's been impact wrenches going --

14 COMMISSIONER DIMITROFF: No.

15 MR. GRICUS: -- engines out on hoists.

16 COMMISSIONER DIMITROFF: I've never --
17 no. None of that.

18 MR. GRICUS: You know, so it's just
19 someone who has a sea of cars on a paved surface
20 behind their setback line, which their --

21 (Simultaneous speech.)

22 MR. GRICUS: -- whether it's the
23 gentleman on Smith Road or the one on Honey Hill,
24 they know what the rules are, and not only myself,

1 but the police have been patrolling both of them.
2 They've never been able to catch anything, you
3 know, because everyone has --

4 (Simultaneous speech.)

5 COMMISSIONER IOZZO: He doesn't have
6 plates on all the cars?

7 MR. GRICUS: Well, you have to
8 remember, when I'm investigating, I can't --

9 COMMISSIONER IOZZO: Yeah. You can't
10 go on there. Yeah.

11 MR. GRICUS: I can't trespass. I can
12 only see if cars look like they're in a state of
13 repair -- inflated tires, you know, no missing
14 parts, you know, they're not up on blocks. You
15 know, the gentleman on Smith Road invited me to
16 come on his property -- as did the gentleman on
17 Honey Hill.

18 COMMISSIONER RICHARD: Let me write the
19 license plate number down and see what I can do
20 with that.

21 MR. GRICUS: You know, so -- but when
22 you're talking -- the setback in W1 is a hundred
23 feet back, unless you're going to stand at the
24 property line with binoculars, that's going to be

1 tough to do that, let alone --

2 COMMISSIONER DIMITROFF: So he invited
3 you to his property and there was nothing in
4 violation of what was happening?

5 MR. GRICUS: No.

6 COMMISSIONER DIMITROFF: So -- and
7 we -- we should go through this, but -- so let's
8 say we decide to change it. That's one of my
9 questions, like, now would you be able to go to
10 them and go, you're going to have to shut your
11 business down?

12 CHAIRPERSON WOLFE: Not --

13 (Simultaneous speech.)

14 MR. GRICUS: It's -- it's the outdoor
15 parking of vehicles. If the Village doesn't want
16 to change -- I'm just bringing this up --

17 COMMISSIONER DIMITROFF: Right.

18 MR. GRICUS: -- because it's been
19 brought to my attention, like you're bringing up
20 the guy on Smith Road, the guy on Honey Hill.
21 Well, if you're not liking that, this is the way
22 to change it.

23 COMMISSIONER RICHARD: Well, it seems,
24 like --

1 MR. GRICUS: And it's just the
2 number -- the number of vehicles someone can park
3 outside.

4 COMMISSIONER RICHARD: Seems like if
5 something's illegal now, then after we do this,
6 it'll still be illegal. What's the difference?

7 (Simultaneous speech.)

8 COMMISSIONER HANDLEY: Yeah. But it's
9 not illegal now. That's what he's talking about.

10 (Simultaneous speech.)

11 COMMISSIONER DIMITROFF: It's not
12 illegal now.

13 COMMISSIONER IOZZO: No.

14 COMMISSIONER HANDLEY: It's not illegal
15 now as long as they're behind the setback.

16 MR. GRICUS: And all these things that
17 are on here, everyone can say we're okay with all
18 of it.

19 COMMISSIONER HANDLEY: That's fine too.

20 MR. GRICUS: We're good. Don't have to
21 change anything.

22 CHAIRPERSON WOLFE: It seems like,
23 initially, we should decide whether we should
24 define it as an office-type or to define it in

1 other ways. The one, Paragraph I -- really says
2 what the home occupation shall not involve --
3 might be -- except for the service business -- and
4 I think you have a good point, Greg, about that
5 one. But that may be the way to define it instead
6 of characterize it as an accessory, quote,
7 office-type -- or office.

8 COMMISSIONER IOZZO: All right. If
9 we're going to redefine it, we should take, the
10 office, thing out of the first paragraph.

11 COMMISSIONER DIMITROFF: Yeah. I
12 agree.

13 CHAIRPERSON WOLFE: That's my point.
14 That's my point -- to just take it out and then
15 just have the rest of it. So we wouldn't even
16 need to amend the definition of home occupation,
17 which -- currently, now, the definition is, an
18 occupation or profession engaged in by members of
19 the immediate family, residing in a dwelling --
20 which I think addresses Fred's concern -- where
21 such occupation is incidental and secondary to the
22 use of the dwelling for dwelling purposes.

23 COMMISSIONER DIMITROFF: So go back --
24 so can you read -- so it's an occupant and their

1 immediate family?

2 CHAIRPERSON WOLFE: Right.

3 COMMISSIONER HANDLEY: Property owner
4 and members of the immediate family right now,
5 but --

6 COMMISSIONER DIMITROFF: Well, she's --

7 CHAIRPERSON WOLFE: I'm looking at the
8 definition -- a little bit a different one, and
9 so --

10 COMMISSIONER DIMITROFF: So it's the
11 occupant, which would be fine with what you said
12 before, and their immediate family.

13 CHAIRPERSON WOLFE: That's how it's
14 currently defined.

15 COMMISSIONER DIMITROFF: Some of the
16 ones that were extreme were not the immediate
17 family though, right?

18 MR. GRICUS: You could have up to
19 three, not related to the family, part -- right
20 now, is a part of the home occupation.

21 COMMISSIONER DIMITROFF: So that means
22 you can have employees?

23 CHAIRPERSON WOLFE: Right.

24 COMMISSIONER HANDLEY: Right. Coming

1 to your house --

2 CHAIRPERSON WOLFE: Right.

3 COMMISSIONER HANDLEY: -- and parking.

4 COMMISSIONER DIMITROFF: And parking.

5 All right. So do we need to look at the
6 different -- we need to look at the definition?

7 CHAIRPERSON WOLFE: Well, the
8 definition -- it was proposed that we recommend
9 amending it to include the occupation as an
10 office-type use only. But if we don't want to put
11 that in there, we don't have to make any changes
12 to the current definition, and we probably don't
13 need that first paragraph, which is --

14 COMMISSIONER DIMITROFF: So -- well,
15 the first paragraph, you just change the red part,
16 right?

17 CHAIRPERSON WOLFE: Just take it out.

18 COMMISSIONER DIMITROFF: So -- but that
19 doesn't --

20 CHAIRPERSON WOLFE: We would not put it
21 in.

22 COMMISSIONER DIMITROFF: -- does it not
23 address our situation? Are we saying we're going
24 to address it in I?

1 CHAIRPERSON WOLFE: Keep it -- I think
2 we can -- I think, going paragraph by paragraph, I
3 think that --

4 COMMISSIONER DIMITROFF: We try to
5 squeeze it down there?

6 CHAIRPERSON WOLFE: -- squeeze it down
7 or at least agree on the concept. Are we going to
8 limit it to an office-type use only? And I think
9 that it seems like we're talking about not doing
10 that. So -- not do it, but perhaps limit it in
11 other ways, like it is limited in current
12 Paragraph I.

13 COMMISSIONER HANDLEY: Yeah. Under
14 commercial vehicles --

15 COMMISSIONER DIMITROFF: So what does A
16 say before you put, the property owner? By the
17 occupant?

18 COMMISSIONER HANDLEY: It says, the
19 home occupation shall be carried on only by
20 members --

21 COMMISSIONER DIMITROFF: No.

22 COMMISSIONER HANDLEY: -- of the
23 immediate family.

24 CHAIRPERSON WOLFE: I think the person

1 with ownership interest in the property or the
2 occupant and members of the immediate family of
3 the owner and occupant.

4 COMMISSIONER RICHARD: Yeah.

5 COMMISSIONER DIMITROFF: Is that what
6 it says now?

7 (Simultaneous speech.)

8 CHAIRPERSON WOLFE: No. Right now, it
9 just says without the red --

10 (Simultaneous speech.)

11 CHAIRPERSON WOLFE: If you've got the
12 colored one, it says --

13 COMMISSIONER DIMITROFF: Oh. Carries
14 on by only members of the immediate family.

15 COMMISSIONER HANDLEY: I mean, that's
16 changing -- that was proposed as, the property
17 owner, and --

18 COMMISSIONER DIMITROFF: We're saying
19 no to, the property owner?

20 CHAIRPERSON WOLFE: Right.

21 COMMISSIONER RICHARD: But occupant
22 works.

23 COMMISSIONER HANDLEY: Occupant.

24 COMMISSIONER DIMITROFF: Occupant.

1 Yeah.

2 CHAIRPERSON WOLFE: Or the person with
3 ownership interest, which is a lessee -- you know,
4 they've got a limited term of ownership interest,
5 but they do have exclusive rights.

6 COMMISSIONER DIMITROFF: So do we want
7 to say the -- what she said?

8 CHAIRPERSON WOLFE: The person with
9 ownership interest or any occupant -- lawful
10 occupant or members of their immediate family.

11 We can work on that a little bit, you
12 know, tweak that.

13 COMMISSIONER RICHARD: Does that bother
14 you, Fred?

15 CHAIRPERSON WOLFE: Ownership --

16 COMMISSIONER IOZZO: Just change,
17 property owner to occupant -- I think I'll be okay
18 with that.

19 COMMISSIONER RICHARD: Okay.

20 CHAIRPERSON WOLFE: Okay. That's fine.

21 COMMISSIONER IOZZO: And their members
22 of their immediate family.

23 CHAIRPERSON WOLFE: Right.

24 COMMISSIONER DIMITROFF: And so do you

1 think we'll have trouble with, occupant? Like,
2 can people -- I mean, I'm an occupant. Like, does
3 that mean I -- what is a definition of the
4 occupant?

5 CHAIRPERSON WOLFE: A legal occupant, I
6 don't know.

7 COMMISSIONER IOZZO: Yeah. To be
8 devil's advocate here, what if there's -- if a guy
9 does a rental with 30 occupants?

10 COMMISSIONER HANDLEY: Well, that'll
11 probably violate something else.

12 (Simultaneous speech.)

13 COMMISSIONER IOZZO: I mean, now you
14 got that occupant might be a little too vague.

15 COMMISSIONER DIMITROFF: That's what
16 I'm saying. I mean --

17 COMMISSIONER IOZZO: Yeah. Where,
18 like, with the --

19 COMMISSIONER KOHL: Across from
20 Muhandis (phonetic). Yeah.

21 COMMISSIONER HANDLEY: Yeah.

22 COMMISSIONER KOHL: Thirty occupants.

23 COMMISSIONER IOZZO: Thirty
24 occupants --

Transcript of Report of Proceedings

December 5, 2022

78

1 COMMISSIONER DIMITROFF: Where is that?

2 COMMISSIONER IOZZO: He's got a rental
3 agreement with 20 people and their immediate
4 families.

5 COMMISSIONER RICHARD: Comes from the
6 Middle East.

7 COMMISSIONER DIMITROFF: I don't know
8 who that is.

9 COMMISSIONER IOZZO: That would not be
10 good.

11 (Simultaneous speech.)

12 COMMISSIONER RICHARD: So with
13 ownership, interest would be --

14 COMMISSIONER IOZZO: We can make it a
15 single-family occupant.

16 COMMISSIONER RICHARD: Sure.

17 COMMISSIONER IOZZO: Okay.

18 COMMISSIONER HANDLEY: Single-family
19 occupant.

20 CHAIRPERSON WOLFE: Well, that also
21 limits it to immediate -- your immediate family.
22 You don't want 20 occupants and then have 20
23 families involved.

24 COMMISSIONER RICHARD: I think

Transcript of Report of Proceedings

December 5, 2022

79

1 that's --

2 COMMISSIONER HANDLEY: Single-family
3 occupant.

4 CHAIRPERSON WOLFE: So single-family
5 occupant.

6 COMMISSIONER HANDLEY: The occupant who
7 lives in my house gets a lot of mail: occupant,
8 occupant.

9 CHAIRPERSON WOLFE: We can come up with
10 some language to the issue, but just -- the
11 person -- we don't want to open it up too much,
12 but we want to cover all those basis too.

13 COMMISSIONER RICHARD: In D --

14 CHAIRPERSON WOLFE: Yeah.

15 COMMISSIONER RICHARD: -- in the red
16 sentence, it says, no product storage.

17 COMMISSIONER DIMITROFF: Yeah.

18 COMMISSIONER RICHARD: If I'm a
19 landscaper, and I've got trees and vegetation and,
20 you know, is that product or --

21 COMMISSIONER DIMITROFF: Yeah. But we
22 don't want that. We don't want --

23 (Simultaneous speech.)

24 COMMISSIONER RICHARD: I know. But

Transcript of Report of Proceedings

December 5, 2022

80

1 that's -- that's what I mean. If somebody says,
2 well, that's not a product; that's --

3 COMMISSIONER DIMITROFF: It's is a
4 product. That's what --

5 COMMISSIONER HANDLEY: If you're
6 selling it -- yeah. If you're going to sell it --

7 CHAIRPERSON WOLFE: I think they don't
8 want, you know, people coming up and go shopping
9 and loading up their car and leaving out of
10 your -- out of someone's driveway here. So they
11 don't want product being sold in that, right?

12 COMMISSIONER HANDLEY: So they dig them
13 and bale them right there and put it in your car.

14 COMMISSIONER IOZZO: I think that we
15 have to kind of open our eyes a little bit to some
16 of the stuff -- like, let's take an electrician.
17 Okay? He's got a truck, Joe's Electric, on the
18 side. And he's got -- in his garage, he's got,
19 you know, thousands of dollars worth of electrical
20 equipment. Is that wrong? I think as long as
21 it's in his garage, I don't see why we're saying
22 that you can't store any product in the --

23 COMMISSIONER HANDLEY: Well, that's not
24 right. It's a tool.

Transcript of Report of Proceedings

December 5, 2022

81

1 (Simultaneous speech.)

2 COMMISSIONER IOZZO: But it says, there
3 should be no product storage of any kind --

4 COMMISSIONER DIMITROFF: Yeah.

5 COMMISSIONER IOZZO: -- in conjunction
6 with --

7 COMMISSIONER KOHL: Conduit and wire
8 are not tools.

9 COMMISSIONER DIMITROFF: Yeah. So
10 we're saying they can't do a retail business.

11 COMMISSIONER IOZZO: Right.

12 COMMISSIONER DIMITROFF: So I think
13 that limits a lot --

14 CHAIRPERSON WOLFE: Or --

15 COMMISSIONER DIMITROFF: -- although if
16 I'm a cabbie rep, can I do that out of my house?

17 CHAIRPERSON WOLFE: I think --

18 COMMISSIONER HANDLEY: Like an Uber
19 driver?

20 COMMISSIONER IOZZO: You can't have
21 your paintings in your house if you're an artist?
22 I mean, you have to -- you have to be realistic.
23 I think --

24 CHAIRPERSON WOLFE: And I think the

1 realistic thing -- and I think the real intent was
2 and it just maybe wasn't artfully written -- I
3 think they're talking about noxious substances,
4 you know, no chemicals, you know, crazy stuff
5 that --

6 COMMISSIONER DIMITROFF: No. It says,
7 no of any kind.

8 (Simultaneous speech.)

9 CHAIRPERSON WOLFE: I --

10 COMMISSIONER DIMITROFF: I know.

11 CHAIRPERSON WOLFE: I think the thought
12 was they didn't want noxious chemicals, and they
13 made it too generic, too broad. I think that's
14 the problem. I think it could be -- not permit
15 on-site storage of dangerous substances --

16 COMMISSIONER DIMITROFF: Well, it has
17 that.

18 (Simultaneous speech.)

19 COMMISSIONER DIMITROFF: It says -- it
20 already said that. All related storage shall be
21 enclosed in the dwelling and no storage of any
22 dangerous --

23 CHAIRPERSON WOLFE: Right.

24 COMMISSIONER DIMITROFF: -- or

1 hazardous substances --

2 CHAIRPERSON WOLFE: Right.

3 COMMISSIONER DIMITROFF: -- shall be
4 permitted.

5 CHAIRPERSON WOLFE: Right. So leave it
6 at that and take the out --

7 (Simultaneous speech.)

8 COMMISSIONER IOZZO: I think they way
9 it was written was pretty good actually.

10 CHAIRPERSON WOLFE: Right. Right.

11 COMMISSIONER DIMITROFF: Yeah.

12 CHAIRPERSON WOLFE: Leave that the way
13 that it is, so --

14 COMMISSIONER DIMITROFF: Yeah.

15 COMMISSIONER RICHARD: So we'll keep
16 that last sentence in green and then strike the
17 red?

18 COMMISSIONER DIMITROFF: Yeah.

19 CHAIRPERSON WOLFE: Okay. Keep --

20 COMMISSIONER DIMITROFF: So what about
21 the beginning part -- except for home offices,
22 which may be located in a detached structure. If
23 I live in the village and I have one of those nice
24 carriage houses, I might want that to be my

1 office.

2 COMMISSIONER IOZZO: And that's what
3 the design was when we --

4 COMMISSIONER HANDLEY: That was the
5 thought.

6 COMMISSIONER DIMITROFF: Right. I
7 think that'd be great because then I can be away
8 from my family --

9 COMMISSIONER HANDLEY: Right.

10 COMMISSIONER DIMITROFF: -- and still
11 get my stuff done.

12 COMMISSIONER HANDLEY: Yeah. What was
13 the thought on changing that? I'm just curious
14 if, you know -- I mean, if you've got a detached
15 building with a second floor that --

16 MR. GRICUS: I think the couple that
17 come to mind were landscape-business related --
18 where we had one on Derby, we had one on Army
19 Trail, we had one on Surrey -- new residents and,
20 you know, they're bringing, you know, product to
21 home to work on, getting ready for a job where
22 they're running, you know, concrete saws out the
23 backyard. Neighbors are calling in because
24 they're preparing the product on the property, and

1 then loading it up and taking it the job site.

2 COMMISSIONER HANDLEY: Nice.

3 MR. GRICUS: That was one of the
4 instances that we saw --

5 CHAIRPERSON WOLFE: In --

6 MR. GRICUS: -- and it was product that
7 was stored in their private stable and behind
8 there --

9 COMMISSIONER DIMITROFF: Well, it says,
10 except for home offices, which made be located --

11 (Simultaneous speech.)

12 CHAIRPERSON WOLFE: I think it's you
13 doing your work, you know, like, if -- you're
14 doing your work in your office. It's not your
15 business -- I mean, you're not having a public --
16 a business with the public out of your office.
17 You're just doing your work in your home.

18 COMMISSIONER DIMITROFF: Yeah. But I
19 could --

20 CHAIRPERSON WOLFE: And that's why --

21 COMMISSIONER DIMITROFF: -- if I'm an
22 architect --

23 (Simultaneous speech.)

24 CHAIRPERSON WOLFE: Right.

1 COMMISSIONER DIMITROFF: -- and I have
2 a carriage house, I might want to run my business
3 out of that.

4 CHAIRPERSON WOLFE: But it's --

5 COMMISSIONER RICHARD: Yeah.

6 CHAIRPERSON WOLFE: Well, then
7 that's -- that's something different --

8 (Simultaneous speech.)

9 CHAIRPERSON WOLFE: -- but I think this
10 is what I think what they meant there. Home
11 office is your own personal use of that -- not
12 conducting a business vis-à-vis the public where
13 there's public interaction in the house. I
14 think -- to avoid the situation you just
15 described --

16 MR. GRICUS: I don't know how the
17 attorney determined.

18 COMMISSIONER DIMITROFF: Yeah.

19 MR. GRICUS: You know, I think he just
20 kind of threw the bus at it and was leaving --
21 leaving the details up to the Plan Commission to
22 decide what would be appropriate for --

23 (Simultaneous speech.)

24 CHAIRPERSON WOLFE: I did look a little

1 bit, and I did print one off, and there are other
2 ordinances that shall be operated in its entirety
3 within the residence. It doesn't allow it in a
4 detached home.

5 COMMISSIONER HANDLEY: Right.

6 CHAIRPERSON WOLFE: And I'm sorry. I
7 keep cutting you off.

8 COMMISSIONER RICHARD: No. That's -- I
9 have a question. This -- let's go back to
10 Paragraph M. Could that -- this could be the
11 preamble to this whole section.

12 CHAIRPERSON WOLFE: That's a good
13 point. Mhmm.

14 COMMISSIONER RICHARD: And rather than
15 saying, you know, A, B, and C, you know, the
16 starting thing could say, the purpose of this
17 organization -- or this paragraph or this
18 whatever -- is to control unwarranted traffic,
19 unusual noise, on-street --

20 CHAIRPERSON WOLFE: That's a good
21 point.

22 COMMISSIONER RICHARD: -- and make that
23 a preamble to this whole section and then a lot
24 of --

Transcript of Report of Proceedings

December 5, 2022

88

1 CHAIRPERSON WOLFE: This --

2 COMMISSIONER RICHARD: -- these other
3 issues go away.

4 (Simultaneous speech.)

5 CHAIRPERSON WOLFE: -- qualifies or
6 define -- or limits it or defines the scope of
7 the --

8 COMMISSIONER HANDLEY: Yeah. That's a
9 good idea, Greg.

10 COMMISSIONER IOZZO: That's a good
11 idea.

12 CHAIRPERSON WOLFE: It is a good one.

13 COMMISSIONER RICHARD: Because the
14 real -- the whole ball of wax here is, if I can't
15 see it, hear it, feel it, or smell it, I'm okay.

16 CHAIRPERSON WOLFE: Right.

17 COMMISSIONER DIMITROFF: I mean,
18 it's no. 5: Interfering with neighboring property
19 owners from being able to reasonably enjoy their
20 own property.

21 COMMISSIONER IOZZO: Right.

22 COMMISSIONER RICHARD: So maybe talk to
23 Pete about turning that into a preamble.

24 CHAIRPERSON WOLFE: Mhmm. Mhmm.

1 Although our little groups last time did pretty
2 well on coming up with some good language -- Bob.
3 You came up with some good language on --

4 COMMISSIONER HANDLEY: Oh. Did I?

5 CHAIRPERSON WOLFE: -- some of the size
6 of the garages and stuff, how we've worked through
7 that. He gave us ideas and you flushed it out.
8 It worked out pretty well.

9 I think this is good work. I think
10 defining the scope of it and the, you know, what
11 we're looking to regulate.

12 COMMISSIONER RICHARD: Yeah.

13 CHAIRPERSON WOLFE: And I think that --

14 COMMISSIONER RICHARD: I think that --

15 (Simultaneous speech.)

16 COMMISSIONER RICHARD: -- Paragraph M
17 just rewritten should be up at the top and said,
18 here's what we're trying to do with this section.

19 COMMISSIONER DIMITROFF: Which is
20 great, but I think -- still think the sections
21 need --

22 (Simultaneous speech.)

23 CHAIRPERSON WOLFE: Sure.

24 COMMISSIONER RICHARD: Sure.

1 COMMISSIONER DIMITROFF: -- right?

2 Because I mean --

3 CHAIRPERSON WOLFE: Absolutely. And I
4 think one of the issues -- I think you just
5 brought up -- was what about employees coming in?
6 How much -- do we limit them? And I thought
7 they --

8 COMMISSIONER IOZZO: I thought they did
9 by three.

10 CHAIRPERSON WOLFE: Right.

11 COMMISSIONER DIMITROFF: It's not in
12 this section though.

13 COMMISSIONER IOZZO: No more than three
14 vehicles in J -- Item J.

15 COMMISSIONER HANDLEY: It's at -- where
16 he's at -- no more than eight persons entering or
17 leaving the premises on any given day who are not
18 members of the immediate family occupying the
19 dwelling. So that's --

20 CHAIRPERSON WOLFE: The other thing --
21 and I don't know that it's in here, but I like the
22 notion of -- for those service kind of things, you
23 know, limited to how many people are there at any
24 one time. So a group piano lesson, for example,

1 shouldn't be 20 kids. It should be one or two or
2 three.

3 COMMISSIONER IOZZO: All right. So
4 what about I, with the addition of, service
5 businesses -- eliminating a service business --

6 CHAIRPERSON WOLFE: I think that it
7 should be --

8 COMMISSIONER IOZZO: -- home
9 occupation?

10 CHAIRPERSON WOLFE: I think that that
11 should be -- I don't think that should be
12 included. I think --

13 (Simultaneous speech.)

14 COMMISSIONER IOZZO: I don't think that
15 should be included.

16 (Simultaneous speech.)

17 CHAIRPERSON WOLFE: I think we're all
18 sort of reaching that conclusion --

19 COMMISSIONER HANDLEY: -- a lot of
20 service businesses that don't have any parking at
21 all. I mean --

22 CHAIRPERSON WOLFE: Right.

23 COMMISSIONER HANDLEY: All right. Get
24 rid of that.

Transcript of Report of Proceedings

December 5, 2022

92

1 COMMISSIONER DIMITROFF: So retail?

2 No. Manufacturing?

3 CHAIRPERSON WOLFE: No.

4 COMMISSIONER DIMITROFF: Repair shop?

5 CHAIRPERSON WOLFE: Right.

6 COMMISSIONER DIMITROFF: I don't think
7 you want to eliminate --

8 COMMISSIONER RICHARD: Could you add,
9 wholesale?

10 COMMISSIONER DIMITROFF: Retail or
11 wholesale? I mean, you don't want people selling
12 stuff out of their place, right? Well, no.
13 Because if I'm a --

14 (Simultaneous speech.)

15 CHAIRPERSON WOLFE: Mail -- mail-order
16 order. I think -- I don't think anybody has any
17 quarrel with mail-order.

18 COMMISSIONER IOZZO: So what about your
19 honey business?

20 COMMISSIONER DIMITROFF: What?

21 COMMISSIONER IOZZO: What about the
22 honey business? People, you know --

23 COMMISSIONER DIMITROFF: Oh. The honey
24 business?

1 COMMISSIONER IOZZO: -- producing honey
2 with the bees in their backyard.

3 COMMISSIONER DIMITROFF: Is that
4 manufacturing?

5 COMMISSIONER IOZZO: People drop in,
6 you know, like --

7 CHAIRPERSON WOLFE: I think --

8 COMMISSIONER IOZZO: -- like, the place
9 on Powis, where you drop in and buy some
10 vegetables on the way home. You know, is that --
11 are we, you know --

12 COMMISSIONER DIMITROFF: I don't know.
13 There's someone who runs a flour place out of
14 their house, and I went and picked up flour, but
15 there wasn't 52 people there.

16 CHAIRPERSON WOLFE: Or bakery, you
17 know, things like that -- picking up --

18 COMMISSIONER DIMITROFF: Yeah.

19 CHAIRPERSON WOLFE: -- specialty cakes.
20 Maybe we should have one of those --

21 COMMISSIONER DIMITROFF: So I mean,
22 like, I don't want to limit people from having
23 their home business --

24 CHAIRPERSON WOLFE: Right.

Transcript of Report of Proceedings

December 5, 2022

94

1 COMMISSIONER DIMITROFF: -- because I
2 think that adds to the quality of life, right?
3 But I don't think you want to say, people can't
4 have a daycare business out of their home either
5 because a lot of people do that.

6 CHAIRPERSON WOLFE: No. I don't have
7 any quarrel with the daycare business. I have no
8 problem with tutoring or piano lessons or tennis
9 lessons in the backyard. I --

10 COMMISSIONER IOZZO: As long as it --

11 CHAIRPERSON WOLFE: Swim lessons, you
12 know --

13 COMMISSIONER IOZZO: -- unwarranted
14 traffic, unusual noise --

15 CHAIRPERSON WOLFE: Right. Right.

16 COMMISSIONER IOZZO: -- on the street
17 or off the street -- off the street --

18 (Simultaneous speech.)

19 CHAIRPERSON WOLFE: And it's only
20 between the hours of 8:00 and 5:00 something -- I
21 think that's in here --

22 (Simultaneous speech.)

23 COMMISSIONER DIMITROFF: Yeah. That's
24 in here already.

Transcript of Report of Proceedings

December 5, 2022

95

1 CHAIRPERSON WOLFE: 8:00 to 8:00 on any
2 day. I mean, that's --

3 COMMISSIONER RICHARD: Oh. The noise
4 thing? Yeah.

5 CHAIRPERSON WOLFE: Just -- the home
6 occupation shall not be conducted between the
7 hours of 8 p.m. and 8 a.m.

8 COMMISSIONER DIMITROFF: So the flour
9 places is a retail business. I'm not going to
10 tell you who it is. I'm sure you know, but --

11 COMMISSIONER HANDLEY: Yeah. We know.

12 MR. GRICUS: And even -- just so you
13 know, we did have someone call in and say, I'd
14 like to grow crops on my property and sell it to
15 people, you know, at a roadside stand. Well,
16 that's in the W1 Zoning District -- that's a
17 special use, which means --

18 CHAIRPERSON WOLFE: Yeah. You got to
19 go --

20 MR. GRICUS: -- that transcends to all
21 the other zoning districts.

22 COMMISSIONER DIMITROFF: What do you
23 mean?

24 MR. GRICUS: Well, whatever's a special

1 use in W1, is a special use in W2, W3.

2 COMMISSIONER DIMITROFF: Oh. Right.

3 MR. GRICUS: So that may be something
4 you want to take out --

5 COMMISSIONER IOZZO: Whoa.

6 MR. GRICUS: -- because under W1 --

7 COMMISSIONER IOZZO: You just went
8 right over and --

9 MR. GRICUS: Yeah. It's a special use
10 in W1, certain commercial, office, or business
11 uses, and one of them is growing the crops,
12 provided that no sales are conducted from the
13 store's stand, erected or maintained, on the
14 premises. So you can get a special use to grow
15 it, but you can't sell it in the current code.

16 COMMISSIONER IOZZO: Okay.

17 COMMISSIONER HANDLEY: And that's what
18 the guy on Powis does.

19 COMMISSIONER DIMITROFF: The pumpkin
20 guy -- we should do that to him.

21 COMMISSIONER HANDLEY: Pumpkin guy too,
22 yeah. And the reason -- the reason why he does it
23 is so he can keep the farm zoning for his --

24 COMMISSIONER KOHL: Tax purposes --

Transcript of Report of Proceedings

December 5, 2022

97

1 COMMISSIONER HANDLEY: Yeah. For
2 taxes. I mean, so he doesn't care about -- he
3 sells one ear of corn, he's fine. He doesn't
4 care.

5 MR. GRICUS: Yeah. It's -- it's not
6 really zoning -- Village zoning, it's the
7 Assessor's Office.

8 COMMISSIONER HANDLEY: Right.

9 COMMISSIONER DIMITROFF: Right.

10 MR. GRICUS: Classification of the
11 property --

12 (Simultaneous speech.)

13 COMMISSIONER HANDLEY: Exactly.

14 COMMISSIONER DIMITROFF: Right.

15 MR. GRICUS: -- because there are no --
16 there is no agricultural zoning district in the
17 Village.

18 (Simultaneous speech.)

19 CHAIRPERSON WOLFE: Right. There
20 isn't. There isn't.

21 COMMISSIONER DIMITROFF: I don't know
22 that he actually has to sell anything to --

23 COMMISSIONER IOZZO: It gets messy.

24 COMMISSIONER DIMITROFF: Making Fred

1 uncomfortable.

2 COMMISSIONER RICHARD: Well, it kind of
3 gets down to -- well, we like these things, but we
4 don't like those things.

5 COMMISSIONER HANDLEY: It's kind of the
6 way it always is.

7 COMMISSIONER KOHL: Yeah.

8 CHAIRPERSON WOLFE: Are there any other
9 things we want to address? And then I can take it
10 and put it on paper and bring it back for any
11 further discussion, if we want.

12 COMMISSIONER IOZZO: I kind of like on
13 that J -- the way it was written to begin with.

14 COMMISSIONER DIMITROFF: The occupation
15 shall not result in more than three vehicles being
16 parked on the zoning lot at a time.

17 COMMISSIONER IOZZO: Well, you're --
18 now you're getting into the employee thing. The
19 guy's got -- the electrician that we're talking
20 about has got the three employees and they come --

21 COMMISSIONER DIMITROFF: The park there
22 and they jump in the truck.

23 COMMISSIONER RICHARD: I think that's
24 not a good idea.

Transcript of Report of Proceedings

December 5, 2022

99

1 COMMISSIONER IOZZO: Okay.

2 COMMISSIONER DIMITROFF: What's not a
3 good idea?

4 COMMISSIONER RICHARD: Having the
5 electrician come home and park his truck -- that's
6 one thing.

7 COMMISSIONER IOZZO: Yeah.

8 COMMISSIONER RICHARD: But to have the
9 other guys show up and that's --

10 COMMISSIONER HANDLEY: Now, getting
11 into a cab --

12 (Simultaneous speech.)

13 COMMISSIONER IOZZO: Get rid of that.

14 COMMISSIONER KOHL: They could carpool.

15 COMMISSIONER HANDLEY: They can -- they
16 get in the cab --

17 CHAIRPERSON WOLFE: Right.

18 COMMISSIONER DIMITROFF: People do it
19 all the time.

20 CHAIRPERSON WOLFE: Another way to do
21 it is to -- instead of do this, the home
22 occupation shall not result in more than -- what
23 did they say here?

24 COMMISSIONER DIMITROFF: Three vehicles

1 being parked --

2 CHAIRPERSON WOLFE: Three vehicles,
3 simultaneous, on the property, which are
4 attributable to customers or clients. So you
5 don't get into immediate family members and stuff,
6 so you just say you can't have more than three
7 cars for your customers or clients -- or
8 employees.

9 COMMISSIONER HANDLEY: Or employees.
10 Okay.

11 CHAIRPERSON WOLFE: Or it could be more
12 than that instead of this -- or we can figure it
13 out --

14 COMMISSIONER DIMITROFF: Or, two, more
15 than eight persons entering or leaving the
16 premises on any given day are not members of the
17 immediate family occupying the dwelling.

18 COMMISSIONER IOZZO: Like, the piano
19 lesson person --

20 COMMISSIONER DIMITROFF: And your
21 daycare, so you're limiting it to --

22 CHAIRPERSON WOLFE: Well, I think you
23 can limit the number of children in the daycare
24 because, again, I think it defines the area, not

1 exceed 20 percent of the gross floor area of the
2 dwelling or 500 square feet. You can't have 20
3 kids --

4 COMMISSIONER DIMITROFF: You could.

5 CHAIRPERSON WOLFE: -- in that -- well,
6 I don't think you could be licensed.

7 COMMISSIONER DIMITROFF: I wouldn't --
8 I don't know if you -- I mean -- yeah.

9 CHAIRPERSON WOLFE: You can limit the
10 number of children -- no more than six, no more
11 than eight, no more than five -- whatever you
12 think. I mean, you're sort of defining the area
13 that you can use as a business within the
14 residence.

15 COMMISSIONER IOZZO: You got your
16 people selling flowers. Okay? They could have
17 eight customers a day come in and buy flowers.

18 CHAIRPERSON WOLFE: No. At any one
19 time.

20 COMMISSIONER DIMITROFF: No. On any
21 given day, is what it said here.

22 (Simultaneous speech.)

23 COMMISSIONER RICHARD: How enforceable
24 is that?

Transcript of Report of Proceedings

December 5, 2022

102

1 COMMISSIONER HANDLEY: Good luck. Good
2 luck trying to enforce that.

3 COMMISSIONER IOZZO: If there was -- if
4 there was 50 coming in, I think that would be --
5 it's not eight.

6 COMMISSIONER KOHL: Right.

7 COMMISSIONER DIMITROFF: Right.

8 COMMISSIONER IOZZO: If there was ten,
9 yeah. You're not going to pick it up, but --

10 COMMISSIONER DIMITROFF: Yeah.

11 COMMISSIONER IOZZO: -- that's a tough
12 one. These are all --

13 COMMISSIONER HANDLEY: I keep thinking
14 of the beauty shop where, you know, one person
15 pulls up, they get their hair done; next
16 appointment comes in, one person pulls up, they
17 get their hair done.

18 CHAIRPERSON WOLFE: Well, again, I
19 think this is in an ordinance I looked at -- shall
20 not permit the parking of more than the three
21 cars, simultaneously, on the property for
22 customers or clients.

23 COMMISSIONER IOZZO: Or employees.

24 CHAIRPERSON WOLFE: Or employees.

1 Right. That's what I wrote down too. Is that
2 something that --

3 COMMISSIONER HANDLEY: Yeah. I
4 think --

5 COMMISSIONER IOZZO: Is three a magic
6 number?

7 CHAIRPERSON WOLFE: No. No.

8 COMMISSIONER RICHARD: Two.

9 CHAIRPERSON WOLFE: I think you're --
10 (Simultaneous speech.)

11 CHAIRPERSON WOLFE: Currently, it's
12 eight persons entering or leaving on any given
13 day -- all day -- that's what it says. Yeah.

14 COMMISSIONER HANDLEY: I'm okay with
15 that.

16 CHAIRPERSON WOLFE: I'm -- what number?
17 I'm okay with that. I don't --

18 COMMISSIONER RICHARD: Two is good, you
19 know.

20 CHAIRPERSON WOLFE: Three is okay. I
21 think five is okay.

22 COMMISSIONER IOZZO: Three is okay.

23 CHAIRPERSON WOLFE: Three is okay?

24 COMMISSIONER DIMITROFF: Wait. So what

Transcript of Report of Proceedings

December 5, 2022

104

1 did you say? More than three vehicles being
2 parked, simultaneously, on the zoning lot --

3 CHAIRPERSON WOLFE: On the property for
4 customers, clients, or employees.

5 (Simultaneous speech.)

6 COMMISSIONER DIMITROFF: So not
7 attributed to immediate -- for customer --

8 CHAIRPERSON WOLFE: You can -- you can
9 put it -- you can keep it in there.

10 COMMISSIONER DIMITROFF: For
11 customers --

12 COMMISSIONER HANDLEY: Yeah.

13 COMMISSIONER DIMITROFF: I mean -- I
14 mean, Mike, is this going to help you at all or
15 are we just adding words?

16 MR. GRICUS: It'll help, but, you know,
17 if we have an extreme situation --

18 COMMISSIONER DIMITROFF: Which is,
19 mostly, what's come up with these extreme
20 situations.

21 MR. GRICUS: And a lot of this stems
22 from -- all these, you know, Village code
23 amendments that are being looked at as everyone
24 says, hey, nothing's been looked at in

1 20 some-years. The Village -- maybe, take a look
2 at these because times have changed, so that's why
3 a lot of this is being brought up to say, maybe,
4 everything is fine the way it is or maybe it --
5 maybe it isn't --

6 CHAIRPERSON WOLFE: Right.

7 MR. GRICUS: -- and some things need to
8 be tweaked to fit our current society.

9 COMMISSIONER IOZZO: Sure.

10 COMMISSIONER DIMITROFF: And I think a
11 lot more people are working from home or having
12 businesses from home. I think COVID made everyone
13 think about life.

14 (Simultaneous speech.)

15 COMMISSIONER IOZZO: Which is not a bad
16 thing.

17 COMMISSIONER RICHARD: It's a great
18 thing.

19 (Simultaneous speech.)

20 COMMISSIONER DIMITROFF: No.

21 CHAIRPERSON WOLFE: There's nothing
22 wrong with it.

23 COMMISSIONER DIMITROFF: Yeah. No. I
24 think it's a great thing.

1 (Simultaneous speech.)

2 MR. GRICUS: It's just -- where do you
3 want to the draw the line --

4 COMMISSIONER DIMITROFF: Right.

5 MR. GRICUS: -- what you're doing is
6 really, adversely, affecting the neighborhood.

7 COMMISSIONER DIMITROFF: Right.

8 CHAIRPERSON WOLFE: That's why your
9 suggestion is so good. You set it out at the
10 beginning --

11 (Simultaneous speech.)

12 CHAIRPERSON WOLFE: -- what we're
13 looking to regulate -- not -- not your private
14 stuff. Because we can't regulate -- and we don't
15 want to regulate -- what people are doing if
16 they're not trying to -- we don't care. I mean,
17 we care when it impacts the rest of the community.
18 And, you know, that's what we were tasked with, to
19 address -- examine these issues that have arisen,
20 and come up with the -- hopefully, a better
21 solution for everyone.

22 COMMISSIONER RICHARD: You know, I'm --

23 COMMISSIONER HANDLEY: Why aren't you
24 able to enforce that one on Smith Road with this?

1 It's not just the parking. I mean, they're
2 running a business out of there that has that many
3 people working out of that house. I mean,
4 that's --

5 MR. GRICUS: Okay. And can you give me
6 the evidence to that -- when it's occurring?

7 COMMISSIONER HANDLEY: Well, didn't
8 they tell you that -- that they were doing that?
9 No?

10 MR. GRICUS: Nope.

11 COMMISSIONER RICHARD: So that's
12 just -- the outward sign is the number --

13 CHAIRPERSON WOLFE: Number of cars.

14 COMMISSIONER RICHARD: -- cars.

15 MR. GRICUS: Right.

16 COMMISSIONER RICHARD: So I think if
17 we --

18 CHAIRPERSON WOLFE: They've got a
19 couple dumpsters out there too, and they don't
20 have horses.

21 MR. GRICUS: Right.

22 COMMISSIONER HANDLEY: Yeah. I don't
23 know what the heck is going on, but there's a
24 whole lot of people there all the time. It's

1 amazing.

2 COMMISSIONER RICHARD: Isn't it some
3 sort of religious group?

4 CHAIRPERSON WOLFE: I have no idea.
5 And I pass by it regularly --

6 (Simultaneous speech.)

7 MR. GRICUS: I've heard it's a doctor's
8 office; it's a religious group; it's daycare --

9 CHAIRPERSON WOLFE: Or --

10 MR. GRICUS: -- it's health care --

11 CHAIRPERSON WOLFE: Yeah. Health care
12 or something --

13 (Simultaneous speech.)

14 MR. GRICUS: -- you know, where they're
15 putting, you know, people up who need, you know,
16 daily monitoring.

17 COMMISSIONER DIMITROFF: Like, hospice?

18 MR. GRICUS: I've heard that they're
19 running a repair garage. There's a whole gamut of
20 stuff that's being thrown out --

21 COMMISSIONER RICHARD: But we don't
22 know?

23 MR. GRICUS: -- that we can't --

24 COMMISSIONER RICHARD: Right.

1 MR. GRICUS: We've gone online to see
2 if there's a --

3 CHAIRPERSON WOLFE: Right.

4 MR. GRICUS: -- business registered,
5 you know, registered at that. And there's --

6 COMMISSIONER HANDLEY: Nothing?

7 MR. GRICUS: There's nothing. We've
8 heard that there's a church there, so --

9 COMMISSIONER RICHARD: Well, I just
10 think --

11 COMMISSIONER DIMITROFF: So -- so --
12 (Simultaneous speech.)

13 MR. GRICUS: And there's -- and they're
14 in a homeowners' association --

15 COMMISSIONER HANDLEY: Right. Right.

16 COMMISSIONER RICHARD: -- which -- the
17 homeowners' association --

18 CHAIRPERSON WOLFE: Wanted you to
19 enforce their --

20 MR. GRICUS: -- is thrown towards the
21 Village because they aren't able to do anything.

22 (Simultaneous speech.)

23 COMMISSIONER DIMITROFF: So if this
24 says, more than three vehicles, do they have more

1 than three vehicles?

2 COMMISSIONER HANDLEY: Oh, God, yeah.

3 COMMISSIONER DIMITROFF: So why can't
4 you just say, hey, man --

5 (Simultaneous speech.)

6 COMMISSIONER DIMITROFF: -- no three
7 vehicles?

8 MR. GRICUS: Well, you can't say that
9 those -- are those -- which three vehicles are not
10 related to the family?

11 (Simultaneous speech.)

12 COMMISSIONER RICHARD: We'd have to
13 tighten up the parking. Yeah.

14 (Simultaneous speech.)

15 MR. GRICUS: Which three vehicles --

16 (Simultaneous speech.)

17 MR. GRICUS: -- aren't related to the
18 family?

19 CHAIRPERSON WOLFE: -- next one, right?

20 MR. GRICUS: All those vehicles are
21 theirs.

22 (Simultaneous speech.)

23 COMMISSIONER DIMITROFF: Attributable,
24 so what does that mean? Own?

Transcript of Report of Proceedings

December 5, 2022

111

1 MR. GRICUS: And the guy on Honey Hill
2 does the same thing, with all the vehicles he has
3 parked back there.

4 COMMISSIONER DIMITROFF: He owns them?

5 COMMISSIONER IOZZO: And he owns them
6 all.

7 MR. GRICUS: Yeah. I mean, they own
8 them all, so --

9 COMMISSIONER RICHARD: Well, now that
10 we --

11 MR. GRICUS: -- I didn't ask him, can
12 you give me titles for all these cars? And I want
13 to see --

14 COMMISSIONER IOZZO: Oh, he can.

15 COMMISSIONER DIMITROFF: Yeah.

16 MR. GRICUS: Yeah, I know, but --

17 COMMISSIONER RICHARD: Now that we've
18 cleared up -- or kind of cleared up -- that it's
19 occupants in the same family group, why don't we
20 just say, one car for every family member?

21 CHAIRPERSON WOLFE: Oh, no. You can't
22 do that. You really can't --

23 COMMISSIONER IOZZO: How many people
24 you know that have three cars?

Transcript of Report of Proceedings

December 5, 2022

112

1 COMMISSIONER DIMITROFF: I got five and
2 I only have three drivers.

3 CHAIRPERSON WOLFE: Yeah.

4 COMMISSIONER RICHARD: Too many?

5 COMMISSIONER DIMITROFF: Don't even get
6 me started.

7 COMMISSIONER IOZZO: Or what if the
8 guy's got a bunch of classic cars in the garage?

9 CHAIRPERSON WOLFE: That's pretty hard
10 to do.

11 COMMISSIONER IOZZO: That's messy.

12 MR. GRICUS: That was my understanding
13 at Smith Road -- is that the father was out of the
14 country, taking care of a family member, and his
15 son ran amok, buying cars.

16 COMMISSIONER IOZZO: So he owned all
17 the cars?

18 COMMISSIONER HANDLEY: Not buying that.

19 COMMISSIONER IOZZO: Yeah. I'm not
20 buying that either.

21 MR. GRICUS: See? But I went and
22 looked in the garage over there, and there's not a
23 repair garage being run out of there. There
24 are -- the tools don't represent it.

Transcript of Report of Proceedings

December 5, 2022

113

1 CHAIRPERSON WOLFE: I don't know what
2 they do because I've gone usually during that
3 there and there's no traffic in and out; they're
4 just all parked up there.

5 COMMISSIONER DIMITROFF: Where? Smith?

6 CHAIRPERSON WOLFE: In Smith Road.
7 Yeah. I mean, I don't see traffic coming in and
8 out. There's just a regular mailbox out there.
9 There's nothing special about it.

10 COMMISSIONER DIMITROFF: There's
11 just -- what -- 20 cars parked there?

12 CHAIRPERSON WOLFE: Not 20, but
13 there's --

14 MR. GRICUS: You could --

15 COMMISSIONER HANDLEY: Fifteen.

16 MR. GRICUS: Actually, I counted.

17 You --

18 (Simultaneous speech.)

19 CHAIRPERSON WOLFE: Yeah. There could
20 be more.

21 MR. GRICUS: -- can fit 36 cars back
22 behind the front of the house with all the --

23 (Simultaneous speech.)

24 CHAIRPERSON WOLFE: It's way back from

1 the road.

2 MR. GRICUS: There's a lot of driveway
3 and pavement there.

4 CHAIRPERSON WOLFE: But there's a
5 lot --

6 (Simultaneous speech.)

7 CHAIRPERSON WOLFE: -- and they're all
8 parked in front and at the side.

9 MR. GRICUS: So is that too many? Then
10 does the Village want to change the code to say,
11 you can only have so many cars parked outside on
12 the paved surface?

13 CHAIRPERSON WOLFE: Well, getting back
14 to home occupation.

15 (Simultaneous speech.)

16 COMMISSIONER DIMITROFF: So are we kind
17 of --

18 CHAIRPERSON WOLFE: They do go
19 together. Absolutely. And that's why we're
20 considering them now because they do work
21 hand-in-hand. Absolutely.

22 COMMISSIONER DIMITROFF: So we didn't
23 really add the red. We took the red out.

24 COMMISSIONER HANDLEY: No. The red is

Transcript of Report of Proceedings

December 5, 2022

115

1 going up on top --

2 COMMISSIONER DIMITROFF: No. Except
3 for M. But all these other red we took out.

4 COMMISSIONER HANDLEY: Oh, yeah.

5 COMMISSIONER DIMITROFF: So --

6 CHAIRPERSON WOLFE: Except for the M,
7 which is -- we're going to re-work it. Yeah.

8 COMMISSIONER DIMITROFF: But we're
9 going to reword A a little bit, right?

10 COMMISSIONER RICHARD: Yeah. To the --
11 family occupant.

12 CHAIRPERSON WOLFE: Right. And D,
13 about the product storage, you know, maybe we can
14 work it out to make it a little more clear or
15 convince ourselves that the others --

16 COMMISSIONER DIMITROFF: Do we have
17 trouble with product storage? Has there been a
18 lot of complaints on that --

19 COMMISSIONER IOZZO: Well, if it's
20 gravel, or mulch, or asphalt, chips --

21 COMMISSIONER DIMITROFF: All related
22 storage shall be enclosed --

23 COMMISSIONER IOZZO: I know. Firewood.

24 COMMISSIONER DIMITROFF: -- within the

1 dwelling. Shall be enclosed in the dwelling, is
2 what the green said.

3 COMMISSIONER IOZZO: And I don't think
4 we have any problem with indoor storage. I don't
5 think, do we?

6 COMMISSIONER RICHARD: Does it say, no
7 outdoor storage?

8 COMMISSIONER DIMITROFF: All related
9 storage shall be enclosed in the dwelling -- in
10 the dwelling, not even in the storage building; in
11 the dwelling. And no storage, so that would have
12 to be --

13 (Simultaneous speech.)

14 COMMISSIONER DIMITROFF: -- in the
15 garage or the basement or what?

16 (Simultaneous speech.)

17 CHAIRPERSON WOLFE: Because they want
18 all the business in the dwelling -- I mean, that's
19 how it's written now.

20 COMMISSIONER DIMITROFF: Right. And no
21 storage of any dangerous or hazardous substance
22 shall be permitted. So it's in the dwelling, so
23 if you're going to put gravel on your drawing
24 [sic].

Transcript of Report of Proceedings

December 5, 2022

117

1 COMMISSIONER IOZZO: Yeah. If you want
2 to put gravel in your living room --

3 COMMISSIONER DIMITROFF: I mean --

4 COMMISSIONER IOZZO: God bless. Knock
5 yourself out.

6 COMMISSIONER DIMITROFF: And then --

7 COMMISSIONER RICHARD: Would it not
8 be -- drive the point home that we just say, no
9 outdoor storage?

10 COMMISSIONER IOZZO: Yeah. No other
11 storage of anything.

12 COMMISSIONER DIMITROFF: There shall be
13 no outdoor storage of any kind in conjunction with
14 the home occupation?

15 COMMISSIONER RICHARD: Yeah.

16 CHAIRPERSON WOLFE: No outdoor product
17 storage.

18 COMMISSIONER DIMITROFF: Does it have
19 to be a product or no outdoor storage?

20 CHAIRPERSON WOLFE: Well, that gets a
21 little bit vague. I think --

22 COMMISSIONER DIMITROFF: What do you
23 mean? I don't want a whole bunch of equipment
24 stored outside.

Transcript of Report of Proceedings

December 5, 2022

118

1 COMMISSIONER IOZZO: And what about
2 your truck? You know, with the -- it says, Joe's
3 Electric.

4 CHAIRPERSON WOLFE: You do product --

5 COMMISSIONER DIMITROFF: You can have
6 that; it has to be shielded. That's in parking.

7 COMMISSIONER HANDLEY: That's not --

8 CHAIRPERSON WOLFE: What you could do
9 is no outdoor product or equipment of any kind.

10 COMMISSIONER KOHL: No. You can have a
11 truck, but not an excavator?

12 CHAIRPERSON WOLFE: No. Like, for
13 storage of product or equipment.

14 COMMISSIONER DIMITROFF: Can they --

15 COMMISSIONER IOZZO: Let's make it,
16 outdoor product.

17 COMMISSIONER DIMITROFF: Not, or
18 equipment?

19 COMMISSIONER IOZZO: Nah.

20 COMMISSIONER DIMITROFF: Why?

21 COMMISSIONER RICHARD: Fred, you got
22 stuff outside?

23 (Simultaneous speech.)

24 COMMISSIONER IOZZO: We're getting on

1 real thin ice there.

2 (Simultaneous speech.)

3 COMMISSIONER DIMITROFF: Fred, what are
4 you doing?

5 COMMISSIONER IOZZO: Well, you know,
6 what -- you know, I'm fixing all the tractors that
7 we mow all the grass with. Endless.

8 COMMISSIONER DIMITROFF: Yeah. But
9 it's not a business.

10 COMMISSIONER IOZZO: No. It's not a
11 business.

12 COMMISSIONER HANDLEY: You selling your
13 hay?

14 COMMISSIONER IOZZO: No. Not much. I
15 haven't sold any --

16 CHAIRPERSON WOLFE: Yeah.

17 COMMISSIONER DIMITROFF: The Village
18 sells hay.

19 CHAIRPERSON WOLFE: Any other
20 comments --

21 COMMISSIONER RICHARD: I think this
22 outdoor storage -- if we get the language right --
23 because, you know, these landscapers and things,
24 you know, at the end of the day, I've got a half a

Transcript of Report of Proceedings

December 5, 2022

120

1 load of gravel and that just ends up being there.

2 CHAIRPERSON WOLFE: But I think it's a
3 green -- how it reads now -- is good and maybe
4 just say, no outdoor storage of any product.
5 We'll figure it out. I think we just --

6 COMMISSIONER IOZZO: I think it's good.

7 COMMISSIONER DIMITROFF: Not equipment?

8 COMMISSIONER IOZZO: You could -- yeah.
9 If --

10 COMMISSIONER RICHARD: How about
11 equipment --

12 (Simultaneous speech.)

13 CHAIRPERSON WOLFE: -- related to the
14 work -- yeah --

15 (Simultaneous speech.)

16 COMMISSIONER IOZZO: Yeah. Equipment
17 related to the business.

18 COMMISSIONER DIMITROFF: Yeah. It
19 already says that -- in conjunction with the home
20 occupation. It already says that.

21 COMMISSIONER RICHARD: So you can fix
22 your tractor.

23 COMMISSIONER DIMITROFF: So you can fix
24 52 tractors as long as you're not running a

Transcript of Report of Proceedings

December 5, 2022

121

1 business.

2 COMMISSIONER RICHARD: But you don't
3 want a cement mixer --

4 COMMISSIONER IOZZO: No. No.

5 COMMISSIONER RICHARD: -- you know,
6 lawnmowers there.

7 COMMISSIONER DIMITROFF: I mean, if I
8 had a cement mixer because I want to put a lot of
9 cement --

10 (Simultaneous speech.)

11 CHAIRPERSON WOLFE: No. I think
12 that's -- that's a good --

13 (Simultaneous speech.)

14 CHAIRPERSON WOLFE: -- related to the
15 business is good.

16 COMMISSIONER DIMITROFF: Yeah. But
17 it's not -- you're not --

18 COMMISSIONER IOZZO: That's not your
19 business though.

20 COMMISSIONER DIMITROFF: Yeah.

21 COMMISSIONER IOZZO: And then J, we
22 talked about already --

23 COMMISSIONER DIMITROFF: So I have a
24 question. I'm sorry.

Transcript of Report of Proceedings

December 5, 2022

122

1 CHAIRPERSON WOLFE: Sure.

2 COMMISSIONER DIMITROFF: Can we go back
3 to D?

4 CHAIRPERSON WOLFE: Sure. Of course.

5 COMMISSIONER DIMITROFF: What if I have
6 a big garage or big storage building on my
7 property? Can I store them there?

8 CHAIRPERSON WOLFE: No. I think the
9 way it reads now is --

10 COMMISSIONER DIMITROFF: Well, it says,
11 just the dwelling.

12 CHAIRPERSON WOLFE: In the dwelling --

13 COMMISSIONER DIMITROFF: So we -- so --

14 CHAIRPERSON WOLFE: No outdoor storage,
15 but can you storage [sic] in your accessory
16 buildings?

17 COMMISSIONER DIMITROFF: Yeah.
18 Accessory building.

19 CHAIRPERSON WOLFE: Doesn't say
20 anything one way or the other.

21 COMMISSIONER DIMITROFF: What is it
22 now, Mike?

23 CHAIRPERSON WOLFE: I don't think it
24 says anything.

Transcript of Report of Proceedings

December 5, 2022

123

1 MR. GRICUS: Doesn't say anything.

2 COMMISSIONER HANDLEY: No. It's quiet.

3 COMMISSIONER IOZZO: I think if they
4 have, you know, on the -- the dwelling at -- or
5 the outside storage to put it in there, and they
6 want to put their truck in there, their lawnmowers
7 in there, I think that's okay.

8 CHAIRPERSON WOLFE: Or their electrical
9 equipment.

10 COMMISSIONER RICHARD: All the more
11 power to them.

12 COMMISSIONER IOZZO: Yeah.

13 COMMISSIONER HANDLEY: Yeah.

14 CHAIRPERSON WOLFE: Yeah.

15 COMMISSIONER RICHARD: Put it away.

16 CHAIRPERSON WOLFE: I -- I agree. I
17 don't have a quarrel with that, if they put it
18 inside the storage unit --

19 (Simultaneous speech.)

20 COMMISSIONER DIMITROFF: Well, what was
21 whole big hubbub with that house that's at the end
22 of our road? They sold that house, but they have
23 that giant garage where they had giant equipment
24 in there.

Transcript of Report of Proceedings

December 5, 2022

124

1 COMMISSIONER IOZZO: On Honey Hill?

2 COMMISSIONER DIMITROFF: No. On Army
3 Trail, but it's, like, when you go on Honey Hill,
4 it's, like, that house right across.

5 COMMISSIONER IOZZO: Oh. Right across
6 the street. He had -- I think he had a well
7 drilling equipment -- he had to be --

8 COMMISSIONER RICHARD: He's got the big
9 garage door, yeah.

10 COMMISSIONER IOZZO: -- twelve-foot
11 high door.

12 COMMISSIONER DIMITROFF: So as long as
13 he has a building and the building was built
14 legally, and he has -- he can run that business as
15 long as it's all stored?

16 COMMISSIONER IOZZO: And other than the
17 oddball size of the garage door, it really wasn't
18 much of a problem. I mean, he never -- I never
19 saw anything going in and out of there, frankly,
20 that I can recall.

21 MR. GRICUS: And we never received any
22 complaints.

23 COMMISSIONER DIMITROFF: No.

24 COMMISSIONER IOZZO: And if the garage

1 doors would have been the same height, I don't
2 think anybody would've ever said anything. But
3 one was, like --

4 COMMISSIONER HANDLEY: It's goofy.

5 (Simultaneous speech.)

6 COMMISSIONER IOZZO: -- eleven feet
7 tall and the other was, like, eight feet tall.

8 MR. GRICUS: And I believe that was
9 why -- way back -- that's when the Village changed
10 the --

11 COMMISSIONER HANDLEY: The height of
12 the garage doors --

13 MR. GRICUS: -- height of the garage
14 doors because of the situation -- because the code
15 was silent way back.

16 COMMISSIONER IOZZO: Yeah.

17 CHAIRPERSON WOLFE: You know, the age
18 covers it so you're not delivering things or
19 receiving things, other than UPS or Amazon or one
20 of those, or the post office. You know, you get
21 those big delivery trucks not coming in for
22 business-related purposes.

23 COMMISSIONER IOZZO: Yeah.

24 COMMISSIONER DIMITROFF: Okay.

1 CHAIRPERSON WOLFE: So that might come
2 to that too. And that's how it currently reads,
3 right?

4 COMMISSIONER DIMITROFF: So really
5 minor, we're going to move -- the M is good, we're
6 going to move that sort of to the front, and
7 everything else is tweaked.

8 CHAIRPERSON WOLFE: Right. Good.

9 COMMISSIONER DIMITROFF: Okay.

10 CHAIRPERSON WOLFE: Done.

11 COMMISSIONER DIMITROFF: So what are
12 the next steps? Someone has to write it --

13 CHAIRPERSON WOLFE: I can write it
14 and --

15 COMMISSIONER DIMITROFF: We talk about
16 it next time?

17 (Simultaneous speech.)

18 CHAIRPERSON WOLFE: Then we'll talk
19 about it next time, and, hopefully, just put the
20 stamp on any little tweaks, and we'll be ready to
21 recommend it. As I understand, as they did
22 before, the Board has no quarrel with us doing it
23 piecemeal. The next one is off-street parking,
24 which may be our -- it's getting late and it's

Transcript of Report of Proceedings

December 5, 2022

127

1 dark out already, and --

2 COMMISSIONER DIMITROFF: Well, and I
3 got to catch an early flight tomorrow --

4 CHAIRPERSON WOLFE: Maybe if we look at
5 it with the eye to -- with what we have now, what
6 changes we want to make, and so we're ready.
7 Maybe that'll be our homework -- to do it. And I
8 don't know when the next meeting will be, although
9 you gave me -- I don't -- we're not meeting on
10 January 2nd as in a regularly scheduled meeting,
11 so it'd be January 9th. I think it -- the
12 schedule was just put there, but you might have to
13 wait on that. I'm not 100 percent sure. And --

14 COMMISSIONER RICHARD: So I'll write
15 something up about the sheds --

16 CHAIRPERSON WOLFE: Perfect.

17 COMMISSIONER RICHARD: -- and send it
18 out.

19 CHAIRPERSON WOLFE: And we'll keep that
20 item on the agenda. Absolutely -- absolutely.
21 And I think we've got the concept. I think we've
22 talked about this. I think we're going to be
23 ready to go with that one.

24 COMMISSIONER RICHARD: Okay.

1 CHAIRPERSON WOLFE: And then we don't
2 have the sign ordinance. The attorney was
3 preparing and I haven't received it, and then
4 there's noise, and I don't think there's too --
5 but we'll go in order. Leave it at that.

6 COMMISSIONER DIMITROFF: The parking,
7 there's a lot, so we have --

8 CHAIRPERSON WOLFE: Parking, there's a
9 lot. I think we have agreed -- correct me if I'm
10 wrong -- on the home occupation definition. We're
11 not going to change it. We're going to recommend,
12 no change.

13 COMMISSIONER DIMITROFF: Because I
14 think we're saying --

15 (Simultaneous speech.)

16 COMMISSIONER HANDLEY: Except for --

17 (Simultaneous speech.)

18 COMMISSIONER DIMITROFF: There's no
19 issue with the occupation. There's issue with --

20 CHAIRPERSON WOLFE: The office-type
21 limiting it.

22 COMMISSIONER DIMITROFF: -- how it's --
23 it's issue with how some of these are run, and I
24 think you're addressing it.

Transcript of Report of Proceedings

December 5, 2022

129

1 CHAIRPERSON WOLFE: Right. But I'm
2 talking about the definition section. In there,
3 we had held that over --

4 COMMISSIONER DIMITROFF: Oh, right.

5 CHAIRPERSON WOLFE: -- but I think
6 that's a moot point. I think, based on our
7 discussion today.

8 (Simultaneous speech.)

9 COMMISSIONER DIMITROFF: You read it,
10 right?

11 CHAIRPERSON WOLFE: Mhmm.

12 COMMISSIONER RICHARD: I think send out
13 a new draft, and we'll go through it.

14 CHAIRPERSON WOLFE: Perfect. Sounds
15 perfect.

16 COMMISSIONER DIMITROFF: Can we send
17 out the definition, too, when we send it out?
18 Just cut and paste.

19 CHAIRPERSON WOLFE: Yeah. I think the
20 definition, we're going to keep the way it is.
21 But --

22 COMMISSIONER DIMITROFF: But it's
23 not -- it's not in here, right? It's in a
24 different section.

1 CHAIRPERSON WOLFE: Right. Which all
2 of them are in there, but I can put it in there.
3 That's no -- having it in two places --

4 (Simultaneous speech.)

5 COMMISSIONER DIMITROFF: -- just so we
6 have it to reference. It doesn't have to be here
7 for the -- but just to reference --

8 CHAIRPERSON WOLFE: Sure.

9 COMMISSIONER DIMITROFF: -- when we
10 look at it.

11 CHAIRPERSON WOLFE: Sure. Absolutely.

12 COMMISSIONER HANDLEY: Or just to say,
13 as defined in the section.

14 CHAIRPERSON WOLFE: Yeah. Yeah.

15 COMMISSIONER HANDLEY: If you're just
16 throwing it in there --

17 CHAIRPERSON WOLFE: But I think -- just
18 for reference -- we don't have two different
19 places and it's consistent, I suppose. It's
20 always good to do that.

21 Okay. We have one more agenda item and
22 that is other business. Do we have any other
23 business? And I don't think we do. Does anybody
24 have anything they wanted to bring up?

1 Okay. We'll have a motion to adjourn.

2 COMMISSIONER RICHARD: I would like to
3 make that motion.

4 CHAIRPERSON WOLFE: Well, thank you.

5 And --

6 COMMISSIONER KOHL: I would like to
7 second that motion.

8 CHAIRPERSON WOLFE: Very good.

9 And all in favor, say aye.

10 (Chorus of ayes.)

11 CHAIRPERSON WOLFE: Thanks. I think we
12 got a lot done.

13 (Off the record at 9:01 p.m.)

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CERTIFICATE OF REPORTER - NOTARY PUBLIC

I, Kristine Wesner, CVR, the officer before whom the foregoing proceeding was taken, do hereby certify that the foregoing transcript is a true and correct record of the testimony given; that said testimony was taken by me and thereafter reduced to typewriting under my direction; that reading and signing was not requested; and that I am neither counsel for, related to, nor employed by any of the parties to this proceeding and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 17th day of December, 2022.

Kt w



My Commission Expires: July 02, 2025

Transcript of Report of Proceedings

December 5, 2022

133

A			
a) (4	absolutely	adjourn	agricultural
28:13	90:3, 114:19,	131:1	97:16
a-n-n-a	114:21, 127:20,	admin	aim
6:2	130:11	7:6	10:1
ability	accept	administrative	air
47:3	4:22	48:10	28:14
able	access	adopt	airbnb
4:17, 13:7,	8:16	15:14	63:6
68:2, 69:9,	accessory	adopted	all
88:19, 106:24,	14:22, 33:7,	17:1, 19:10	5:6, 7:17, 8:8,
109:21	33:8, 33:14,	adversely	14:23, 16:3,
about	34:5, 36:11,	106:6	23:16, 24:19,
8:14, 8:21,	71:6, 122:15,	advised	30:12, 31:7,
10:13, 13:14,	122:18	4:16, 12:1	38:2, 38:5,
14:15, 15:5,	acre	advocate	41:11, 43:23,
15:6, 15:9,	39:14, 41:21	77:8	45:1, 46:10,
15:17, 16:1,	acres	affecting	47:5, 47:7,
17:1, 19:11,	39:14, 39:15,	106:6	49:7, 50:22,
24:19, 25:21,	40:8, 40:10	affixed	50:23, 50:24,
26:2, 26:4,	across	132:15	54:7, 55:17,
27:4, 30:4,	77:19, 124:4,	after	56:21, 56:22,
32:7, 32:20,	124:5	44:2, 70:5	58:11, 66:5,
32:22, 32:24,	activity	again	66:7, 66:13,
33:3, 33:5,	48:8, 54:15	7:18, 10:15,	67:5, 67:6,
33:6, 33:13,	acts	14:24, 35:13,	67:11, 68:6,
34:1, 35:4,	54:13	57:5, 100:24,	70:16, 70:17,
35:18, 37:22,	actually	102:18	71:8, 73:5,
40:20, 41:4,	35:24, 83:9,	age	79:12, 82:20,
41:15, 42:9,	97:22, 113:16	125:17	91:3, 91:17,
42:11, 44:2,	add	agenda	91:21, 91:23,
47:15, 56:1,	15:1, 92:8,	9:6, 11:17,	95:20, 99:19,
58:1, 58:11,	114:23	13:1, 14:11,	102:12, 103:13,
58:18, 65:10,	adding	27:10, 32:11,	104:14, 104:22,
66:10, 70:9,	104:15	127:20, 130:21	107:24, 110:20,
71:4, 74:9,	addition	ago	111:2, 111:6,
82:3, 83:20,	91:4	4:20, 10:9,	111:8, 111:12,
88:23, 90:5,	address	10:20, 18:18,	112:16, 113:4,
91:4, 92:18,	5:12, 73:23,	46:15, 57:7	113:22, 114:7,
92:21, 97:2,	73:24, 98:9,	agree	115:3, 115:21,
98:20, 105:13,	106:19	39:2, 54:17,	116:8, 116:18,
113:9, 115:13,	addresses	54:18, 59:4,	119:6, 119:7,
118:1, 120:10,	71:20	71:12, 74:7,	123:10, 124:15,
121:22, 126:15,	addressing	123:16	130:1, 131:9
126:19, 127:15,	128:24	agreeable	allow
127:22, 129:2	adds	42:14	21:14, 29:12,
absent	94:2	agreed	44:9, 45:2,
4:17, 31:23	adjacent	128:9	46:20, 87:3
	23:12, 30:21	agreement	allowed
		2:22, 78:3	50:18

Transcript of Report of Proceedings

December 5, 2022

134

<p>allowing 45:16, 45:21, 45:24 almost 10:20 alone 69:1 along 21:8 already 6:12, 14:13, 26:24, 33:24, 65:6, 82:20, 94:24, 120:19, 120:20, 121:22, 127:1 also 3:11, 28:19, 29:15, 49:16, 50:16, 58:13, 78:20 although 81:15, 89:1, 127:8 always 23:20, 30:14, 98:6, 130:20 amazing 108:1 amazon 125:19 amend 26:21, 46:19, 71:16 amended 27:9, 29:12, 65:6 amending 35:24, 73:9 amendment 19:23 amendments 1:8, 5:15, 10:18, 11:18, 14:12, 104:23 amok 112:15 anna 3:12, 6:2</p>	<p>another 8:7, 28:19, 32:2, 53:24, 55:24, 99:20 answer 8:2, 9:5 any 5:16, 8:23, 9:11, 9:14, 10:18, 11:15, 12:11, 12:12, 14:3, 14:7, 14:8, 15:1, 21:15, 22:8, 25:7, 28:22, 31:10, 33:3, 35:13, 36:21, 38:6, 54:4, 57:12, 73:11, 76:9, 80:22, 81:3, 82:7, 82:21, 90:17, 90:23, 91:20, 92:16, 94:7, 95:1, 98:8, 98:10, 100:16, 101:18, 101:20, 103:12, 116:4, 116:21, 117:13, 118:9, 119:15, 119:19, 120:4, 124:21, 126:20, 130:22, 132:11 anybody 12:4, 12:20, 12:21, 92:16, 125:2, 130:23 anyone 5:12 anything 24:10, 47:15, 49:2, 57:17, 68:2, 70:21, 97:22, 109:21, 117:11, 122:20, 122:24, 123:1, 124:19, 125:2, 130:24</p>	<p>anyway 47:15 appeals 1:2, 2:2 appear 35:21 applicable 35:22 appointment 102:16 appreciated 9:1 approach 53:5 appropriate 86:22 approval 4:19 approved 5:9, 19:9 arbors 28:15 architect 56:6, 59:14, 59:15, 85:22 area 22:3, 22:15, 22:17, 22:19, 23:13, 29:20, 100:24, 101:1, 101:12 areas 56:23 aren't 106:23, 109:21, 110:17 arguing 52:11 arisen 106:19 army 63:7, 84:18, 124:2 around 20:7, 23:4, 24:22, 41:10, 44:15, 45:1, 47:8, 67:10</p>	<p>artfully 82:2 artist 13:5, 81:21 artists 59:17 aside 49:7 asking 27:23, 45:10 asphalt 65:20, 115:20 assessor's 97:7 assigned 49:15 association 41:24, 109:14, 109:17 attachments 9:19 attended 6:13 attention 9:7, 69:19 attorney 9:22, 27:3, 54:4, 54:8, 57:6, 86:17, 128:2 attributable 100:4, 110:23 attributed 104:7 auction 66:23 avoid 86:14 aware 52:13, 53:3 away 21:12, 84:7, 88:3, 123:15 aye 5:6, 31:15, 31:17, 131:9 eyes 5:7, 131:10</p>
--	--	--	---

B			
back	because	before	125:21
21:9, 22:2,	7:22, 8:6,	1:1, 2:22,	bigger
41:11, 64:6,	13:15, 13:22,	6:13, 9:12,	17:2, 22:4,
65:18, 66:7,	16:17, 17:16,	14:13, 21:23,	22:8, 29:23,
67:9, 68:23,	17:21, 18:17,	26:21, 27:6,	40:21
71:23, 87:9,	21:12, 23:8,	30:10, 32:22,	bill
98:10, 111:3,	26:5, 32:21,	33:5, 34:1,	3:6, 4:11, 5:1,
113:21, 113:24,	35:3, 35:5,	53:13, 72:12,	25:22, 31:18
114:13, 122:2,	35:21, 40:3,	74:16, 126:22,	binoculars
125:9, 125:15	40:23, 43:1,	132:4	68:24
backyard	44:7, 46:14,	begin	bit
34:18, 40:4,	47:1, 47:14,	98:13	35:4, 35:7,
41:19, 55:22,	49:18, 51:8,	beginning	35:15, 35:16,
59:23, 84:23,	57:11, 58:1,	83:21, 106:10	46:20, 72:8,
93:2, 94:9	61:1, 62:18,	begs	76:11, 80:15,
bad	65:14, 65:17,	41:12	87:1, 115:9,
48:22, 105:15	68:3, 69:18,	behind	117:21
bakery	84:7, 84:23,	50:1, 65:18,	bless
93:16	88:13, 90:2,	67:20, 70:15,	117:4
bale	92:13, 94:1,	85:7, 113:22	blocks
80:13	94:5, 96:6,	being	68:14
ball	97:15, 100:24,	10:7, 14:18,	blush
88:14	105:2, 106:14,	51:6, 80:11,	35:21
barbed	109:21, 113:2,	88:19, 98:15,	board
27:17	114:20, 116:17,	100:1, 104:1,	1:2, 2:2, 6:24,
barred	119:23, 121:8,	104:23, 105:3,	7:3, 7:5, 7:15,
35:5	125:14, 128:13	108:20, 112:23,	7:22, 14:11,
barricade	becomes	120:1	15:13, 15:14,
17:7	45:3	believe	16:24, 17:1,
based	beekeeper	125:8	19:6, 29:11,
129:6	13:6, 59:5	best	32:1, 35:20,
basement	been	10:24, 11:8,	126:22
116:15	6:18, 11:24,	47:20	bob
basic	18:8, 18:13,	better	3:4, 4:7, 18:7,
57:10	18:16, 19:10,	23:18, 106:20	31:14, 89:2
basically	20:6, 27:23,	between	both
25:14, 34:8,	33:16, 36:6,	17:24, 36:13,	68:1
54:12	46:5, 50:14,	50:19, 52:9,	bother
basis	50:15, 50:16,	64:8, 94:20,	76:13
79:12	51:2, 51:10,	95:6	brand-new
bat	52:23, 53:10,	big	11:7
61:2	55:13, 67:12,	13:18, 13:19,	brick
bazillion	67:13, 68:1,	17:24, 23:17,	25:17
63:15	68:2, 69:18,	27:14, 41:4,	bring
beauty	104:24, 115:17,	41:15, 43:18,	14:16, 17:10,
102:14	125:1	51:9, 52:2,	18:17, 98:10,
	bees	66:14, 122:6,	130:24
	93:2	123:21, 124:8,	bringing
			69:16, 69:19,

Transcript of Report of Proceedings

December 5, 2022

136

<p>84:20 broad 13:11, 82:13 brother 63:12 brought 43:19, 46:4, 57:6, 69:19, 90:5, 105:3 brush 13:11 building 6:17, 33:8, 36:12, 41:18, 46:6, 50:7, 50:12, 84:15, 116:10, 122:6, 122:18, 124:13 buildings 6:15, 8:9, 8:15, 14:22, 33:7, 33:14, 122:16 built 124:13 bullet 38:10, 38:18 bunch 40:24, 112:8, 117:23 bus 86:20 business 12:19, 12:22, 51:6, 56:6, 56:7, 66:13, 69:11, 71:3, 81:10, 85:15, 85:16, 86:2, 86:12, 91:5, 92:19, 92:22, 92:24, 93:23, 94:4, 94:7, 95:9, 96:10, 101:13, 107:2, 109:4, 116:18, 119:9, 119:11, 120:17, 121:1,</p>	<p>121:15, 121:19, 124:14, 130:22, 130:23 business-related 125:22 businesses 13:7, 58:14, 91:5, 91:20, 105:12 buy 59:7, 59:11, 93:9, 101:17 buying 112:15, 112:18, 112:20 buys 66:13, 66:23</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>c-u-n-a-n-a-n 6:3 cab 99:11, 99:16 cabbie 81:16 cakes 93:19 call 4:3, 4:4, 31:11, 53:1, 95:13 called 12:7, 48:12 calling 52:13, 84:23 came 25:24, 33:1, 38:10, 48:6, 89:3 can't 8:2, 8:12, 9:23, 17:23, 18:3, 21:1, 22:2, 22:3, 22:8, 23:13, 50:4, 61:2, 61:9, 61:17, 61:18, 61:22,</p>	<p>62:11, 68:8, 68:9, 68:11, 80:22, 81:10, 81:20, 88:14, 94:3, 96:15, 100:6, 101:2, 106:14, 108:23, 110:3, 110:8, 111:21, 111:22 cannot 46:22 car 58:14, 66:21, 80:9, 80:13, 111:20 care 41:24, 97:2, 97:4, 106:16, 106:17, 108:10, 108:11, 112:14 carol 3:7, 4:5, 4:15, 25:4, 31:12 carol's 47:1 carpool 99:14 carriage 83:24, 86:2 carried 60:18, 74:19 carries 75:13 cars 55:20, 58:12, 63:16, 64:2, 65:16, 65:21, 66:7, 67:5, 67:19, 68:6, 68:12, 100:7, 102:21, 107:13, 107:14, 111:12, 111:24, 112:8, 112:15, 112:17, 113:11, 113:21, 114:11 case 1:5, 7:19</p>	<p>catch 68:2, 127:3 causing 13:9 cement 121:3, 121:8, 121:9 certain 42:17, 96:10 certainly 40:21 certificate 132:1 certified 2:23 certify 132:5 challenge 52:5 change 16:16, 27:5, 30:7, 30:8, 53:6, 57:13, 57:17, 57:22, 69:8, 69:16, 69:22, 70:21, 73:15, 76:16, 114:10, 128:11, 128:12 changed 21:22, 22:1, 30:22, 48:18, 57:24, 64:24, 105:2, 125:9 changes 9:20, 10:7, 14:21, 33:3, 38:6, 73:11, 127:6 changing 15:17, 75:16, 84:13 characterize 71:6 chemicals 82:4, 82:12 children 100:23, 101:10</p>
--	--	---	--

Transcript of Report of Proceedings

December 5, 2022

137

<p>chips 115:20</p> <p>chorus 5:7, 131:10</p> <p>church 13:15, 13:23, 109:8</p> <p>clarification 6:14</p> <p>clarify 15:8, 46:7, 46:9</p> <p>classic 112:8</p> <p>classification 97:10</p> <p>cleaning 56:4</p> <p>clear 12:10, 27:12, 35:20, 38:5, 46:3, 46:19, 46:21, 115:14</p> <p>cleared 111:18</p> <p>clearly 18:22</p> <p>client 39:1, 39:5</p> <p>clients 100:4, 100:7, 102:22, 104:4</p> <p>close 14:9, 34:14</p> <p>closed 21:15</p> <p>closer 34:13</p> <p>code 5:15, 9:8, 10:21, 11:19, 50:18, 53:4, 65:14, 96:15, 104:22, 114:10, 125:14</p> <p>colored 75:12</p> <p>colors 13:22</p>	<p>come 8:21, 9:11, 10:19, 11:4, 35:12, 49:14, 63:12, 66:13, 68:16, 79:9, 84:17, 98:20, 99:5, 101:17, 104:19, 106:20, 126:1</p> <p>comes 78:5, 102:16</p> <p>coming 14:2, 19:18, 38:8, 46:5, 72:24, 80:8, 89:2, 90:5, 102:4, 113:7, 125:21</p> <p>comment 5:10, 5:12, 5:16, 6:10, 9:4, 9:14, 9:17, 9:20, 10:6, 11:11, 11:15, 12:18, 14:3, 43:17, 57:9</p> <p>commented 10:8</p> <p>comments 9:3, 9:13, 10:2, 10:19, 10:22, 14:5, 15:1, 59:17, 119:20</p> <p>commercial 44:21, 50:16, 51:12, 53:17, 64:10, 64:17, 74:14, 96:10</p> <p>commission 6:19, 6:23, 6:24, 7:6, 7:11, 7:20, 8:5, 18:7, 18:13, 18:16, 18:19, 46:17, 86:21, 132:20</p> <p>commission's 9:9</p>	<p>commissioners 9:23, 14:17</p> <p>commissions 7:14</p> <p>committees 7:4, 7:14</p> <p>community 7:23, 10:24, 20:7, 21:13, 25:5, 49:17, 106:17</p> <p>community's 10:17</p> <p>community-commun- ity 21:6</p> <p>companies 16:12</p> <p>complain 45:4</p> <p>complaining 58:11</p> <p>complaint 44:10, 44:11, 45:7, 46:14, 48:15, 48:22</p> <p>complaints 45:17, 48:18, 51:12, 53:23, 115:18, 124:22</p> <p>comply 46:2</p> <p>comprehensively 57:14</p> <p>concept 38:22, 41:1, 74:7, 127:21</p> <p>concern 71:20</p> <p>concerned 8:21</p> <p>concerns 40:21</p> <p>conclusion 19:18, 91:18</p> <p>concrete 65:20, 84:22</p> <p>concurs 38:4</p>	<p>conditioning 28:15</p> <p>conducted 95:6, 96:12</p> <p>conducting 86:12</p> <p>conduit 81:7</p> <p>confusion 35:4</p> <p>conjunction 81:5, 117:13, 120:19</p> <p>connolly 7:8</p> <p>connotation 48:23</p> <p>consideration 1:7, 5:14, 11:18, 40:1</p> <p>considered 14:13, 18:18</p> <p>considering 35:19, 114:20</p> <p>consistent 57:14, 130:19</p> <p>contact 52:14</p> <p>contacts 48:19, 48:21, 50:22</p> <p>continued 14:11</p> <p>control 8:12, 60:16, 66:17, 87:18</p> <p>convened 11:23</p> <p>convince 115:15</p> <p>convinced 13:14</p> <p>copies 9:22, 15:4</p> <p>corn 97:3</p> <p>correct 16:3, 21:3,</p>
---	--	---	---

Transcript of Report of Proceedings

December 5, 2022

138

<p>32:8, 128:9, 132:6 correctly 33:19 cottage 58:20 could 8:20, 10:18, 18:3, 33:16, 34:15, 34:20, 35:12, 55:2, 55:21, 59:15, 67:4, 72:18, 82:14, 85:19, 87:10, 87:16, 92:8, 99:14, 100:11, 101:4, 101:6, 101:16, 113:14, 113:19, 118:8, 120:8 couldn't 23:4, 31:3 counsel 132:10 count 52:22 counted 113:16 country 112:14 couple 26:5, 33:2, 43:23, 66:6, 84:16, 107:19 course 17:11, 26:19, 122:4 court 5:23, 6:4, 6:7, 12:9, 52:23 cover 79:12 covers 62:19, 125:18 covid 51:15, 105:12 crazy 82:4</p>	<p>criminal 49:10 crops 95:14, 96:11 cst 1:14 cunanan 3:12, 5:17, 5:20, 5:24, 6:2, 6:11 curious 84:13 current 73:12, 74:11, 96:15, 105:8 currently 45:18, 50:18, 71:17, 72:14, 103:11, 126:2 customer 48:19, 48:20, 104:7 customers 51:7, 100:4, 100:7, 101:17, 102:22, 104:4, 104:11 cut 129:18 cutting 87:7 cvr 1:23, 132:3</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>daily 12:2, 108:16 dangerous 8:19, 82:15, 82:22, 116:21 dark 127:1 date 14:20 day 10:22, 90:17, 95:2, 100:16, 101:17, 101:21,</p>	<p>103:13, 119:24, 132:15 daycare 55:14, 94:4, 94:7, 100:21, 100:23, 108:8 dealership 66:21 december 1:13, 132:16 decide 13:11, 51:1, 69:8, 70:23, 86:22 decided 18:23, 19:24, 20:4 decides 55:16 decision 6:21, 6:22 decisions 7:15 defer 14:18 deferred 57:12 define 70:24, 71:5, 88:6 defined 9:12, 56:13, 72:14, 130:13 defines 88:6, 100:24 defining 89:10, 101:12 definition 57:12, 71:16, 71:17, 72:8, 73:6, 73:8, 73:12, 77:3, 128:10, 129:2, 129:17, 129:20 definitional 57:13 delivered 51:7</p>	<p>delivering 125:18 delivery 125:21 demolishing 6:15, 7:18 depending 37:7 depends 42:7 depot 16:9, 16:12, 16:17, 17:17, 24:8 derby 51:13, 84:18 describe 9:8 described 86:15 describes 11:8 design 84:3 designed 10:1 destroyed 6:18 detached 83:22, 84:14, 87:4 detail 43:18 details 86:21 determined 86:17 devil's 77:8 dialogue 9:4, 10:16 difference 17:24, 70:6 different 39:17, 39:21, 72:8, 73:6, 86:7, 129:24, 130:18</p>
--	---	---	---

<p>differently 35:11 difficult 10:6, 47:19 dig 80:12 digest 11:3 dimension 33:23 dimensions 34:1 direct 9:7 direction 38:21, 132:8 directly 32:8, 32:24 discourage 51:4 discuss 15:17, 17:11, 17:14, 43:2, 43:4 discussed 14:2 discussion 14:12, 14:15, 14:19, 24:17, 25:21, 26:1, 26:9, 31:10, 43:11, 46:15, 50:24, 98:11, 129:7 disrepair 8:10, 8:17, 8:19 distance 36:14 distinction 58:23 district 13:17, 13:19, 13:20, 36:16, 37:7, 39:7, 40:2, 54:16, 95:16, 97:16 districts 36:10, 36:11,</p>	<p>95:21 disturbance 13:10 doctor's 108:7 documentation 48:13 documents 7:17 dog 23:9, 27:14 dogs 23:17 doing 13:4, 41:15, 43:8, 57:13, 63:24, 74:9, 85:13, 85:14, 85:17, 106:5, 106:15, 107:8, 119:4, 126:22 dollars 80:19 done 43:6, 48:1, 84:11, 102:15, 102:17, 126:10, 131:12 door 35:6, 40:15, 53:2, 124:9, 124:11, 124:17 doors 125:1, 125:12, 125:14 down 7:21, 8:21, 51:10, 56:21, 68:19, 69:11, 74:5, 74:6, 98:3, 103:1 dozen 55:20 draft 129:13 drafted 54:6, 57:7 draw 106:3</p>	<p>drawing 116:23 drilling 124:7 drive 50:4, 54:12, 117:8 driver 81:19 drivers 112:2 driveway 65:19, 80:10, 114:2 driving 44:14 drop 93:5, 93:9 drop-off 55:17 dug 11:7 dumpsters 107:19 during 11:11, 113:2 duties 9:8 dwelling 71:19, 71:22, 82:21, 90:19, 100:17, 101:2, 116:1, 116:9, 116:10, 116:11, 116:18, 116:22, 122:11, 122:12, 123:4</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>e-mail 8:3, 15:3, 53:1 e-mailed 48:12 e-mails 38:12 ear 97:3 earlier 4:16, 14:24,</p>	<p>40:20 early 127:3 easier 48:1 east 78:6 easy 48:3, 48:4 ed 7:9 edge 40:5 effort 50:15 egregious 24:21 eight 90:16, 100:15, 101:11, 101:17, 102:5, 103:12, 125:7 either 23:2, 25:16, 46:6, 94:4, 112:20 eleanor 63:20 elected 6:20 election 14:1 electric 27:14, 80:17, 118:3 electrical 80:19, 123:8 electrician 80:16, 98:19, 99:5 eleven 125:6 eliminate 92:7 eliminating 91:5 elm 41:11</p>
--	--	---	---

<p>else 40:4, 47:15, 56:13, 77:11, 126:7 emily 7:4 emphasize 25:5 employed 132:10 employee 98:18 employees 72:22, 90:5, 98:20, 100:8, 100:9, 102:23, 102:24, 104:4 enclose 22:23 enclosed 65:2, 65:3, 82:21, 115:22, 116:1, 116:9 end 21:19, 26:1, 119:24, 123:21 endless 119:7 ends 6:22, 120:1 enforce 45:21, 102:2, 106:24, 109:19 enforceable 44:3, 44:7, 44:12, 54:12, 101:23 enforcement 46:7, 47:4, 48:7 engage 10:16 engaged 71:18 engines 67:15 enjoy 88:19</p>	<p>entering 90:16, 100:15, 103:12 entirety 87:2 entrance 40:3, 40:6 equal 36:15 equipment 28:15, 80:20, 117:23, 118:9, 118:13, 118:18, 120:7, 120:11, 120:16, 123:9, 123:23, 124:7 erected 96:13 especially 13:20, 14:1 essentially 36:21 even 13:18, 52:4, 63:23, 71:15, 95:12, 112:5, 116:10 ever 125:2 evergreens 66:6, 67:10 every 10:22, 39:20, 111:20 everybody 62:19 everyone 15:3, 38:4, 42:15, 63:12, 68:3, 70:17, 104:23, 105:12, 106:21 everything 47:14, 58:2, 105:4, 126:7 evidence 52:8, 107:6 evidently 66:18</p>	<p>evolved 51:3 exact 7:20 exactly 47:1, 59:18, 97:13 examine 106:19 example 55:14, 90:24 excavator 118:11 exceed 27:20, 28:6, 29:16, 101:1 exceeding 28:9, 28:18, 29:13 except 71:3, 83:21, 85:10, 115:2, 115:6, 128:16 exclusive 76:5 expansion 46:20 expires 132:20 extent 11:4 extreme 72:16, 104:17, 104:19 eye 127:5 eyes 80:15</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fairness 23:17 fall 8:16 fallen 8:9, 8:10, 8:19 familiar 11:5, 18:22</p>	<p>families 78:4, 78:23 family 60:20, 62:5, 63:1, 71:19, 72:1, 72:4, 72:12, 72:17, 72:19, 74:23, 75:2, 75:14, 76:10, 76:22, 78:21, 84:8, 90:18, 100:5, 100:17, 110:10, 110:18, 111:19, 111:20, 112:14, 115:11 farm 96:23 farmer 13:6 father 112:13 favor 5:6, 13:22, 131:9 feed 7:14, 59:12 feel 7:2, 8:6, 54:11, 88:15 feet 22:23, 27:20, 28:9, 29:14, 29:17, 34:11, 37:8, 37:10, 38:23, 39:10, 68:23, 101:2, 125:6, 125:7 feet's 23:18 fence 15:7, 15:19, 15:20, 15:22, 16:12, 16:14, 17:6, 18:24, 19:24, 22:3, 22:10, 22:23, 23:1, 23:4,</p>
--	---	---	--

Transcript of Report of Proceedings

December 5, 2022

141

<p>23:8, 23:18, 23:19, 24:21, 24:22, 25:8, 25:13, 25:16, 27:6, 27:14, 27:24 fences 15:6, 15:10, 15:15, 15:18, 16:2, 17:1, 18:18, 18:21, 18:23, 19:19, 20:7, 20:9, 21:8, 21:11, 21:15, 21:21, 25:7, 27:19, 28:6, 28:8, 28:9, 28:16, 28:18, 29:5, 29:13, 29:15 fencing 19:12 few 6:13, 14:15, 20:8, 53:11, 63:9 fifteen 113:15 figure 52:1, 100:12, 120:5 file 12:3, 52:14 fill 65:21 finance 7:8 financial 132:12 find 29:3 fine 60:20, 70:19, 72:11, 76:20, 97:3, 105:4 firewood 115:23 first 10:20, 29:23,</p>	<p>30:14, 35:21, 43:14, 46:4, 56:14, 60:16, 60:17, 71:10, 73:13, 73:15 fit 7:12, 105:8, 113:21 fits 8:5, 35:17 five 17:24, 18:3, 19:4, 19:7, 19:9, 23:16, 23:18, 27:20, 28:9, 29:14, 29:17, 101:11, 103:21, 112:1 five-foot 16:4, 16:22, 18:4, 18:23, 23:19, 24:22, 26:6 five~feet 21:23, 26:21 fix 120:21, 120:23 fixing 119:6 flag 40:3 flight 127:3 flogging 24:7 floor 23:14, 29:23, 30:14, 84:15, 101:1 flour 93:13, 93:14, 95:8 flowers 101:16, 101:17 flushed 89:7 foia'ed 7:17</p>	<p>follow 47:13 foot 13:16, 13:18, 22:20 footage 30:13, 42:17 footprint 17:2, 22:4 foregoing 132:4, 132:5 forward 10:19, 14:16 four 7:19, 50:3, 64:8 frames 52:20 frankly 8:8, 124:19 freaking 21:1 fred 3:5, 4:9, 5:4, 18:8, 25:22, 31:16, 76:14, 97:24, 118:21, 119:3 fred's 71:20 friend 47:2 front 19:19, 19:21, 19:24, 20:2, 20:18, 20:20, 21:15, 21:24, 31:4, 43:16, 50:19, 53:2, 64:7, 64:9, 65:18, 113:22, 114:8, 126:6 frustrating 47:2 further 15:1, 31:10, 98:11</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gamut 108:19</p>	<p>garage 80:18, 80:21, 108:19, 112:8, 112:22, 112:23, 116:15, 122:6, 123:23, 124:9, 124:17, 124:24, 125:12, 125:13 garages 28:17, 41:12, 89:6 gave 89:7, 127:9 general 43:23 generally 10:2 generic 82:13 gentleman 66:5, 67:23, 68:15, 68:16 getting 51:23, 58:22, 84:21, 98:18, 99:10, 114:13, 118:24, 126:24 giant 123:23 give 9:10, 44:13, 51:1, 55:14, 107:5, 111:12 given 9:23, 46:10, 54:7, 90:17, 100:16, 101:21, 103:12, 132:6 go 6:22, 6:23, 7:21, 11:16, 23:19, 29:2, 41:10, 45:1, 47:10, 53:2, 57:1, 57:9, 68:10, 69:7, 69:9, 69:10, 71:23, 80:8,</p>
--	---	--	--

Transcript of Report of Proceedings

December 5, 2022

142

<p>87:9, 88:3, 95:19, 114:18, 122:2, 124:3, 127:23, 128:5, 129:13 goals 58:9 god 110:2, 117:4 goes 57:11, 62:6 going 4:17, 7:23, 17:6, 18:6, 31:11, 37:22, 38:21, 41:13, 42:10, 43:10, 45:1, 47:1, 47:8, 51:7, 52:3, 54:3, 56:9, 63:16, 67:13, 68:23, 68:24, 69:10, 71:9, 73:23, 74:2, 74:7, 80:6, 95:9, 102:9, 104:14, 107:23, 115:1, 115:7, 115:9, 116:23, 124:19, 126:5, 126:6, 127:22, 128:11, 129:20 gone 109:1, 113:2 good 14:5, 14:6, 25:18, 47:2, 70:20, 71:4, 78:10, 83:9, 87:12, 87:20, 88:9, 88:10, 88:12, 89:2, 89:3, 89:9, 98:24, 99:3, 102:1, 103:18, 106:9, 120:3, 120:6, 121:12,</p>	<p>121:15, 126:5, 126:8, 130:20, 131:8 goofy 125:4 gotten 4:20 governs 36:3 graded 39:22 grasp 6:16 grass 119:7 gravel 65:20, 115:20, 116:23, 117:2, 120:1 great 84:7, 89:20, 105:17, 105:24 greatly 9:1 green 83:16, 116:2, 120:3 greg 3:8, 4:13, 26:9, 31:20, 71:4, 88:9 greg's 31:8 gross 101:1 ground 23:14 group 7:13, 90:24, 108:3, 108:8, 111:19 groups 89:1 grow 95:14, 96:14 growing 96:11 guess 13:24, 19:17,</p>	<p>26:14, 39:21, 59:14 guidelines 13:21 guild 7:18, 8:7 guy 44:4, 69:20, 77:8, 96:18, 96:20, 96:21, 111:1 guy's 98:19, 112:8 guys 99:9</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>hair 102:15, 102:17 half 119:24 hand 12:7, 52:22, 52:24, 132:15 hand-in-hand 114:21 handful 6:19, 7:19 happening 69:4 happens 47:10 hard 10:12, 112:9 hardened 49:9 hay 119:13, 119:18 hazardous 83:1, 116:21 health 108:10, 108:11 hear 8:8, 10:1, 10:17, 88:15 heard 48:6, 57:8, 108:7, 108:18,</p>	<p>109:8 hearing 1:6, 5:11, 5:13, 9:18, 10:1, 10:20, 11:11, 11:17, 11:23, 12:6, 12:12, 12:13, 14:8, 14:10, 43:19, 59:5 heavy-handed 53:5 heck 107:23 height 18:24, 19:24, 21:22, 25:21, 26:4, 26:5, 27:5, 27:20, 28:6, 28:10, 29:13, 29:15, 29:16, 29:17, 34:2, 125:1, 125:11, 125:13 held 2:2, 129:3 hell 63:24 help 8:23, 49:16, 104:14, 104:16 herald 12:2 here 4:6, 4:8, 4:10, 4:12, 4:14, 4:17, 4:18, 6:17, 13:15, 14:7, 14:18, 15:4, 17:11, 17:14, 18:8, 21:18, 24:8, 24:16, 34:20, 35:10, 36:20, 46:4, 51:2, 57:8, 64:16, 64:22, 70:17, 77:8, 80:10,</p>
--	--	--	--

Transcript of Report of Proceedings

December 5, 2022

143

<p>88:14, 90:21, 94:21, 94:24, 99:23, 101:21, 129:23, 130:6 here's 38:22, 89:18 hereby 132:5 hereunto 132:14 hey 52:1, 52:7, 52:15, 104:24, 110:4 hidden 44:24 high 20:24, 124:11 higher 27:24 hill 66:5, 66:19, 67:23, 68:17, 69:20, 111:1, 124:1, 124:3 historic 6:15, 6:19, 7:9, 7:10, 7:20, 13:20, 39:7 historical 40:2, 42:21, 54:16 history 51:1, 53:13 hoists 67:15 home 8:13, 10:2, 10:8, 11:20, 12:18, 12:23, 13:8, 13:12, 16:9, 16:11, 16:17, 17:17, 24:8, 43:15, 44:8, 46:14, 46:16, 49:20, 51:4, 53:16, 54:13, 54:14,</p>	<p>57:13, 60:18, 66:1, 71:2, 71:16, 72:20, 74:19, 83:21, 84:21, 85:10, 85:17, 86:10, 87:4, 91:8, 93:10, 93:23, 94:4, 95:5, 99:5, 99:21, 105:11, 105:12, 114:14, 117:8, 117:14, 120:19, 128:10 home-type 58:19 homeowners 41:24, 109:14, 109:17 homes 49:23, 50:16 homework 127:7 honey 59:6, 59:8, 59:12, 66:5, 66:18, 67:23, 68:17, 69:20, 92:19, 92:22, 92:23, 93:1, 111:1, 124:1, 124:3 hopefully 46:2, 106:20, 126:19 horse 20:7 horses 39:7, 107:20 hospice 108:17 hours 94:20, 95:7 house 7:18, 7:23, 8:7, 12:20, 13:4, 17:3, 22:4, 22:7,</p>	<p>22:8, 22:14, 22:16, 22:18, 22:20, 23:12, 23:14, 30:14, 40:6, 47:9, 50:20, 64:9, 65:18, 73:1, 79:7, 81:16, 81:21, 86:2, 86:13, 93:14, 107:3, 113:22, 123:21, 123:22, 124:4 houses 83:24 however 62:10 hub 54:15 hubbub 123:21 huge 46:15 hull 7:9 hundred 68:22 hurt 8:20</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>ice 119:1 idea 88:9, 88:11, 98:24, 99:3, 108:4 ideas 10:19, 89:7 illegal 70:5, 70:6, 70:9, 70:12, 70:14 illinois 1:12, 2:6, 2:24 immediate 60:20, 63:1, 71:19, 72:1,</p>	<p>72:4, 72:12, 72:16, 74:23, 75:2, 75:14, 76:10, 76:22, 78:3, 78:21, 90:18, 100:5, 100:17, 104:7 immediately 23:12 impact 67:13 impacted 51:15 impactful 60:9 impacts 106:17 important 8:5, 16:23 inch 20:8 inches 19:24 incidental 71:21 include 73:9 included 15:15, 33:7, 91:12, 91:15 incorporate 38:18 indicated 9:3, 15:15 indicating 6:18, 44:5, 44:16 indirectly 33:1 indoor 116:4 industry 58:20 inflated 68:13 information 12:3 initially 70:23</p>
--	--	---	--

Transcript of Report of Proceedings

December 5, 2022

144

<p>input 46:10 inside 123:18 insight 8:23, 9:10 instances 85:4 instead 29:14, 58:21, 71:5, 99:21, 100:12 intelligently 9:20 intensity 55:7 intent 82:1 interaction 86:13 interest 75:1, 76:3, 76:4, 76:9, 78:13, 132:12 interfering 88:18 interpretive 55:12 investigate 45:7 investigated 63:24 investigating 68:8 investigations 67:12 invited 68:15, 69:2 involve 71:2 involved 49:21, 52:6, 78:23 irregularly 40:19 issue 8:6, 8:20, 17:10, 33:20,</p>	<p>39:10, 43:17, 43:18, 63:4, 79:10, 128:19, 128:23 issues 12:9, 13:23, 14:16, 15:5, 46:5, 57:6, 58:1, 88:3, 90:4, 106:19 it'd 127:11 it'll 70:6, 104:16 item 4:19, 5:10, 5:13, 9:6, 11:16, 14:11, 27:10, 43:14, 60:18, 90:14, 127:20, 130:21 items 14:16, 50:24 itself 33:23</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>january 127:10, 127:11 job 1:21, 84:21, 85:1 joe's 80:17, 118:2 july 132:20 jump 21:1, 98:22</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>kathy 4:15, 14:18, 31:22 katie 35:5 keep 56:6, 74:1, 83:15, 83:19,</p>	<p>87:7, 96:23, 102:13, 104:9, 127:19, 129:20 keeping 12:23 kept 19:15 kidding 18:14, 49:7 kids 55:17, 55:23, 91:1, 101:3 kind 7:2, 7:11, 7:16, 21:5, 25:24, 26:6, 53:12, 55:10, 64:4, 80:15, 81:3, 82:7, 86:20, 90:22, 98:2, 98:5, 98:12, 111:18, 114:16, 117:13, 118:9 knock 53:2, 117:4 knowing 10:14, 51:19, 51:20 kohl 3:6, 4:11, 4:12, 4:24, 5:2, 20:10, 23:20, 24:14, 25:13, 25:24, 26:4, 26:8, 26:13, 27:16, 31:18, 31:19, 33:12, 33:17, 33:22, 77:19, 77:22, 81:7, 96:24, 98:7, 99:14, 102:6, 118:10, 131:6 kristine 1:23, 2:22, 132:3</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>la-la-la-la 45:8</p>	<p>labored 58:4 ladder 56:22 lake 63:19 landscape 50:17 landscape-busine- ss 84:17 landscaper 51:8, 79:19 landscapers 52:9, 56:3, 119:23 language 11:5, 35:12, 38:8, 42:12, 43:16, 48:6, 54:8, 54:19, 62:9, 64:24, 79:10, 89:2, 89:3, 119:22 larger 23:13 last 14:14, 15:6, 16:1, 20:4, 20:8, 25:23, 51:11, 83:16, 89:1 late 126:24 later 14:19 lawful 76:9 lawnmower 41:14 lawnmowers 121:6, 123:6 lawsuit 54:21 least 6:13, 52:21, 74:7 leave 9:6, 83:5,</p>
---	---	---	--

Transcript of Report of Proceedings

December 5, 2022

145

<p>83:12, 128:5 leaving 26:10, 80:9, 86:20, 86:21, 90:17, 100:15, 103:12 legal 47:14, 77:5 legally 124:14 legit 45:17 legitimate 44:10, 44:11, 45:4 lessee 61:21, 76:3 lesson 90:24, 100:19 lessons 94:8, 94:9, 94:11 let's 27:19, 69:7, 80:16, 87:9, 118:15 letting 8:16, 37:23 leveling 6:14 license 68:19 licensed 101:6 life 94:2, 105:13 liking 69:21 limit 74:8, 74:10, 90:6, 93:22, 100:23, 101:9 limited 43:20, 74:11, 76:4, 90:23 limiting 100:21, 128:21 limits 78:21, 81:13,</p>	<p>88:6 line 34:13, 34:15, 34:21, 36:15, 39:11, 65:19, 67:20, 68:24, 106:3 lines 37:9, 37:15 listen 10:24 literally 58:20 little 13:18, 26:6, 26:8, 35:4, 35:7, 35:15, 35:16, 40:22, 46:20, 54:20, 59:2, 72:8, 76:11, 77:14, 80:15, 86:24, 89:1, 115:9, 115:14, 117:21, 126:20 live 41:21, 83:23 live-in 62:5 lives 79:7 livestock 14:19 living 117:2 load 120:1 loading 80:9, 85:1 located 36:12, 83:22, 85:10 location 2:2 long 13:8, 24:12, 50:1, 65:19, 65:21, 66:15,</p>	<p>70:15, 80:20, 94:10, 120:24, 124:12, 124:15 look 7:2, 17:6, 18:6, 18:10, 24:14, 44:15, 68:12, 73:5, 73:6, 86:24, 105:1, 127:4, 130:10 looked 54:4, 102:19, 104:23, 104:24, 112:22 looking 13:16, 46:18, 49:16, 72:7, 89:11, 106:13 looks 35:5, 54:13 lot 23:18, 27:23, 34:12, 36:15, 38:22, 40:4, 40:5, 40:19, 41:9, 43:11, 43:17, 44:16, 48:5, 51:11, 53:10, 53:13, 64:2, 79:7, 81:13, 87:23, 91:19, 94:5, 98:16, 104:2, 104:21, 105:3, 105:11, 107:24, 114:2, 114:5, 115:18, 121:8, 128:7, 128:9, 131:12 lots 34:9, 40:3, 40:21, 41:4, 42:17, 60:10, 60:11 loud 29:9 luck 102:1, 102:2</p>	<p style="text-align: center;">M</p> <hr/> <p>m-o-u-r-o-u-s-i-- a-s 9:17 made 6:20, 10:18, 12:1, 16:24, 38:3, 82:13, 85:10, 105:12 magic 103:5 mail 79:7, 92:15 mail-order 92:15, 92:17 mailbox 113:8 maintained 96:13 make 7:15, 14:8, 15:12, 26:16, 26:20, 27:11, 27:12, 31:24, 34:23, 35:20, 45:16, 46:21, 47:24, 53:3, 73:11, 78:14, 87:22, 115:14, 118:15, 127:6, 131:3 makes 35:7 making 97:24 man 110:4 manufactured 17:22 manufacturers 17:17 manufacturing 58:21, 92:2, 93:4 many 39:10, 52:23, 58:1, 90:23,</p>
--	---	---	---

Transcript of Report of Proceedings

December 5, 2022

146

<p>107:2, 111:23, 112:4, 114:9, 114:11 materials 13:21 matter 7:1, 13:8 matters 18:4, 35:14 maybe 8:2, 8:3, 11:10, 14:18, 42:11, 42:16, 44:10, 45:17, 59:23, 82:2, 88:22, 93:20, 105:1, 105:3, 105:4, 105:5, 115:13, 120:3, 127:4, 127:7 mean 22:6, 24:10, 32:18, 38:4, 40:14, 41:22, 43:21, 45:13, 46:2, 47:5, 47:13, 47:16, 47:18, 47:23, 55:1, 59:4, 59:14, 60:14, 61:8, 62:16, 67:3, 67:9, 67:10, 75:15, 77:2, 77:3, 77:13, 77:16, 80:1, 81:22, 84:14, 85:15, 88:17, 90:2, 91:21, 92:11, 93:21, 95:2, 95:23, 97:2, 101:8, 101:12, 104:13, 104:14, 106:16, 107:1, 107:3, 110:24, 111:7, 113:7, 116:18, 117:3, 117:23, 121:7,</p>	<p>124:18 means 61:2, 72:21, 95:17 meant 35:4, 86:10 measuring 20:7 meat 47:23 meeting 4:3, 4:22, 14:15, 15:6, 16:1, 20:4, 24:16, 25:23, 26:1, 26:12, 127:8, 127:9, 127:10 meetings 6:13 member 3:12, 3:13, 111:20, 112:14 members 60:19, 62:24, 71:18, 72:4, 74:20, 75:2, 75:14, 76:10, 76:21, 90:18, 100:5, 100:16 messaging 8:18 messy 97:23, 112:11 michael 3:9 michelle 3:13, 9:16 middle 31:2, 34:18, 36:10, 38:23, 39:8, 41:18, 78:6 might 9:10, 11:4, 42:20, 59:2, 71:3, 77:14, 83:24, 86:2,</p>	<p>126:1, 127:12 mike 7:6, 36:4, 48:1, 104:14, 122:22 mike's 47:2 miller 7:4 mind 39:12, 84:17 mine 47:2 mine's 40:9 minimum 36:13, 36:14, 36:15 minor 126:5 minutes 4:20, 4:22, 5:8 missing 68:13 mixer 121:3, 121:8 mmhmm 29:21, 43:24, 55:19, 87:13, 88:24, 129:11 modify 62:14 monday 1:13 monitoring 108:16 month 20:8 months 57:19 moot 129:6 more 35:16, 46:20, 47:23, 53:11, 62:22, 90:13, 90:16, 98:15, 99:22, 100:6,</p>	<p>100:11, 100:14, 101:10, 101:11, 102:20, 104:1, 105:11, 109:24, 113:20, 115:14, 123:10, 130:21 morning 52:10, 55:18 most 6:11, 17:17 mostly 104:19 motion 4:21, 26:15, 26:17, 26:20, 27:2, 27:21, 28:7, 29:7, 29:11, 31:8, 31:24, 131:1, 131:3, 131:7 motor 49:20, 49:23, 50:16 mourousias 3:13, 9:16, 9:17, 10:5, 10:11, 11:2, 11:10, 12:14, 12:18 move 48:9, 126:5, 126:6 moved 4:24, 51:16 moves 5:2 moving 52:2 mow 119:7 much 45:6, 79:11, 90:6, 119:14, 124:18 muhandis 77:20 mulch 115:20</p>
--	--	---	--

Transcript of Report of Proceedings

December 5, 2022

147

<p>myself 67:24</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>nah 118:19</p> <p>name 5:22, 9:16, 12:9</p> <p>nancy 3:3, 4:18</p> <p>nanny 64:4</p> <p>nature 49:5</p> <p>near 41:22</p> <p>necessarily 33:13</p> <p>need 5:22, 6:7, 6:14, 13:11, 14:20, 35:3, 40:1, 57:16, 62:13, 71:16, 73:5, 73:6, 73:13, 89:21, 105:7, 108:15</p> <p>needs 12:4, 13:21, 14:2, 60:15</p> <p>neighbor 47:11</p> <p>neighborhood 41:10, 44:15, 48:8, 49:21, 52:2, 58:16, 59:6, 106:6</p> <p>neighboring 88:18</p> <p>neighbors 13:10, 45:2, 84:23</p> <p>neither 132:10</p> <p>nervous 35:7</p> <p>never 67:12, 67:16,</p>	<p>68:2, 124:18, 124:21</p> <p>new 7:23, 27:10, 32:10, 49:17, 51:16, 53:21, 58:8, 84:19, 129:13</p> <p>next 5:10, 5:13, 8:8, 11:16, 14:10, 28:21, 28:22, 40:14, 42:9, 42:11, 102:15, 110:19, 126:12, 126:16, 126:19, 126:23, 127:8</p> <p>nice 83:23, 85:2</p> <p>nobody 6:20</p> <p>noise 10:3, 10:13, 11:22, 53:23, 55:6, 55:9, 58:12, 60:6, 60:12, 87:19, 94:14, 95:3, 128:4</p> <p>none 67:17</p> <p>nope 107:10</p> <p>normally 54:15</p> <p>notarial 132:15</p> <p>notary 2:23, 132:1</p> <p>note 16:23</p> <p>nothing 58:7, 69:3, 105:21, 109:6, 109:7, 113:9</p> <p>nothing's 104:24</p>	<p>notice 11:24, 52:3</p> <p>notion 90:22</p> <p>notwithstanding 28:22</p> <p>noxious 82:3, 82:12</p> <p>nuisance 45:3, 46:13</p> <p>number 16:4, 39:12, 49:15, 68:19, 70:2, 100:23, 101:10, 103:6, 103:16, 107:12, 107:13</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>obviously 12:22, 50:3</p> <p>occupant 61:24, 62:3, 62:15, 71:24, 72:11, 74:17, 75:2, 75:3, 75:21, 75:23, 75:24, 76:9, 76:10, 76:17, 77:1, 77:2, 77:4, 77:5, 77:14, 78:15, 78:19, 79:3, 79:5, 79:6, 79:7, 79:8, 115:11</p> <p>occupants 77:9, 77:22, 77:24, 78:22, 111:19</p> <p>occupation 10:2, 10:9, 13:12, 43:15, 44:8, 46:14, 46:16, 53:16, 57:13, 60:18, 66:2, 71:2, 71:16, 71:18,</p>	<p>71:21, 72:20, 73:9, 74:19, 91:9, 95:6, 98:14, 99:22, 114:14, 117:14, 120:20, 128:10, 128:19</p> <p>occupations 11:20, 12:19, 12:23, 12:24</p> <p>occupying 90:18, 100:17</p> <p>occurring 52:9, 52:20, 107:6</p> <p>oddball 124:17</p> <p>off-street 10:3, 10:13, 11:21, 44:8, 44:17, 53:18, 64:7, 64:18, 65:5, 126:23</p> <p>office 12:20, 12:22, 13:4, 51:5, 56:18, 59:1, 71:7, 71:10, 84:1, 85:14, 85:16, 86:11, 96:10, 97:7, 108:8, 125:20</p> <p>office-type 43:20, 43:21, 56:15, 56:20, 57:11, 59:15, 59:23, 60:15, 70:24, 71:7, 73:10, 74:8, 128:20</p> <p>officer 49:17, 132:3</p> <p>offices 83:21, 85:10</p> <p>oh 5:24, 8:18, 23:7, 24:9, 30:15, 31:6,</p>
--	---	---	--

Transcript of Report of Proceedings

December 5, 2022

148

<p>40:14, 51:17, 55:8, 61:12, 75:13, 89:4, 92:23, 95:3, 96:2, 110:2, 111:14, 111:21, 115:4, 124:5, 129:4 okay 5:18, 11:10, 11:13, 12:15, 14:9, 15:11, 17:8, 23:15, 25:11, 26:14, 28:2, 29:1, 29:6, 30:16, 30:17, 31:9, 31:11, 31:24, 35:8, 37:5, 42:13, 50:13, 50:21, 51:24, 53:15, 61:4, 61:23, 65:11, 65:15, 70:17, 76:17, 76:19, 76:20, 78:17, 80:17, 83:19, 88:15, 96:16, 99:1, 100:10, 101:16, 103:14, 103:17, 103:20, 103:21, 103:22, 103:23, 107:5, 123:7, 125:24, 126:9, 127:24, 130:21, 131:1 on-site 82:15 on-street 87:19 once 65:17 one 8:3, 8:7, 11:11, 14:17, 15:6, 15:20, 15:22, 26:9, 32:2, 39:20,</p>	<p>41:21, 44:15, 46:17, 52:22, 52:24, 53:24, 54:5, 57:15, 58:15, 59:9, 59:16, 60:17, 63:15, 64:5, 64:9, 66:18, 67:23, 69:8, 71:1, 71:5, 72:8, 75:12, 83:23, 84:18, 84:19, 85:3, 87:1, 88:12, 90:4, 90:24, 91:1, 93:20, 96:11, 97:3, 99:6, 101:18, 102:12, 102:14, 102:16, 106:24, 110:19, 111:20, 122:20, 125:3, 125:19, 126:23, 127:23, 130:21 ones 11:7, 14:13, 72:16 online 109:1 only 9:17, 16:10, 16:18, 17:21, 19:20, 22:22, 29:19, 36:12, 43:17, 49:18, 50:15, 60:19, 67:24, 68:12, 73:10, 74:8, 74:19, 75:14, 94:19, 112:2, 114:11 opaque 16:2 open 1:6, 11:17, 12:5, 21:6, 27:19, 28:6, 28:8, 28:16,</p>	<p>61:23, 79:11, 80:15 openness 21:12, 25:5 operated 87:2 operating 66:21 operational 66:8 opportunity 12:8 opposed 33:17 orchard 41:11 order 4:3, 92:16, 128:5 orderly 43:14 ordinance 18:21, 19:10, 19:12, 19:14, 35:17, 102:19, 128:2 ordinances 87:2 organization 87:17 organized 35:16 originally 10:9 other 9:14, 10:22, 11:6, 11:15, 12:24, 13:2, 13:4, 13:13, 14:3, 14:7, 14:17, 71:1, 74:11, 87:1, 88:2, 90:20, 95:21, 98:8, 99:9, 115:3, 117:10, 119:19, 122:20, 124:16, 125:7, 125:19,</p>	<p>130:22 others 115:15 otherwise 45:7, 132:12 ourselves 115:15 out 12:19, 12:20, 13:3, 15:3, 19:15, 21:1, 29:9, 31:1, 34:18, 38:23, 48:6, 49:16, 49:22, 50:4, 50:19, 50:23, 51:7, 52:15, 55:22, 55:23, 57:4, 57:15, 64:12, 64:14, 64:16, 67:15, 71:10, 71:14, 73:17, 80:9, 80:10, 81:16, 83:6, 84:22, 85:16, 86:3, 89:7, 89:8, 92:12, 93:13, 94:4, 96:4, 100:13, 106:9, 107:2, 107:3, 107:19, 108:20, 112:13, 112:23, 113:3, 113:8, 114:23, 115:3, 115:14, 117:5, 120:5, 124:19, 127:1, 127:18, 129:12, 129:17 outcome 132:13 outdoor 69:14, 116:7, 117:9, 117:13, 117:16, 117:19, 118:9, 118:16, 119:22, 120:4, 122:14</p>
---	--	--	--

Transcript of Report of Proceedings

December 5, 2022

149

<p>outline 42:23</p> <p>outside 18:1, 70:3, 114:11, 117:24, 118:22, 123:5</p> <p>outward 107:12</p> <p>over 8:12, 18:3, 18:4, 23:19, 47:5, 52:17, 58:4, 63:12, 96:8, 112:22, 129:3</p> <p>overseeing 7:8</p> <p>oversees 7:5, 7:7</p> <p>own 7:14, 86:11, 88:20, 110:24, 111:7</p> <p>owned 61:6, 112:16</p> <p>owner 60:19, 61:4, 61:11, 61:23, 62:10, 62:14, 62:23, 72:3, 74:16, 75:3, 75:17, 75:19, 76:17</p> <p>owners 51:16, 88:19</p> <p>ownership 75:1, 76:3, 76:4, 76:9, 76:15, 78:13</p> <p>owns 111:4, 111:5</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>pages 1:22</p> <p>paintings 81:21</p> <p>paper 98:10</p>	<p>paragraph 36:11, 53:21, 54:3, 54:18, 56:1, 60:16, 71:1, 71:10, 73:13, 73:15, 74:2, 74:12, 87:10, 87:17, 89:16</p> <p>parameters 9:9</p> <p>pardon 6:6</p> <p>park 70:2, 98:21, 99:5</p> <p>parked 50:1, 50:11, 50:19, 58:12, 64:8, 98:16, 100:1, 104:2, 111:3, 113:4, 113:11, 114:8, 114:11</p> <p>parking 10:3, 10:13, 11:21, 44:8, 44:18, 53:19, 64:7, 64:18, 65:5, 69:15, 73:3, 73:4, 91:20, 102:20, 107:1, 110:13, 118:6, 126:23, 128:6, 128:8</p> <p>parks 7:5</p> <p>part 50:8, 66:16, 72:19, 72:20, 73:15, 83:21</p> <p>participants 10:23</p> <p>particular 15:18</p> <p>parties 132:11</p> <p>partnership 62:6</p>	<p>parts 68:14</p> <p>pass 26:24, 108:5</p> <p>passed 19:2, 19:14, 26:21</p> <p>passes 31:24</p> <p>past 13:24, 53:11, 53:12, 54:13</p> <p>paste 129:18</p> <p>pasture 20:20</p> <p>patio 41:13</p> <p>patrolling 68:1</p> <p>paved 67:19, 114:12</p> <p>pavement 114:3</p> <p>people 7:19, 13:3, 13:6, 14:7, 27:23, 44:9, 44:16, 45:2, 49:1, 51:4, 58:10, 59:21, 77:2, 78:3, 80:8, 90:23, 92:11, 92:22, 93:5, 93:15, 93:22, 94:3, 94:5, 95:15, 99:18, 101:16, 105:11, 106:15, 107:3, 107:24, 108:15, 111:23</p> <p>people's 45:17</p> <p>percent 101:1, 127:13</p> <p>perfect 42:24, 127:16, 129:14, 129:15</p>	<p>perhaps 13:5, 33:1, 74:10</p> <p>perimeter 22:12, 22:14, 22:18, 23:5, 24:12</p> <p>permit 82:14, 102:20</p> <p>permits 46:6</p> <p>permitted 83:4, 116:22</p> <p>person 52:13, 61:2, 61:18, 66:21, 74:24, 76:2, 76:8, 79:11, 100:19, 102:14, 102:16</p> <p>personal 86:11</p> <p>persons 90:16, 100:15, 103:12</p> <p>pertaining 29:19</p> <p>pete 7:8, 88:23</p> <p>pew 32:16</p> <p>phase 46:4, 46:5</p> <p>phonetic 77:20</p> <p>photographer 13:6</p> <p>photos 52:5</p> <p>piano 59:20, 59:21, 90:24, 94:8, 100:18</p> <p>pick 102:9</p> <p>picked 93:14</p> <p>picking 93:17</p>
---	--	---	--

Transcript of Report of Proceedings

December 5, 2022

150

<p>picture 38:5</p> <p>piece 61:3, 61:5</p> <p>piecemeal 126:23</p> <p>place 29:14, 47:6, 92:12, 93:8, 93:13</p> <p>places 41:11, 95:9, 130:3, 130:19</p> <p>plan 6:24, 8:5, 9:9, 18:19, 86:21</p> <p>planning 6:23, 7:12</p> <p>plate 68:19</p> <p>plates 68:6</p> <p>playtime 55:22</p> <p>please 5:18, 5:23</p> <p>plus 49:22</p> <p>point 10:17, 33:18, 35:14, 35:15, 36:1, 71:4, 71:13, 71:14, 87:13, 87:21, 117:8, 129:6</p> <p>points 38:10, 38:18</p> <p>police 49:16, 52:6, 52:14, 68:1</p> <p>policy 48:10</p> <p>polluting 13:9</p> <p>post 125:20</p> <p>potential 9:20</p>	<p>power 123:11</p> <p>powers 9:9</p> <p>powis 41:10, 93:9, 96:18</p> <p>preamble 87:11, 87:23, 88:23</p> <p>premise 57:10</p> <p>premises 90:17, 96:14, 100:16</p> <p>prepared 9:22</p> <p>preparing 84:24, 128:3</p> <p>present 3:2, 3:11</p> <p>presentation 14:8</p> <p>presented 14:23</p> <p>preservation 7:10</p> <p>pressing 35:14</p> <p>pretty 45:5, 83:9, 89:1, 89:8, 112:9</p> <p>print 87:1</p> <p>private 8:11, 8:12, 28:17, 85:7, 106:13</p> <p>probably 13:14, 14:2, 42:21, 73:12, 77:11</p> <p>problem 50:6, 56:18, 60:22, 60:24, 65:23, 66:3, 82:14, 94:8,</p>	<p>116:4, 124:18</p> <p>problems 56:22</p> <p>proceed 14:10</p> <p>proceeding 132:4, 132:11</p> <p>proceedings 1:11, 2:1</p> <p>process 6:16, 8:24, 9:11, 11:6, 11:9, 53:9</p> <p>producing 93:1</p> <p>product 79:16, 79:20, 80:2, 80:4, 80:11, 80:22, 81:3, 84:20, 84:24, 85:6, 115:13, 115:17, 117:16, 117:19, 118:4, 118:9, 118:13, 118:16, 120:4</p> <p>product's 51:6</p> <p>profession 71:18</p> <p>properties 48:8, 52:3</p> <p>property 19:19, 21:15, 23:5, 24:22, 34:13, 34:15, 34:20, 36:23, 37:9, 37:15, 39:11, 60:19, 61:3, 61:4, 61:5, 61:11, 62:10, 62:23, 68:16, 68:24, 69:3, 72:3, 74:16, 75:1, 75:16, 75:19, 76:17, 84:24, 88:18, 88:20,</p>	<p>95:14, 97:11, 100:3, 102:21, 104:3, 122:7</p> <p>propose 34:9</p> <p>proposed 5:14, 10:7, 10:8, 14:12, 35:12, 38:6, 38:18, 73:8, 75:16</p> <p>proposing 35:17</p> <p>provided 96:12</p> <p>provision 15:10, 28:22</p> <p>provisions 15:7, 46:19</p> <p>public 1:6, 2:24, 3:12, 3:13, 5:10, 5:11, 5:12, 5:13, 5:16, 6:9, 7:7, 7:8, 8:15, 8:16, 9:3, 9:4, 9:14, 9:18, 9:24, 10:16, 10:20, 11:15, 11:17, 11:23, 12:6, 12:11, 12:12, 14:8, 14:10, 43:19, 57:8, 59:5, 85:15, 85:16, 86:12, 86:13, 132:1</p> <p>published 11:24</p> <p>pull 19:15</p> <p>pulls 102:15, 102:16</p> <p>pumpkin 96:19, 96:21</p> <p>purpose 87:16</p> <p>purposes 71:22, 96:24,</p>
--	--	---	--

<p>125:22 pursuant 2:22, 11:24 put 8:2, 10:11, 13:16, 19:9, 23:4, 27:16, 34:10, 34:11, 34:13, 35:9, 38:7, 39:8, 41:13, 42:17, 47:22, 53:24, 60:15, 73:10, 73:20, 74:16, 80:13, 98:10, 104:9, 116:23, 117:2, 121:8, 123:5, 123:6, 123:15, 123:17, 126:19, 127:12, 130:2 putting 108:15</p> <hr/> <p style="text-align: center;">Q</p> <p>qualifies 88:5 quality 94:2 quarrel 92:17, 94:7, 123:17, 126:22 quasi-criminal 49:5, 49:12 question 17:22, 27:23, 56:1, 87:9, 121:24 questions 9:5, 43:23, 69:9 quiet 123:2 quite 8:8 quote 71:6</p> <hr/> <p style="text-align: center;">R</p> <p>railroad 2:5</p>	<p>raise 12:7 ran 112:15 ratcheted 51:10 rather 19:21, 29:16, 53:4, 87:14 re-education 53:9 re-work 115:7 reaching 91:18 read 35:5, 71:24, 129:9 reading 33:19, 47:8, 132:9 reads 120:3, 122:9, 126:2 ready 84:21, 126:20, 127:6, 127:23 real 43:17, 43:18, 82:1, 88:14, 119:1 realistic 81:22, 82:1 realized 26:6 really 8:21, 10:12, 11:7, 13:20, 14:3, 30:1, 33:18, 71:1, 97:6, 106:6, 111:22, 114:23, 124:17, 126:4 rear 23:12, 28:14, 30:21, 36:13, 36:15, 36:23, 37:4, 37:5,</p>	<p>37:14, 37:17, 37:18, 50:2 reason 16:16, 17:21, 18:16, 20:24, 96:22 reasonable 60:21 reasonably 88:19 reasons 46:17, 47:14 recall 19:1, 19:18, 25:21, 27:3, 32:8, 32:24, 124:20 received 9:24, 10:23, 124:21, 128:3 receiving 125:19 recollection 32:9, 33:15 recommend 21:23, 29:11, 33:3, 73:8, 126:21, 128:11 recommendation 16:24, 32:1 recommendations 15:13, 19:16, 32:7 recommended 20:5, 30:5 recommending 27:9, 35:20, 57:12 reconsider 27:2 record 12:10, 48:14, 131:13, 132:6 red 56:5, 73:15, 75:9, 79:15, 83:17, 114:23, 114:24, 115:3</p>	<p>redefine 71:9 reduced 132:8 refer 15:10 reference 29:19, 130:6, 130:7, 130:18 registered 109:4, 109:5 regular 113:8 regularly 108:5, 127:10 regulate 89:11, 106:13, 106:14, 106:15 regulations 66:17 related 7:17, 72:19, 82:20, 84:17, 110:10, 110:17, 115:21, 116:8, 120:13, 120:17, 121:14, 132:10 religious 108:3, 108:8 remember 25:22, 25:23, 50:10, 64:6, 68:8 rent 61:2, 61:8, 61:16 rental 77:9, 78:2 rep 81:16 repair 58:14, 68:13, 92:4, 108:19, 112:23 repairs 66:23 replace 7:24</p>
--	---	--	---

Transcript of Report of Proceedings

December 5, 2022

152

<p>report 1:11</p> <p>reported 1:23</p> <p>reporter 2:23, 5:23, 6:4, 6:7, 12:10, 132:1</p> <p>represent 112:24</p> <p>requested 14:21, 132:9</p> <p>required 12:1, 36:13, 36:16</p> <p>requisite 12:1</p> <p>research 16:9</p> <p>residence 36:9, 36:11, 53:7, 87:3, 101:14</p> <p>residences 8:11</p> <p>resident 8:13, 52:21</p> <p>residential 13:17, 13:19</p> <p>residents 6:20, 7:13, 13:2, 30:21, 46:1, 48:7, 50:23, 51:23, 84:19</p> <p>residing 71:19</p> <p>resources 47:20</p> <p>response 8:4, 10:17</p> <p>rest 19:11, 19:13, 71:15, 106:17</p> <p>restrictive 59:4</p> <p>result 98:15, 99:22</p>	<p>retail 81:10, 92:1, 92:10, 95:9</p> <p>reviewed 33:2</p> <p>reword 115:9</p> <p>rewritten 89:17</p> <p>richard's 29:10</p> <p>rid 91:24, 99:13</p> <p>ridden 54:22</p> <p>rights 76:5</p> <p>road 51:13, 63:15, 63:17, 63:18, 63:22, 66:18, 67:23, 68:15, 69:20, 106:24, 112:13, 113:6, 114:1, 123:22</p> <p>roadside 95:15</p> <p>role 9:11</p> <p>roll 4:4, 31:11</p> <p>room 52:3, 117:2</p> <p>ruled 16:17</p> <p>rules 67:24</p> <p>run 12:19, 86:2, 112:23, 124:14, 128:23</p> <p>running 51:5, 84:22, 107:2, 108:19, 120:24</p> <p>runs 93:13</p> <p>rural 7:9</p>	<p>rv 49:19</p> <p>rvs 44:19, 48:9, 50:15</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>s 39:11</p> <p>sabella 66:10</p> <p>safety 7:9, 8:20</p> <p>said 16:3, 16:8, 25:4, 25:5, 34:11, 39:5, 72:11, 76:7, 82:20, 89:17, 101:21, 116:2, 125:2, 132:7</p> <p>sales 96:12</p> <p>same 40:20, 56:3, 111:2, 111:19, 125:1</p> <p>saw 85:4, 124:19</p> <p>saws 84:22</p> <p>say 28:12, 29:9, 45:2, 47:11, 55:3, 55:9, 56:9, 60:14, 61:20, 61:23, 62:21, 69:8, 70:17, 74:16, 76:7, 87:16, 94:3, 95:13, 99:23, 100:6, 104:1, 105:3, 110:4, 110:8, 111:20, 114:10, 116:6, 117:8, 120:4, 122:19, 123:1, 130:12,</p>	<p>131:9</p> <p>saying 23:5, 34:9, 40:13, 61:5, 61:13, 73:23, 75:18, 77:16, 80:21, 81:10, 87:15, 128:14</p> <p>says 56:15, 61:3, 61:10, 61:15, 64:22, 65:1, 71:1, 74:18, 75:6, 75:9, 75:12, 79:16, 80:1, 81:2, 82:6, 82:19, 85:9, 103:13, 104:24, 109:24, 118:2, 120:19, 120:20, 122:10, 122:24</p> <p>scary 7:16</p> <p>schedule 127:12</p> <p>scheduled 5:11, 127:10</p> <p>schematic 7:12</p> <p>scope 88:6, 89:10</p> <p>screen 50:3, 50:8</p> <p>screened 50:2</p> <p>screening 49:22</p> <p>sea 67:19</p> <p>seal 132:15</p> <p>second 4:19, 5:2, 5:3, 30:18, 31:8, 46:5, 84:15, 131:7</p> <p>secondary 71:21</p>
--	---	--	---

<p>section 27:11, 27:19, 28:3, 28:4, 28:20, 29:11, 35:24, 36:7, 38:5, 87:11, 87:23, 89:18, 90:12, 129:2, 129:24, 130:13</p> <p>sections 5:15, 11:19, 11:20, 28:5, 33:2, 89:20</p> <p>see 10:18, 17:23, 18:3, 18:4, 23:7, 23:15, 27:19, 31:6, 35:3, 35:16, 41:6, 49:24, 50:24, 51:17, 52:5, 54:2, 54:15, 68:12, 68:19, 80:21, 88:15, 109:1, 111:13, 112:21, 113:7</p> <p>seems 54:19, 56:10, 69:23, 70:4, 70:22, 74:9</p> <p>seen 53:12</p> <p>sell 16:10, 16:18, 80:6, 95:14, 96:15, 97:22</p> <p>selling 80:6, 92:11, 101:16, 119:12</p> <p>sells 59:6, 66:23, 97:3, 119:18</p> <p>send 53:1, 127:17, 129:12, 129:16, 129:17</p> <p>sent 15:3, 38:13</p>	<p>sentence 79:16, 83:16</p> <p>september 4:21, 4:23</p> <p>service 49:17, 51:5, 56:5, 56:7, 71:3, 90:22, 91:4, 91:5, 91:20</p> <p>services 13:5</p> <p>set 106:9, 132:14</p> <p>setback 37:1, 65:19, 67:20, 68:22, 70:15</p> <p>setbacks 33:13, 33:14, 33:19, 35:6, 35:22, 36:22</p> <p>shall 36:12, 36:14, 60:18, 71:2, 74:19, 82:20, 83:3, 87:2, 95:6, 98:15, 99:22, 102:19, 115:22, 116:1, 116:9, 116:22, 117:12</p> <p>shaped 40:19</p> <p>shed 33:22, 34:5, 34:10, 34:12, 37:9, 37:20, 38:23, 39:5, 41:12, 41:22</p> <p>sheds 28:17, 32:3, 32:4, 32:22, 33:5, 33:7, 33:14, 35:6, 35:22, 36:4, 36:21, 127:15</p> <p>sheet 5:20</p>	<p>shielded 64:20, 64:21, 67:9, 118:6</p> <p>shop 92:4, 102:14</p> <p>shopping 80:8</p> <p>short 20:10, 20:12, 26:6</p> <p>should 13:7, 16:2, 18:20, 36:5, 69:7, 70:23, 71:9, 81:3, 89:17, 91:1, 91:7, 91:11, 91:15, 93:20, 96:20</p> <p>shouldn't 13:8, 38:23, 91:1</p> <p>show 19:16, 99:9</p> <p>shut 69:10</p> <p>sic 35:6, 116:24, 122:15</p> <p>side 31:4, 36:13, 36:16, 36:22, 36:23, 37:1, 37:8, 37:13, 37:14, 37:18, 50:12, 80:18, 114:8</p> <p>sides 49:24, 50:3, 50:4</p> <p>sign 13:16, 13:19, 13:23, 107:12, 128:2</p> <p>signature-mig2k 132:18</p> <p>signing 132:9</p>	<p>signs 10:3, 10:13, 11:22, 13:14, 13:15, 13:24, 14:1, 54:1</p> <p>silent 125:15</p> <p>simultaneous 5:19, 17:15, 20:13, 20:21, 21:10, 22:11, 23:10, 24:2, 25:12, 27:7, 30:19, 30:24, 33:11, 34:16, 40:17, 41:2, 41:5, 45:19, 46:12, 47:21, 49:6, 52:16, 55:4, 56:2, 56:16, 59:19, 60:1, 60:7, 62:12, 63:2, 65:8, 65:24, 67:1, 67:21, 68:4, 69:13, 70:7, 70:10, 75:7, 75:10, 77:12, 78:11, 79:23, 81:1, 82:8, 82:18, 83:7, 85:11, 85:23, 86:8, 86:23, 88:4, 89:15, 89:22, 91:13, 91:16, 92:14, 94:18, 94:22, 97:12, 97:18, 99:12, 100:3, 101:22, 103:10, 104:5, 105:14, 105:19, 106:1, 106:11, 108:6, 108:13, 109:12, 109:22, 110:5, 110:11, 110:14, 110:16, 110:22, 113:18,</p>
---	---	--	--

<p>113:23, 114:6, 114:15, 116:13, 116:16, 118:23, 119:2, 120:12, 120:15, 121:10, 121:13, 123:19, 125:5, 126:17, 128:15, 128:17, 129:8, 130:4 simultaneously 102:21, 104:2 since 27:4 single-family 54:13, 54:14, 62:21, 62:22, 78:15, 78:18, 79:2, 79:4 site 85:1 sites 6:19, 7:10, 7:20 situation 10:14, 23:17, 73:23, 86:14, 104:17, 125:14 situations 104:20 six 23:18, 23:21, 27:20, 57:19, 101:10 six-foot 15:23, 16:10, 16:18, 17:6, 18:3, 18:23, 19:3, 23:22, 24:21, 26:5 six~feet 16:14, 17:24, 26:22, 28:6, 29:13, 29:16 size 13:22, 13:23, 15:15, 15:17, 16:13, 19:18, 23:13, 24:6,</p>	<p>26:2, 30:22, 33:23, 89:5, 124:17 sizes 34:1 small 13:7, 34:9, 34:10, 34:12, 38:22, 41:4, 41:9 smell 88:15 smells 54:14 smith 63:15, 63:17, 63:18, 63:22, 66:18, 67:23, 68:15, 69:20, 106:24, 112:13, 113:5, 113:6 society 105:8 sold 80:11, 119:15, 123:22 solid 15:18, 17:1, 18:24, 21:21, 22:3, 23:1, 23:2, 23:4, 25:7, 25:9, 25:10, 25:17, 27:5, 28:7, 28:8, 28:17, 29:4, 29:12, 29:15 solution 106:21 some 6:14, 9:10, 9:21, 10:19, 11:5, 14:15, 14:21, 15:13, 16:9, 18:18, 25:17, 35:12, 38:10, 42:11, 43:16, 45:21,</p>	<p>46:18, 48:7, 49:1, 49:4, 49:18, 50:14, 52:4, 53:6, 57:7, 60:16, 63:4, 64:4, 72:15, 79:10, 80:15, 89:2, 89:3, 89:5, 93:9, 105:7, 108:2, 128:23 some-years 105:1 somebody 8:20, 53:2, 80:1 someone 40:4, 44:24, 55:16, 66:4, 67:19, 70:2, 93:13, 95:13, 126:12 someone's 80:10 someplace 56:13 something 21:16, 23:9, 35:3, 35:11, 44:2, 48:1, 50:12, 51:8, 54:11, 58:22, 77:11, 86:7, 94:20, 96:3, 103:2, 108:12, 127:15 something's 70:5 sometime 4:20 sometimes 42:3, 42:4 somewhat 51:10, 67:9 somewhere 64:14, 64:16 son 112:15</p>	<p>sorry 28:8, 87:6, 121:24 sort 25:17, 58:20, 91:18, 101:12, 108:3, 126:6 sounds 129:14 space 12:22, 13:4 speak 12:8 special 95:17, 95:24, 96:1, 96:9, 96:14, 113:9 specialty 93:19 specific 63:4 specifically 33:13 speech 5:19, 17:15, 20:13, 20:21, 21:10, 22:11, 23:10, 24:2, 25:12, 27:7, 30:19, 30:24, 33:11, 34:16, 40:17, 41:2, 41:5, 45:19, 46:12, 47:21, 49:6, 52:16, 55:4, 56:2, 56:16, 59:19, 60:1, 60:7, 62:12, 63:2, 65:8, 65:24, 67:1, 67:21, 68:4, 69:13, 70:7, 70:10, 75:7, 75:10, 77:12, 78:11, 79:23, 81:1, 82:8, 82:18, 83:7, 85:11,</p>
--	--	---	---

<p>85:23, 86:8, 86:23, 88:4, 89:15, 89:22, 91:13, 91:16, 92:14, 94:18, 94:22, 97:12, 97:18, 99:12, 101:22, 103:10, 104:5, 105:14, 105:19, 106:1, 106:11, 108:6, 108:13, 109:12, 109:22, 110:5, 110:11, 110:14, 110:16, 110:22, 113:18, 113:23, 114:6, 114:15, 116:13, 116:16, 118:23, 119:2, 120:12, 120:15, 121:10, 121:13, 123:19, 125:5, 126:17, 128:15, 128:17, 129:8, 130:4 spell 5:23 spirit 21:12, 25:4 spoken 6:12 square 13:16, 13:18, 22:20, 22:23, 30:13, 34:11, 42:17, 101:2 squeeze 74:5, 74:6 stable 85:7 staff 10:21 stamp 126:20 stand 5:21, 12:16, 46:10, 68:23, 95:15, 96:13</p>	<p>standard 16:13, 23:21, 23:23, 24:4, 24:5, 46:1, 46:2 standpoint 52:7 start 13:7 started 112:6 starting 87:16 state 2:24, 5:6, 5:22, 12:9, 68:12 stems 104:21 steps 126:12 still 50:20, 57:14, 70:6, 84:10, 89:20 stockade 15:19, 16:13, 18:18, 21:8, 22:10, 22:23, 25:13, 25:16 stop 49:3, 52:17 storage 79:16, 81:3, 82:15, 82:20, 82:21, 115:13, 115:17, 115:22, 116:4, 116:7, 116:9, 116:10, 116:11, 116:21, 117:9, 117:11, 117:13, 117:17, 117:19, 118:13, 119:22, 120:4, 122:6, 122:14, 122:15, 123:5, 123:18 store 59:12, 80:22,</p>	<p>122:7 store's 96:13 stored 85:7, 117:24, 124:15 street 2:5, 47:5, 49:24, 50:20, 64:9, 94:16, 94:17, 124:6 strike 83:16 strikes 54:18 structure 83:22 structured 7:3 structures 36:12 struggled 30:2 stuff 41:13, 47:23, 80:16, 82:4, 84:11, 89:6, 92:12, 100:5, 106:14, 108:20, 118:22 substance 116:21 substances 82:3, 82:15, 83:1 sudden 55:17 suggested 19:22 suggestion 24:1, 34:24, 106:9 sun 58:8 support 12:23, 13:3 suppose 130:19</p>	<p>supposed 21:5 sure 5:21, 5:24, 27:11, 35:1, 38:7, 57:2, 62:2, 78:16, 89:23, 89:24, 95:10, 105:9, 122:1, 122:4, 127:13, 130:8, 130:11 surface 67:19, 114:12 surrey 51:12, 84:19 surrounded 22:3 swear 6:5, 6:7 swim 94:11</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>take 4:3, 12:6, 31:11, 38:17, 40:1, 71:9, 71:14, 73:17, 80:16, 83:6, 96:4, 98:9, 105:1 taken 64:16, 132:4, 132:7 takes 21:12, 41:24 taking 53:5, 85:1, 112:14 talk 13:14, 15:5, 15:17, 25:20, 32:20, 32:22, 32:23, 33:3, 33:4, 42:8, 42:10, 44:2, 47:11, 53:2,</p>
---	--	--	---

Transcript of Report of Proceedings

December 5, 2022

156

<p>88:22, 126:15, 126:18 talked 15:6, 15:9, 16:1, 17:1, 24:19, 27:3, 30:4, 32:7, 33:6, 33:12, 34:1, 58:18, 121:22, 127:22 talking 8:14, 10:13, 13:1, 25:7, 35:18, 41:3, 41:4, 41:15, 65:10, 66:10, 68:22, 70:9, 74:9, 82:3, 98:19, 129:2 tall 16:2, 18:20, 66:6, 125:7 taller 23:8 tasked 46:18, 106:18 tax 96:24 taxes 97:2 teachers 59:20 teaching 59:21 tell 8:12, 12:16, 12:17, 45:1, 48:5, 52:14, 95:10, 107:8 temporary 13:24, 14:1 ten 67:4, 102:8 tennis 59:23, 94:8 term 76:4 terrible 25:2</p>	<p>testimony 132:6, 132:7 text 1:7, 5:14, 11:18, 38:19 th 4:21, 4:23, 132:15 thank 6:1, 9:1, 9:2, 9:12, 9:15, 11:13, 11:14, 14:4, 14:5, 131:4 thanks 131:11 that'd 84:7 theirs 40:10, 110:21 thereafter 132:7 thin 119:1 thing 19:21, 21:2, 39:21, 40:20, 51:5, 51:9, 56:15, 64:5, 64:7, 65:13, 71:10, 82:1, 87:16, 90:20, 95:4, 98:18, 99:6, 105:16, 105:18, 105:24, 111:2 things 9:6, 11:11, 13:4, 16:13, 41:14, 46:19, 47:4, 47:24, 48:2, 49:18, 50:23, 56:4, 66:17, 70:16, 90:22, 93:17, 98:3, 98:4, 98:9, 105:7, 119:23, 125:18,</p>	<p>125:19 thinking 35:10, 35:11, 40:20, 42:20, 56:6, 102:13 thirty 77:22, 77:23 thought 21:5, 23:21, 40:19, 43:2, 58:23, 64:3, 82:11, 84:5, 84:13, 90:6, 90:8 thoughts 8:1, 8:4, 14:6, 14:24 thousands 80:19 three 39:14, 48:8, 49:23, 50:2, 72:19, 90:9, 90:13, 91:2, 98:15, 98:20, 99:24, 100:2, 100:6, 102:20, 103:5, 103:20, 103:22, 103:23, 104:1, 109:24, 110:1, 110:6, 110:9, 110:15, 111:24, 112:2 threw 86:20 through 11:6, 37:10, 54:10, 57:1, 57:9, 57:19, 60:17, 69:7, 89:6, 129:13 throw 50:23 throwing 130:16 thrown 57:3, 108:20, 109:20</p>	<p>ticket 44:13 tickets 52:22 ties 7:11 tighten 66:16, 110:13 time 11:15, 12:2, 32:20, 42:9, 42:11, 43:4, 52:13, 52:20, 57:7, 67:5, 67:6, 89:1, 90:24, 98:16, 99:19, 101:19, 107:24, 126:16, 126:19 times 52:23, 66:7, 105:2 tires 68:13 title 11:19 titles 111:12 today 5:11, 9:24, 14:14, 14:24, 15:3, 47:9, 129:7 together 8:2, 38:7, 42:12, 114:19 tomorrow 127:3 tonight 9:19, 59:17 took 64:11, 64:13, 114:23, 115:3 tool 80:24 tools 56:4, 81:8, 112:24</p>
---	--	--	--

<p>top 89:17, 115:1 topic 13:13 topics 10:4 torn 7:21 tough 69:1, 102:11 towards 109:20 town 54:13 tracked 48:11, 49:15 tractor 120:22 tractors 119:6, 120:24 traffic 55:9, 55:21, 58:11, 60:6, 87:18, 94:14, 113:3, 113:7 trail 63:7, 84:19, 124:3 trailer 49:19 trailers 48:9, 50:17 tranchida 4:16, 31:22 transcends 95:20 transcript 4:21, 132:5 trash 40:5, 40:24 trees 79:19 trespass 68:11 trouble 77:1, 115:17 truck 58:22, 80:17,</p>	<p>98:22, 99:5, 118:2, 118:11, 123:6 trucks 50:17, 66:14, 125:21 true 132:6 trust 61:6, 62:5 trustee 7:5 try 60:16, 74:4 trying 6:16, 60:3, 89:18, 102:2, 106:16 turning 88:23 turnover 51:23 tutoring 94:8 tutors 59:22 tweak 62:9, 76:12 tweaked 105:8, 126:7 tweaks 126:20 twelve 65:16 twelve-foot 124:10 two 14:3, 15:5, 28:5, 39:14, 91:1, 100:14, 103:8, 103:18, 130:3, 130:18 two-car 41:12 type 51:5 typewriting 132:8</p>	<p style="text-align: center;">U</p> <hr/> <p>uber 81:18 ultimately 30:5 uncomfortable 98:1 under 8:9, 8:16, 8:19, 9:5, 9:6, 28:23, 42:17, 58:8, 74:13, 96:6, 132:8 understand 6:21, 8:24, 10:12, 11:2, 12:24, 29:7, 44:3, 126:21 understanding 15:16, 18:9, 18:17, 21:8, 58:19, 112:12 understood 46:1 unit 123:18 unless 68:23 until 32:16 unusual 55:5, 55:9, 60:6, 87:19, 94:14 unwarranted 55:3, 55:9, 55:21, 60:5, 87:18, 94:13 ups 125:19 use 43:20, 43:21, 47:20, 71:22, 73:10, 74:8, 86:11, 95:17, 96:1, 96:9, 96:14, 101:13</p>	<p>uses 96:11 using 47:20 usually 53:1, 113:2</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vague 54:20, 55:2, 55:11, 77:14, 117:21 variances 7:22 various 5:15, 11:18 vegetables 93:10 vegetation 79:19 vehicle 51:12, 64:10 vehicles 44:22, 50:17, 52:4, 53:17, 64:8, 66:7, 66:23, 69:15, 70:2, 74:14, 90:14, 98:15, 99:24, 100:2, 104:1, 109:24, 110:1, 110:7, 110:9, 110:15, 110:20, 111:2 verbatim 2:23 vet 57:4 veterans 18:7 vetted 54:10 view 50:2 views 55:7 village 1:1, 2:1, 2:4,</p>
--	--	--	--

Transcript of Report of Proceedings

December 5, 2022

158

<p>6:15, 8:6, 15:13, 15:14, 19:5, 26:24, 41:9, 45:6, 45:21, 46:11, 47:14, 50:20, 52:24, 53:4, 54:4, 54:8, 69:15, 83:23, 97:6, 97:17, 104:22, 105:1, 109:21, 114:10, 119:17, 125:9 village's 46:10, 48:10 violate 77:11 violation 53:4, 69:4 violations 47:5 vis-à-vis 86:12 volunteer 6:20, 7:13 vote 27:4 voted 6:18, 7:21</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>w1 37:8, 68:22, 95:16, 96:1, 96:6, 96:10 w2 37:9, 96:1 w3 37:10, 96:1 w5 37:10 wait 26:23, 32:15, 35:15, 37:19, 103:24, 127:13 wall 23:2, 25:16, 25:17, 65:18</p>	<p>walls 28:7, 28:9, 28:17, 29:12, 29:16 want 8:1, 12:16, 12:17, 15:5, 15:16, 23:8, 32:13, 32:15, 34:18, 40:5, 41:18, 41:21, 44:2, 58:14, 62:3, 66:16, 69:15, 73:10, 76:6, 78:22, 79:11, 79:12, 79:22, 80:8, 80:11, 82:12, 83:24, 86:2, 92:7, 92:11, 93:22, 94:3, 96:4, 98:9, 98:11, 106:3, 106:15, 111:12, 114:10, 116:17, 117:1, 117:23, 121:3, 121:8, 123:6, 127:6 wanted 14:16, 38:2, 39:5, 109:18, 130:24 watch 55:16 wax 88:14 way 7:3, 18:21, 45:6, 45:14, 45:18, 45:21, 47:7, 56:21, 57:24, 60:14, 65:14, 69:21, 71:5, 83:8, 83:12, 93:10, 98:6, 98:13, 99:20, 105:4, 113:24, 122:9,</p>	<p>122:20, 125:9, 125:15, 129:20 wayne 1:1, 1:12, 2:1, 2:4, 2:6, 11:19, 12:24, 21:5, 59:12 ways 71:1, 74:11 we'll 11:16, 31:24, 42:8, 43:13, 77:1, 83:15, 120:5, 126:18, 126:20, 127:19, 128:5, 129:13, 131:1 we're 12:23, 17:11, 17:13, 32:16, 35:18, 39:23, 42:10, 43:6, 45:16, 45:24, 52:2, 52:13, 57:8, 60:8, 70:17, 70:20, 71:9, 73:23, 74:9, 75:18, 80:21, 81:10, 89:11, 89:18, 91:17, 98:19, 106:12, 114:19, 115:7, 115:8, 118:24, 126:5, 127:6, 127:9, 127:22, 128:10, 128:11, 128:14, 129:20 we've 10:22, 13:23, 14:12, 43:4, 57:8, 63:9, 63:14, 67:12, 89:6, 109:1, 109:7, 111:17, 127:21 welcome 5:12</p>	<p>welding 58:22 well-considered 16:22 went 11:6, 16:9, 16:11, 16:12, 57:18, 93:14, 96:7, 112:21 weren't 27:8, 32:6 wesner 1:23, 2:23, 132:3 whatever 26:21, 48:4, 60:17, 87:18, 101:11 whatever's 95:24 whenever 52:8 whereas 44:10 whereof 132:14 whether 18:19, 43:19, 54:11, 58:18, 67:22, 70:23 whoa 96:5 whole 7:12, 23:4, 23:17, 24:12, 24:22, 44:16, 87:11, 87:23, 88:14, 107:24, 108:19, 117:23, 123:21 wholesale 92:9, 92:11 wire 27:17, 81:7 within 36:22, 37:2, 87:3, 101:13, 115:24</p>
--	--	--	--

Transcript of Report of Proceedings

December 5, 2022

159

<p>without 10:14, 75:9 witness 132:14 word 8:17, 62:14 words 11:7, 29:9, 62:11, 104:15 work 9:10, 38:7, 52:9, 76:11, 84:21, 85:13, 85:14, 85:17, 89:9, 114:20, 115:14, 120:14 worked 53:6, 89:6, 89:8 working 13:3, 51:4, 105:11, 107:3 works 6:17, 7:7, 10:21, 45:6, 45:14, 75:22 worth 80:19 would've 125:2 wouldn't 41:21, 45:18, 54:15, 71:15, 101:7 wrenches 67:13 write 52:22, 68:18, 126:12, 126:13, 127:14 writing 35:3 written 18:22, 45:18, 65:14, 82:2, 83:9, 98:13, 116:19 wrong 16:3, 39:12,</p>	<p>80:20, 105:22, 128:10 wrote 103:1 <hr/>Y<hr/>yard 15:9, 20:1, 20:2, 20:18, 20:20, 31:2, 31:4, 31:5, 36:13, 36:16, 36:22, 37:1, 38:24, 44:20, 50:2, 50:19, 64:8 yards 14:22, 15:9, 19:21, 28:14, 36:14 year 10:9, 10:20, 46:15, 51:10, 51:11, 57:20 years 18:18, 51:2, 52:24, 53:11 yep 33:21, 41:7 yourself 117:5 <hr/>Z<hr/>zba 1:5, 6:24, 7:22 zoning 1:2, 2:2, 3:9, 5:15, 9:8, 11:19, 35:17, 37:7, 95:16, 95:21, 96:23, 97:6, 97:16, 98:16, 104:2 <hr/>0<hr/>00 52:10, 94:20, 95:1</p>	<p>01 131:13 02 1:5, 132:20 <hr/>1<hr/>10 11:19, 11:20, 11:21, 27:19, 28:5, 28:12, 28:24, 29:12, 29:15, 36:7, 36:8, 36:9, 36:17, 57:9 100 127:13 12 4:21, 4:23 132 1:22 17 132:15 <hr/>2<hr/>20 13:18, 78:3, 78:22, 91:1, 101:1, 101:2, 105:1, 113:11, 113:12 2000 22:20, 22:23 2022 1:13, 132:16 2025 132:20 22 1:5 25 37:11, 38:23, 39:11, 132:20 2nd 127:10 <hr/>3<hr/>3-5 (b) 36:7, 36:9, 36:17</p>	<p>3-7 (a) (4) 27:19, 28:5, 28:12, 29:12 3-7 (b) (5) (h) 28:24, 29:15 3-foot 19:22, 21:15 30 37:10, 52:10, 77:9 300 34:11 31 1:14 35 52:24 36 13:16, 113:21 <hr/>4<hr/>4-5-2 11:22 419327 1:21 430 2:5 48 19:24, 20:8 <hr/>5<hr/>5 52:10, 88:18, 94:20 5) (h) 29:2 50 37:8, 102:4 500 101:2 52 93:15, 120:24 54 20:11, 20:15, 20:16 56 20:16 5n 2:5</p>
---	---	---	---

6	
6 52:10 60184 2:6	
7	
7 1:14 7-1 11:20, 57:9 7-2 11:21 7-4 11:21	
8	
8 94:20, 95:1 8a-6 11:21	
9	
9 131:13 9th 127:11	
~	
~feet 37:11	