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BEFORE THE VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS

IN RE THE MATTER OF: )  
)  
(#15-10) 1200 Pinetree Lane )  
Variation-Fence Height - )  
Public Hearing. )

REPORT OF PROCEEDINGS

July 2, 2015  
7:00 P.M.

PROCEEDINGS had and testimony taken  
before the Bartlett Zoning Board of Appeals of  
the above-entitled cause taken at the Village  
Hall, 228 South Main Street, Bartlett, Illinois,  
before LYNN M. EVANS, C.S.R., License  
#084-003473, a Notary Public qualified and  
commissioned for the State of Illinois.

PRESENT:

- MR. MIKE WERDEN
- MR. ROBERT CARNEY
- MS. PATTI HANSON
- MR. GEORGE KOZIOL
- MR. ROBERT BUCARO
- MS. LINDA HANSON

ALSO PRESENT:

- MR. JIM PLONCZYNSKI, AICP
- MS. ANGELA ZUBKO

1 CHAIRMAN WERDEN: All right. 7:00. I'd like  
2 to call to order the meeting of the Zoning Board  
3 of Appeals, the village of Bartlett, counties of  
4 Cook, DuPage, and Kane.

5 Please call the roll.

6 MR. PLONCZYNSKI: Mike Werden.

7 CHAIRMAN WERDEN: Here.

8 MR. PLONCZYNSKI: George Koziol.

9 MR. KOZIOL: Here.

10 MR. PLONCZYNSKI: Bob Bucaro.

11 MR. BUCARO: Here.

12 MR. PLONCZYNSKI: Patti Hanson.

13 MS. P. HANSON: Here.

14 MR. PLONCZYNSKI: Robert Carney.

15 MR. CARNEY: Here.

16 MR. PLONCZYNSKI: Linda Hanson.

17 MS. L. HANSON: Here.

18 MR. PLONCZYNSKI: Joe Banno.

19 You have a quorum.

20 CHAIRMAN WERDEN: Okay. You have before you  
21 the minutes from the June 4th meeting. Chair  
22 will entertain a motion to approve.

23 MR. KOZIOL: So moved.

24 MR. BUCARO: Second.

1 CHAIRMAN WERDEN: Moved by George. Seconded  
2 by Bob. Please call the roll.

3 MR. PLONCZYNSKI: George Koziol.

4 MR. KOZIOL: Yes.

5 MR. PLONCZYNSKI: Bob Bucaro.

6 MR. BUCARO: Yes.

7 MR. PLONCZYNSKI: Patti Hanson.

8 MS. P. HANSON: Abstain.

9 MR. PLONCZYNSKI: Robert Carney.

10 MR. CARNEY: Abstain.

11 MR. PLONCZYNSKI: Linda Hanson.

12 MS. L. HANSON: Abstain.

13 MR. PLONCZYNSKI: Mike Werden.

14 CHAIRMAN WERDEN: Yes.

15 MR. PLONCZYNSKI: Minutes approved.

16 CHAIRMAN WERDEN: Okay. You have before you  
17 case No. 15-10, 1200 Pinetree Lane.

18 Are the petitioners present?

19 MS. ZUBKO: Yes, they are.

20 MR. PILASIEWICZ: Yes.

21 CHAIRMAN WERDEN: Okay. Please step forward  
22 to the microphone --

23 MS. PILASIEWICZ: Hello.

24 CHAIRMAN WERDEN: -- and raise your right hand.

1 (Witness sworn.)

2 CHAIRMAN WERDEN: Okay. Do we have the  
3 mailings, the newspaper article, and picture of  
4 the sign?

5 MS. ZUBKO: Yes, we do.

6 CHAIRMAN WERDEN: Mark those Exhibits A, B,  
7 and C.

8 Go ahead and present your case.

9 MS. PILASIEWICZ: We are here to ask to have a  
10 variance approved for a six-foot fence 15 feet  
11 away from property line. I'm sorry. I'm a bad  
12 speaker so I just jotted some information down  
13 and I'll read it to you, if you don't mind.

14 As we were here a month ago and had a no  
15 vote on a fence where the existing fence is right  
16 now. However, we received a favorable  
17 recommendation and we would like to take the  
18 opportunity of this recommendation as safety for  
19 our family is the most important to us.

20 Moving to our home, we plan to replace the  
21 old fence to make our house safe for our kids and  
22 a dog. However, we were not aware of the fence  
23 ordinance. We believe a six-foot fence will not  
24 cause traffic safety issues. Due to our

1 property's unique placement, we are at a curve on  
2 Struckman and Pinetree.

3           According to Business Insider article,  
4 nine things that will crash homes values dated  
5 May 13, 2013, fence is not a factor in lowering  
6 property values. The nine things that cause,  
7 according to this article from Business Insider,  
8 are sinkholes, city dumps, hoarders, foreclosures  
9 nearby, noisy neighbors, threat of fracking,  
10 registered sex offenders, tacky billboards --

11           CHAIRMAN WERDEN: Excuse me. I'm sorry.  
12 Where was this article?

13           MS. PILASIEWICZ: Business Insider.

14           CHAIRMAN WERDEN: We have a court reporter  
15 tonight because we don't have a live person to  
16 take the minutes. Could you speak up maybe a  
17 little bit better. Maybe into the microphone.

18           MS. PILASIEWICZ: Okay. It was an article  
19 from Business Insider dated May 13, 2013, nine  
20 things that will crash home values, and that  
21 article did not point out fence being one of  
22 them.

23           We're very open family and our neighbors  
24 have nothing against us putting a six-foot fence;

1 and our last meeting, we had 20 signatures plus  
2 eight neighbors came with us to support us with  
3 this variation request. Unfortunately, some of  
4 our neighbors couldn't be here today as they  
5 were -- they are gone for vacation. During this  
6 time, we are looking after their home.

7 By no means are we trying to separate  
8 ourselves from our neighborhood, neither do we  
9 think are neighbors who have six-foot fences do.  
10 We are trying to have a safe backyard for our  
11 kids. As a parent, we want to provide safety as  
12 always possible and we believe that a six-foot  
13 fence will provide a piece of mind safety from  
14 the high speeding vehicles on Struckman; and as  
15 to the chief of police, is a constant problem the  
16 police department is working on.

17 We hope you will take our family's safety  
18 as a priority and approve the request. Thank  
19 you.

20 CHAIRMAN WERDEN: Are you going to speak?

21 MR. PILASIEWICZ: Yes. Good evening. One  
22 more thing, like, from the last meeting as well,  
23 the style of the fence we chose was one of the  
24 reason, the shadowbox, so it's not as private.

1 Again, as you walk through the trail or drive,  
2 you can see the entire yard the way the pickets  
3 are aligned, so, again, just to prove our point  
4 that we're not concerned about our privacy. It's  
5 not for privacy. It's not for our leisure. It's  
6 strictly for safety of our family. Thank you.

7 CHAIRMAN WERDEN: Any questions from the  
8 board?

9 MR. KOZIOL: I don't have any questions, but I  
10 went back out at the property and very carefully  
11 reviewed your new proposal, reviewed all of the  
12 fences that are indicated on the map along  
13 Struckman. I have to say that there are a number  
14 of six-foot stockade-type fences that are in,  
15 what I call, the side sight line of a house.  
16 Because of your lot and the fact that it curves  
17 in on Struckman Boulevard, it makes it difficult  
18 to come straight off a side of that building.

19 I have to compliment you. I think this is  
20 a good compromise; and the fact that it's not a  
21 board-on-board fence, personally I like that  
22 better. I still rather see a three- or four-foot  
23 fence, something closer to the ordinance, but I  
24 think this is a good compromise, especially when

1 I looked very carefully at all of the other fences  
2 along Struckman Boulevard. I could be -- I could  
3 make a positive recommendation on your request.

4 MR. PILASIEWICZ: Thank you.

5 CHAIRMAN WERDEN: Going along with what George  
6 said, I also drove along Struckman and looked.  
7 There are some fences that are a little bit in  
8 disrepair, which is typically a problem with the  
9 wooden fences if people don't keep them up. Even  
10 farther west on Driftwood, when you start getting  
11 a bunch of five- and six-foot fences, it starts  
12 to give you a canyon effect, kind of like what we  
13 have along Newport Boulevard, but as George said,  
14 this is -- this has a little better eye appeal  
15 than what your last one had, but six feet is kind  
16 of hard to swallow on the side. It is better  
17 that it's not a solid fence, I agree, and I was  
18 impressed that all the people that were here last  
19 time that would have to look at it seemed to be  
20 supportive of that. We do take that into  
21 account.

22 The map that we have with all the  
23 different fences, most of them are in compliance  
24 and there are only a couple that needed variances



1 and they had kind of different situations. You  
2 do have an unusual situation in that your lot is  
3 not typical; and even the placement of the house  
4 on the lot, and as George stated, it's hard to  
5 come off a corner of it and try to get things  
6 looking right. Looks like we do have other  
7 people. Some of them were here before too.

8 MR. PILASIEWICZ: Yes.

9 CHAIRMAN WERDEN: Anyone else have any  
10 comments?

11 MR. BUCARO: I just wanted to agree with  
12 George. I think the key word is compromise. I  
13 mean, we had lengthy discussions last time on why  
14 we felt, you know, it was something difficult to  
15 approve, but by compromising and kind of coming  
16 right down the middle there, I think that's  
17 something that's workable.

18 MS. HANSON: I think that your request -- I  
19 wasn't here for the last meeting, but certainly  
20 just visually and driving by your property, I  
21 understand your reasoning, but your new request  
22 is much better than the previous one.

23 MR. BUCARO: I take it then this is going to  
24 work with your trees?

1 MR. PILASIEWICZ: Yes. Some of the  
2 landscaping, unfortunately, we will have to trim,  
3 cut down, but that's acceptable. At least we  
4 won't have to cut any big trees, so that's good.

5 CHAIRMAN WERDEN: Anyone else before we open  
6 it up to the public?

7 At this point, I shall open the meeting up  
8 to the public. Is there anyone in the audience  
9 that wishes to speak?

10 MR. PLONCZYNSKI: I have Lydia Saric has  
11 filled out and desires to speak.

12 MR. SMITH: I'm Robert Smith.

13 MR. PLONCZYNSKI: Sir, Lydia is first. Did  
14 you fill one of these out?

15 MR. SMITH: Oh, I'm sorry.

16 CHAIRMAN WERDEN: If you fill one of the forms  
17 out, then we don't have to stop to swear you in.

18 MS. SARIC: I thank you. My name is Lydia  
19 Saric. I'm a resident of Bartlett since 1979,  
20 and I live at 1201 Dogwood Lane, so my property  
21 backs up to the petitioner's property. I just  
22 wanted to reiterate my support.

23 I saw in person they walked me through --  
24 about a week ago they walked me through what

1 their new application would be; and while it is a  
2 little bit disappointing that they're going to  
3 have clear out some of their landscaping to get  
4 the compromise done, but it still, I think, is  
5 going to look good in the neighborhood and really  
6 in favor of the reasoning that they're giving,  
7 which is for the safety of their children and of  
8 their pets, so I'm in favor of this new proposal  
9 as well, and I think that it meets some of the  
10 requirements in terms of the uniqueness of their  
11 property because their house being at an angle  
12 from the property line. It's almost, I think,  
13 almost a 30-degree angle, the difference between,  
14 like, the sidewalk and, like, the line of the  
15 property and then the angle of their house and,  
16 you know, the angle of their patio, et cetera, so  
17 I think this is a good plan. I think it's going  
18 to look good in the neighborhood and I'm in favor  
19 of it. Thank you.

20 MS. HANSON: Thank you.

21 MR. SMITH: Good evening, board. My name is  
22 Robert Smith. At the last meeting I told  
23 everyone that I was the first resident on  
24 Pinetree Lane there and I'm not trying to dispute

1 anything.

2           The only thing that the neighbors have  
3 asked me because I've been there for -- since  
4 1978 is on Struckman Boulevard, as you're fully  
5 aware of now, there are four other homes that  
6 have a six-foot fence, corner lot by the  
7 sidewalk. I'm not trying to degrade any  
8 situation, but we just don't know why that is,  
9 why those four homes have this within reaching  
10 distance of the sidewalk and then -- we just  
11 don't know, that's all. We just wanted to see if  
12 we could get an answer to that, you know, why  
13 those four homes obviously have been given a  
14 permit to have put their fences right by the  
15 sidewalk and they're fully six foot?

16           CHAIRMAN WERDEN: Do you have something to  
17 say, though, about this petition?

18           MR. SMITH: I'm sorry?

19           CHAIRMAN WERDEN: Do you have something to say  
20 about this petition? We're not here to address  
21 the other ones.

22           MR. SMITH: Well, the petition was about  
23 originally putting the fence right by the  
24 sidewalk. I'm just going back to the other

1 meeting, that's all. That's all I wanted to say,  
2 why those four fences and then he has to change  
3 what he wants to do for --

4 CHAIRMAN WERDEN: Are you in favor of what he  
5 is presenting tonight or are you opposed to it?

6 MR. SMITH: I'm in favor of. We just wanted  
7 to get some kind of an opinion on why these four  
8 other homes have their fence right on the  
9 sidewalk here.

10 CHAIRMAN WERDEN: I don't know. We're not  
11 here to address that and we're not going to.  
12 That's not our place.

13 MR. Smith: Okay. That's all I wanted to say.

14 MS. ZUBKO: Robert, can you sign this?

15 CHAIRMAN WERDEN: Anyone else? Any other  
16 opinions?

17 MR. KOZIOL: Am I correct in assuming that  
18 staff worked very closely with these homeowners  
19 on this issue?

20 MS. ZUBKO: Yes, we went out there. Chris,  
21 actually, kindly spray painted where that 15-foot  
22 line is and then we went out there and verified,  
23 Jim and I, and made sure everything would be okay  
24 and that was the right area.

1 MR. KOZIOL: I have to give a compliment to  
2 staff. I think this is above and beyond the call  
3 of duty. There have been very few of these in  
4 the past; and, again, I have to say to the  
5 homeowner thank you for the compromise and trying  
6 to work with us in coming up with a solution that  
7 makes everyone happy.

8 MR. PILASIEWICZ: Thank you.

9 CHAIRMAN WERDEN: Any other comments or  
10 motions?

11 MR. KOZIOL: I would make a motion to the  
12 Village trustees to approve the appeal for  
13 variance for --

14 CHAIRMAN WERDEN: Positive recommendation.

15 MR. KOZIOL: Positive recommendation for the  
16 property at 1200 Pinetree Lane, from a variation  
17 of six-foot high fence.

18 CHAIRMAN WERDEN: It's been moved by George to  
19 recommend approval of the variation for the  
20 six-foot fence. Do we have a second?

21 MS. P. HANSON: Second.

22 CHAIRMAN WERDEN: It's been seconded by Patti.  
23 At this point, we shall close the public hearing  
24 portion.

1           Any further discussion? Please call the  
2 the roll.

3           MR. PLONCZYNSKI: George Koziol.

4           MR. KOZIOL: Yes.

5           MR. PLONCZYNSKI: Patti Hanson.

6           MS. P. HANSON: Yes.

7           MR. PLONCZYNSKI: Bob Bucaro.

8           MR. BUCARO: Yes.

9           MR. PLONCZYNSKI: Robert Carney.

10          MR. CARNEY: Yes.

11          MR. PLONCZYNSKI: Linda Hanson.

12          MS. L. HANSON: Yes.

13          MR. PLONCZYNSKI: Mike Werden.

14          CHAIRMAN WERDEN: No.

15          MR. PLONCZYNSKI: Motion carried.

16          CHAIRMAN WERDEN: Okay. Stay in touch then  
17 with Angela to find out when this appears on the  
18 Village board. You have a positive recommendation  
19 going into the Village board meeting. That's it.

20                 Any old business? New business coming up?

21          MR. PLONCZYNSKI: I have none. I don't know  
22 if there is going to be a meeting next month. We  
23 have talked to people about variances, but so far  
24 we have not received any. Angela?

1 MS. ZUBKO: No, I haven't heard of anything  
2 either.

3 MR. CARNEY: I have a little bit of new news.  
4 This will be my last meeting. My wife and I  
5 purchased a home in Bartlett; however, it's in  
6 unincorporated Bartlett and is outside the  
7 reaches of the ZBA, so with that --

8 MS. HANSON: Thank, Mr. Carney, for your  
9 service.

10 CHAIRMAN WERDEN: Too bad we don't have cake  
11 and coffee for you. We appreciate all the  
12 service that you've given. We've enjoyed working  
13 with you.

14 MR. CARNEY: It's been an absolute pleasure.

15 CHAIRMAN WERDEN: May your replacement soon  
16 come to the surface.

17 Anything else?

18 MR. KOZIOL: As Mike said, you'll be missed.  
19 We appreciate the effort and the time that you've  
20 put in over the time you've been on the ZBA with  
21 us. Thank you and good luck in future endeavors.

22 MR. CARNEY: Thank you.

23 CHAIRMAN WERDEN: At this point, I shall  
24 entertain a motion to dismiss.



1 MR. CARNEY: Adjourn.

2 MS. P. HANSON: Second.

3 CHAIRMAN WERDEN: Moved by Robert. Seconded  
4 by Patti. All in favor.

5 (A chorus of ayes.)

6 CHAIRMAN WERDEN: Opposed. I didn't think so.  
7 That's it.

8 (Proceedings concluded at  
9 7:17 p.m.)

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1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF DU PAGE )

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4 LYNN M. EVANS, CSR, being first duly  
5 sworn on oath says that she is a court reporter  
6 doing business in the state of Illinois; that she  
7 reported in shorthand the proceedings given at  
8 the taking of said public hearing and that the  
9 foregoing is a true and correct transcript of her  
10 shorthand notes so taken as aforesaid, and  
11 contains all the proceedings given at said public  
12 hearing.

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LYNN M. EVANS, CSR  
CSR No. 084-003473

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<b>#</b>	13:11	<b>Board</b> [2] - 1:9, 2:2	<b>coffee</b> [1] - 16:11	<b>Driftwood</b> [1] - 8:11
<b>#15-10</b> [1] - 1:3	<b>Adjourn</b> [1] - 17:1	<b>board-on-board</b> [1] - 7:22	<b>coming</b> [3] - 9:16, 14:6, 15:20	<b>drive</b> [1] - 7:2
<b>0</b>	<b>aforsaid</b> [1] - 18:10	<b>Bob</b> [4] - 2:10, 3:2, 3:5, 15:7	<b>comments</b> [2] - 9:11, 14:9	<b>driving</b> [1] - 9:21
<b>084-003473</b> [1] - 18:16	<b>agree</b> [2] - 8:18, 9:12	<b>Boulevard</b> [4] - 7:18, 8:3, 8:14, 12:4	<b>commissioned</b> [1] - 1:14	<b>drove</b> [1] - 8:7
<b>1</b>	<b>ahead</b> [1] - 4:8	<b>BUCARO</b> [7] - 1:18, 2:11, 2:24, 3:6, 9:12, 9:24, 15:8	<b>compliance</b> [1] - 8:24	<b>DU</b> [1] - 18:2
<b>1200</b> [3] - 1:3, 3:17, 14:16	<b>AICP</b> [1] - 1:21	<b>Bucaro</b> [3] - 2:10, 3:5, 15:7	<b>compliment</b> [2] - 7:20, 14:1	<b>due</b> [1] - 4:24
<b>1201</b> [1] - 10:21	<b>aligned</b> [1] - 7:4	<b>building</b> [1] - 7:19	<b>compromise</b> [5] - 7:21, 8:1, 9:13, 11:5, 14:5	<b>duly</b> [1] - 18:4
<b>13</b> [2] - 5:5, 5:19	<b>ALSO</b> [1] - 1:20	<b>bunch</b> [1] - 8:12	<b>compromising</b> [1] - 9:16	<b>dumps</b> [1] - 5:8
<b>15</b> [1] - 4:10	<b>Angela</b> [2] - 15:17, 15:24	<b>Business</b> [4] - 5:3, 5:7, 5:13, 5:19	<b>concerned</b> [1] - 7:5	<b>DuPage</b> [1] - 2:4
<b>15-10</b> [1] - 3:17	<b>ANGELA</b> [1] - 1:22	<b>business</b> [3] - 15:20, 18:6	<b>concluded</b> [1] - 17:8	<b>during</b> [1] - 6:6
<b>15-foot</b> [1] - 13:21	<b>angle</b> [4] - 11:12, 11:14, 11:16, 11:17	<b>C</b>	<b>constant</b> [1] - 6:16	<b>duty</b> [1] - 14:3
<b>1978</b> [1] - 12:4	<b>answer</b> [1] - 12:12	<b>C.S.R</b> [1] - 1:12	<b>contains</b> [1] - 18:11	<b>E</b>
<b>1979</b> [1] - 10:20	<b>appeal</b> [2] - 8:15, 14:12	<b>cake</b> [1] - 16:10	<b>Cook</b> [1] - 2:4	<b>effect</b> [1] - 8:13
<b>2</b>	<b>APPEALS</b> [1] - 1:1	<b>canyon</b> [1] - 8:13	<b>corner</b> [2] - 9:6, 12:6	<b>effort</b> [1] - 16:19
<b>2</b> [1] - 1:6	<b>Appeals</b> [2] - 1:9, 2:3	<b>carefully</b> [2] - 7:11, 8:2	<b>correct</b> [2] - 13:17, 18:9	<b>eight</b> [1] - 6:2
<b>20</b> [1] - 6:1	<b>application</b> [1] - 11:2	<b>Carney</b> [4] - 2:14, 3:9, 15:9, 16:8	<b>counties</b> [1] - 2:3	<b>either</b> [1] - 16:2
<b>2013</b> [2] - 5:5, 5:19	<b>appreciate</b> [2] - 16:11, 16:19	<b>CARNEY</b> [8] - 1:17, 2:15, 3:10, 15:10, 16:3, 16:14, 16:22, 17:1	<b>COUNTY</b> [1] - 18:2	<b>endeavors</b> [1] - 16:21
<b>2015</b> [1] - 1:6	<b>approval</b> [1] - 14:19	<b>carried</b> [1] - 15:15	<b>couple</b> [1] - 9:1	<b>enjoyed</b> [1] - 16:12
<b>228</b> [1] - 1:11	<b>approve</b> [4] - 2:22, 6:19, 9:16, 14:12	<b>case</b> [2] - 3:17, 4:8	<b>court</b> [2] - 5:14, 18:5	<b>entertain</b> [2] - 2:22, 16:24
<b>3</b>	<b>approved</b> [2] - 3:15, 4:10	<b>cetera</b> [1] - 11:17	<b>crash</b> [2] - 5:4, 5:20	<b>entire</b> [1] - 7:3
<b>30-degree</b> [1] - 11:14	<b>area</b> [1] - 13:24	<b>Chair</b> [1] - 2:21	<b>curve</b> [1] - 5:1	<b>entitled</b> [1] - 1:10
<b>4</b>	<b>article</b> [6] - 4:3, 5:3, 5:7, 5:12, 5:18, 5:21	<b>CHAIRMAN</b> [34] - 2:1, 2:7, 2:20, 3:1, 3:14, 3:16, 3:21, 3:24, 4:2, 4:6, 5:11, 5:14, 6:21, 7:8, 8:6, 9:10, 10:6, 10:17, 12:16, 12:19, 13:4, 13:10, 13:15, 14:9, 14:14, 14:18, 14:22, 15:14, 15:16, 16:10, 16:15, 16:23, 17:3, 17:6	<b>curves</b> [1] - 7:17	<b>especially</b> [1] - 8:1
<b>4th</b> [1] - 2:21	<b>assuming</b> [1] - 13:17	<b>case</b> [2] - 3:17, 4:8	<b>cut</b> [2] - 10:4, 10:5	<b>et</b> [1] - 11:17
<b>7</b>	<b>audience</b> [1] - 10:9	<b>certainly</b> [1] - 9:20	<b>D</b>	<b>evening</b> [2] - 6:22, 11:21
<b>7:00</b> [2] - 1:7, 2:1	<b>aware</b> [2] - 4:22, 12:5	<b>Chair</b> [1] - 2:21	<b>dated</b> [2] - 5:4, 5:19	<b>Excuse</b> [1] - 5:11
<b>7:17</b> [1] - 17:9	<b>ayes</b> [1] - 17:5	<b>CHAIRMAN</b> [34] - 2:1, 2:7, 2:20, 3:1, 3:14, 3:16, 3:21, 3:24, 4:2, 4:6, 5:11, 5:14, 6:21, 7:8, 8:6, 9:10, 10:6, 10:17, 12:16, 12:19, 13:4, 13:10, 13:15, 14:9, 14:14, 14:18, 14:22, 15:14, 15:16, 16:10, 16:15, 16:23, 17:3, 17:6	<b>degrade</b> [1] - 12:7	<b>Exhibits</b> [1] - 4:6
<b>A</b>	<b>B</b>	<b>change</b> [1] - 13:2	<b>department</b> [1] - 6:16	<b>existing</b> [1] - 4:15
<b>above-entitled</b> [1] - 1:10	<b>backs</b> [1] - 10:22	<b>chief</b> [1] - 6:15	<b>desires</b> [1] - 10:12	<b>eye</b> [1] - 8:15
<b>absolute</b> [1] - 16:14	<b>backyard</b> [1] - 6:10	<b>children</b> [1] - 11:8	<b>difference</b> [1] - 11:14	<b>F</b>
<b>abstain</b> [3] - 3:8, 3:10, 3:12	<b>bad</b> [2] - 4:11, 16:10	<b>chorus</b> [1] - 17:5	<b>different</b> [2] - 8:24, 9:2	<b>fact</b> [2] - 7:17, 7:21
<b>acceptable</b> [1] - 10:4	<b>Banno</b> [1] - 2:18	<b>chose</b> [1] - 6:24	<b>difficult</b> [2] - 7:18, 9:15	<b>factor</b> [1] - 5:5
<b>according</b> [2] - 5:3, 5:7	<b>BARTLETT</b> [1] - 1:1	<b>Chris</b> [1] - 13:20	<b>disappointing</b> [1] - 11:3	<b>family</b> [3] - 4:19, 5:23, 7:7
<b>account</b> [1] - 8:22	<b>Bartlett</b> [6] - 1:9, 1:11, 2:3, 10:20, 16:5, 16:6	<b>city</b> [1] - 5:8	<b>discussion</b> [1] - 15:1	<b>family's</b> [1] - 6:18
<b>address</b> [2] - 12:20,	<b>BEFORE</b> [1] - 1:1	<b>clear</b> [1] - 11:4	<b>discussions</b> [1] - 9:14	<b>far</b> [1] - 15:23
	<b>better</b> [5] - 5:17, 7:23, 8:15, 8:17, 9:23	<b>close</b> [1] - 14:23	<b>dismiss</b> [1] - 16:24	<b>favor</b> [6] - 11:7, 11:9, 11:19, 13:4, 13:6, 17:4
	<b>between</b> [1] - 11:14	<b>closely</b> [1] - 13:18	<b>dispute</b> [1] - 11:24	<b>favorable</b> [1] - 4:16
	<b>beyond</b> [1] - 14:2	<b>closer</b> [1] - 7:24	<b>disrepair</b> [1] - 8:9	<b>feet</b> [2] - 4:10, 8:16
	<b>big</b> [1] - 10:5		<b>distance</b> [1] - 12:10	<b>felt</b> [1] - 9:15
	<b>billboards</b> [1] - 5:10		<b>dog</b> [1] - 4:22	<b>Fence</b> [1] - 1:4
	<b>bit</b> [4] - 5:17, 8:8, 11:3, 16:3		<b>Dogwood</b> [1] - 10:21	<b>fence</b> [19] - 4:10, 4:15, 4:21, 4:22, 4:23, 5:5, 5:21, 5:24, 6:13, 6:24, 7:22, 7:24, 8:18, 12:6, 12:23, 13:8, 14:17, 14:20
	<b>board</b> [6] - 7:9, 7:22, 11:21, 15:18, 15:19		<b>done</b> [1] - 11:5	<b>fences</b> [10] - 6:10, 7:13, 7:15, 8:2, 8:8, 8:10, 8:12, 8:24,
	<b>BOARD</b> [1] - 1:1		<b>down</b> [3] - 4:12, 9:17, 10:4	

<p>12:14, 13:2  <b>few</b> [1] - 14:3  <b>fill</b> [2] - 10:15, 10:17  <b>filled</b> [1] - 10:12  <b>first</b> [3] - 10:14, 11:23, 18:4  <b>five</b> [1] - 8:12  <b>foot</b> [12] - 4:10, 4:23, 5:24, 6:9, 6:13, 7:15, 7:23, 8:12, 12:6, 12:15, 14:17, 14:20  <b>foreclosures</b> [1] - 5:8  <b>foregoing</b> [1] - 18:9  <b>forms</b> [1] - 10:17  <b>forward</b> [1] - 3:21  <b>four</b> [6] - 7:23, 12:5, 12:9, 12:13, 13:2, 13:7  <b>four-foot</b> [1] - 7:23  <b>fracking</b> [1] - 5:9  <b>fully</b> [2] - 12:4, 12:15  <b>future</b> [1] - 16:21</p>	<p>14:5  <b>homeowners</b> [1] - 13:18  <b>homes</b> [5] - 5:4, 12:5, 12:9, 12:13, 13:8  <b>hope</b> [1] - 6:18  <b>house</b> [5] - 4:21, 7:16, 9:4, 11:12, 11:16</p> <p style="text-align: center;"><b>I</b></p> <p><b>Illinois</b> [3] - 1:11, 1:14, 18:6  <b>ILLINOIS</b> [1] - 18:1  <b>important</b> [1] - 4:19  <b>impressed</b> [1] - 8:19  <b>IN</b> [1] - 1:2  <b>indicated</b> [1] - 7:13  <b>information</b> [1] - 4:12  <b>Insider</b> [4] - 5:3, 5:7, 5:13, 5:19  <b>issue</b> [1] - 13:19  <b>issues</b> [1] - 4:24</p>	<p>10:21, 11:24, 14:16  <b>last</b> [8] - 6:1, 6:23, 8:16, 8:19, 9:14, 9:20, 11:22, 16:4  <b>least</b> [1] - 10:4  <b>leisure</b> [1] - 7:6  <b>lengthy</b> [1] - 9:14  <b>License</b> [1] - 1:12  <b>Linda</b> [3] - 2:16, 3:11, 15:11  <b>LINDA</b> [1] - 1:19  <b>line</b> [5] - 4:11, 7:16, 11:13, 11:15, 13:22  <b>live</b> [2] - 5:15, 10:21  <b>look</b> [3] - 8:20, 11:6, 11:19  <b>looked</b> [2] - 8:2, 8:7  <b>looking</b> [2] - 6:6, 9:7  <b>looks</b> [1] - 9:7  <b>lowering</b> [1] - 5:5  <b>luck</b> [1] - 16:21  <b>Lydia</b> [3] - 10:11, 10:14, 10:19</p>	<p>2:8, 2:9, 2:10, 2:11, 2:12, 2:14, 2:15, 2:16, 2:18, 2:23, 3:3, 3:4, 3:5, 3:7, 3:9, 3:10, 3:11, 3:13, 3:15, 3:20, 6:22, 7:10, 8:5, 9:9, 9:12, 9:24, 10:2, 10:11, 10:13, 10:14, 12:18, 13:6, 13:13, 13:17, 14:1, 14:8, 14:11, 14:15, 15:3, 15:4, 15:5, 15:7, 15:8, 15:9, 15:10, 15:11, 15:13, 15:15, 15:21, 16:3, 16:14, 16:18, 16:22  <b>MS</b> [23] - 1:17, 1:19, 1:22, 2:13, 2:17, 3:8, 3:19, 3:23, 4:5, 4:9, 5:13, 5:18, 9:19, 10:19, 11:20, 13:14, 13:20, 14:21, 15:6, 15:12, 16:1, 16:8, 17:2</p>	<p><b>old</b> [2] - 4:21, 15:20  <b>one</b> [7] - 5:21, 6:22, 6:24, 8:16, 9:23, 10:15, 10:17  <b>ones</b> [1] - 12:21  <b>open</b> [3] - 5:23, 10:6, 10:8  <b>opinion</b> [1] - 13:7  <b>opinions</b> [1] - 13:16  <b>opportunity</b> [1] - 4:18  <b>Opposed</b> [1] - 17:6  <b>opposed</b> [1] - 13:5  <b>order</b> [1] - 2:2  <b>ordinance</b> [2] - 4:23, 7:24  <b>originally</b> [1] - 12:23  <b>ourselves</b> [1] - 6:8  <b>outside</b> [1] - 16:6</p> <p style="text-align: center;"><b>P</b></p> <p><b>P.M</b> [1] - 1:7  <b>p.m</b> [1] - 17:9  <b>PAGE</b> [1] - 18:2  <b>painted</b> [1] - 13:21  <b>parent</b> [1] - 6:11  <b>past</b> [1] - 14:4  <b>patio</b> [1] - 11:17  <b>Patti</b> [5] - 2:12, 3:7, 14:22, 15:5, 17:4  <b>PATTI</b> [1] - 1:17  <b>people</b> [4] - 8:10, 8:19, 9:8, 15:23  <b>permit</b> [1] - 12:14  <b>person</b> [2] - 5:15, 10:24  <b>personally</b> [1] - 7:22  <b>petition</b> [3] - 12:17, 12:20, 12:22  <b>petitioner's</b> [1] - 10:22  <b>petitioners</b> [1] - 3:18  <b>pets</b> [1] - 11:9  <b>pickets</b> [1] - 7:3  <b>picture</b> [1] - 4:3  <b>piece</b> [1] - 6:13  <b>PILASIEWICZ</b> [10] - 3:20, 3:23, 4:9, 5:13, 5:18, 6:22, 8:5, 9:9, 10:2, 14:8  <b>Pinetree</b> [5] - 1:3, 3:17, 5:2, 11:24, 14:16  <b>place</b> [1] - 13:12  <b>placement</b> [2] - 5:1, 9:4  <b>plan</b> [2] - 4:20, 11:18  <b>pleasure</b> [1] - 16:14</p>
<b>G</b>		<b>M</b>	<b>N</b>	
<p><b>George</b> [9] - 2:8, 3:1, 3:3, 8:6, 8:14, 9:5, 9:13, 14:18, 15:3  <b>GEORGE</b> [1] - 1:18  <b>given</b> [4] - 12:13, 16:12, 18:7, 18:11</p>	<b>J</b>	<p><b>mailings</b> [1] - 4:3  <b>Main</b> [1] - 1:11  <b>map</b> [2] - 7:13, 8:23  <b>mark</b> [1] - 4:6  <b>MATTER</b> [1] - 1:2  <b>mean</b> [1] - 9:14  <b>means</b> [1] - 6:7  <b>meeting</b> [11] - 2:2, 2:21, 6:1, 6:23, 9:20, 10:8, 11:22, 13:1, 15:19, 15:22, 16:4  <b>meets</b> [1] - 11:10  <b>microphone</b> [2] - 3:22, 5:17  <b>middle</b> [1] - 9:17  <b>Mike</b> [4] - 2:6, 3:13, 15:13, 16:18  <b>MIKE</b> [1] - 1:16  <b>mind</b> [2] - 4:13, 6:13  <b>minutes</b> [3] - 2:21, 3:15, 5:16  <b>missed</b> [1] - 16:18  <b>month</b> [2] - 4:14, 15:22  <b>most</b> [2] - 4:19, 8:24  <b>motion</b> [4] - 2:22, 14:11, 15:15, 16:24  <b>motions</b> [1] - 14:10  <b>moved</b> [4] - 2:23, 3:1, 14:18, 17:3  <b>moving</b> [1] - 4:20  <b>MR</b> [59] - 1:16, 1:17, 1:18, 1:18, 1:21, 2:6,</p>	<p><b>name</b> [2] - 10:19, 11:21  <b>nearby</b> [1] - 5:9  <b>needed</b> [1] - 9:1  <b>neighborhood</b> [3] - 6:8, 11:6, 11:19  <b>neighbors</b> [6] - 5:9, 5:23, 6:2, 6:4, 6:9, 12:2  <b>new</b> [6] - 7:12, 9:22, 11:2, 11:9, 15:20, 16:3  <b>Newport</b> [1] - 8:14  <b>news</b> [1] - 16:3  <b>newspaper</b> [1] - 4:3  <b>next</b> [1] - 15:22  <b>nine</b> [3] - 5:4, 5:6, 5:19  <b>noisy</b> [1] - 5:9  <b>none</b> [1] - 15:21  <b>Notary</b> [1] - 1:13  <b>notes</b> [1] - 18:10  <b>nothing</b> [1] - 5:24  <b>number</b> [1] - 7:14</p>	
<b>H</b>	<p><b>JIM</b> [1] - 1:21  <b>Jim</b> [1] - 13:23  <b>Joe</b> [1] - 2:18  <b>jotted</b> [1] - 4:12  <b>July</b> [1] - 1:6  <b>June</b> [1] - 2:21</p>	<b>K</b>		
<p><b>Hall</b> [1] - 1:11  <b>hand</b> [1] - 3:24  <b>HANSON</b> [13] - 1:17, 1:19, 2:13, 2:17, 3:8, 3:12, 9:19, 11:20, 14:21, 15:6, 15:12, 16:8, 17:2  <b>Hanson</b> [6] - 2:12, 2:16, 3:7, 3:11, 15:5, 15:11  <b>happy</b> [1] - 14:7  <b>hard</b> [2] - 8:17, 9:5  <b>heard</b> [1] - 16:1  <b>Hearing</b> [1] - 1:4  <b>hearing</b> [3] - 14:23, 18:8, 18:12  <b>Height</b> [1] - 1:4  <b>hello</b> [1] - 3:23  <b>high</b> [2] - 6:14, 14:17  <b>hoarders</b> [1] - 5:8  <b>home</b> [4] - 4:20, 5:20, 6:7, 16:5  <b>homeowner</b> [1] -</p>	<p><b>Kane</b> [1] - 2:4  <b>keep</b> [1] - 8:10  <b>key</b> [1] - 9:13  <b>kids</b> [2] - 4:21, 6:11  <b>kind</b> [5] - 8:13, 8:16, 9:2, 9:16, 13:7  <b>kindly</b> [1] - 13:21  <b>Koziol</b> [3] - 2:8, 3:3, 15:3  <b>KOZIOL</b> [11] - 1:18, 2:9, 2:23, 3:4, 7:10, 13:17, 14:1, 14:11, 14:15, 15:4, 16:18</p>			
<b>L</b>	<b>L</b>		<b>O</b>	
<p><b>landscaping</b> [2] - 10:3, 11:4  <b>Lane</b> [5] - 1:3, 3:17,</p>			<p><b>oath</b> [1] - 18:5  <b>obviously</b> [1] - 12:13  <b>OF</b> [6] - 1:1, 1:1, 1:2, 1:5, 18:1, 18:2  <b>offenders</b> [1] - 5:10</p>	

<p><b>PLONCZYNSKI</b> [25] - 1:21, 2:6, 2:8, 2:10, 2:12, 2:14, 2:16, 2:18, 3:3, 3:5, 3:7, 3:9, 3:11, 3:13, 3:15, 10:11, 10:14, 15:3, 15:5, 15:7, 15:9, 15:11, 15:13, 15:15, 15:21 <b>plus</b> [1] - 6:1 <b>point</b> [5] - 5:21, 7:4, 10:8, 14:23, 16:23 <b>police</b> [2] - 6:15, 6:16 <b>portion</b> [1] - 14:24 <b>positive</b> [4] - 8:4, 14:14, 14:15, 15:18 <b>possible</b> [1] - 6:12 <b>present</b> [2] - 3:18, 4:8 <b>PRESENT</b> [2] - 1:15, 1:20 <b>presenting</b> [1] - 13:5 <b>previous</b> [1] - 9:23 <b>priority</b> [1] - 6:19 <b>privacy</b> [2] - 7:5, 7:6 <b>private</b> [1] - 7:1 <b>problem</b> [2] - 6:16, 8:9 <b>proceedings</b> [2] - 18:7, 18:11 <b>PROCEEDINGS</b> [2] - 1:5, 1:8 <b>Proceedings</b> [1] - 17:8 <b>property</b> [10] - 4:11, 5:6, 7:11, 9:21, 10:21, 10:22, 11:12, 11:13, 11:16, 14:16 <b>property's</b> [1] - 5:1 <b>proposal</b> [2] - 7:12, 11:9 <b>prove</b> [1] - 7:4 <b>provide</b> [2] - 6:11, 6:13 <b>public</b> [5] - 10:7, 10:9, 14:23, 18:8, 18:11 <b>Public</b> [2] - 1:4, 1:13 <b>purchased</b> [1] - 16:5 <b>put</b> [2] - 12:14, 16:20 <b>putting</b> [2] - 5:24, 12:23</p>	<p><b>quorum</b> [1] - 2:19</p> <p style="text-align: center;"><b>R</b></p> <p><b>raise</b> [1] - 3:24 <b>rather</b> [1] - 7:23 <b>RE</b> [1] - 1:2 <b>reaches</b> [1] - 16:7 <b>reaching</b> [1] - 12:9 <b>read</b> [1] - 4:13 <b>really</b> [1] - 11:6 <b>reason</b> [1] - 7:1 <b>reasoning</b> [2] - 9:22, 11:7 <b>received</b> [2] - 4:16, 15:24 <b>recommend</b> [1] - 14:19 <b>recommendation</b> [6] - 4:17, 4:18, 8:4, 14:14, 14:15, 15:18 <b>registered</b> [1] - 5:10 <b>reiterate</b> [1] - 10:23 <b>replace</b> [1] - 4:20 <b>replacement</b> [1] - 16:15 <b>REPORT</b> [1] - 1:5 <b>reported</b> [1] - 18:7 <b>reporter</b> [2] - 5:14, 18:5 <b>request</b> [5] - 6:3, 6:19, 8:4, 9:19, 9:22 <b>requirements</b> [1] - 11:11 <b>resident</b> [2] - 10:20, 11:23 <b>reviewed</b> [2] - 7:12 <b>Robert</b> [7] - 2:14, 3:9, 10:13, 11:22, 13:14, 15:9, 17:3 <b>ROBERT</b> [2] - 1:17, 1:18 <b>roll</b> [3] - 2:5, 3:2, 15:2</p> <p style="text-align: center;"><b>S</b></p> <p><b>safe</b> [2] - 4:21, 6:10 <b>safety</b> [7] - 4:18, 4:24, 6:12, 6:14, 6:18, 7:7, 11:8 <b>Saric</b> [2] - 10:11, 10:20 <b>SARIC</b> [1] - 10:19 <b>saw</b> [1] - 10:24 <b>Second</b> [1] - 14:21 <b>second</b> [3] - 2:24, 14:20, 17:2</p>	<p><b>seconded</b> [3] - 3:1, 14:22, 17:3 <b>see</b> [3] - 7:3, 7:23, 12:11 <b>separate</b> [1] - 6:8 <b>service</b> [2] - 16:9, 16:12 <b>sex</b> [1] - 5:10 <b>shadowbox</b> [1] - 7:1 <b>shall</b> [3] - 10:8, 14:23, 16:23 <b>shorthand</b> [2] - 18:7, 18:10 <b>side</b> [3] - 7:16, 7:19, 8:17 <b>sidewalk</b> [6] - 11:15, 12:7, 12:10, 12:15, 12:24, 13:9 <b>sight</b> [1] - 7:16 <b>sign</b> [2] - 4:4, 13:14 <b>signatures</b> [1] - 6:1 <b>sinkholes</b> [1] - 5:8 <b>situation</b> [2] - 9:3, 12:8 <b>situations</b> [1] - 9:2 <b>six</b> [12] - 4:10, 4:23, 5:24, 6:9, 6:13, 7:15, 8:12, 8:16, 12:6, 12:15, 14:17, 14:20 <b>six-foot</b> [10] - 4:10, 4:23, 5:24, 6:9, 6:13, 7:15, 8:12, 12:6, 14:17, 14:20 <b>smith</b> [1] - 13:13 <b>SMITH</b> [6] - 10:13, 10:16, 11:21, 12:18, 12:22, 13:6 <b>Smith</b> [2] - 10:13, 11:22 <b>solid</b> [1] - 8:18 <b>solution</b> [1] - 14:6 <b>soon</b> [1] - 16:15 <b>sorry</b> [4] - 4:11, 5:11, 10:16, 12:18 <b>South</b> [1] - 1:11 <b>speaker</b> [1] - 4:12 <b>speeding</b> [1] - 6:14 <b>spray</b> [1] - 13:21 <b>SS</b> [1] - 18:1 <b>staff</b> [2] - 13:18, 14:2 <b>start</b> [1] - 8:11 <b>starts</b> [1] - 8:12 <b>State</b> [1] - 1:14 <b>STATE</b> [1] - 18:1 <b>state</b> [1] - 18:6 <b>stay</b> [1] - 15:16 <b>step</b> [1] - 3:21 <b>still</b> [2] - 7:23, 11:5 <b>stockade</b> [1] - 7:15</p>	<p><b>stockade-type</b> [1] - 7:15 <b>stop</b> [1] - 10:18 <b>straight</b> [1] - 7:19 <b>Street</b> [1] - 1:11 <b>strictly</b> [1] - 7:7 <b>Struckman</b> [7] - 5:2, 6:15, 7:14, 7:18, 8:3, 8:7, 12:4 <b>style</b> [1] - 6:24 <b>support</b> [2] - 6:2, 10:23 <b>supportive</b> [1] - 8:21 <b>surface</b> [1] - 16:16 <b>swallow</b> [1] - 8:17 <b>swear</b> [1] - 10:18 <b>sworn</b> [2] - 4:1, 18:5</p> <p style="text-align: center;"><b>T</b></p> <p><b>tacky</b> [1] - 5:10 <b>terms</b> [1] - 11:11 <b>testimony</b> [1] - 1:8 <b>THE</b> [2] - 1:1, 1:2 <b>threat</b> [1] - 5:9 <b>three</b> [1] - 7:23 <b>today</b> [1] - 6:4 <b>tonight</b> [2] - 5:15, 13:5 <b>touch</b> [1] - 15:16 <b>traffic</b> [1] - 4:24 <b>trail</b> [1] - 7:2 <b>transcript</b> [1] - 18:9 <b>trees</b> [2] - 10:1, 10:5 <b>trim</b> [1] - 10:3 <b>true</b> [1] - 18:9 <b>trustees</b> [1] - 14:12 <b>try</b> [1] - 9:6 <b>trying</b> [5] - 6:7, 6:10, 11:24, 12:7, 14:5 <b>type</b> [1] - 7:15 <b>typical</b> [1] - 9:4 <b>typically</b> [1] - 8:9</p> <p style="text-align: center;"><b>U</b></p> <p><b>unfortunately</b> [2] - 6:3, 10:3 <b>unincorporated</b> [1] - 16:6 <b>unique</b> [1] - 5:1 <b>uniqueness</b> [1] - 11:11 <b>unusual</b> [1] - 9:3 <b>up</b> [7] - 5:16, 8:10, 10:7, 10:8, 10:22, 14:6, 15:20</p>	<p style="text-align: center;"><b>V</b></p> <p><b>vacation</b> [1] - 6:5 <b>values</b> [3] - 5:4, 5:6, 5:20 <b>variance</b> [2] - 4:10, 14:13 <b>variances</b> [2] - 9:1, 15:23 <b>Variation</b> [1] - 1:4 <b>variation</b> [3] - 6:3, 14:16, 14:19 <b>Variation-Fence</b> [1] - 1:4 <b>vehicles</b> [1] - 6:14 <b>verified</b> [1] - 13:22 <b>village</b> [1] - 2:3 <b>VILLAGE</b> [1] - 1:1 <b>Village</b> [4] - 1:10, 14:12, 15:18, 15:19 <b>visually</b> [1] - 9:21 <b>vote</b> [1] - 4:15</p> <p style="text-align: center;"><b>W</b></p> <p><b>walk</b> [1] - 7:2 <b>walked</b> [2] - 10:24, 11:1 <b>wants</b> [1] - 13:3 <b>week</b> [1] - 11:1 <b>WERDEN</b> [35] - 1:16, 2:1, 2:7, 2:20, 3:1, 3:14, 3:16, 3:21, 3:24, 4:2, 4:6, 5:11, 5:14, 6:21, 7:8, 8:6, 9:10, 10:6, 10:17, 12:16, 12:19, 13:4, 13:10, 13:15, 14:9, 14:14, 14:18, 14:22, 15:14, 15:16, 16:10, 16:15, 16:23, 17:3, 17:6 <b>Werden</b> [3] - 2:6, 3:13, 15:13 <b>west</b> [1] - 8:11 <b>wife</b> [1] - 16:4 <b>wishes</b> [1] - 10:10 <b>Witness</b> [1] - 4:1 <b>wooden</b> [1] - 8:10 <b>word</b> [1] - 9:13 <b>workable</b> [1] - 9:18</p> <p style="text-align: center;"><b>Y</b></p> <p><b>yard</b> [1] - 7:3</p>
<p style="text-align: center;"><b>Q</b></p> <p><b>qualified</b> [1] - 1:13 <b>questions</b> [2] - 7:8, 7:10</p>				

**Z**

**ZBA** [2] - 16:7, 16:20

**ZONING** [1] - 1:1

**Zoning** [2] - 1:9, 2:2

**ZUBKO** [6] - 1:22,  
3:19, 4:5, 13:14,  
13:20, 16:1