

1                   BEFORE THE ZONING BOARD OF APPEALS COMMISSION  
2                   OF THE VILLAGE OF HODGKINS, ILLINOIS

3  
4                   Hearing was held in the Hodgkins Village  
5 Hall, 8990 Lyons Street, Hodgkins, Illinois, commencing  
6 at 7:00 o'clock p.m. on the 5th day of January, 2017.

7  
8 APPEARANCES:

9                   MR. EDWIN BELKA, Chairman  
10                  MS. STEPHANIE GARDNER, Clerk  
11                  MR. ROBERT BURALLI, Commissioner  
12                  MR. MARK MAYER, Commissioner  
13                  MR. ANDREW SALERNO, Commissioner  
14                  MR. BILL URBAN, Commissioner  
15                  MR. JOHN O'CONNELL, Attorney for Board

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REPORTED BY LYN DOERING, CSR.

1 CHAIR BELKA: Meeting will come to order.

2 Good evening, ladies and gentlemen. My name  
3 is Edwin Belka. I am Chairman of the Hodgkins Zoning  
4 Board of Appeals.

5 And this evening we are dealing with a  
6 request for a variance submitted by the Village with a  
7 request to change, the purpose of hearing, the  
8 consideration of a Planned Unit Development, called a  
9 "PUD," to be located on 12 1/2 vacant acres, whose  
10 common address is generally known to be 6201 East  
11 Avenue in Hodgkins.

12 The property is owned entirely by the Village  
13 of Hodgkins, and there are PIN numbers associated with  
14 this, and they are 18-15-304-006-0000,  
15 18-15-304-007-0000 and 18-15-304-012-0000.

16 These properties will be three lots. Lot 1  
17 approximately 242,987 square feet or 5.58 acres  
18 approximately. Lot 2, 242,539 square feet or  
19 approximately 5.57 acres. And the last Lot No. 3,  
20 52,272 square feet or approximately 1.2 acres. And  
21 this is to be used for water retention, the last one,  
22 Lot No. 3.

23 Pursuant to a redevelopment agreement Lots 1  
24 and 2 will be conveyed to two private property

3  
1 developers for commercial uses. Lot 3 will be retained  
2 by the Village.

3 This has been in the Suburban Life Newspaper  
4 since, oh, for the last two, three weeks, and it has  
5 also been posted here.

6 I will waive the legal reading notice at this  
7 point, and we will go ahead and take roll. Stephanie  
8 Gardner will go ahead and take roll at this time.

9 CLERK GARDNER: Mr. Belka?

10 CHAIR BELKA: I am here.

11 CLERK GARDNER: Mr. Buralli?

12 COMMISSIONER BURALLI: Here.

13 CLERK GARDNER: Mr. Camboni? Absent.

14 Mark Mayer?

15 COMMISSIONER MAYER: Here.

16 CLERK GARDNER: Mr. Salerno?

17 COMMISSIONER SALERNO: Here.

18 CLERK GARDNER: Mr. Urban? Absent.

19 CHAIR BELKA: All right. Is there anyone here  
20 from the Village of Hodgkins representing the Village  
21 who would like to make their presentation for this  
22 variance?

23 MR. O'CONNELL: I would do so.

24 CHAIR BELKA: Very good. Thank you. Proceed.

1 MR. O'CONNELL: My name is John O'Connell. I am  
2 the Attorney for the Village of Hodgkins, and if I may,  
3 Mr. Chairman, it was published in the DesPlaines Valley  
4 News.

5 CHAIR BELKA: Oh really? The DesPlaines Valley?

6 MR. O'CONNELL: Yes.

7 CHAIR BELKA: Sorry. My mistake.

8 MR. O'CONNELL: In addressing the Planned Unit  
9 Development, first of all, this is the first Planned  
10 Unit Development that the Village has ever had. So all  
11 the developed projects we have had have not been as a  
12 quote "Planned Unit Development," which is defined by  
13 statute.

14 Before we get into that, the property that  
15 you are looking at -- and I gave everybody copies of  
16 our plat, our proposed plat -- most of this property is  
17 8.23 acres that the Village acquired from the Dostal  
18 family pursuant to a quick take action in the Circuit  
19 Court of Cook County in 2015 over into 2016.

20 Approximately 3 acres, which you will see on  
21 Lot 2, which is the back portion of Lot 2, we had  
22 acquired back in 2007 when the Village had purchased  
23 from LiquidAir -- Strike that. Not LiquidAir. They  
24 used to house LiquidAir, but we bought it from Vulcan

1 back around 2007, which comprised the east portion of  
2 Lot 2 just below Lot 3.

3 On the eastern portion of Lots 1, 2 and 3 it  
4 entails -- I am sorry -- Lots 1 and 3 it entails  
5 property, about 1.2 acres of property, that the Village  
6 acquired from Vulcan about six months ago.

7 Mr. Urban is here.

8 CHAIR BELKA: Welcome, Mr. Urban.

9 COMMISSIONER URBAN: Sorry. Train.

10 MR. O'CONNELL: Lots 1, 2 and 3 now comprise about  
11 12 1/2 acres. So we had enough, a sufficient acreage,  
12 to do the development that we had memorialized in  
13 redevelopment agreements with both Runion Equipment and  
14 Advantage Chevrolet or a subsidiary thereof.

15 So what the difference is by making this a  
16 Planned Unit Development -- a Planned Unit Development,  
17 it's a large enough size of acreage, it's to be used by  
18 two users. We are proposing -- Pardon me?

19 CHAIR BELKA: Nothing. Sorry. Excuse me. Just  
20 mumbling to myself.

21 MR. O'CONNELL: What we are proposing that this be  
22 a Planned Unit Development, and in effect, what a  
23 Planned Unit Development is, it's a development in and  
24 of itself, which has its own -- the zoning is as we

1 already designated to be commercial, but in terms of  
 2 the zoning regulations they would fall within the PUD,  
 3 they call it, which would avoid having to come back for  
 4 setbacks, for green space, for normal matters that you  
 5 would have to go to the Zoning Board. They would all  
 6 fall together in one Planned Unit Development.

7 When all everything is developed, planned, it  
 8 would be addressed just to this PUD. So instead of  
 9 when they come up with a site plan, setbacks, instead  
 10 of coming back to the ZBA, it's all part of this PUD,  
 11 Planned Unit Development, that we would approve herein  
 12 tonight -- strike that -- we would recommend herein  
 13 tonight.

14 The Board is meeting on Monday night,  
 15 January 9, and so your recommendations would be voted  
 16 on at that time.

17 I will say that there has been discussions  
 18 among several trustees that have come up to me that Lot  
 19 3, which is the retention -- so there is 1.2 acres of  
 20 retention for all of this property -- that originally  
 21 the engineer and myself had talked about this retaining  
 22 by the Village, thinking that there wouldn't be much  
 23 maintenance, that instead of giving all of it to one or  
 24 two, Runion or Advantage, the Village Trustees

1 suggested a very practical point, and that is leave the  
2 ownership of the retention to both the private users,  
3 that is Runion and Advantage, and we can accommodate  
4 that by having the ownership of Lot 3 retention be in  
5 tenants in common with both Runion and Advantage.

6 So one of the things that I think the ZBA  
7 should discuss and ask questions about is whether you  
8 would agree that Lot 3, instead of being owned by the  
9 Village, let the two users of the property use -- own  
10 Lot 3.

11 One of the items that was brought up is that  
12 Lot 3 is going to be a dry retention, but there will be  
13 water upon a rain. But Runion, their equipment is  
14 designed for crane lifts, things of that nature, that  
15 maybe there might be a little liability issue there,  
16 because they are going to take those cranes down below,  
17 and perhaps there should be joint ownership with  
18 Advantage and Runion to actually own Lot 3.

19 It won't change the schematics of this, it  
20 would still be the same, but the ownership will be by  
21 Runion and Advantage. We won't have to change anything  
22 on this plat. It's simply a matter of by making that  
23 conveyance to -- well, when we finally do the  
24 conveyance -- part of the conveyance from the Village

1 to these two entities would include Lot 3.

2 The second part of what I wanted to discuss  
3 is that once we, the Village, finally come up with this  
4 site plan, the next step would be for the Village to  
5 convey to both Runion and Advantage the property as  
6 described herein. I hope to have that done by the end  
7 of February. At that point in time we are getting  
8 close to spring season, when they in fact can start the  
9 actual construction of the property.

10 So I have rambled on, but there might be  
11 questions.

12 CHAIR BELKA: I have a question.

13 Is there any other private entity or group of  
14 private entities that manage or handle any retention in  
15 the Village at this point that you are aware of?

16 MR. O'CONNELL: Private entities, yes. The  
17 California State Teachers Retirement System owns  
18 retention in the Quarry Shopping Center. There is  
19 retention on River Road for the Industrial Condominium  
20 which I own, and I own that and manage that.

21 The only retention that the Village owns is  
22 for the retention off of 63rd Street and East Avenue,  
23 and that's the only.

24 COMMISSIONER SALERNO: John, do you believe that



1 there will be an issue that more of the retention is on  
2 Lot 2 than Lot 1?

3 MR. O'CONNELL: I don't think so, only because the  
4 retention is essential. The Lot 2 established by  
5 Advantage was sufficient for what they need.

6 COMMISSIONER SALERNO: Okay.

7 MR. O'CONNELL: Yeah.

8 COMMISSIONER URBAN: My name is William Urban.

9 Both lots are essentially the same size, if  
10 you just divide up the square foot to carry a load  
11 equally.

12 MR. O'CONNELL: Yeah, each has --

13 COMMISSIONER URBAN: The same acreage.

14 MR. O'CONNELL: -- 5.57, yeah.

15 CHAIR BELKA: Mr. O'Connell, my name is Edwin  
16 Belka. Is there any particular advantage to having the  
17 Village not maintain Lot 3?

18 MR. O'CONNELL: Well, the maintenance on this  
19 detention is not significant, but the one advantage to  
20 the Village would be that we have worked for five years  
21 putting all this together.

22 CHAIR BELKA: Uh huh.

23 MR. O'CONNELL: We haven't charged -- We haven't  
24 demanded any significant dollar investment for the

1 land, none, for both users, so we have done our part,  
2 and it's an opportunity for us to basically walk away,  
3 hope that everything works out well, and we would be at  
4 ease, knowing that these two responsible entities could  
5 take care of that property, and we wouldn't have any  
6 obligation.

7 And I think that's -- that's a significant  
8 benefit for the Village. We set it up. Let them do  
9 it. We did that with Quarry Shopping Center. We did  
10 that with Menards. So there is no reason why we can't  
11 do the same with this.

12 CHAIR BELKA: You are confident then, since this  
13 is along East Avenue and a number of families and  
14 children walk up and down that way, there would be no  
15 problems with safety during or after a rain, with water  
16 in the retention area, that could cause a problem?

17 The entities for Lots 1 and 2 would maintain  
18 that for all safety concerns as well. You see no issue  
19 with that?

20 MR. O'CONNELL: I don't see that as an issue. For  
21 an individual they would have to cross the entire lot  
22 lines of both these properties to get to that location.

23 When the rain is there, it still will not  
24 be -- it will be a gravel base. We will have pipelines

1 that will take the water from Lot 3 to the south that  
2 would go down our pipelines to enter into East Avenue  
3 sewer water -- waterlines -- storm sewer lines down  
4 East Avenue, so it will not be a hazard.

5 CHAIR BELKA: Okay. Very good.

6 Concerning Lots 1, 2 and Lot 3 as well, there  
7 does not appear to be any issues with emergency  
8 vehicles, utility access or anything else of that  
9 concern?

10 Is there someone here who might want to --

11 MR. O'CONNELL: We have someone here from  
12 Pleasantview.

13 Have you had a chance, Mr. Lyons, to look at  
14 the --

15 LIEUTENANT LYONS: I haven't looked at the site  
16 plan, but I don't think we are going to have an issue  
17 with it.

18 MR. O'CONNELL: There will be room for emergency  
19 vehicles to get to Lot 3, and certainly there will be  
20 room. The whole project has been designed so that  
21 access of emergency equipment will be available.

22 CHAIR BELKA: All right. At this point I would  
23 like to open this up to discussion. Anyone who has any  
24 issues or comments, complaints, observations, please

1 announce your name and ask your question or state your  
2 concern to the Village.

3 And feel free to do so. This is open to  
4 public discussion at this point. So please step  
5 forward and state any concerns, issues or complaints or  
6 suggestions.

7 TRUSTEE RICE: My name is Larry Rice.

8 You know what we did with Target, and Water  
9 House we have up there, we put that all under ground.  
10 Would that save you any money by doing anything like  
11 that with this outfit?

12 MR. O'CONNELL: That was Menards. We put Menards  
13 underground, and that cost \$750,000.

14 TRUSTEE RICE: Okay. Yeah, right. I thought  
15 maybe it would save some -- you know, if we could put  
16 it underground and maybe build on it or something and  
17 put a parking lot on it.

18 MR. O'CONNELL: The cost is prohibitive.

19 TRUSTEE RICE: Okay. All right.

20 CHAIR BELKA: Is there anyone else?

21 MR. O'CONNELL: How about that young man sitting  
22 next to Lieutenant Lyons? Would you like to say  
23 anything?

24 MAYOR CUMMINGS: I would like to say a few words.

1 MR. O'CONNELL: I said "the young man."

2 CLERK GARDNER: Mr. Cummings.

3 MAYOR CUMMINGS: I want to say I feel that we are  
4 so lucky, all of us working together. Here we go with  
5 our team, that we have got two perfect, I think,  
6 companies that's going to be coming in here for that  
7 location.

8 So thank each and every one of you here and  
9 everybody for working together. That's how we have  
10 accomplished what we have got is everybody working  
11 together. And I keep saying that. I know I sound like  
12 a broken record, but how well we have worked together  
13 and to bring in companies.

14 And companies know this. They know that we  
15 try to implement wherever we possibly can to make our  
16 business as successful as possible here in Hodgkins,  
17 and that's the reason they want to come here.

18 So hopefully this will work here. I am sure  
19 it will, if all of us work together as a team. Thank  
20 you.

21 CHAIR BELKA: Just to add a couple words to what  
22 Mayor Cummings said. I think everyone here in the  
23 Village, whether they realize it or not, owes a debt of  
24 gratitude to those who have come before us who have

1 helped to develop and make our Village what it is in  
2 the way of business and a really wonderful place to  
3 live.

4 Do we have any other thoughts, questions,  
5 suggestions concerning this variance?

6 TRUSTEE STRUVE: I could clarify the reasons I am  
7 for Lot 3.

8 CHAIR BELKA: State your name please, Mr. Struve.

9 TRUSTEE STRUVE: Paul Struve, Trustee for the  
10 Village of Hodgkins.

11 There's a lot of things that happen when you  
12 have retention ponds. We have ditches and things the  
13 Village is already responsible for, for cleaning, and  
14 it gets to be a pretty good job to keep up with all of  
15 those things.

16 But when you have a retention like this is  
17 going to be, which this is going to be open, as opposed  
18 to the covered ones, which Mr. Rice mentioned before,  
19 is that when they do their snow removal, things like  
20 that, debris usually ends up in those ponds and stuff  
21 like that, and if that's the entity who is putting the  
22 snow in there, if it's their facility to begin with,  
23 they have to maintain those things.

24 If the Village owns that, we would have to go

1 and probably clean up or argue with whoever it is to  
2 make sure the stuff is cleaned and maintained  
3 properly -- the cutting of the grass, the cutting of  
4 the weeds, those things like that.

5 If it belongs to them, it's their  
6 responsibility, and that's where I believe the  
7 responsibility really belongs. So I just wanted to  
8 clarify some of the reasons why I felt it should become  
9 part and parcel with 1 and 2 parcels, Lot 3. Thank  
10 you.

11 CHAIR BELKA: Thank you, Mr. Struve.

12 Anyone else?

13 INSPECTOR KOVEL: Tim Kovel, Building Inspector  
14 for the Village of Hodgkins. I have one comment that  
15 doesn't pertain to this hearing, sir.

16 Today I was at my dentist's office over in --  
17 it's right off of 31st Street, and he is a prominent  
18 dentist. He lives in Hinsdale. He had been reading  
19 the DesPlaines Valley Times, and he may be interested  
20 in buying a lot in Hodgkins.

21 So I think that anybody who is affiliated  
22 with Hodgkins and what we have done here, for somebody  
23 of that type of prominence -- he lives in Hinsdale  
24 right now, as we speak, and he was considering buying a

1 lot here, and he was speaking to me about what a great  
2 town we live in, and he has heard such good things  
3 about it. I wanted everyone here to know that.

4 MR. O'CONNELL: Is he a good dentist?

5 INSPECTOR KOVEL: Oh, yeah.

6 CHAIR BELKA: Just to reiterate what Mr. Kovel  
7 said, I also know people who would love to move to the  
8 Village, if there was more residential in the Village.

9 Do we have anyone else? Any other  
10 suggestions, comments, observations? Feel free to  
11 speak up. Blessed silence.

12 Mr. O'Connell, could you give us a quick  
13 overview, a synopsis, brief synopsis of what you have  
14 just stated?

15 MR. O'CONNELL: This plat that everybody has  
16 before them features three lots. We discussed what we  
17 want to do with Lot 3.

18 Lots 1, 2 and 3 is a -- has been a collective  
19 effort over the past five years to make a development  
20 out of -- a commercial development out of property that  
21 sat idle and vacant for 50 years. So this is a major,  
22 major development for Hodgkins, that matches anything  
23 that we have done in the prior 30 years.

24 So what you are looking at and what you are



1 voting on is essentially the final -- almost the final  
 2 development along East Avenue, which is what our  
 3 Comprehensive Plan had envisioned 30 years ago, is  
 4 that, do something about the east side of East Avenue,  
 5 and this is a major stepping stone to achieving the  
 6 goals of our Comprehensive Plan.

7 CHAIR BELKA: So if I understand correctly, the  
 8 only issue that might be in question is Lot 3, which,  
 9 instead of having the Village own it or maintain the  
 10 retention, it would be retained by the property owners  
 11 of the Lots 1 and 2; correct?

12 MR. O'CONNELL: That is absolutely correct,  
 13 Mr. Chairman.

14 And it does not change the PUD that you would  
 15 be voting on for recommendation. That is something  
 16 that we would have to deal with the owners, but as far  
 17 as the recommendation vote that the ZBA would be making  
 18 tonight, it really doesn't matter.

19 CHAIR BELKA: Very good. Thank you,  
 20 Mr. O'Connell.

21 Once again, do we have any other comments?

22 All right. At this time I would like a  
 23 recommendation to bring this to a vote.

24 MR. O'CONNELL: We need a motion.

1 CHAIR BELKA: Can someone here recommend --

2 MR. O'CONNELL: We need a motion.

3 CHAIR BELKA: Oh, a motion. I would like a motion  
4 to bring this to a vote please.

5 COMMISSIONER SALERNO: I will first.

6 CHAIR BELKA: Very good. Do I have a second?

7 COMMISSIONER URBAN: I will second.

8 CHAIR BELKA: All right. Very good. We will go  
9 ahead and bring this to a vote, whether or not to  
10 approve or disapprove of this recommendation.

11 Just to let people know, this is a  
12 recommendation which we make to the Trustees of the  
13 Village. This is not a final vote. We make this  
14 recommendation to the Trustees, whether yea or nay, and  
15 the Trustees have the final vote of approval.

16 All right. Can we go ahead and proceed with  
17 the vote?

18 CLERK GARDNER: Mr. Belka?

19 CHAIR BELKA: Yes.

20 CLERK GARDNER: Mr. Buralli?

21 COMMISSIONER BURALLI: Yes.

22 CLERK GARDNER: Mr. Mayer?

23 COMMISSIONER MAYER: Yes.

24 CLERK GARDNER: Mr. Salerno?

1 COMMISSIONER SALERNO: Yes.

2 CLERK GARDNER: Mr. Urban?

3 COMMISSIONER URBAN: Yes.

4 CHAIR BELKA: We have it then. It is unanimous  
5 with the Zoning Board of Appeals that we recommend that  
6 this go ahead and proceed forth, as is stated by  
7 Mr. O'Connell.

8 Do we have any other comments, questions  
9 before the Zoning Board of Appeals at this point?

10 Very good. If there are no other comments,  
11 could I have a motion that we close this proceeding?

12 COMMISSIONER MAYER: Motion to close.

13 COMMISSIONER SALERNO: Second.

14 CHAIR BELKA: We have voted to recommend what  
15 Mr. O'Connell here has suggested for Lots 1 and 2, with  
16 the Lot 3 being maintained by the property owners of  
17 Lot 1 and 2.

18 Have a good evening. We are closed. Thank  
19 you --

20 MR. O'CONNELL: Thank you.

21 CHAIR BELKA: -- for your participation.

22 MR. O'CONNELL: Thank you.

23 (Proceedings concluded at


24 7:33 p.m.)

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I, LYN DOERING, Certified Shorthand Reporter and Notary Public in and for the State of Illinois do hereby certify that the foregoing proceedings were reported stenographically by me, was thereafter reduced to a printed transcript by me, and constitutes a true record of the testimony given and the proceedings had;

That I am not a relative or employee or attorney or counsel, nor a relative or employee of such attorney or counsel for any of the parties hereto, nor interested directly or indirectly in the outcome of this action.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this 23rd day of January, 2017.

  
\_\_\_\_\_  
Certified Shorthand Reporter  
State of Illinois  
CSR License No. 084-003037

\$750,000 [1] 12/13	ago [2] 5/6 17/3	build [1] 12/16
<b>0</b>	agree [1] 7/8	Building [1] 15/13
0000 [3] 2/14 2/15 2/15	agreement [1] 2/23	BURALLI [3] 1/10 3/11 18/20
003037 [1] 20/18	agreements [1] 5/13	business [2] 13/16 14/2
084-003037 [1] 20/18	ahead [5] 3/7 3/8 18/9 18/16 19/6	but [11] 4/24 6/1 7/12 7/13 7/20 8/10 9/19 11/16 13/12 14/16 17/16
<b>1</b>	all [19] 3/19 4/9 4/10 6/5 6/7 6/10 6/20 6/23 9/21 10/18 11/22 12/9 12/19 13/4 13/19 14/14 17/22 18/8 18/16	buying [2] 15/20 15/24
1.2 acres [3] 2/20 5/5 6/19	almost [1] 17/1	<b>C</b>
1/2 [2] 2/9 5/11	along [2] 10/13 17/2	California [1] 8/17
12 [2] 2/9 5/11	already [2] 6/1 14/13	call [1] 6/3
18-15-304-006-0000 [1] 2/14	also [2] 3/5 16/7	called [1] 2/8
18-15-304-007-0000 [1] 2/15	am [7] 2/3 3/10 4/1 5/4 13/18 14/6 20/7	Camboni [1] 3/13
18-15-304-012-0000 [1] 2/15	among [1] 6/18	can [5] 7/3 8/8 13/15 18/1 18/16
<b>2</b>	ANDREW [1] 1/11	can't [1] 10/10
2007 [2] 4/22 5/1	announce [1] 12/1	care [1] 10/5
2015 [1] 4/19	any [14] 8/13 8/14 9/16 9/24 10/5 11/7 11/23 12/5 12/10 14/4 16/9 17/21 19/8 20/9	carry [1] 9/10
2016 [1] 4/19	anybody [1] 15/21	cause [1] 10/16
2017 [2] 1/6 20/13	anyone [5] 3/19 11/23 12/20 15/12 16/9	Center [2] 8/18 10/9
23rd [1] 20/13	anything [5] 7/21 11/8 12/10 12/23 16/22	certainly [1] 11/19
242,539 [1] 2/18	APPEALS [4] 1/1 2/4 19/5 19/9	Certified [2] 20/1 20/17
242,987 [1] 2/17	appear [1] 11/7	certify [1] 20/3
<b>3</b>	APPEARANCES [1] 1/8	Chairman [4] 1/9 2/3 4/3 17/13
3 acres [1] 4/20	approval [1] 18/15	chance [1] 11/13
30 years [2] 16/23 17/3	approve [2] 6/11 18/10	change [4] 2/7 7/19 7/21 17/14
31st [1] 15/17	approximately [5] 2/17 2/18 2/19 2/20 4/20	charged [1] 9/23
<b>5</b>	are [17] 2/5 2/13 2/14 4/15 5/18 5/21 7/16 8/7 8/15 9/9 10/12 11/16 13/3 16/24 16/24 19/10 19/18	Chevrolet [1] 5/14
5.57 [1] 9/14	area [1] 10/16	Chicago [1] 20/13
5.57 acres [1] 2/19	argue [1] 15/1	children [1] 10/14
5.58 acres [1] 2/17	around [1] 5/1	Circuit [1] 4/18
50 years [1] 16/21	as [14] 4/11 5/24 8/5 10/18 10/20 11/6 13/16 13/16 13/19 14/17 15/24 17/16 17/17 19/6	clarify [2] 14/6 15/8
52,272 [1] 2/20	ask [2] 7/7 12/1	clean [1] 15/1
5th [1] 1/6	associated [1] 2/13	cleaned [1] 15/2
<b>6</b>	at [18] 1/6 3/6 3/8 4/15 6/16 8/7 8/15 10/3 11/13 11/15 11/22 12/4 15/16 16/24 17/22 19/9 19/23 20/13	cleaning [1] 14/13
6201 [1] 2/10	attorney [4] 1/12 4/2 20/8 20/9	Clerk [1] 1/10
63rd [1] 8/22	available [1] 11/21	close [3] 8/8 19/11 19/12
<b>7</b>	Avenue [7] 2/11 8/22 10/13 11/2 11/4 17/2 17/4	closed [1] 19/18
7:00 [1] 1/6	avoid [1] 6/3	collective [1] 16/18
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