

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

BEFORE THE PLAN COMMISSION OF  
VILLAGE OF HODGKINS, ILLINOIS

Public Hearing was held in the Hodgkins  
Village Hall, 8990 Lyons Street, Hodgkins, Illinois,  
commencing at 6:00 o'clock p.m. on the 7th day of May,  
2015.

APPEARANCES:

- MR. CLAUDE SEXTON, Chairman
- MR. DONALD CUTTILL, Commissioner
- MR. PAUL STRUVE, Commissioner
- MR. RICK CAMBONI, Commissioner
- MR. KEVIN MULLIGAN, Commissioner
- MR. RANDY CALDWELL, Commissioner
- MR. JOHN O'CONNELL, Attorney for Board

REPORTED BY LYN DOERING, CSR.

1           CHAIRMAN SEXTON: Good evening, ladies and  
2 gentlemen. My name is Claude Sexton, and I am Chair of  
3 the Hodgkins Plan Commission.

4           Pursuant to the Illinois Statutes a  
5 municipality which also is in an enterprise zone has  
6 the authority to file a quick take action as part of an  
7 eminent domain authority. Prior to exercising such  
8 quick take authority a public hearing must be held  
9 before the village board or a committee or commission  
10 designated by the village authority.

11           This Plan Commission is the body designated  
12 by the Village to conduct the hearing.

13           In accordance with State law, the Village  
14 caused to be published notice of this hearing in the  
15 Suburban Life and dated April 22, 2015. Anyone in the  
16 audience will be given an opportunity to express their  
17 views on this matter.

18           I will now turn it over to the Village  
19 Attorney, Mr. John O'Connell.

20           MR. O'CONNELL: Thank you, Mr. Chairman and  
21 members of the Plan Commission and members of the  
22 audience.

23           You may recall in April 17 of 2014 we had a  
24 similar hearing for the same purpose of obtaining a

1 quick take authority for the Village. As the chairman  
2 mentioned, in order for a municipality to pursue a  
3 quick take action, which means immediate vesting of  
4 title, one, you have to be a home rule community and  
5 also be in an enterprise zone, of which both Hodgkins  
6 is.

7 We became an enterprise zone in 1986, and we  
8 became home ruled in 1994. So a public hearing is  
9 required to show that there is a need for the property  
10 and a sense of urgency in getting the property.

11 Last year, in April of 2014, at the hearing  
12 that we presented arguments were made by the sellers or  
13 the owners of the property that rather than just  
14 1.25 acres, which we had a user for at the time, which  
15 continues to want to use the property -- and I will  
16 introduce Mr. Jason Roberts later -- the sellers made a  
17 compelling argument that the valuation of the property  
18 could be diminished, if the frontage were lost to  
19 parceling out, and in this case it would have been  
20 1.25 acres along East Avenue. So we backed off on the  
21 process of eminent domain.

22 In fact, we found a party that came to the  
23 Village with an interest in acquiring all of the  
24 8 acres, and they had plans to build what we will

1 describe as a sporting facility. We worked with them  
2 for a number of months, and I believe they had  
3 conversations with the owners of the property.

4 That did not come to fruition. It became  
5 very clear to the Village that they did not have the  
6 wherewithal, nor did they have the financial backing to  
7 make that project work. We then were basically giving  
8 up on presenting anything, and hoping that the owners  
9 of the property could come up with a user.

10 Approximately a month and a half ago however  
11 we met with Mr. Pat Runnion, who presently is the owner  
12 of Runnion Crane presently situated in Lyons. We met  
13 with Mr. Runnion.

14 We were impressed by the longevity of his  
15 company, selling cranes as well as trucks, and we felt  
16 that this would be a perfect fit for the majority of  
17 the 8 acres, and that we could once again reach out to  
18 the owners and make an offer for all 8 acres; not just  
19 1 1/2, 1.25 acres, but all 8.2 approximate acreage.

20 We sent an offer, after we did an appraisal  
21 by an MIA certified appraiser, which had an offer to it  
22 based on comparable properties within the area. That  
23 offer was rejected by the owners, indicating that they  
24 felt that their valuation was to be 1.3 million more,

1 and at the lowest level, \$900,000 more.

2 The Village and any potential user is not in  
3 a situation where they can make that kind of offer.

4 I am well-aware of correspondence between the  
5 owners and the potential user for the sports facility,  
6 but those offers were verbal, and they never proceeded.  
7 And those offers were, in our view, much higher than  
8 the property is valued at.

9 So we come here today with the appraisal that  
10 we had, with two users for the property that could make  
11 it a viable enterprise for the sellers, for the owners  
12 of the property, and would find a permanent use that  
13 the Village has long sought.

14 If I may at this juncture ask Jason Roberts  
15 to show us the new rendition of what the property would  
16 look like on the very south end of the parcel, and  
17 again, it includes most of the 1.25 acres that was  
18 subject of the hearing a little more than a year ago,  
19 on April 17.

20 MR. ROBERTS: Is there any particular place I  
21 should --

22 MR. O'CONNELL: Yes.

23 For the record, Jason, could you state your  
24 name and position?

1           MR. ROBERTS: My name is Jason Roberts,  
2 Vice-President of Advantage Chevrolet of Hodgkins.

3           MR. O'CONNELL: Thank you.

4                     If you could show the audience and then show  
5 the Plan Commission what the rendering looks like.

6           MR. ROBERTS: This is the view of East Avenue.  
7 This would be the frontage and storage area, and this  
8 is closer snapshot of the proposed site and the  
9 development for it.

10                    The plan is to utilize the space for used  
11 vehicle sales, have a service and truck facility, and a  
12 parts store as well for our dealerships, and this would  
13 be a separate entity from the Advantage of Hodgkins  
14 location.

15           MR. O'CONNELL: If I might add to Jason's  
16 testimony, we have -- the Village has had discussions  
17 with Desmond Roberts and Jason about also making a  
18 building large enough that it could incorporate the  
19 truck repair work that is currently going on, on the  
20 property that is owned by the Village, which was the  
21 old Pleasantview Fire Station. So that is our  
22 understanding.

23                    Is that correct, Jason?

24           MR. ROBERTS: Yes.

1 MR. O'CONNELL: That this building would be large  
2 enough to incorporate the business that is going there?

3 MR. ROBERTS: Yes, it is.

4 As a point of reference, right now we are at  
5 a disadvantage because we have more parts and service  
6 business than we can handle at both of our facilities.  
7 So from a capacity perspective, you know, our  
8 competitors are picking up quite a bit of business from  
9 us, because we don't have the proper space.

10 MR. O'CONNELL: So the testimony from last year,  
11 which again as I stated never proceeded with,  
12 Mr. Roberts was adamant that in order to start their  
13 business they needed to start construction in late  
14 summer at the earliest -- or the latest, in order to  
15 begin selling cars in spring -- at that time it was  
16 spring of this year, 2015.

17 Does that still hold true, as it relates to  
18 this new project that we are discussing?

19 MR. ROBERTS: Absolutely.

20 As I mentioned before, we are losing  
21 opportunities, and our competitors are seizing those  
22 opportunities. So everyday that goes by we are losing  
23 more and more potential business. So the second we get  
24 the green light is when we want to put our plans into

1 action.

2 MR. O'CONNELL: Does anyone have any questions of  
3 Mr. Roberts?

4 MS. KIESSLING: Araceli Kiessling.

5 So you knew about this last year, and you  
6 didn't approach the owners? Because it's been for  
7 sale.

8 MR. O'CONNELL: I will repeat --

9 MS. KIESSLING: I am asking him.

10 MR. O'CONNELL: He was not here last year.

11 MS. KIESSLING: Oh, that's interesting, because  
12 you just said that he intended on buying it last year  
13 to have it ready to go for this spring.

14 MR. O'CONNELL: That question was asked by  
15 Mr. Roberts, his father, at the time, who in 2004,  
16 which is when the discussions occurred, he had this to  
17 say. Can I repeat what he said in his testimony?

18 MS. KIESSLING: Sure.

19 MR. O'CONNELL: Okay. Bear with me. Last time it  
20 was Rose Dostal who asked that question.

21 MS. KIESSLING: I am wondering why they never  
22 approached the owners, if they were so interested in  
23 developing --

24 MR. O'CONNELL: If you bear with me, I will read



1 this.

2 MS. KIESSLING: I am asking him. Why can't he  
3 answer? Why do you have to answer?

4 MR. O'CONNELL: Because there is nothing on the  
5 record that he was even here in 2004.

6 MS. KIESSLING: He doesn't know what his father  
7 said?

8 MR. O'CONNELL: Do you know what your father said  
9 in 2004?

10 MR. ROBERTS: No.

11 MS. KIESSLING: If it concerns this.

12 MR. O'CONNELL: How do you know he was even  
13 working there in 2004?

14 MS. KIESSLING: So the question is, were the  
15 owners approached, yes or no? Did the business,  
16 Advantage Chevrolet of Hodgkins, approach the owners  
17 and make a -- "We're interested in buying your  
18 property"? That's the question, yes or no. That's it.  
19 That's all I want to know.

20 MR. O'CONNELL: Mr. Roberts, are you aware as to  
21 whether your father was approached?

22 MR. ROBERTS: No.

23 MR. O'CONNELL: All right. He was not aware.

24 MS. DOSTAL: My name is Rosemary Dostal.

1           As I remember, yes, last year Mr. Roberts was  
2 asked if he approached us, and at that point we did not  
3 remember, but after the fact, after the meeting, we did  
4 remember five, ten years ago that his number --  
5 Mr. Roberts' number was given to us, and my husband  
6 tried to contact him, left him a couple of voicemail or  
7 messages at his office, and also my agent was trying to  
8 reach him, and he never did come back to us.

9           So after that they pretty much disappeared.  
10 So that's what happened to the history of the Chevy.

11           MR. O'CONNELL: Then I will read the transcript.  
12 It was Mr. Dostal -- After Mr. Roberts testified,  
13 Mr. Dostal said this:

14                   "MR. DOSTAL: I represent the  
15 ownership of the property. Have you approached  
16 the ownership about purchasing the property  
17 directly from the ownership or just the village?

18                   "MR. ROBERTS: I have just had  
19 discussions with the Village. I have not had  
20 discussions with you.

21                   "MR. DOSTAL: Why is that?

22                   "MR. ROBERTS: If you recall -- I  
23 don't know how long you have been involved with  
24 the piece of property, but you recall several

1 years ago we tried to acquire that piece of  
2 property which then had a building on it.

3 "MR. DOSTAL: That was in 2004.

4 "MR. ROBERTS: In 2004, and we  
5 found that our discussions with whoever was  
6 representing you were fruitless. The asking price  
7 at the time was what we thought unreasonable, and  
8 the asking price and the amount of land that was  
9 made available to us would be changed from time to  
10 time. So we discontinued our conversations with  
11 the people that represent you, and we thought in  
12 approaching you, we would run into the same  
13 roadblock.

14 "MR. DOSTAL: As far as I know, you  
15 never approached us. It's always been the  
16 Village."

17 MR. O'CONNELL: So that was what was said then.

18 Any other questions of Mr. Roberts?

19 Thank you, Mr. Roberts.

20 MR. ROBERTS: Thank you.

21 MR. O'CONNELL: The new equation to this -- to the  
22 Dostal family, this is new to you -- we have just  
23 indicated that we have a user for the 7 acres or  
24 thereabouts.

1 I would like to introduce Mr. Pat Runnion.  
2 If you could come up to the --

3 MR. RUNNION: My name is Patrick Runnion.

4 I am president and owner of the Runnion  
5 Equipment Company presently located in Lyons, Illinois.  
6 We have been in Lyons for roughly 40 years. It's  
7 actually our 40th anniversary this year.

8 We have been looking for probably about a  
9 year to expand our facilities. One of the ideas was to  
10 find a location, just do some renting.

11 When this opportunity became available to us  
12 we pulled out the plans from a property that we looked  
13 at for building on about 2006, dusted those plans off  
14 again, and talked to our builder, Carlson Brothers  
15 Building, who is here with us tonight, and we are  
16 prepared to move forward.

17 I've got the same similar situation. I don't  
18 have enough room in our facilities now. We are  
19 landlocked. We could easily double the size of our  
20 service facilities.

21 And I have put moving to a new facility on  
22 hold while we were trying to get through this process  
23 here. The longer I wait, the more it's costing me as  
24 well.

1           We are looking at tripling the size of our  
2           current facility and doubling our service capacities,  
3           as well as adding to our storage facility, be able to  
4           sell additional equipment with additional property.

5           It's imperative that I get in there as  
6           quickly as we can. Every month that goes by it's  
7           costing us money and the opportunity to go out and find  
8           other property, should this not work, and I would  
9           prefer not to do that.

10           I have been very impressed with the Village,  
11           what they have to offer, and it's close enough for all  
12           my employees that I don't feel I would lose any of them  
13           in a move. I am looking forward to being able to do  
14           this.

15           MR. O'CONNELL: Would you be able to add employees  
16           at this location?

17           MR. RUNNION: Absolutely.

18           We currently have 27 employees, and the new  
19           facility would allow us to expand a service department  
20           from 8 mechanics to 15, which is obviously doubling the  
21           size of our service capabilities.

22           And we have been currently for the last  
23           two years working 50 to 55 hours of work overtime with  
24           all our mechanics, and we can't keep up with the

1 workflow that we have, and we don't have any room in  
2 our current facility to add additional mechanics. So  
3 we have mechanics working outside through the  
4 wintertime to keep up with the workflow that we have  
5 now, and we are not even out promoting it further. So  
6 we know this would be a big advantage for us.

7 MR. O'CONNELL: Have you looked at any other  
8 property?

9 MR. RUNNION: Absolutely.

10 We originally started looking outside the  
11 Cook County area due to tax constraints, but with this  
12 option here, with some of the home rule -- not home  
13 rule but your tax incentives that you have here, it  
14 makes it very favorable for us to stay within the Cook  
15 County area.

16 MR. O'CONNELL: With the tax incentives, if it  
17 took us a long time to get the property, what would  
18 that do to your --

19 MR. RUNNION: Part of the issue is financing. I  
20 don't think we are going to see a much lower interest  
21 rate. So the longer we wait, the uncertainty for me  
22 increases with what happens for the mortgage on this  
23 property, and quite frankly I am passing on other  
24 buildings that would have suited Runnion Equipment

1 Company quite nicely outside the Cook County area.

2 MR. O'CONNELL: Any questions of Mr. Runnion?

3 Mrs. Dostal, any questions?

4 MS. DOSTAL: I am fine. Thank you.

5 CHAIRMAN SEXTON: Thank you.

6 MR. O'CONNELL: I would open it for any other  
7 questions, but I would -- we have been dealing with  
8 this property, sometimes on a friendly basis and  
9 sometimes on an unfriendly basis.

10 We give you credit, because I think you had a  
11 legitimate argument that all 8 acres should go at once,  
12 and having said that, we thought with the combination  
13 of Advantage and Runnion that here for once we have --  
14 we have a perfect use for the property.

15 To date we still have not seen an appraisal  
16 from the Dostal family. I know you have an excellent  
17 real estate broker, but the real estate broker, with  
18 all due respect, is not a certified appraiser.

19 We are encumbered by the fact that as a  
20 municipality, as a public entity, that we have an  
21 obligation to our taxpayers to studiously evaluate the  
22 pricing of things that we spend money on, and in that  
23 regard, that's why we have this appraisal.

24 We think what our offer is in the appraisal

1 is a generous offer. Would we entertain a counter or a  
2 counter proposal? Yes. Is it in the realm of what you  
3 have been discussing? No.

4 To make this outcome finally determined we  
5 feel -- and we don't want to do this, but taking the  
6 matter to the court for an early determination -- and I  
7 will repeat myself, when I did last year.

8 A motion for immediate vesting of title  
9 doesn't mean that the determination of value is over.  
10 All that does is afford the title to transfer from the  
11 Dostal family trust to -- for lack of better -- either  
12 Runnion or Advantage. It would go to a third party, be  
13 it the Village, be it the parties that want to use the  
14 property.

15 The judge would provide that, if we show  
16 everything is in place. Then the fight over the value,  
17 then that occurs.

18 In the meantime these two entities can begin  
19 their process of building their facilities. Title is  
20 transferred. The Dostals still would have an  
21 opportunity to make their case for the valuation that  
22 you see as representative of the fair market value.

23 So in some cases, if you are satisfied with  
24 the users, if you are satisfied with the fact that you



1 are selling 8.2, that option is available, if you wish  
2 to agree to that, and then fight it out later on.

3 I don't presume to understand what -- see  
4 what you wish to do. That's between you and your  
5 attorney and your family, but we want to make an  
6 arrangement with the Dostal family. We want to get  
7 this over.

8 I know -- and the gentleman in the back, I  
9 know you have been at these hearings, and you indicated  
10 last time "the appraisals." Well, all we have is our  
11 appraisal. We don't have an appraisal that a court can  
12 review and say, "This is legitimate," and let a judge  
13 decide.

14 So again, the purpose of this hearing was for  
15 the Plan Commission to listen to what we have, what our  
16 circumstances are now, with the desire to acquire all  
17 8.2 acres at the price that's referred in our  
18 appraisal, and absent that -- or absent some agreement  
19 with the Dostal family on the price, proceed with a  
20 closing as quickly as possible.

21 Then we would have to go to court and show to  
22 the judge that we have the right for eminent domain  
23 action. We have an argument that we need an expedient  
24 handling of the title transfer in order for these

1 businesses to stay.

2 We could lose -- based on what Mr. Runnion --  
3 this window of opportunity for everybody, everybody  
4 concerned, the Dostals and the Village and users.

5 So I would ask the Plan Commission if they  
6 have any questions that need to be answered.

7 TRUSTEE STRUVE: I think you have covered  
8 everything that I had questions about.

9 MR. O'CONNELL: Randy?

10 TRUSTEE CALDWELL: You said the Village has  
11 acquired an appraisal for the property. Was it a  
12 single appraisal or was it multiple?

13 MR. O'CONNELL: It is a single appraisal, which is  
14 sufficient.

15 CHAIRMAN SEXTON: I don't have any questions.  
16 Kevin?

17 TRUSTEE MULLIGAN: No.

18 CHAIRMAN SEXTON: Don?

19 TRUSTEE CUTTILL: No.

20 CHAIRMAN SEXTON: Rick?

21 TRUSTEE CAMBONI: Not at this time.

22 MR. O'CONNELL: Anyone from the audience?

23 MR. LEVITT: My name is Matthew Levitt.

24 I am an attorney for the Dostal family.

1 Assuming that this property acquisition does go to  
2 court, I will be their attorney for the eminent domain  
3 case.

4 The only thing that I would like to impress  
5 on the Board is my client is more than happy for you to  
6 use quick take power. If it is granted, and it is  
7 appropriately used, that gets them money sooner.  
8 Obviously, that acquires the property sooner. So  
9 that's sort of a win-win situation for both sides.

10 I have other questions about the  
11 public-private partnership, but those are for another  
12 day.

13 If this is a hearing about quick take, it's  
14 in all of our advantages. So if it is properly  
15 utilized, I would urge the Village to the use quick  
16 take authority, and go ahead and get the process  
17 started so that everybody wins on that account.

18 MR. O'CONNELL: Thank you. Mr. Levitt.

19 MR. LEVITT: Sure.

20 MR. O'CONNELL: I would add, the process would be  
21 redevelopment agreements between the Village and both  
22 users.

23 MR. LEVITT: Okay.

24 CHAIRMAN SEXTON: Absent any further discussion,

1 this meeting is closed.

2 MR. O'CONNELL: Thank you.

3 CHAIRMAN SEXTON: Thank you all for coming.

4 (Proceedings concluded at

5 6:29 p.m.)

6 ///

7 ///

8 ///

9 ///

10 ///

11 ///

12 ///

13 ///

14 ///

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

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

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

12 IN WITNESS WHEREOF, I do hereunto set my hand  
13 at Chicago, Illinois, this 24th day of May, 2015.

14  
15  
16  
17 *Lyn Doering*  
18 \_\_\_\_\_  
19 Certified Shorthand Reporter  
20 State of Illinois  
21 CSR License No. 084-003037  
22  
23  
24

<b>\$</b>	again [5] 4/17 5/17 7/11 12/14 17/14	been [11] 3/19 8/6 10/23 11/15 12/6 12/8 13/10 13/22 15/7 16/3 17/9
<b>\$900,000</b> [1] 5/1	agent [1] 10/7	before [3] 1/1 2/9 7/20
<b>0</b>	ago [4] 4/10 5/18 10/4 11/1	begin [2] 7/15 16/18
<b>003037</b> [1] 21/18	agree [1] 17/2	being [1] 13/13
<b>084-003037</b> [1] 21/18	agreement [1] 17/18	believe [1] 4/2
<b>1</b>	agreements [1] 19/21	better [1] 16/11
<b>1.25 acres</b> [4] 3/14 3/20 4/19 5/17	ahead [1] 19/16	between [3] 5/4 17/4 19/21
<b>1.3 million</b> [1] 4/24	all [14] 3/23 4/18 4/19 9/19 9/23 13/11 13/24 15/11 15/18 16/10 17/10 17/16 19/14 20/3	big [1] 14/6
<b>1/2</b> [1] 4/19	allow [1] 13/19	bit [1] 7/8
<b>15</b> [1] 13/20	along [1] 3/20	board [3] 1/13 2/9 19/5
<b>17</b> [2] 2/23 5/19	also [4] 2/5 3/5 6/17 10/7	body [1] 2/11
<b>1986</b> [1] 3/7	always [1] 11/15	both [4] 3/5 7/6 19/9 19/21
<b>1994</b> [1] 3/8	am [11] 2/2 5/4 8/9 8/21 9/2 12/4 13/13 14/23 15/4 18/24 21/7	broker [2] 15/17 15/17
<b>2</b>	amount [1] 11/8	Brothers [1] 12/14
<b>2004</b> [6] 8/15 9/5 9/9 9/13 11/3 11/4	anniversary [1] 12/7	build [1] 3/24
<b>2006</b> [1] 12/13	another [1] 19/11	builder [1] 12/14
<b>2014</b> [2] 2/23 3/11	answer [2] 9/3 9/3	building [6] 6/18 7/1 11/2 12/13 12/15 16/19
<b>2015</b> [4] 1/7 2/15 7/16 21/13	answered [1] 18/6	buildings [1] 14/24
<b>22</b> [1] 2/15	any [14] 5/2 5/20 8/2 11/18 13/12 14/1 14/7 15/2 15/3 15/6 18/6 18/15 19/24 21/9	business [6] 7/2 7/6 7/8 7/13 7/23 9/15
<b>24th</b> [1] 21/13	anyone [3] 2/15 8/2 18/22	businesses [1] 18/1
<b>27</b> [1] 13/18	anything [1] 4/8	but [11] 4/19 5/6 10/3 10/24 14/11 14/13 15/7 15/17 16/5 17/5 19/11
<b>4</b>	APPEARANCES [1] 1/8	buying [2] 8/12 9/17
<b>40 years</b> [1] 12/6	appraisal [11] 4/20 5/9 15/15 15/23 15/24 17/11 17/11 17/18 18/11 18/12 18/13	<b>C</b>
<b>40th</b> [1] 12/7	appraisals [1] 17/10	<b>CALDWELL</b> [1] 1/12
<b>5</b>	appraiser [2] 4/21 15/18	<b>CAMBONI</b> [1] 1/11
<b>50</b> [1] 13/23	approach [2] 8/6 9/16	came [1] 3/22
<b>55 hours</b> [1] 13/23	approached [6] 8/22 9/15 9/21 10/2 10/15 11/15	can [6] 5/3 7/6 8/17 13/6 16/18 17/11
<b>6</b>	approaching [1] 11/12	can't [2] 9/2 13/24
<b>6:00</b> [1] 1/6	appropriately [1] 19/7	capabilities [1] 13/21
<b>6:29 p.m</b> [1] 20/5	approximate [1] 4/19	capacities [1] 13/2
<b>7</b>	Approximately [1] 4/10	capacity [1] 7/7
<b>7 acres</b> [1] 11/23	April [4] 2/15 2/23 3/11 5/19	Carlson [1] 12/14
<b>7th</b> [1] 1/6	April 17 [2] 2/23 5/19	cars [1] 7/15
<b>8</b>	Araceli [1] 8/4	case [3] 3/19 16/21 19/3
<b>8 acres</b> [4] 3/24 4/17 4/18 15/11	are [18] 7/4 7/8 7/18 7/20 7/21 7/22 9/20 12/15 12/18 13/1 14/5 14/20 15/19 16/23 16/24 17/1 17/16 19/11	cases [1] 16/23
<b>8.2</b> [2] 4/19 17/1	area [5] 4/22 6/7 14/11 14/15 15/1	caused [1] 2/14
<b>8.2 acres</b> [1] 17/17	argument [3] 3/17 15/11 17/23	certified [4] 4/21 15/18 21/1 21/17
<b>8990</b> [1] 1/5	arguments [1] 3/12	certify [1] 21/3
<b>A</b>	arrangement [1] 17/6	Chair [1] 2/2
<b>able</b> [3] 13/3 13/13 13/15	as [24]	chairman [3] 1/10 2/20 3/1
<b>about</b> [8] 6/17 8/5 10/16 12/8 12/13 18/8 19/10 19/13	ask [2] 5/14 18/5	changed [1] 11/9
<b>absent</b> [3] 17/18 17/18 19/24	asked [3] 8/14 8/20 10/2	Chevrolet [2] 6/2 9/16
<b>Absolutely</b> [3] 7/19 13/17 14/9	asking [4] 8/9 9/2 11/6 11/8	Chevy [1] 10/10
<b>accordance</b> [1] 2/13	Assuming [1] 19/1	Chicago [1] 21/13
<b>account</b> [1] 19/17	at [24]	circumstances [1] 17/16
<b>acquire</b> [2] 11/1 17/16	attorney [7] 1/13 2/19 17/5 18/24 19/2 21/8 21/9	CLAUDE [2] 1/10 2/2
<b>acquired</b> [1] 18/11	audience [4] 2/16 2/22 6/4 18/22	clear [1] 4/5
<b>acquires</b> [1] 19/8	authority [6] 2/6 2/7 2/8 2/10 3/1 19/16	client [1] 19/5
<b>acquiring</b> [1] 3/23	available [3] 11/9 12/11 17/1	close [1] 13/11
<b>acquisition</b> [1] 19/1	Avenue [2] 3/20 6/6	closed [1] 20/1
<b>acreage</b> [1] 4/19	aware [3] 5/4 9/20 9/23	closer [1] 6/8
<b>acres</b> [10] 3/14 3/20 3/24 4/17 4/18 4/19 5/17 11/23 15/11 17/17	<b>B</b>	closing [1] 17/20
<b>action</b> [5] 2/6 3/3 8/1 17/23 21/11	back [2] 10/8 17/8	combination [1] 15/12
<b>actually</b> [1] 12/7	backed [1] 3/20	come [5] 4/4 4/9 5/9 10/8 12/2
<b>adamant</b> [1] 7/12	backing [1] 4/6	coming [1] 20/3
<b>add</b> [4] 6/15 13/15 14/2 19/20	based [2] 4/22 18/2	commencing [1] 1/6
<b>adding</b> [1] 13/3	basically [1] 4/7	commission [8] 1/1 2/3 2/9 2/11 2/21 6/5 17/15 18/5
<b>additional</b> [3] 13/4 13/4 14/2	basis [2] 15/8 15/9	Commissioner [5] 1/10 1/11 1/11 1/12 1/12
<b>advantage</b> [6] 6/2 6/13 9/16 14/6 15/13 16/12	be [20] 2/8 2/14 2/16 3/4 3/5 3/18 4/16 4/24 6/7 6/13 7/1 11/9 13/3 13/15 14/6 16/12 16/13 18/6 19/2 19/20	committee [1] 2/9
<b>advantages</b> [1] 19/14	bear [2] 8/19 8/24	community [1] 3/4
<b>afford</b> [1] 16/10	became [4] 3/7 3/8 4/4 12/11	company [3] 4/15 12/5 15/1
<b>after</b> [5] 4/20 10/3 10/3 10/9 10/12	because [6] 7/5 7/9 8/6 8/11 9/4 15/10	comparable [1] 4/22
		compelling [1] 3/17
		competitors [2] 7/8 7/21
		concerned [1] 18/4
		concerns [1] 9/11
		concluded [1] 20/4
		conduct [1] 2/12
		constitutes [1] 21/5

C	E	
<p>constraints [1] 14/11  construction [1] 7/13  contact [1] 10/6  continues [1] 3/15  conversations [2] 4/3 11/10  Cook [3] 14/11 14/14 15/1  correct [1] 6/23  correspondence [1] 5/4  costing [2] 12/23 13/7  could [10] 3/18 4/9 4/17 5/10 5/23 6/4 6/18  12/2 12/19 18/2  counsel [2] 21/8 21/9  counter [2] 16/1 16/2  County [3] 14/11 14/15 15/1  couple [1] 10/6  court [4] 16/6 17/11 17/21 19/2  covered [1] 18/7  Crane [1] 4/12  cranes [1] 4/15  credit [1] 15/10  CSR [2] 1/14 21/18  current [2] 13/2 14/2  currently [3] 6/19 13/18 13/22  CUTTILL [1] 1/10</p>	<p>earliest [1] 7/14  early [1] 16/6  easily [1] 12/19  East [2] 3/20 6/6  either [1] 16/11  eminent [4] 2/7 3/21 17/22 19/2  employee [2] 21/7 21/8  employees [3] 13/12 13/15 13/18  encumbered [1] 15/19  end [1] 5/16  enough [4] 6/18 7/2 12/18 13/11  enterprise [4] 2/5 3/5 3/7 5/11  entertain [1] 16/1  entities [1] 16/18  entity [2] 6/13 15/20  equation [1] 11/21  equipment [3] 12/5 13/4 14/24  estate [2] 15/17 15/17  evaluate [1] 15/21  even [3] 9/5 9/12 14/5  evening [1] 2/1  Every [1] 13/6  everybody [3] 18/3 18/3 19/17  everyday [1] 7/22  everything [2] 16/16 18/8  excellent [1] 15/16  exercising [1] 2/7  expand [2] 12/9 13/19  expedient [1] 17/23  express [1] 2/16</p>	<p>given [3] 2/16 10/5 21/6  giving [1] 4/7  go [7] 8/13 13/7 15/11 16/12 17/21 19/1 19/16  goes [2] 7/22 13/6  going [3] 6/19 7/2 14/20  Good [1] 2/1  got [1] 12/17  granted [1] 19/6  green [1] 7/24</p>
<p><b>D</b></p> <p>date [1] 15/15  dated [1] 2/15  day [3] 1/6 19/12 21/13  dealerships [1] 6/12  dealing [1] 15/7  decide [1] 17/13  department [1] 13/19  describe [1] 4/1  designated [2] 2/10 2/11  desire [1] 17/16  Desmond [1] 6/17  determination [2] 16/6 16/9  determined [1] 16/4  developing [1] 8/23  development [1] 6/9  did [9] 4/4 4/5 4/6 4/20 9/15 10/2 10/3 10/8  16/7  didn't [1] 8/6  diminished [1] 3/18  directly [2] 10/17 21/10  disadvantage [1] 7/5  disappeared [1] 10/9  discontinued [1] 11/10  discussing [2] 7/18 16/3  discussion [1] 19/24  discussions [5] 6/16 8/16 10/19 10/20 11/5  do [11] 9/3 9/8 9/12 12/10 13/9 13/13 14/18  16/5 17/4 21/2 21/12  DOERING [2] 1/14 21/1  does [4] 7/17 8/2 16/10 19/1  doesn't [2] 9/6 16/9  domain [4] 2/7 3/21 17/22 19/2  Don [1] 18/18  don't [10] 7/9 10/23 12/17 13/12 14/1 14/20  16/5 17/3 17/11 18/15  DONALD [1] 1/10  Dostal [15] 8/20 9/24 10/12 10/13 10/14  10/21 11/3 11/14 11/22 15/3 15/16 16/11 17/6  17/19 18/24  Dostals [2] 16/20 18/4  double [1] 12/19  doubling [2] 13/2 13/20  due [2] 14/11 15/18  dusted [1] 12/13</p>	<p><b>F</b></p> <p>facilities [5] 7/6 12/9 12/18 12/20 16/19  facility [8] 4/1 5/5 6/11 12/21 13/2 13/3 13/19  14/2  fact [4] 3/22 10/3 15/19 16/24  fair [1] 16/22  family [7] 11/22 15/16 16/11 17/5 17/6 17/19  18/24  far [1] 11/14  father [4] 8/15 9/6 9/8 9/21  favorable [1] 14/14  feel [2] 13/12 16/5  felt [2] 4/15 4/24  fight [2] 16/16 17/2  file [1] 2/6  finally [1] 16/4  financial [1] 4/6  financing [1] 14/19  find [3] 5/12 12/10 13/7  fine [1] 15/4  Fire [1] 6/21  fit [1] 4/16  five [1] 10/4  foregoing [1] 21/3  forward [2] 12/16 13/13  found [2] 3/22 11/5  frankly [1] 14/23  friendly [1] 15/8  frontage [2] 3/18 6/7  fruition [1] 4/4  fruitless [1] 11/6  further [2] 14/5 19/24</p> <p><b>G</b></p> <p>generous [1] 16/1  gentleman [1] 17/8  gentlemen [1] 2/2  get [6] 7/23 12/22 13/5 14/17 17/6 19/16  gets [1] 19/7  getting [1] 3/10  give [1] 15/10</p>	<p><b>H</b></p> <p>had [14] 2/23 3/14 3/24 4/2 4/21 5/10 6/16  8/16 10/18 10/19 11/2 15/10 18/8 21/6  half [1] 4/10  Hall [1] 1/5  hand [1] 21/12  handle [1] 7/6  handling [1] 17/24  happened [1] 10/10  happens [1] 14/22  happy [1] 19/5  has [4] 2/5 5/13 6/16 18/10  have [52]  having [1] 15/12  he [11] 8/10 8/12 8/16 8/17 9/2 9/5 9/6 9/12  9/23 10/2 10/8  hearing [10] 1/4 2/8 2/12 2/14 2/24 3/8 3/11  5/18 17/14 19/13  hearings [1] 17/9  held [2] 1/4 2/8  here [8] 5/9 8/10 9/5 12/15 12/23 14/12 14/13  15/13  hereby [1] 21/3  hereto [1] 21/9  hereunto [1] 21/12  higher [1] 5/7  him [5] 8/9 9/2 10/6 10/6 10/8  his [6] 4/14 8/15 8/17 9/6 10/4 10/7  history [1] 10/10  HODGKINS [8] 1/2 1/4 1/5 2/3 3/5 6/2 6/13  9/16  hold [2] 7/17 12/22  home [4] 3/4 3/8 14/12 14/12  hoping [1] 4/8  hours [1] 13/23  how [2] 9/12 10/23  however [1] 4/10  husband [1] 10/5</p> <p><b>I</b></p> <p>I've [1] 12/17  ideas [1] 12/9  if [19] 3/18 5/14 6/4 6/15 8/22 8/24 9/11 10/2  10/22 12/2 14/16 16/15 16/23 16/24 17/1 18/5  19/6 19/13 19/14  ILLINOIS [7] 1/2 1/5 2/4 12/5 21/2 21/13  21/17  immediate [2] 3/3 16/8  imperative [1] 13/5  impress [1] 19/4  impressed [2] 4/14 13/10  in [51]  incentives [2] 14/13 14/16  includes [1] 5/17  incorporate [2] 6/18 7/2  increases [1] 14/22  indicated [2] 11/23 17/9  indicating [1] 4/23  indirectly [1] 21/10  intended [1] 8/12  interest [2] 3/23 14/20  interested [3] 8/22 9/17 21/10  interesting [1] 8/11</p>

<b>I</b>	<p>makes [1] 14/14  making [1] 6/17  market [1] 16/22  matter [2] 2/17 16/6  Matthew [1] 18/23  may [4] 1/6 2/23 5/14 21/13  me [6] 8/19 8/24 12/23 14/21 21/4 21/5  mean [1] 16/9  means [1] 3/3  meantime [1] 16/18  mechanics [4] 13/20 13/24 14/2 14/3  meeting [2] 10/3 20/1  members [2] 2/21 2/21  mentioned [2] 3/2 7/20  messages [1] 10/7  met [2] 4/11 4/12  MIA [1] 4/21  might [1] 6/15  million [1] 4/24  money [3] 13/7 15/22 19/7  month [2] 4/10 13/6  months [1] 4/2  more [8] 4/24 5/1 5/18 7/5 7/23 7/23 12/23 19/5  mortgage [1] 14/22  most [1] 5/17  motion [1] 16/8  move [2] 12/16 13/13  moving [1] 12/21  MR [14] 1/10 1/10 1/11 1/11 1/12 1/12 1/13 10/14 10/18 10/21 10/22 11/3 11/4 11/14  Mr. [20] 2/19 2/20 3/16 4/11 4/13 7/12 8/3 8/15 9/20 10/1 10/5 10/12 10/12 10/13 11/18 11/19 12/1 15/2 18/2 19/18  Mr. Chairman [1] 2/20  Mr. Dostal [2] 10/12 10/13  Mr. Jason [1] 3/16  Mr. John [1] 2/19  Mr. Levitt [1] 19/18  Mr. Pat [2] 4/11 12/1  Mr. Roberts [8] 7/12 8/3 8/15 9/20 10/1 10/12 11/18 11/19  Mr. Roberts' [1] 10/5  Mr. Runnion [2] 4/13 15/2  Mrs. [1] 15/3  Mrs. Dostal [1] 15/3  much [3] 5/7 10/9 14/20  MULLIGAN [1] 1/12  multiple [1] 18/12  municipality [3] 2/5 3/2 15/20  must [1] 2/8  my [10] 2/2 6/1 9/24 10/5 10/7 12/3 13/12 18/23 19/5 21/12  myself [1] 16/7</p>	<b>O</b>
<b>J</b>	<p>into [2] 7/24 11/12  introduce [2] 3/16 12/1  involved [1] 10/23  is [52]  issue [1] 14/19  it [34]  it's [8] 8/6 11/15 12/6 12/23 13/5 13/6 13/11 19/13</p>	<p>o'clock [1] 1/6  O'CONNELL [2] 1/13 2/19  obligation [1] 15/21  obtaining [1] 2/24  obviously [2] 13/20 19/8  occurred [1] 8/16  occurs [1] 16/17  off [2] 3/20 12/13  offer [8] 4/18 4/20 4/21 4/23 5/3 13/11 15/24 16/1  offers [2] 5/6 5/7  office [1] 10/7  Oh [1] 8/11  Okay [2] 8/19 19/23  old [1] 6/21  on [24]  once [3] 4/17 15/11 15/13  one [2] 3/4 12/9  only [1] 19/4  open [1] 15/6  opportunities [2] 7/21 7/22  opportunity [5] 2/16 12/11 13/7 16/21 18/3  option [2] 14/12 17/1  or [19] 2/9 2/9 3/12 7/14 9/15 9/18 10/6 10/17 11/23 16/1 16/12 17/18 18/12 21/7 21/7 21/8 21/8 21/9 21/10  order [4] 3/2 7/12 7/14 17/24  originally [1] 14/10  other [6] 11/18 13/8 14/7 14/23 15/6 19/10  our [26]  out [6] 3/19 4/17 12/12 13/7 14/5 17/2  outcome [2] 16/4 21/10  outside [3] 14/3 14/10 15/1  over [4] 2/18 16/9 16/16 17/7  overtime [1] 13/23  owned [1] 6/20  owner [2] 4/11 12/4  owners [11] 3/13 4/3 4/8 4/18 4/23 5/5 5/11 8/6 8/22 9/15 9/16  ownership [3] 10/15 10/16 10/17</p>
<b>K</b>	<p>keep [2] 13/24 14/4  KEVIN [2] 1/12 18/16  Kiesling [1] 8/4  kind [1] 5/3  knew [1] 8/5  know [11] 7/7 9/6 9/8 9/12 9/19 10/23 11/14 14/6 15/16 17/8 17/9</p>	<b>P</b>
<b>L</b>	<p>lack [1] 16/11  ladies [1] 2/1  land [1] 11/8  landlocked [1] 12/19  large [2] 6/18 7/1  last [10] 3/11 7/10 8/5 8/10 8/12 8/19 10/1 13/22 16/7 17/10  late [1] 7/13  later [2] 3/16 17/2  latest [1] 7/14  law [1] 2/13  left [1] 10/6  legitimate [2] 15/11 17/12  let [1] 17/12  level [1] 5/1  Levitt [2] 18/23 19/18  License [1] 21/18  Life [1] 2/15  light [1] 7/24  like [4] 5/16 6/5 12/1 19/4  listen [1] 17/15  little [1] 5/18  located [1] 12/5  location [3] 6/14 12/10 13/16  long [3] 5/13 10/23 14/17  longer [2] 12/23 14/21  longevity [1] 4/14  look [1] 5/16  looked [2] 12/12 14/7  looking [4] 12/8 13/1 13/13 14/10  looks [1] 6/5  lose [2] 13/12 18/2  losing [2] 7/20 7/22  lost [1] 3/18  lower [1] 14/20  lowest [1] 5/1  LYN [2] 1/14 21/1  Lyons [4] 1/5 4/12 12/5 12/6</p>	<p>p.m [2] 1/6 20/5  parcel [1] 5/16  parceling [1] 3/19  part [2] 2/6 14/19  particular [1] 5/20  parties [2] 16/13 21/9  partnership [1] 19/11  parts [2] 6/12 7/5  party [2] 3/22 16/12  passing [1] 14/23  Pat [2] 4/11 12/1  Patrick [1] 12/3  PAUL [1] 1/11  people [1] 11/11  perfect [2] 4/16 15/14  permanent [1] 5/12  perspective [1] 7/7  picking [1] 7/8  piece [2] 10/24 11/1  place [2] 5/20 16/16  plan [8] 1/1 2/3 2/11 2/21 6/5 6/10 17/15 18/5  plans [4] 3/24 7/24 12/12 12/13  Pleasantview [1] 6/21  point [2] 7/4 10/2  position [1] 5/24  possible [1] 17/20  potential [3] 5/2 5/5 7/23  power [1] 19/6  prefer [1] 13/9</p>
<b>M</b>	<p>made [3] 3/12 3/16 11/9  majority [1] 4/16  make [8] 4/7 4/18 5/3 5/10 9/17 16/4 16/21 17/5</p>	<p><b>N</b></p> <p>name [6] 2/2 5/24 6/1 9/24 12/3 18/23  need [3] 3/9 17/23 18/6  needed [1] 7/13  never [5] 5/6 7/11 8/21 10/8 11/15  new [6] 5/15 7/18 11/21 11/22 12/21 13/18  nicely [1] 15/1  no [8] 9/10 9/15 9/18 9/22 16/3 18/17 18/19 21/18  nor [3] 4/6 21/8 21/9  not [16] 4/4 4/5 4/18 5/2 8/10 9/23 10/2 10/19 13/8 13/9 14/5 14/12 15/15 15/18 18/21 21/7  Notary [1] 21/2  nothing [1] 9/4  notice [1] 2/14  now [5] 2/18 7/4 12/18 14/5 17/16  number [3] 4/2 10/4 10/5</p>



<p><b>P</b></p> <p>prepared [1] 12/16  presented [1] 3/12  presenting [1] 4/8  presently [3] 4/11 4/12 12/5  president [2] 6/2 12/4  presume [1] 17/3  pretty [1] 10/9  price [4] 11/6 11/8 17/17 17/19  pricing [1] 15/22  printed [1] 21/5  Prior [1] 2/7  private [1] 19/11  probably [1] 12/8  proceed [1] 17/19  proceeded [2] 5/6 7/11  proceedings [3] 20/4 21/3 21/6  process [5] 3/21 12/22 16/19 19/16 19/20  project [2] 4/7 7/18  promoting [1] 14/5  proper [1] 7/9  properly [1] 19/14  properties [1] 4/22  property [29]  proposal [1] 16/2  proposed [1] 6/8  provide [1] 16/15  public [6] 1/4 2/8 3/8 15/20 19/11 21/2  public-private [1] 19/11  published [1] 2/14  pulled [1] 12/12  purchasing [1] 10/16  purpose [2] 2/24 17/14  Pursuant [1] 2/4  pursue [1] 3/2  put [2] 7/24 12/21</p>	<p>representative [1] 16/22  representing [1] 11/6  required [1] 3/9  respect [1] 15/18  review [1] 17/12  RICK [2] 1/11 18/20  right [3] 7/4 9/23 17/22  roadblock [1] 11/13  Roberts [15] 3/16 5/14 6/1 6/17 7/12 8/3 8/15  9/20 10/1 10/12 10/18 10/22 11/4 11/18 11/19  Roberts' [1] 10/5  room [2] 12/18 14/1  Rose [1] 8/20  Rosemary [1] 9/24  roughly [1] 12/6  rule [3] 3/4 14/12 14/13  ruled [1] 3/8  run [1] 11/12  Runnion [11] 4/11 4/12 4/13 12/1 12/3 12/4  14/24 15/2 15/13 16/12 18/2</p>	<p>stenographically [1] 21/4  still [3] 7/17 15/15 16/20  storage [2] 6/7 13/3  store [1] 6/12  Street [1] 1/5  STRUVE [1] 1/11  studiously [1] 15/21  subject [1] 5/18  Suburban [1] 2/15  such [2] 2/7 21/8  sufficient [1] 18/14  suited [1] 14/24  summer [1] 7/14  Sure [2] 8/18 19/19</p>
<p><b>Q</b></p> <p>question [4] 8/14 8/20 9/14 9/18  questions [9] 8/2 11/18 15/2 15/3 15/7 18/6  18/8 18/15 19/10  quick [7] 2/6 2/8 3/1 3/3 19/6 19/13 19/15  quickly [2] 13/6 17/20  quite [3] 7/8 14/23 15/1</p>	<p><b>S</b></p> <p>said [8] 8/12 8/17 9/7 9/8 10/13 11/17 15/12  18/10  sale [1] 8/7  sales [1] 6/11  same [3] 2/24 11/12 12/17  satisfied [2] 16/23 16/24  say [2] 8/17 17/12  second [1] 7/23  see [3] 14/20 16/22 17/3  seen [1] 15/15  seizing [1] 7/21  sell [1] 13/4  sellers [3] 3/12 3/16 5/11  selling [3] 4/15 7/15 17/1  sense [1] 3/10  sent [1] 4/20  separate [1] 6/13  service [6] 6/11 7/5 12/20 13/2 13/19 13/21  set [1] 21/12  several [1] 10/24  SEXTON [2] 1/10 2/2  Shorthand [2] 21/1 21/17  should [3] 5/21 13/8 15/11  show [6] 3/9 5/15 6/4 6/4 16/15 17/21  sides [1] 19/9  similar [2] 2/24 12/17  single [2] 18/12 18/13  site [1] 6/8  situated [1] 4/12  situation [3] 5/3 12/17 19/9  size [3] 12/19 13/1 13/21  snapshot [1] 6/8  so [24]  some [4] 12/10 14/12 16/23 17/18  sometimes [2] 15/8 15/9  sooner [2] 19/7 19/8  sort [1] 19/9  sought [1] 5/13  south [1] 5/16  space [2] 6/10 7/9  spend [1] 15/22  sporting [1] 4/1  sports [1] 5/5  spring [3] 7/15 7/16 8/13  start [2] 7/12 7/13  started [2] 14/10 19/17  state [4] 2/13 5/23 21/2 21/17  stated [1] 7/11  Station [1] 6/21  Statutes [1] 2/4  stay [2] 14/14 18/1</p>	<p><b>T</b></p> <p>take [7] 2/6 2/8 3/1 3/3 19/6 19/13 19/16  taking [1] 16/5  talked [1] 12/14  tax [3] 14/11 14/13 14/16  taxpayers [1] 15/21  ten [1] 10/4  ten years [1] 10/4  testified [1] 10/12  testimony [4] 6/16 7/10 8/17 21/6  than [5] 3/13 5/7 5/18 7/6 19/5  Thank [9] 2/20 6/3 11/19 11/20 15/4 15/5  19/18 20/2 20/3  that [86]  that's [9] 8/11 9/18 9/18 9/19 10/10 15/23  17/4 17/17 19/9  their [7] 2/16 4/24 7/12 16/19 16/19 16/21  19/2  them [3] 4/1 13/12 19/7  then [9] 4/7 6/4 10/11 11/2 11/17 16/16 16/17  17/2 17/21  there [6] 3/9 5/20 7/2 9/4 9/13 13/5  thereabouts [1] 11/24  thereafter [1] 21/4  these [3] 16/18 17/9 17/24  they [13] 3/24 4/2 4/5 4/6 4/23 5/3 5/6 7/13  8/2 8/22 10/9 13/11 18/5  thing [1] 19/4  things [1] 15/22  think [4] 14/20 15/10 15/24 18/7  third [1] 16/12  this [44]  those [5] 5/6 5/7 7/21 12/13 19/11  thought [3] 11/7 11/11 15/12  through [2] 12/22 14/3  time [10] 3/14 7/15 8/15 8/19 11/7 11/9 11/10  14/17 17/10 18/21  title [5] 3/4 16/8 16/10 16/19 17/24  today [1] 5/9  tonight [1] 12/15  took [1] 14/17  transcript [2] 10/11 21/5  transfer [2] 16/10 17/24  transferred [1] 16/20  tried [2] 10/6 11/1  tripling [1] 13/1  truck [2] 6/11 6/19  trucks [1] 4/15  true [2] 7/17 21/5  trust [1] 16/11  trying [2] 10/7 12/22  turn [1] 2/18  two [3] 5/10 13/23 16/18  two years [1] 13/23</p>
<p><b>R</b></p> <p>RANDY [2] 1/12 18/9  rate [1] 14/21  rather [1] 3/13  reach [2] 4/17 10/8  read [2] 8/24 10/11  ready [1] 8/13  real [2] 15/17 15/17  realm [1] 16/2  recall [3] 2/23 10/22 10/24  record [3] 5/23 9/5 21/6  redevelopment [1] 19/21  reduced [1] 21/4  reference [1] 7/4  referred [1] 17/17  regard [1] 15/23  rejected [1] 4/23  relates [1] 7/17  relative [2] 21/7 21/8  remember [3] 10/1 10/3 10/4  rendering [1] 6/5  rendition [1] 5/15  renting [1] 12/10  repair [1] 6/19  repeat [3] 8/8 8/17 16/7  reported [2] 1/14 21/4  Reporter [2] 21/1 21/17  represent [2] 10/14 11/11</p>	<p><b>U</b></p> <p>uncertainty [1] 14/21  understand [1] 17/3</p>	<p><b>U</b></p> <p>uncertainty [1] 14/21  understand [1] 17/3</p>

U	Y
<p>understanding [1] 6/22  unfriendly [1] 15/9  unreasonable [1] 11/7  up [6] 4/8 4/9 7/8 12/2 13/24 14/4  urge [1] 19/15  urgency [1] 3/10  us [14] 5/15 7/9 10/2 10/5 10/8 11/9 11/15  12/11 12/15 13/7 13/19 14/6 14/14 14/17  use [6] 3/15 5/12 15/14 16/13 19/6 19/15  used [2] 6/10 19/7  user [5] 3/14 4/9 5/2 5/5 11/23  users [4] 5/10 16/24 18/4 19/22  utilize [1] 6/10  utilized [1] 19/15</p>	<p>year [11] 3/11 5/18 7/10 7/16 8/5 8/10 8/12  10/1 12/7 12/9 16/7  years [4] 10/4 11/1 12/6 13/23  yes [7] 5/22 6/24 7/3 9/15 9/18 10/1 16/2  you [52]  your [8] 5/23 9/8 9/17 9/21 14/13 14/18 17/4  17/5</p>
<p><b>V</b></p>	<p><b>Z</b></p>
<p>valuation [3] 3/17 4/24 16/21  value [3] 16/9 16/16 16/22  valued [1] 5/8  vehicle [1] 6/11  verbal [1] 5/6  very [4] 4/5 5/16 13/10 14/14  vesting [2] 3/3 16/8  viable [1] 5/11  Vice [1] 6/2  Vice-President [1] 6/2  view [2] 5/7 6/6  views [1] 2/17  village [23]  voicemail [1] 10/6</p>	<p>zone [3] 2/5 3/5 3/7</p>
<p><b>W</b></p>	
<p>wait [2] 12/23 14/21  want [7] 3/15 7/24 9/19 16/5 16/13 17/5 17/6  was [29]  we [86]  We're [1] 9/17  well [6] 4/15 5/4 6/12 12/24 13/3 17/10  well-aware [1] 5/4  were [11] 3/12 3/18 4/7 4/14 5/6 5/7 8/22 9/14  11/6 12/22 21/3  what [19] 3/24 5/15 6/5 8/17 9/6 9/8 10/10  11/7 11/17 13/11 14/17 14/22 15/24 16/2 17/3  17/4 17/15 17/15 18/2  what Mr. Runnion [1] 18/2  when [4] 7/24 8/16 12/11 16/7  where [1] 5/3  WHEREOF [1] 21/12  wherewithal [1] 4/6  whether [1] 9/21  which [12] 2/5 3/3 3/5 3/14 3/14 4/21 6/20  7/11 8/16 11/2 13/20 18/13  while [1] 12/22  who [4] 4/11 8/15 8/20 12/15  whoever [1] 11/5  why [5] 8/21 9/2 9/3 10/21 15/23  will [9] 2/16 2/18 3/15 3/24 8/8 8/24 10/11  16/7 19/2  win [2] 19/9 19/9  win-win [1] 19/9  window [1] 18/3  wins [1] 19/17  wintertime [1] 14/4  wish [2] 17/1 17/4  within [2] 4/22 14/14  WITNESS [1] 21/12  wondering [1] 8/21  work [4] 4/7 6/19 13/8 13/23  worked [1] 4/1  workflow [2] 14/1 14/4  working [3] 9/13 13/23 14/3  would [29]</p>	