



City of Aurora

2nd Floor Council
Chambers
44 E. Downer Place
Aurora, Illinois 60507

Planning and Zoning Commission Meeting Minutes

Wednesday

March 04, 2026

7:00 PM

PLEASE SEE ATTACHED COURT REPORTER MINUTES.

CALL TO ORDER

Acting Chair Owusu-Safo called the meeting to order at 7:05 pm.

ROLL CALL

The following Commission members were present: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts

Chairman Pilmer, Mr. Chambers, and Mr. Pickens were excused.

OTHERS PRESENT

The following staff members were present: Mrs. Vacek, Mr. Curley, Ms. Burden, Ms. Lindburg, Ms. Wysocki

*Shivram Naik/1588 Palomino Dr (RE: Data Centers)
Laura Evans/2702 Shetland Ln (RE: Data Centers)
Danielle Fischer/1628 Garfield Av (RE: Data Centers)
David & Christa Szala/2720 Molitor Rd (RE: Data Centers)
Shweta Baid/City of Aurora 10th Ward Alderman (RE: Data Centers)
Leo Wright/2680 Clara Av (RE: Data Centers)
Kathy Torres/950 Austin Av (RE: Data Centers)
Karen Lorence/1634 Garfield Av (RE: Data Centers)
Matt Harvey/Citizens Utility Board (RE: Data Centers)
Susan Gehrig-Cardona/2681 Shetland Ln (RE: Data Centers)
Ramon Cardona/2681 Shetland Ln (RE: Data Centers)
Laura Evans/2702 Shetland Ln (RE: Data Centers)
Jordan Kapitanoff/2285 Coach & Surrey Ln (RE: Data Centers)
Julie & Ron Bay/1741 Shetland Ct (RE: Data Centers)
Linda Cole/450 W Downer Pl #3F (RE: Data Centers)
Tyler Fischer/1628 Garfield Av (RE: Data Centers)
Brian Castro/2780 Molitor Rd (RE: Data Centers)
Georgette Van Daff/1396 S Glen Cr (RE: Data Centers)
Andreas Vrettos/948 Verona Ridge Dr (RE: Data Centers)*

Mary Anne Cummings/169 S Lincoln Av (RE: Data Centers)
Ivonne Rychwa/Citizens Utility Board (RE: Data Centers)
Zoe Huspen/Citizens Utility Board (RE: Data Centers)
David Stringer/2244 Georgetown Cr (RE: Data Centers)
Ross Whitaker/Rosanova & Whitaker (RE: Data Centers)
Catherine Hill/854 Station Bl (RE: Data Centers)
Elyse Cintora/1013 S 4th St (RE: Data Centers)
Myoungwhon Jung/2741 Shetland Ln (RE: Data Centers)
Diane Cihangir/739 Orchard Av (RE: Data Centers)
Connie /Sugar Grove, IL (RE: Data Centers)
Anonymous Aurora 9th Ward Resident (RE: Data Centers)

APPROVAL OF MINUTES

26-0141

Approval of Minutes from February 18, 2026, Planning & Zoning Commission Meeting

MOTION OF APPROVAL WAS MADE BY: Mr. Gonzales

MOTION SECONDED BY: Mr. Kuehl

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mrs. Owusu-Safo

NAYS: 0

ABSTAIN: Mr. Roberts

Motion carried.

Acting Chair Owusu-Safo said motion carries.

A motion was made by Mr. Gonzales, seconded by Mr. Kuehl, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Acting Chair Owusu-Safo said before we begin this evening's agenda, in accordance with the Illinois Open Meetings Act if anyone in the audience would like to speak to the Commission about an item that is relevant to the Commission that is not a public hearing on the agenda, they will have three minutes to do so. Okay. Seeing no one is coming up. Now we can move on to today's business for the meeting.

AGENDA

26-0112

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and 49-104.3 Conditional Uses and Structures with regards to data center facilities

MOTION TO APPROVE WITH CONDITIONS WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

A motion was made by Mrs. Martinez, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic

Development Committee, on the agenda for 3/11/2026. The motion carried.

26-0114

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and Section 49-108.10 "ORI" Office, Research and Light Industry District regarding warehouses and Section 49-108.10 "ORI" Office, Research and Light Industry District, Section 49-109.2 "M-1" Manufacturing District, Limited and Section 49-109.3 "M-2" Manufacturing District, General regarding performance standards

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Martinez

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

A motion was made by Mr. Kuehl, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/11/2026. The motion carried.

ANNOUNCEMENTS

ADJOURNMENT

A motion was made by Mr. Kuehl, seconded by Mrs. Martinez, that this meeting be adjourned. The motion carried by voice vote.

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PLANNING AND ZONING COMMISSION MEETING
MARCH 4, 2026

Report of proceedings had at the City of
Aurora Planning and Zoning Commission Meeting held at 44
East Downer Place, Aurora, Illinois, on the 4th day of
March, 2026, commencing at the hour of 7:00 p.m.

COMMISSION MEMBERS PRESENT

Pedro Gonzales

Bruce Kuehl

Anderson Lee

Nancy Martinez

Yvonne Owusu-Safo

Brennen Roberts

ALSO PRESENT:

Mrs. Vacek

Mr. Curley

Ms. Burden

Ms. Lindburg

Ms. Wysocki

1 CHAIRPERSON OWUSU-SAFO: I would like to call this
2 planning and zoning commission meeting for Wednesday,
3 March 4, to order. The time is 7:05 p.m. Please call
4 roll.

5 THE CLERK: Chairman Pilmer. Mr. Chambers.
6 Mr. Gonzalez.

7 COMMISSIONER GONZALES: Here.

8 THE CLERK: Mr. Kuehl.

9 COMMISSIONER KUEHL: Here.

10 THE CLERK: Mr. Lee.

11 COMMISSIONER LEE: Here.

12 THE CLERK: Mrs. Martinez.

13 COMMISSIONER MARTINEZ: Here.

14 THE CLERK: Mrs. Owusu-Safo.

15 CHAIRPERSON OWUSU-SAFO: Here.

16 THE CLERK: Mr. Pickens. Mr. Roberts.

17 COMMISSIONER ROBERTS: Here.

18 CHAIRPERSON OWUSU-SAFO: Thank you. I would ask
19 that those in the audience tonight please sign in, if
20 you haven't already done so, on a sign-in sheet over
21 there, your presence at this meeting so your presence
22 will be included in the meeting records. And thank you
23 for attending.

24 Before we begin this evening's agenda items,

1 in accordance with the Illinois Open Meetings Act if
2 anyone in the audience would like to speak to the
3 Commission about an item that is relevant to the
4 Commission that is not a published hearing item on the
5 agenda, they will have three minutes to do so. So, if
6 anyone?

7 Seeing no one coming forward, we will begin
8 today's agenda. And in the meantime I'll just wait a
9 little bit for everybody to get signed in and have a
10 seat.

11 The first item on the agenda is approval of
12 the meeting minutes from our last meeting which was
13 February 21 -- no. February 18. Are there any
14 requested corrections to the meeting minutes as written?

15 Hearing none, may I have a motion to approve
16 the meeting minutes from the 18th of February.

17 COMMISSIONER LEE: So moved.

18 COMMISSIONER KUEHL: Second.

19 CHAIRPERSON OWUSU-SAFU: Motion has been moved and
20 seconded. Are there any commissioners (indiscernible)
21 for it to be moved? Hearing none, please call roll.

22 THE CLERK: Mr. Gonzales,

23 COMMISSIONER GONZALES: Yes.

24 THE CLERK: Mr. Kuehl.

1 COMMISSIONER KUEHL: Yes.

2 THE CLERK: Mr. Lee.

3 COMMISSIONER LEE: Yes.

4 THE CLERK: Mrs. Martinez.

5 COMMISSIONER MARTINEZ: Yes.

6 THE CLERK: Mrs. Owusu-Safo.

7 CHAIRPERSON OWUSU-SAFO: Yes.

8 THE CLERK: Mr. Roberts.

9 COMMISSIONER ROBERTS: Pass.

10 CHAIRPERSON OWUSU-SAFO: Motion carried. And we
11 will go on to today's agenda. Should I read both into
12 record at the same time like the last time?

13 All right. The first item on the agenda is
14 Item 26-0112 An ordinance amending Chapter 49 of the
15 Code of Ordinances City of Aurora by modifying Section
16 49-103.3, Definitions and 49-104.3, Conditional Uses and
17 Structures with regards to data center facilities. This
18 is a public hearing.

19 Second item is Item 26-0114 An ordinance
20 amending Chapter 49 of the Code of Ordinances. City of
21 Aurora by modifying Section 49-103.3, Definitions and
22 Section 49-108.10, ORI, Office Research and Light
23 Industrial District regarding warehouses and Section
24 49-108.10, ORI, Office, Research and Light Industrial

1 District, Section 49-109.2 M-1 Manufacturing District,
2 Limited and Section 49-109.3, M-2, Manufacturing
3 District, General regarding the performance standards.
4 That is also a public hearing.

5 I think now we would like to hear from staff.

6 MR. CURLEY: Good evening, Commissioner.

7 CHAIRPERSON OWUSU-SAFO: Oh, let me just say that
8 this is also a continuance from our last Planning and
9 Zoning Meeting from February the 18th. Thank you.

10 MR. CURLEY: Thank you, Commission. Good evening
11 John Curley, Chief Development Services Officer for the
12 City of Aurora. As you will recall we had plenty of
13 public comment at our last hearing, and I wanted to
14 touch on some of those comments, and we have proposed a
15 modest change to the presentation in front of you for
16 data centers that I will highlight, and the warehouse
17 proposal is unchanged from the last viewing you had at
18 the last hearing.

19 So if you permit me, I would like to read a
20 statement about a bunch of, kind of some of the
21 situation and comments that we received.

22 So we have many adversely affected neighbors
23 to some currently operating facilities. We are all
24 indebted to you all for having continue to press for

1 resolutions to this issue for both currently --
2 residents currently living with these impacts and wish
3 to ensure that no other residents be impacted similarly
4 in the future.

5 Development staff is convinced that we need to
6 adopt the data centers to specific standards and we are
7 here proposing these changes in part due to your
8 advocacy and persistence.

9 As you know the Planning and Zoning Commission
10 tonight is hearing a staff recommendation for zoning
11 regulation changes that would ensure that future data
12 center developments have additional regulations to
13 comply with which would minimize impacts on those future
14 neighbors.

15 For those who have, unfortunately, not had the
16 benefit of a data center neighbor in compliance with the
17 Illinois Pollution Control Board Act yet, we hope that
18 you might consider that comparisons to any noncompliant
19 existing conditions that exist today may not provide an
20 accurate prediction for our proposed regulation
21 performance in the future.

22 As we indicated in earlier meetings of this
23 hearing, staff feels that the most important provisions
24 of the changes that are now contemplated and being

1 suggested are for conditional use approvals in the
2 properties for M-1 and M-2 and ORI zoning where data
3 centers are currently permitted uses.

4 This is the same provision of regulations that
5 recently provided neighbors in Naperville and Chandler,
6 Arizona the ability to use the conditional use process
7 to deny petitions for proposed data centers.

8 At the advice of Aurora's counsel, legal
9 counsel, the following suggestions will likely be viewed
10 or would likely be viewed as a taking invested property
11 rights and would not likely stand up to any legal
12 challenge, and I wanted to highlight those because they
13 have been part of public comment so far.

14 Banning of data centers outright. Entirely
15 removing data centers from any of the currently
16 permitted zoning districts, that being M-1, M-2 and ORI
17 zoning. Separation distances that far exceed the
18 industry standard practices or are unlikely to be
19 achieved anywhere in the city of Aurora. Decibel levels
20 which are far lower than standard industry practices or
21 are incapable of being achieved by this use type. And
22 modifying written notice requirement distances from a
23 long-time state standard, and then those also only apply
24 to this use type.

1 So those items which have come up in public
2 comment are, again, likely, our advice from legal
3 counsel is that they will likely not stand up to legal
4 challenges.

5 What you have in front of you today staff
6 believes that these proposed provisions would bring the
7 minimum constant noise threshold at the nearest
8 residential property lines which, again, to remind you
9 would be a thousand feet for ground-mounted chillers --
10 again, generators are all ground mounted in our
11 proposal -- or 1500 feet for roof-mounted chillers.

12 We believe that the decibel levels that would
13 be found at the nearest residential property line would
14 be 40 decibels during the day and even less at night.

15 Also, I wanted to highlight that we will
16 additionally be bringing another zoning proposal related
17 to this matter to the April 8 Planning Commission
18 Meeting which has to do with how we deal with
19 nonconformity in the zoning ordinance for existing data
20 centers.

21 So I will move on to just highlighting the
22 modest changes that we put in place here.

23 CHAIRPERSON OWUSU-SAF0: Does the Commission have
24 any questions for staff at this time? You can now

1 explain the changes.

2 MR. CURLEY: It will be really quick. I can
3 highlight the one modification that you will find on
4 page -- this is item 112, you will find it at the bottom
5 of page 12 in your text, and just scrolling through the
6 section here where we have added to the presentation for
7 the public hearing.

8 So one of the provisions we talked about last
9 time was on-site renewable energy and resiliency
10 requirement for either having on-site clean energy or
11 on-site resilient storage. We have additionally, based
12 on comments we have gotten from the industry, added a
13 third means of alternative compliance. So this entire
14 slide has been added and these passages are added in
15 page 12 again of your text modification for an
16 alternative compliance means, where if demonstrated, it
17 cannot be met, that there is the ability to purchase
18 renewable energy threads for the facility.

19 That is the only change that we have modified
20 from the prior presentation.

21 CHAIRPERSON OWUSU-SAF0: Now we ask the questions
22 to the Commission, do we have any questions for staff?

23 I think the only question that came to my mind
24 is for the proposed next meeting in April for existing

1 facilities, is there any highlights that you want to
2 give as to what you anticipate to see? Would it be
3 recommendations to adopt some of the changes into this
4 new ordinance changes?

5 MR. CURLEY: It would be related to this ordinance,
6 but as we have not published notification, we really
7 can't discuss it at this particular meeting. It is
8 related to this topic.

9 CHAIRPERSON OWUSU-SAF0: All right. Bearing there
10 is no other questions for staff, this is a public
11 hearing. Are there members of the public wishing to
12 give testimony to this matter, please raise your hand.
13 You will be sworn in en masse. Then please approach the
14 podium one at a time to give your testimony.

15 You will need to state your name and address
16 for the record, and please sign the sign-in sheet, if
17 you haven't already done so. Let us know. We can bring
18 that back to you to sign, if you haven't signed it.

19 So thank you. At this time can everybody who
20 needs to be sworn in, please stand so we can swear you
21 all in at the same time.

22 (All public participants
23 sworn.)

24 CHAIRPERSON OWUSU-SAF0: So we can start at this

1 end. Please approach the podium, start from there.

2 Anybody in the first row or second row?

3 Please state your name and address.

4 MS. EVANS: My name is Laura Evans and I am at
5 2702 Shetland Lane in Aurora.

6 And I know this is pertaining to the new ones
7 that are coming in, this is not reflecting incoming that
8 is already existing. So I have a copy of the ordinance
9 that was being suggested, and there are a few things.
10 Basically what I think it makes sense that, I believe it
11 is line 25, it really should only be an M-2. ORI and
12 M-1 should not house a data center, going forward.
13 Understanding that there will be in the ones in
14 occurrence, but considering it is office, research and
15 light industrial, it really should be an industrial,
16 especially with all the heat and generators and
17 everything else in the buildings that should really be
18 an M-2 only. So I believe that's in line 25 on the
19 second page.

20 Also, when, there should be environmental, I
21 believe, there is line 4 that says energy consumption.
22 There really should be environmental concerns as well.
23 So I am very concerned for our health going forward, so
24 that should also be added.

1 Going to Exhibit A, line 2, on page 6, where
2 it mentioned, and I know John mentioned, about 1500 feet
3 from chillers on the ground or -- the 1500 in line 2 and
4 the 1,000 in line 1, I am a thousand feet. It is not
5 far enough. This needs to go more. We hear it, we feel
6 it. It needs to go more.

7 I understand you don't want to go miles.
8 Let's compromise. How about 5,000 feet. That's a half
9 a mile. It helps. People are still hearing it at that
10 distance by us, but let's moving forward, let's make
11 more distance between residents and data centers. So on
12 page 6 those really should be extended. That 1500 and
13 thousand should go to five. I believe that's also on
14 page 7 where it says, also down here, that it should be
15 five, instead of 1500.

16 Also, on page 8 it says, there should be
17 something about the generators that had to run 24/7.
18 They should be held accountable for something like that,
19 and I know it is catastrophic and out of control since
20 there are going to be situations, but they should be
21 responsible for that as well. So when there is a
22 transformer is blowing or a power outage and they are
23 having to run the generators, I think there needs to be
24 some language that keeps them to what they can and can't

1 do in there. Running three days straight was just
2 unbearable and very unlivable.

3 The daytime hours, if we can go down, even if
4 we go to like 40 and 50, that's great. The timing,
5 also, go to 8 to 8. 7 o'clock in the morning is just
6 too early. Some of those need to be a little bit
7 extended as well so that also needs to be considered on
8 page 8. If we can extend those times to be a little bit
9 more reasonable for families.

10 Also, it would be nice if all studies that
11 they are requiring should be open to residents. We
12 should be able to see -- there needs to be some
13 transparency in what is being built moving forward. So
14 I think with that transparency there should be studies
15 available upon requests by residents, and that would be
16 nice to have in this language as well.

17 So we appreciate you working on this, and yes,
18 I totally agree when you mention that the existing needs
19 to be looked at as well, but if now we can get some of
20 this taken care of, that would be very helpful.

21 CHAIRPERSON OWUSU-SAF0: Thank you. Anybody else
22 on this side?

23 ANONYMOUS RESIDENT: Hi, good evening. I am
24 Anonymous Aurora resident and, again, I am not giving my

1 address, but I am in Ward 9.

2 I want to know how do we get proof of
3 compliance, and how are we going to hold their feet to
4 the fire for when they are not in compliance? Because
5 from what I understand already, many of the residents
6 that are here to explain their personal situation in
7 dealing with this nightmare in which they live, there
8 are a lot of things that have not happened yet.

9 And although they promised to be good
10 neighbors, well, they really haven't been, and they
11 likely won't continue to be good neighbors either
12 because there is too much money at stake, and they
13 really don't give a rip about the residents as long as
14 they can get what they want. And at some point there
15 has to be when is enough enough.

16 We already have a approximately eight data
17 centers in this area either that are already existing,
18 up and running, and/or are in the process and in the
19 pipeline to be on board, or they ran to submit their
20 application, like the day before the moratorium went
21 into place, I think that was four of them. This
22 community can only sustain so many.

23 Also, please do not sell out the residents for
24 revenue. The residents of this community deserve and

1 pay their taxes and are allowed to have their health,
2 their sanity, their property value, and their right to
3 quiet enjoyment. The right to quiet enjoyment,
4 Mr. Whitaker, as the attorney for Cyrus One who is here,
5 he should know what that means. But since he lives in
6 Naperville, I bet he wouldn't want a data center going
7 up next to his home.

8 We are representing the people who couldn't
9 come tonight. I am sure there is plenty others who
10 wished to come or yesterday. I also know there are a
11 lot of people who are pretty upset why some of these
12 meetings are earlier in the day.

13 As I explain to people, this is a large city.
14 I want to be reasonably minded. This large city cannot
15 have all the city's business done on week nights in a
16 couple of nights in a couple of time slots. So
17 something has to give, and therefore, some has to be
18 during the day, and in the evening. And so the people
19 that are here are just representing many more people who
20 would if they could.

21 This is a very hot button topic because this
22 affects so many people and so many lives. Their
23 children's lives. They can't get any peace and quiet at
24 night. They can't sleep.

1 They can't open their windows. They can't
2 even have a barbecue or enjoy life with their friends
3 and neighbors.

4 Me personally, last year in the fall, my Com
5 Ed bill went from a hundred and some dollars a month to
6 750 dollars a month from August to September. When I
7 called Com Ed -- that was the first time I came to sit
8 at this podium, sort of pounding on the podium, because
9 I was really upset.

10 It is because Com Ed told me on the phone that
11 day that I got that bill that I should pretty much get
12 used to it because I am living, just my husband and I,
13 we don't use that much electricity; we don't have an
14 electric vehicle plugged in. So why is my bill for two
15 people jumping by hundreds of dollars in a 30-day
16 period?

17 Com Ed said that pretty much I should get used
18 to 300 dollars a month because the pool of electricity
19 is so much, and we are competing as individual
20 homeowners with these giant companies with deep pockets,
21 and you can only split the pie so much. Anyone who
22 knows anything in about economics, you have supply and
23 demand. When the supply is being strained because they
24 are sucking up all the water and the electricity, then

1 the demand goes up, and that means that our bills go up.
2 You, who probably all are required to live in
3 the city of Aurora to have this position, if not yet,
4 you will be affected. It is coming to a home and a ward
5 near you.

6 Now, it is my understanding that most of the
7 current data centers are in, I think, Ward 10, forgive
8 me if I am mistaken on that. I don't live in Ward 10.
9 I am here to help support the neighbors that I don't
10 even know.

11 Why? Because at some point it is probably
12 going to affect me with someone wanting to build in my
13 ward, and so I want to be preemptive because now is the
14 time, folks, that we have to speak up. We have to show
15 up, stand up and speak up because those who don't, have
16 no right to complain later when they get these bills, or
17 they are living with this nightmare of constant humming
18 and the sound of the generators.

19 Because it is not fair to have all of them
20 concentrated one area, in one ward. Now I am not saying
21 to spread the wealth because it is not fair to anyone to
22 have to put up with them. They sold a pack of untruth,
23 I will just say, that they were going to be good
24 neighbors and monitor the noise and this and that, and

1 that has not materialized.

2 So I am begging of you to please make it as
3 inhospitable to the companies that are wanting to come.
4 I understand we already are doing, mitigating the damage
5 from those you inherited, and let me just say this is
6 the prior administration giving sweetheart deals to
7 these companies so that we are now having to clean up
8 the mess and we are now suffering the result of that.

9 Now, you guys, we are asking you to please be
10 responsible stewards of this city and to put those
11 measures in place to keep them honest, to keep them
12 respecting this community because right now they are
13 pretty much not respecting anyone. No one is making
14 them pay their fair share. They need to pay what they
15 are using, and it is unfair for this community to have
16 its community members compensate so that they can have a
17 bigger profit margin.

18 First of all, I would also like to know, and I
19 don't know if anybody knows this, do they pay the same
20 rate that we as residents pay, or do they get a buy in
21 bulk discount? Does anybody know? That would be one
22 question.

23 CHAIRPERSON OWUSU-SAFO: We will add that to the
24 questions.

1 ANONYMOUS RESIDENT: I would like to add this to
2 the questions because it is not fair for them to, A, get
3 a great deal and a huge discount so we can be
4 compensating out of our tax system.

5 Second of all -- well, I am probably on the
6 15th by now. They don't bring that many jobs. And from
7 what I understand, they bring their own construction
8 crews from outside the area to build it, and then when
9 they leave you got a bunch of equipment running but it
10 doesn't take a whole lot of people to maintain that. So
11 this nonsense of them creating a whole lot of jobs is
12 complete nonsense.

13 I will continue on. We need to differentiate
14 between warehouses likes Loaves and Fishes and the
15 Aurora Innerfaith Food Pantry, and the places that are
16 doing good in our community from the places that are
17 just raping and pillaging our resources. Because the
18 data centers should not be lumped in with the same
19 category as these other warehouse businesses.

20 Hang on. There is more. How can we have
21 confidence and assurance that the water isn't being
22 contaminated, which they put back after they are using
23 it, for our children, for the adults, anyone using it,
24 drinking it, brushing their teeth.

1 Are we looking at another Erin Brockovich? If
2 you are old enough to remember, in California they had
3 companies who were dumping toxins and stuff, and Erin
4 Brockovich, that became a great movie, basically exposed
5 all of this. And how do we know that the long-range
6 impact on our water, and on our health and safety? And,
7 you know, you also have the issue of sound affecting
8 people's brains and their development and their sanity
9 and their hearing.

10 There is long-term damage that is occurring.
11 Do we have any impact statements or any research because
12 these data centers are being built so fast that we can't
13 keep up with them, and we need to set the rules so that
14 we can prevent harm to our families and for their
15 health.

16 How do we get current, future, and ongoing in
17 real-time maps or addresses of the places that are on
18 the pipeline, on the books, that they are trying to
19 build at? Does that exist? Is that transparent? Is
20 that public information available to us?

21 Because somebody knows where they are building
22 and where they are planning to build and where they are
23 targeting. Where do they do the applications, and how
24 do we find out so that they, them, me, you, we can find

1 out, oh, hey, well, in another year or two this sucker
2 is going to be popping up in our neighborhood.

3 Peoples' property taxes are going down because
4 you can't sell it because anybody who is going to come
5 to your house to look at it and do a walk through is
6 going to do an about face and leave. And if you can
7 sell your house, you are not going to get the same
8 amount that you probably paid for it. You are not going
9 to get a fair price, anyway.

10 People, we are actually really stuck now with
11 what with the residents have been tricked into welcoming
12 these data centers like Cyrus One. That is just one of
13 a number of them. Right now I am just targeting that
14 one.

15 It is now a matter of mitigating the damage
16 that they are causing and making them have stricter
17 rules and compliance and making them prove that they are
18 regularly being checked in their compliance and not
19 allowing them to open and postponing putting in the
20 noise barriers and all the things that they didn't do on
21 these earlier ones, making sure that before they get
22 whatever that, the certificate of occupancy, or
23 whatever. Before they get that, they have to hit the
24 whole punch list, all checked off that they have done

1 everything they said they were going to do, and expected
2 and required to do, before they can ever hang their
3 shingle up.

4 I think I have hit the end. I thank you for
5 your time.

6 CHAIRPERSON OWUSU-SAFO: Okay. Be reminded we
7 can't clap for each speech, so please anybody on this
8 side, come on up.

9 MS. COLE: My name is Linda Cole. I live at 450
10 West Downer in Aurora. I have lived in Aurora for a
11 great many years, and I am also a member of the Sierra
12 Club for a number of years.

13 Data centers are here and more would like to
14 make Aurora their home. Aurora currently has this
15 moratorium on them while they work on ways to best
16 protect their residents' quality of life.

17 I have read a summary of the new zoning
18 proposal, and whoever put it together, planning and
19 whoever else worked on it, they did an awesome job.
20 They have a lot covered. Thank you for all who are
21 behind this. Thank you for all the hard work that was
22 done on that.

23 I am not going to be here to see 20 years from
24 now what is going to happen with data centers. However,

1 I have children, grandchildren, and great grandchildren,
2 and so do you, and they will be here. And I sat on a
3 planning commission for a good many years, and soon
4 after I started one of the things I made up my mind, I
5 did not want one of my grandchildren visiting me in a
6 nursing home down the road saying, Grandma, why did you
7 ever allow that to happen? So I am hoping our city's
8 fathers and mothers will feel the same way.

9 Now, I have several questions. I see that in
10 the summary I have, nothing was mentioned about
11 lighting, and lighting pollution. Somewhere I read that
12 they are working on a new proposal for lighting
13 guidelines. Is that true, and if so, will this be part
14 of this new ordinance?

15 Energy, there is a part in energy that it says
16 required on-site solar to cover 25 percent or peak
17 demand or on-site battery storage to cover 50 percent of
18 peak capacity for 15 minutes to prioritize distribution
19 to local neighborhoods first is the event -- if the
20 event of high peak event. I do not understand that at
21 all. Somebody maybe could explain it to me.

22 And then under water, I would really like to
23 see them be more -- request more transparency. I would
24 like to know where the water is coming from. I would

1 like to know what the actual water usage is for, and I
2 would like to see how they are taking, using and
3 discharging that water.

4 Data centers can use up to five million
5 gallons of water per day. That's a lot of water. Our
6 shallow aquifers can be recharged within one month. Our
7 deep aquifers, where our water comes from, if we are in
8 a drought, which I understand Illinois is in right now,
9 come from their deep aquifers and it can take up to a
10 thousand years to recharge those aquifers. So the water
11 we take out today will not be replaced for a thousand
12 years.

13 And I also, the lady before kind of impressed
14 it in a way, and I think that municipalities can
15 regulate and make the rules for utilities that they
16 control, and I think Aurora does control its water. So
17 I wonder if they have looked into a different rate for
18 data centers. She alluded that perhaps they got a
19 sweetheart deal, I don't know about that, but you can
20 charge a use more for water than what you would for
21 residents. So I don't know.

22 And their manual compliance, were spreading
23 and fees required, who would do that reporting? We
24 suggest it be a third party, and that the data centers

1 pay for that. Kind of like if you live in a building
2 where there is an elevator, you have to have that
3 elevator inspected once a year, and the inspector is not
4 from the City, and it is not from my building or your
5 building. It is from a third party. They come in and
6 do a professional inspection, and then the party that
7 gets the service pays for it, not the City. The City
8 issues the license.

9 And in several places in the summary it
10 referred to high fines for noncompliance. I don't know
11 what a high fine is to a huge company. A high fine to
12 me would be ten dollars, but I have a feeling they are
13 looking at more than that. Also, a high fine, even if
14 it were in the thousands of dollars, to most big
15 companies is just like give me a check, let me write out
16 the check, I'll pay my fine, and that's it.

17 I would like to see, and I don't know whether
18 it is legal or not, but perhaps if they don't come
19 within compliance of what the rules have been set up
20 with in a certain reasonable amount of time, then they
21 get closed down. That would be very -- I have a feeling
22 they would stay in compliance if that were the rule.
23 Making rules and regulations is kind of the easy part.
24 Enforcing them is what is hard.

1 And I, again, thank you for sitting up there
2 and listening, and I thank the staff for working very
3 hard on this issue. Thank you.

4 CHAIRPERSON OWUSU-SAFO: Anybody else on this side?

5 UNIDENTIFIED WITNESS: I am.

6 CHAIRPERSON OWUSU-SAFO: State your name and
7 address.

8 DENISE: My name is Denise. I live at 1013 South
9 Fourth Street in Aurora.

10 Good evening chairperson and commission
11 members. I am here tonight to speak on the proposed
12 data center ordinance from a unique and urgent
13 perspective. My perspective is a lot different than the
14 people in here. And so I am asking you to bear with me
15 as I regulate my breathing, which you will find out why
16 I have such a problem here in a moment.

17 So I come here with 18 years as professional
18 experience of pharmacy, and a background in I have spent
19 nearly two decades studying exactly how chemical
20 compounds and environmental factors interact with the
21 human biology and our eco system, but most importantly I
22 stand here as a single mother living with advanced
23 emphysema due to those data centers, things like that,
24 that we just kind of let seep into our community

1 system -- communities throughout the years, right?

2 In a pharmacy we look at the burden of the
3 deed. When these data centers run or test their diesel
4 generators they release nitrogen oxide and sulfur
5 dioxide. As a professional I can tell you these aren't
6 just nuisances. They are triggers for inflammatory
7 cascades in the lungs.

8 For a person with emphysema, like myself,
9 these emissions are a direct threat to my respiratory
10 stability and my ability to be there for my children.
11 As an artist I am equally concerned about the local eco
12 system. These facilities using millions of gallons of
13 water, as others in the community have mentioned, per
14 day and release thermal pollution that degrade our soil
15 and our native plants. The very natural researches we
16 should be protecting in this day and age. We are way
17 too old for this to be like, oh, this is hearsay or this
18 is not -- no. We are very well aware of panteal,
19 Westernized medicine, like we can't be like that naive
20 for money, right, because that's what these big
21 industries are bringing in, just money. It doesn't do
22 anything for our community.

23 And what is the return for how this health
24 risk? Data centers are not job generators, as they were

1 marketed. I actually did a study this morning, 5 to 50
2 jobs, per center, after they are built. 5 to 50, right.
3 Local Walmart, Walgreens, I know we have way more than
4 one in our little community pharmacy.

5 Then they strain our power grids so heavily
6 that residents in other states have seen their utility
7 bills jump, and one local resident has seen, what 600
8 dollars she said? That's insane. I am a single mom.
9 That's one paycheck for me. I can't pay a 600 dollar
10 electric bill, right? They weigh heavily on the utility
11 bills.

12 We are affected -- we are being asked to
13 subsidize the energy cost of trillion dollar tech
14 companies, tech companies. Not your farmers. Not your
15 local, you know, person trying to get up and make
16 something of themselves. Tech companies, right? And we
17 are forced to pay the price.

18 The only people benefiting are out-of-state
19 developers and the tech giants who pocket and are
20 getting fat while our local health and resources are
21 depleted.

22 Our health. This is not something you get
23 back. I have a lot of knowledge and information. The
24 air we breathe, I am more susceptible because of my

1 lungs, but guess what, our kids, I can tell you the
2 increase in kiddos that are getting breathing
3 treatments, right?

4 Pregnant women, guess what, when they got the
5 babies in them, what they are breathing in is affecting
6 those babies. I can tell you because I have two kids
7 (indiscernible). These things go much farther and much
8 more deeper than we are giving it credit. We are
9 complaining about property taxes and resale values.

10 You can't buy your health. You can pump
11 medicine. You can do more injections. You cannot buy
12 your health back. You can't.

13 I urge this Commission to pass ordinances that
14 put people over power consumption. If developers cannot
15 prove with independent third-party data that they won't
16 harm our air or drain our water, they have no place in
17 Aurora.

18 My 18 years in healthcare has taught me that
19 prevention is the only care. Once our air is polluted
20 and our water is gone, we can't fix it with a vote later
21 on. My life, my children's future and our community's
22 health is not for sale. Thank you for your time.

23 CHAIRPERSON OWUSU-SAF0: Anybody else on that side?

24 MS. TORRES: Hi, I am Kathy Torres. 950 Austin

1 Avenue in Aurora.

2 I want to thank everybody for being here and
3 the work being done and having an open meeting to the
4 public. I have done some research, continued research
5 on this, and I have some statements.

6 So this is a trillion dollar industry that we
7 are talking about. These are very multi-million dollar
8 industries that is building these hyper scale centers in
9 and among our residents, our schools, our parks, our
10 churches, our area, the established -- there is -- it is
11 an established residence. Why are they doing that? Why
12 is it in established areas? Okay.

13 So here is what I have learned. Their shorter
14 distance, that lowers their construction costs. Did I
15 mention that this was a business that it is multi
16 millionaires? I mean trillions of dollars. They are
17 earnings tens of hundreds of millions of dollars with
18 this.

19 There is higher building where they are in
20 established areas. There is higher reliability. There
21 is less transitional costs. Faster construction.
22 Timeline.

23 Okay. So how does that affect the community?
24 All right. the city gets, from what I heard, a million

1 dollars a year, from what I understood, but how does
2 that affect the residents?

3 Our massive new power demand grid is strained.
4 Utility infrastructure upgrades are passed on to the
5 taxpayers. The higher peak load costs to the taxpayers.
6 There is long-term power contracts that are established.
7 The infrastructural (sic) strain on power, water and
8 roads. It is noisy. This adds to the stress and the
9 health.

10 There is a visual impact. The traffic during
11 construction. There is 24/7 cooling fan noise, and
12 there is electrical substation proximity which is all to
13 their benefit in the neighborhoods that I listed above.

14 All right. So there is five major facts about
15 the data centers. All right. They consume one to two
16 percent global electricity. The cooling usage. Their
17 cooling usage consumes massive amounts of resources,
18 water resources.

19 Most servers run under -- utilized by 10 to 30
20 percent. Wasted heat is rarely reused efficiently. I
21 do have listed the research on how they can reuse and
22 regenerate the usage of heat that they do use, but
23 typically do not. AI or A1 workloads are rapidly
24 reshaping their power demand.

1 All right. So how much profit is obtained
2 from a large DC, data center? Tens of hundreds of
3 millions annually. Not in our pockets not in residents,
4 not near my community, but in the pocket of all these
5 people that already have trillions of dollars. They are
6 multi wealthy.

7 All right. The key points between the data
8 center, I wonder what is the difference between a data
9 center and an AI? I want to learn. So a data center is
10 general computer and storage. All right. It has a CPU
11 based workload. They are moderate power density and
12 standard cooling.

13 AI is AI training and inference, there is GPU
14 accelerated clusters. So it is not just one, but they
15 like to cluster them in the same area, which, of course,
16 as we know, they multiply and everything else is being
17 used with the water, everything that is being discussed.

18 All right. There is extreme high power. Now
19 you want the extreme high power versus a data center
20 with moderate power density. Then you have the advanced
21 liquid cooling. There is pretty a significant
22 difference between the two.

23 So then I wondered, well, how many United
24 States data centers will be the AI focused? Well, 75

1 percent of the new buildings target AI workloads. AI
2 shares a total of data center demand rising toward 30
3 percent by 2030. That's four years from now. So 70
4 percent of the future capacity of an AI ready by 2030.

5 So from my understanding, from what I have
6 researched, is the data centers that are being approved
7 and in sight are going to be either converted or used in
8 a very short amount of time as AI centers. All right.
9 So this strongly points to most United States data
10 centers being designed for AI over the next several
11 years. That's a huge impact and a huge difference.

12 So why are residents electric bills so high?
13 I mean, we just heard again. I heard last time I was
14 here there was a woman who said she lived in a townhouse
15 and it was 400 dollars. This woman tonight is 600
16 dollars. That's insane. Why?

17 Because I had already asked at a former
18 meeting, I said are they paying for their usage. They
19 said yes. And I said well, at the last meeting I asked
20 are they paying for their delivery charges? Well, yes,
21 they are. So why is there such a big difference if they
22 are paying their costs, why is it impacting the
23 community? It doesn't make sense.

24 However, the massive power demand is a grid

1 strain. Utility infrastructure upgrades. They are
2 passed on to rate payers. There is higher peak loads.
3 They've mentioned that, higher peak loads. It gets
4 passed on to the resident. There is long-term power
5 contract costs recovery. There is transmission
6 expansion fees. There is general energy inflation.

7 So the main reasons for -- all right. We
8 talked about the noise, right, and people are very -- as
9 a right, the noise is a big impact. So the main reasons
10 for buffering the generator noises, you have the diesel
11 backup. This is going on 24/7 for cooling fan noise.

12 There is the visual impact. There is the
13 traffic during construction. There is the electrical
14 substation proximity. There is the electrical
15 substation proximity is how close to a power station.

16 All right. The steps for voltage that do
17 increase, as we all know. All right. It connects to
18 the high voltage transmission lines. The more centers,
19 and if they turn to clusters, which AI is going to
20 clearly, so that increases the voltage in the
21 transmission lines. The distribution of the electricity
22 to local areas.

23 All right. So why does this matter so much to
24 the profitable trillioners in the business? Well,

1 that's their business. They are good at marketing with
2 what they do. They give the City a million dollars and
3 look what they have gotten in return so far.

4 Okay. So there is a shorter distance; lower
5 their connection cost. There is higher reliability.
6 There is less transmission cost. Faster construction
7 timelines.

8 So right now the U.S. is -- all right. Right
9 now we are in the lead of the global of the United
10 States in our data centers, and where there are
11 thousands of new AI capable buildings are way on their
12 way.

13 All right. Right now there is one operational
14 data center style satellite in space. Now this was
15 launched in November of 2025. It carries AI capable
16 computer hardware in orbit.

17 All right. The health concerns, that was
18 touched on. There is sleep disruption. There is
19 stress; anxiety; noise; light, and traffic.

20 There is headaches. There is migraines, due
21 to frequency or vibrational noise. Respiratory
22 irritation, we have heard.

23 From the diesel generators there is exhaust
24 backups. There is perceivable heat discomfort. The

1 micro climate changes with the cooling system. That
2 heat has to go somewhere. People are paying for it with
3 their health.

4 The water usage for cooling can affect the
5 community. That is going to affect the community water.
6 The infrastructural strain on emergency services.

7 Again, this is such an important thing, and so
8 often we hear well, this was already done before you
9 moved in here. This had happened. This was -- you knew
10 this existed before you bought your home.

11 This is something that is in existence;
12 however, it is continuing to be, and we can look out,
13 all of us together, to look out for each other and our
14 children, our grandchildren, our community. We have so
15 many good things going on.

16 And I agree with what they said in the
17 February meeting that, really, what is the cost that we
18 are going to -- what we are paying. Is it worth what we
19 are receiving. The changes that is obviously going to
20 continue to take place in upgrading into their AI
21 systems. They get the property, don't build on it, and
22 then, you know, it goes into the AI, converting the data
23 centers into upgrading. It makes a difference.

24 I agree with everybody here. This is a time

1 where we can make a difference. Thanks for listening.

2 CHAIRPERSON OWUSU-SAF0: Okay. Thank you. Anybody
3 else like to speak on this side.

4 Okay. State your name and address. And if
5 you haven't signed in, there is the sign-in sheet over
6 there.

7 MR. VRETTOS: My name is Andreas Vrettos and I live
8 at 948 Verona Ridge Drive. Sorry for the accent.

9 In any case I have been inside the data center
10 close to Chicago, and I was touring the presentation.
11 In the presentation they showed us how the company, that
12 company started the first centers 25 megawatt and then
13 about 50, then 125 megawatt. They newer ones will come
14 out at 650 megawatts. 650.

15 So the gentleman -- the Cyrus One plant here
16 in Aurora consumes 48 megawatts so at 650 megawatts is
17 what, 13 times larger. So the requirement 35 percent of
18 power they have to make themselves is nothing. It has
19 to be over 90 percent for the impact to remain the same.

20 And even Cyrus One, I am not sure about them,
21 but I think we have a lawyer there from the company.
22 Can the lawyer tell us how many megawatts that plant
23 consumed when it first started. 25 I think, and now it
24 is at 50. I am not sure this is right. It is

1 confusing.

2 But from the back door they are allowed to
3 increase capacity, increase the power? In my visit to
4 the other plant, this is my impression. Yes, that plant
5 was 125, but the plan was to increase it. So they come
6 in, they say, oh 200 megawatts but then three years down
7 the road they are consuming 400 megawatts.

8 That's all.

9 CHAIRPERSON OWUSU-SAFO: Thank you.

10 CONNIE: I am Connie. I actually live in Sugar
11 Grove. I came last time to the meeting because I
12 honestly wanted to hear firsthand what was being talked
13 about; what was being proposed. And I wanted to learn.
14 I wanted to be educated on what is happening, and
15 honestly, I was kind of shocked.

16 I had no idea. You know, I guess I didn't do
17 my research up until this point. I had no idea how many
18 data centers we already have in Aurora. Why do we need
19 more?

20 I don't care about what electricity is needed
21 for those data centers. We were fine without them.
22 Yes, there are some betterment in, I guess, in some
23 areas, but I don't know. Last week or two weeks ago, I
24 actually saw an article about data centers and I wanted

1 to share some of the things that I saw.

2 This is Insider. They won a George Polk award
3 for investigative reporting, and I am happy to forward
4 the articles that I saw. It is "The True Cost of Data
5 Centers", is what it was called. Data center water use
6 is a closely guarded secret. Many agencies denied our
7 request for facility specific water use or release their
8 records, only in aggregates, in a water utility service
9 area.

10 In Denver and Colorado Springs utility
11 agencies sued Business Insider to prevent the release of
12 meter and water use records. Business Insider prevailed
13 in both lawsuits. Business Insider's data includes
14 permits for data centers that are not yet built and
15 fully on line, and therefore, estimates expected
16 electricity uses in the near future involve data centers
17 go on line. Their low end estimate is roughly
18 equivalent to the state of Ohio's electricity use in
19 2023 on the high end nearly as much power as the entire
20 state of Florida used that same year.

21 Data centers generators nationwide emit around
22 2500 tons of nitric oxide annually according to Business
23 Insider analysis which ran air center permits from every
24 state with a data center through an environmental

1 protection agency tool that calculates public health
2 burden. That's equivalent to the air pollutants emitted
3 by other two million passenger cars making a round trip
4 drive between New York and California.

5 Business Insider found 56 civil penalties
6 across nine states levied against tech companies because
7 their centers were found to have violated air quality
8 regulations, with fines totally at lease 1.4 million.
9 The companies with the most penalties were Cyrus One
10 with seven, and Equinix, Essenix with six, followed by
11 QTS with four and Amazon with three.

12 Data centers dive up electricity costs for
13 other rate payers and utility operators and spent
14 billions of dollars in new grid infrastructure to
15 support escalating power demand. That has drawn
16 opposition from other companies including retail giant
17 Walmart, which has said that surging electricity bills
18 are imperiling its expansion in states such as Ohio and
19 Virginia.

20 37 states have tax incentive programs for data
21 center investments. Most exempt developers from sales
22 and use taxes on building materials, machinery and
23 equipment resulting in big hits to state commerce. In
24 Virginia 56 data center projects cost 928 million in

1 abated state sales tax in the 2020 fiscal year alone.

2 Disclosures in Ohio estimate it forfeited
3 nearly 360 million dollars in data center related tax
4 revenue from the 2022 through 2024 fiscal years.

5 Mason M. Jensen, a professor at the University
6 of Texas at Austin who studies regional tax incentive
7 programs said cities are better off sitting these deals
8 out. Communities throw everything they can at tech
9 companies, yet when the cost of loss tax revenue and
10 escalating electricity prices are factored against what
11 the communities get back in jobs, revenue and prestige,
12 there is just no evidence that you are going to benefit
13 from that data center.

14 An Amazon data center in Hilliard had saved at
15 least 195 million dollars in state and local taxes as of
16 December of 2023 according to annual disclosures driving
17 the price of each job to over one million dollars in
18 abated taxes.

19 New Albany, Ohio garnered 98 jobs in a
20 metadata center but forfeited 189.6 million in state and
21 local taxes as of the end of '23, making each job worth
22 about 1.9 million in foregone tax revenue.

23 So these are -- there are more. There are
24 more that they talked about in terms of air quality,

1 water. I didn't even bring all that because I figured
2 the dollars is what is going to be more impactful as
3 these are being considered.

4 I have to say when I was here last time, too,
5 I was a little annoyed that these people who were
6 talking about the lawsuits, they were dismissed and it
7 was dismissed. And I understand that what is happening
8 with these lawsuits doesn't have anything to do with
9 this group, necessarily, in terms of decisions that are
10 made, but you all hold the door to Aurora to letting
11 more of these data centers in, and I don't understand
12 why, honestly, we are even talking about this.

13 I am here to help the people that are here, I
14 hope. I am here to help, as some others have said, to
15 show my solidarity for generations to come, if at some
16 point one is being considered where I live. I don't see
17 why we need to continue to open the door to more and
18 more and more and more at the expense of the people that
19 live here.

20 I realize that you have to go through the due
21 process, and I honor and respect that, but I hope
22 inwardly you all are saying, "not on my watch".

23 Thank you.

24 CHAIRPERSON OWUSU-SAFO: Thank you. Anybody else

1 on the right side?

2 MR. WHITAKER: Good evening. Russ Whitaker,
3 Rosanova and Whitaker, on behalf of Cyrus One.

4 Cyrus One is a global leader in the data
5 center industry with 25 years of experience delivering
6 state of the art digital infrastructure. Today Cyrus
7 One operates more than 60 locations representing 20
8 million square feet in nine different countries. Cyrus
9 One owns and operates a data center campus at 2905 Diehl
10 Road in Aurora. Cyrus One is also in the process of
11 completing construction on phase 1 of a new data center
12 campus at 2725 Bilter Road also in the city of Aurora.

13 Phase 2 of the Bilter Road campus is approved
14 by the City, but construction of improvements for phase
15 2 have yet to commence.

16 I have heard questions from residents on the
17 benefit of data centers. To be clear, if we look into
18 statements from both federal government and the state
19 government, it has been clear that those entities are
20 treating data centers as infrastructures. When Governor
21 Pritzker signing the incentive program for Illinois data
22 centers, he was quoted as saying that in today's world
23 data centers are as critical a part of our
24 infrastructure as our roads, trains and schools. It is

1 a pretty dramatic statement if you let it sink in for a
2 second.

3 The two Cyrus One data center campuses
4 represent billions of dollars investment in the local
5 economy, a significant local jobs base, and make Cyrus
6 One of the city's largest taxpayers. Our interest in
7 the ordinance before you this evening is limited. We
8 seek to protect property interest in Cyrus 's existing
9 data center campuses.

10 This city initiated the moratorium on data
11 centers and warehouse development last September. At
12 that time representations were made that the moratorium
13 would not affect the rights of any person or entity who
14 has submitted a completed application for zoning relief
15 or a permit for data center prior to the effective date
16 of the moratorium.

17 The proposed text amendment that is before the
18 Commission fails to address this issue. The text
19 amendment does not acknowledge existing facilities or
20 take into account the treatment of those facilities
21 under the city's zoning ordinance following the approval
22 of the text amendment. This is a significant gap in the
23 language, but also is one that is easily resolved.

24 Absent of this, the existing facilities would,

1 by operation of law, become legal nonconforming uses
2 upon approval of the text amendment. Section 49-105.8
3 of the City Code governs nonconformities.

4 While there are a whole list of issues with
5 being categorized as legal nonconforming, the language
6 of the code would expressly prohibit the expansion of a
7 legal nonconforming facility. In other words, phase 2
8 of the Bilter Road campus cannot be constructed despite
9 express representations in the moratorium document to
10 the contrary.

11 While not before the Planning and Zoning
12 Commission this evening, staff's draft responsible data
13 center ordinance provides the obvious fix. The draft
14 responsible data center ordinance establishes a clear
15 guideline for application. In Section 50-3, the draft
16 ordinance provides that, and I quote, "All data center
17 facilities developed after April 1, 2026, must meet the
18 standards of this Section 49-104.3(c)25 of the Aurora
19 Zoning Ordinance.

20 The ordinance further defines development
21 between data center facilities which do not have zoning
22 entitlements pursuant to Chapter 49 of this Code as of
23 April 1, 2026. This exact language which is already
24 proposed by staff in the response data center ordinance

1 should be, quote, should be included in the amendment to
2 the zoning ordinance before the Commission this evening.

3 It is a simple yet eloquent solution. It
4 addresses the issue to the primary objection of Cyrus
5 One, a concern that I believe is shared by other
6 interested parties in the city.

7 The solution will also provide symmetry
8 between several chapters of the municipal code that are
9 intended to regulate data centers. I appreciate the
10 Commission's time and consideration this evening.

11 I hate to be hypertechnical and quote sections
12 or be legalistic about the issues before the Commission,
13 but I think the text of the legislation before you this
14 evening is critically important. If you have questions,
15 I am happy to answer them. Thank you.

16 MS. BAY: Good evening. I am Julie Bay. I live in
17 Ward 10. I back up next to the data center, and I know
18 that with the current data you have bought an 8 to 13
19 second attention span tonight for details. I didn't
20 understand a thing he said, honestly. So I don't know
21 what that means for me, the lawyer, speak, and I have a
22 master's degree. And what I would like to tell you
23 this, simply, and I appreciate all of your eye contact.

24 This impacts me. This impacts my family. I

1 have recordings of the middle of the night of me being
2 awake due to these sounds of the data center. I
3 built -- I was the first home in Palomino Springs. We
4 have been paying taxes for a really long time, and we
5 are big supporters of Aurora, Illinois.

6 Thank you for taking all of this into account
7 about us, as in the people that live here, because
8 really this is what it is about.

9 CHAIRPERSON OWUSU-SAFO: Thank you.

10 MS. FISCHER: Hi. Danielle Fischer, 1628 Garfield.

11 First, want to thank the City again for
12 hosting, the moratorium and city staff for all their
13 hard work. I really appreciate it. I don't want the
14 data centers here, but I do realize we are focusing on
15 the regulations right now and thank you for allowing.

16 I said some things before, but I don't know
17 where to check to see if they are added. I wanted to
18 require them to prepare an environmental impact study
19 when applying. Air pollution permits required yearly.

20 I was also wondering if a general clause could
21 be added in the development agreement that states that
22 they will rectify any other health or safety issues that
23 arise and would be resolved within a certain amount of
24 time, general catch-all. I think John, the staff said

1 that you can't change where the zoning is allowed, but I
2 do agree with the other speaker that I feel like they
3 belong in just W-2 with an additional use. Aurora is a
4 home use so home rules so I think they could have more
5 power with that.

6 Also, I thought John had mentioned the
7 notification requirements can't be changed. The 250,
8 that's not even half a block. I know Yorkville has a
9 500 feet notification for their city. This it can be
10 done, it is their home rule.

11 In regards to the water contamination, even
12 with those cooling waters used from toxic, I was hoping
13 if it doesn't exist, again, I don't know where it needs
14 to be added, if staff could have an arising development
15 agreement handling, disposing and monitoring of the
16 contaminated water for a straight coolant substance, if
17 they don't use water, and by a third party the City
18 selects, not them.

19 Contaminated water can't just be discharged
20 into our water treatment plant. It isn't equipped to
21 filter the types of toxins they produce. Nitrate is one
22 of them, and I believe causing cancer in Oregon around
23 their data center.

24 The last time I mentioned the E. waste plan.

1 I am not sure if that was added, but found out if they
2 produced many other hazardous waste so I am requesting
3 regulations in place for all the hazardous waste
4 produced by (indiscernible) agents, cleaning chemicals.
5 There needs to be a plan in place in writing handling
6 both in while they operate and if they shut down, and a
7 third party should handle this for the City and not
8 them.

9 Regarding sound, I don't know if landscaping
10 was added, but I feel comprehensive landscaping at least
11 a hundred feet bumpered by different species of trees
12 should be required, and I do feel distance is the best
13 defense. It was increased a thousand feet, but existing
14 residents around Cyrus One say they can hear three
15 miles. So even with these regulations in place, you
16 just don't know what it is going to sound like until
17 after it is done and then it is too late.

18 John said legally maybe can't change, but we
19 are home ruled so set regulations high for other
20 communities to follow.

21 I mentioned it before, and others have too,
22 the City really needs to have in writing the right to
23 terminate operations, not just fine them. They will
24 just pay the fines, continue violating the City

1 regulations causing irreparable damage and the City will
2 only fine them.

3 And lastly, I know that this is still being
4 worked on, but I feel it is imperative that somehow
5 these requirements retroactive to the current ones that
6 have already been improved, and at least to people
7 around Cyrus One now and ensure the ones being built
8 don't cause the same problems. Thank you.

9 CHAIRPERSON OWUSU-SAFO: Thank you. Anyone else?

10 UNIDENTIFIED WITNESS: Good evening everybody.
11 Thanks for letting me speak. I guess I just wanted to
12 start by stating that this moratorium should stay
13 extended until more research is done on the health
14 hazards what of data centers cause the residents.

15 COMMISSIONER KUEHL: State your name and address,
16 please.

17 MR. WRIGHT: Oh, I'm sorry. My name is Leo Wright.
18 I live at 2680 Clara. I am a 30-year resident of
19 Aurora. I live in the same neighborhood, a block away
20 from the Bays, and I feel that noise every day, like I
21 said at the meeting the last time. This has been so
22 unbearable.

23 With that being said, this moratorium has got
24 to stay in place. I forwarded a study that was

1 conducted about health hazards to Alderman Baid, she is
2 supposed to share with everybody tonight. I really urge
3 everybody to read it and take everything into
4 consideration before making any judgments about moving
5 forward with any more new data centers.

6 The health effects are detrimental to
7 everybody and what the previous speaker said, the
8 carcinogens from the diesel fumes, we don't know what
9 they are. I asked Cyrus One in our last community
10 meeting are they conducting air monitoring, and I was
11 promptly told they are not required to, but they want to
12 be good neighbors.

13 They got 90 generators sitting on that site
14 that could go off at any time. It is not like a truck
15 moving down the highway where it is moving and it's
16 dispersing. These things are stationary and they are
17 1200 feet from my property, closer to other neighbors.
18 What health effects is that going to have in the future?

19 You know, a few years ago there was a big
20 story about, I believe the company was called
21 Sterigenics of Willowbrook, right? A company that
22 sterilized medical equipment. During their operation
23 people in the community started getting cancer. They
24 started investigating it, and they found out that

1 carcinogens that were dispersed in the air from that
2 plant's operation was causing this cancer.

3 So it took them a long time, the Village got
4 behind them and shut them down. There are a lot of
5 things that are going on here that we don't know about
6 that Cyrus One is not disclosing. They have had the
7 same problems in Chandler, Arizona that they have here,
8 and they are just ignoring them.

9 They apologize. They ask us for -- they thank
10 us for our patience. But we are not patient anymore.
11 We want results. We want them shut down, and we don't
12 want any more data centers unless there is rock solid
13 evidence that they are healthy to the environment and
14 that they are a benefit to the community.

15 What benefits does Cyrus One give to the
16 community or future data centers? Are they paying
17 taxes? Well, 60 homes in each community probably pay
18 about the same amount of taxes.

19 You know, we talk about state law versus local
20 law. From what I understand the City of Aurora can make
21 ordinances, right? They have a very good ordinance on
22 the books right now, 29-28 noise restrictions. I also
23 sent this to the alderwoman to share with everybody.

24 If the City of Aurora would enforce these

1 ordinances on Cyrus One, they would shut them down and
2 it states in here that the police department has the
3 authority to do it. So I urge everybody to get this
4 from the alderwoman and read it, read it thoroughly.
5 And let's enforce what is also already on the books.

6 One other thing about the new regulation,
7 there was one good thing I did hear tonight from
8 Mr. Curley that they are going to reduce the decibel
9 level down to 40 decibels. That needs to be instituted
10 to the existing data center immediately. And we don't
11 even know if that's low enough.

12 There was no base line sound study conducted
13 initially. They just started them up. So we don't know
14 what the sound level was unless we shut them down and do
15 a comprehensive sound study. And there should be,
16 again, constant sound monitoring where the residents, if
17 they hear it, it is too loud, they can go online and
18 look on the City website and see where it is currently
19 at and then file a complaint with the police department
20 to get them shut down.

21 What is happening there was no thought put
22 into it. Again, like they say, they treat it like a
23 warehouse, but anybody can see they are putting 90
24 generators on the site, 1400 fan units on the roof and

1 they didn't think it was going to make noise? It is
2 ludicrous.

3 I would like to thank everybody for their
4 comments tonight, they are all very good, but let's
5 enforce the regulations that are on the books now that
6 pertains to noise, and let's do our research on all the
7 health hazards that pertain to these data centers with
8 noise and air quality. Thank you.

9 CHAIRPERSON OWUSU-SAFO: Thank you.

10 MR. CASTRO: My name is Brian Castro. I live at
11 2780 Molitor Road.

12 There is no home closer to a data center than
13 our home. I can stand at the back of my property and
14 throw a baseball 200 feet and hit the wall of Cyrus One.

15 I am here tonight because I didn't get this
16 opportunity when Cyrus One came to town and basically
17 ravaged the property behind our house which used to be
18 nothing but farmland and a forest. I have watched -- in
19 fact, when I built my second home -- I have been living
20 in Aurora now almost 40 years. My first home I lived in
21 18 years and I am in my new home 20 years.

22 And for the last ten years all I have watched
23 in my backyard is construction by Cyrus One as they
24 built the second data center and then the third data

1 center. And it has been contact construction. They
2 still don't have a permanent certificate of occupancy
3 which is ludicrous. Most other operations under those
4 conditions would have been shut down, but Cyrus One
5 continues to do what they do every day.

6 I have been monitoring the sound in our
7 backyard for the last two years with a decibel meter and
8 there is not a single time at any point in any day,
9 seven days a week, 365 days a year, seven days a week
10 that it gets below 60 decibels. Every swinging day it
11 is above 60 decibels 24 hours a day.

12 It is imperative that the moratorium be
13 extended until that building can get to a level that is
14 acceptable to the neighbors. There is a thousand homes
15 to the south of Cyrus One. They are all being impacted,
16 every one of them.

17 People living in Stonebridge in million dollar
18 homes are hearing the same sounds that people standing
19 on the sidewalk are hearing. There is a constant hum, a
20 constant whirl, and when those generators run, our house
21 shakes. I have drywall damage in my house because of
22 the generators running for three days straight last
23 summer. It is unbelievable.

24 There should not be a data center that close

1 to any house anywhere. It is incomprehensible. I did
2 not have this chance to do this when Cyrus One built
3 building 3, but I am here to tell you that they cannot
4 build any data centers any closer to homes than they are
5 doing right now.

6 There is talk, the mayor has already gone on
7 record on a radio program that they are decommissioning
8 the fire station on Molitor Road and turning that into a
9 data center, and there is a really scary thought the 21
10 acres to the east of that property on the southside of
11 Diehl Road is going to be another data center.

12 You people have got to understand, you are
13 just going to make the matter worse. There needs to be
14 a stop to this problem. You need to find better places
15 for these buildings. They just can't be put near homes.
16 And that's all I have to say.

17 MR. JUNG: Hi. My name is Myoungwhon Jung. I am
18 living at 2741 Shetland Lane. I am living here, Aurora
19 resident. Thank you for the opportunity.

20 Before the vote is had, I would like to
21 respectfully ask each of the counsel members how
22 confident are you that the proposed data center
23 regulations will fully protect all of our residents from
24 long-term environmental and health impact and what

1 independent studies and what evidence are you relying on
2 to support that confidence? Until you are fully
3 confident that these protections are sufficient and
4 grounded in solid independent study research, I urge you
5 not to move forward with approving new data center
6 development.

7 At the same time I respectfully ask you to
8 evaluate whether the current rules are strong enough to
9 address the long-term environmental health impact these
10 facilities may bring to us. The long-term health of our
11 community and environment should take priority over
12 rushing into decisions that could have lasting
13 consequences. As elected officers you serve as a
14 safeguard for the residents of Aurora.

15 I ask that you carefully consider whether
16 these regulations truly provide the protection our
17 community deserves before allowing any large scale data
18 center development in our city.

19 Thank you.

20 CHAIRPERSON OWUSU-SAFO: Okay. Any other?

21 ANONYMOUS RESIDENT: Can I get a second tour? I
22 have a couple of last things, just really quick.

23 Do I have to repeat --

24 CHAIRPERSON OWUSU-SAFO: Yes.

1 ANONYMOUS RESIDENT: Anonymous Aurora resident.
2 Not telling you my address. Ward 9.

3 Basically I just want to say the thousand
4 dollars a day that they want to fine them for being
5 noncompliant is a complete joke. And companies that
6 have that kind of money and deep pockets will just write
7 it off as a loss. So they need to give them some
8 significant dollar fines that are really going to hit
9 them in their wallet.

10 Basically make them go elsewhere. Let other
11 cities have to fight the good fight for this as well.
12 We are already doing that, and it is exhausting, but we
13 are going to do it until we see it till the end.

14 Continue the moratorium. And basically those
15 buildings are vehemence and an eyesore. They are just a
16 blight on our city. We have such great architecture and
17 things. And how much farmland has to be eaten up in
18 these huge buildings? Again, no more excuses. We want
19 results. I like that statement that he had.

20 My other thing is as far as Mr. Whitaker
21 yesterday, he was saying that, you know, before the
22 meeting tonight I actually approached him and asked him,
23 "How do you sleep at night?" And he basically said, "I
24 am not doing this", and he ran off and found a seat.

1 So, you know, he is doing the coward and didn't want to
2 talk about that.

3 So the other thing is we need to be able to
4 stand together and support our community. The
5 biometrics, I don't think any of you guys were here
6 yesterday, but I was here for the RAP meeting. I was
7 flabbergasted to find out and sit right in the same spot
8 and hear, and I don't know if you are aware of this, but
9 the data centers and the companies that are behind them
10 are collecting everybody's information and they are
11 selling it.

12 And you can't get it back. You don't have the
13 right to say what is going to be done with it. When are
14 they going to have to stop using it. They are
15 collecting your information on your facial recognition,
16 your irises, your eyes, all that kind of stuff, that
17 technology, if you use it on your phone or your
18 fingerprint, things like that.

19 Yeah, they are profiting from your biometrics.
20 I am not sure if you guys were aware of that. And that
21 is just insane to me.

22 The City is actually given the opportunity for
23 everybody to hear it from them, they are trying to put
24 things in place where they would be required to dispose

1 of that information in a certain amount of time, and
2 then require them to have a certificate proving that
3 they have done it, because personally, I think, I don't
4 trust them farther than I can throw them. And so find a
5 way to limit how they can collect your biometric
6 information, and how they can keep your personal data.

7 So in case you weren't aware of that, that is
8 a huge thing as well. Thank you for your time.

9 CHAIRPERSON OWUSU-SAF0: Thank you.

10 UNIDENTIFIED WITNESS: One more comment. One thing
11 I wanted to impose upon you all --

12 CHAIRPERSON OWUSU-SAF0: Please state your name.

13 MR. CASTRO: Brian Castro, 2780 Molitor Road.

14 I would invite all of you, every one of you
15 who are unsure about what the impact of a data center is
16 to come spend a weekend at Casa De Cyrus One. I will
17 put you up for the weekend. I will let you experience
18 yourself what it is like to try and sleep and just do
19 everyday things on a weekend, preferably the summer
20 because that's when the coolers are running the most.

21 And I would also invite Mr. Whitaker to come
22 out of his nice little Naperville residence and spend a
23 night there also. You are all free to come.

24 CHAIRPERSON OWUSU-SAF0: Thank you.

1 MS. VAN DAFF: Hi everybody. My name is Georgette
2 Van Daff. I am at 1396 South Glen Circle.

3 I just want to say, she made a comment of how
4 does he sleep at night. Well, he sleeps well. He
5 sleeps in Naperville because they denied the one
6 proposed data center. That's how he sleeps.

7 So I also think that the moratorium should
8 continue until the studies are completely done. They
9 keep pushing these data centers in these specific areas
10 because they think they can get away with it. Sorry, I
11 can't breathe. So they think they can get away with it
12 because of the demographics here.

13 We need to continue to push back. And I have
14 a really hard time believing that HOAs have more power
15 than this City Council. HOAs can force people out of
16 that homes, force them to sell, but somehow we don't
17 have the power to tell these people they don't belong
18 here.

19 CHAIRPERSON OWUSU-SAFO: Can I interrupt you for a
20 second. Could you please state your name and address.

21 THE WITNESS: Sure. I did.

22 CHAIRPERSON OWUSU-SAFO: Okay. Thank you.

23 MS. VAN DAFF: But HOAs have the ability to force
24 people out of their homes that they purchase because

1 they don't abide by rules, but somehow all we are
2 talking about these minimal fines. It doesn't even make
3 sense. How? These people operate on do first,
4 apologize later. They don't care what the rules are.
5 They know they are going to break it.

6 Like that gentlemen said over there. They
7 start with, oh, it's going to 40 decibels, and then it
8 is a hundred. So I really implore the counsel to
9 continue the moratorium and make sure that we do the
10 studies if we are going to have these people here.

11 Thank you for your time.

12 CHAIRPERSON OWUSU-SAFO: Thank you. We are going
13 to close the public hearing prior to today's meeting.

14 Maybe I should ask, there is no other comment?
15 Nobody else have a comment? Okay. Please come up.

16 MS. CIHANGIR: Hi, I am Diane Cihangir, 739 Orchard
17 Avenue in Aurora.

18 I agree with all the points that they were
19 making except for Cyrus One. And one interesting thing
20 that I just noticed, if you know about the war that is
21 going on right now, they are hitting data centers. And
22 even though that is not something that you think could
23 happen, there could be terrorist attacks on the data
24 centers here. Even if it is out, really out of, you

1 know, very small slim chance, I just wanted to add that
2 because the destruction that it is already giving to the
3 whole community is bad enough, and the destruction that
4 is going to keep happening year after year.

5 Because I had just discussed with a friend of
6 mine in Beaver Dam, Wisconsin all of the horrible things
7 that are happening with the people there, their health,
8 their raising all the utility bills and everything, but
9 right now she said that the governor of Wisconsin is
10 trying to get together with governors in other states to
11 tell them, to warn them of basically the negative
12 effects of data centers.

13 So I also agree you should really do a lot
14 more research, so continue the moratorium, and pursuing
15 I hope you just don't agree to have any more data
16 centers here at all. And do whatever it is you need to
17 do to force whatever bad effects these data centers have
18 had on our community to pay for those, infrastructure,
19 also. I don't know if that was mentioned much. But I
20 know that, you know, the roads and all of the
21 stakeholders in our community, we are all stakeholders
22 for this, as if it affects us financially and our health
23 and our well-being in general. Thank you.

24 CHAIRPERSON OWUSU-SAFO: Thank you.

1 MR. CAVATEL: I'll keep it brief. Good evening.
2 My name is Jordan Cavatel. I live at 2285 Coach and
3 Surrey Lane. Thanks for hosting us tonight and
4 continuing the discussion. I appreciate that.

5 I am not an expert on everything data center
6 or all of the things that it can and can't do, or the
7 things that have different impacts for the community.
8 But what I can tell you is that in the work I do,
9 anytime that you move a decision and have to make a
10 correction to another stage, ten times factor of cost
11 and impact. So I say that if these things are approved
12 and they go ahead and later on we find out, oh, that was
13 a mistake, we shouldn't have done that, you have now
14 cost, you know, ten, hundred thousand X what you could
15 have resolved earlier on.

16 And so to say that, I encourage you to
17 continue the moratorium and continue this discussion and
18 debate to make sure that we are doing all the right
19 things for the community, making sure that we continue
20 to make it safe. And if it is safe and it meets our
21 health standards and it meets the things that make for a
22 good community, awesome. Then let's do it.

23 But we have the opportunity now to make those
24 decisions at a much less costly point than we do a year

1 from now, five years from now, ten years from now. So I
2 appreciate the discussion and I hope that you guys take
3 those comments into consideration, and really hope that
4 we can do our due diligence up front to make sure that
5 we continue to have a great and safe community.

6 Thank you.

7 CHAIRPERSON OWUSU-SAFU: I think you had okay.

8 MR. VRETTOS: I am Andrea Vrettos, 948 Carriage
9 Meadow Drive.

10 I just made an observation, everybody, the
11 residents who spoke, every resident who spoke was
12 against data centers, except the lawyer who is not a
13 resident, and he is paid to speak for data centers. So
14 how does democracy work in Aurora exactly?

15 I am saying this because when I believe every
16 resident, homeowners association, and you, in the
17 neighborhood, was against the factory, against the
18 warehouses they put out there, but this didn't prevent
19 them from building the factory, building the warehouse.
20 And everybody says, like, something about the
21 demographics.

22 I don't know what this means exactly, sounds
23 derogatory, but it seems to me that because of the
24 demographics of Aurora a lot of things are happening in

1 the city that can never happen in Geneva or Naperville.
2 This is very clear to me. I don't know. Maybe I
3 misunderstood something. But we have to clarify how the
4 democracy works in Aurora. Yeah, that's all.

5 CHAIRPERSON OWUSU-SAFO: Thank you. I think we can
6 basically close the public comments section of this
7 meeting today. Now I will call staff back up to address
8 some of these questions, comments that you had.

9 So where do we start? I know I took some
10 notes, but I think it is probably, unless any of you
11 have a better solution, but have too many to try to go
12 over each one at a time. So maybe you can tell us what
13 you know based on the comments and the questions others
14 had, and then you can summarize the questions and
15 address them as we go along.

16 MR. CURLEY: Well, thank the Chair again. John
17 Curley, chief development services officer.

18 If I might repeat what I started the meeting
19 with on what our advice of legal counsel would consider
20 not standing up to a legal challenge. I think some of
21 the comments that were made tonight still fall under
22 that category, so if I can start in that area.

23 MS. WYSOCKI: Yeah, I think some of the requests
24 such as continuing the moratorium forever, that's not

1 really possible and it is beyond the purview of this
2 Commission. This Commission is here to consider text
3 amendments into the zoning ordinance. The moratorium,
4 there is already an expiration date. Whether the City
5 Council extends it so that, you know, they can be more
6 encouraged on this issue. I think that was one of the
7 things that was brought up.

8 There was also a lot of comments about tax
9 dollars and how, you know, the tax benefits or not
10 benefits or how that is weighed, and that is also out of
11 the purview of this Commission. This Commission is an
12 advisory board or advisory commission for purpose of
13 considering the amendments to the zoning ordinance. The
14 City Council is the body that would consider any tax
15 incentives or tax consequences.

16 Do you want me to -- I am trying to remember
17 what else was brought up.

18 CHAIRPERSON OWUSU-SAFO: I think one general line
19 was is there a specific rate that the data centers get
20 compared to what the average residents get?

21 MS. WYSOCKI: Honestly, I don't know, but that
22 would be something that Com Ed would handle. That is
23 something not even in our power. Unlike Naperville, we
24 don't run our own power plant. So, you know, Naperville

1 was very concerned about that because they have their
2 own power, they run their own there.

3 But we do not. All of our power is by Com Ed
4 and so as a result, that's all the results of
5 negotiations between Com Ed and the developers. So that
6 is not something that the City has control over, and
7 definitely not something this Commission as the body
8 hearing applications for zoning relief and tax
9 amendments has control over.

10 COMMISSIONER MARTINEZ: I do have some questions.
11 You said that legally we could not, and I understand
12 this is not the body for it, that data centers, why
13 can't we legally, the City of Aurora, do that?

14 MS. WYSOCKI: Because generally you can't ban any
15 (indiscernible) municipality. It is not just like we
16 can't ban something like, you know, like dump towers or,
17 you know, we have to have a place to have, even if they
18 are not desirable by everyone, we can't outright ban
19 them. So, you know, we can limit them to certain zoning
20 districts. We can limit them to certain, you know,
21 certain areas within the city, but an outright ban is
22 not.

23 COMMISSIONER MARTINEZ: How is a -- excuse me --
24 this is as a resident as well. How is that if we can't

1 ban building, because it's a building versus, like, for
2 example, BYOB or smoking in public, that can be banned
3 because there is healthcare officials said there is a
4 danger to other people.

5 MS. WYSOCKI: So it's a little different of a
6 problem. So the issue of whether or not you can smoke
7 in public is a health issue that, you know, affects
8 people around you. The issue of a (indiscernible) you
9 know, sometimes developments attach, you know,
10 properties and that's why we have zoning, you know,
11 specific areas where people can build things, and also
12 we have zoning hearings, that's the whole purpose of the
13 zoning ordinance is to establish regulations surrounding
14 property rights. But we can't cut it off completely.

15 Just like, you know, you can smoke in your own
16 home and in your own backyard, and you can build on your
17 property. It doesn't mean (indiscernible) --

18 COMMISSIONER MARTINEZ: So that does remain a
19 question. So you said health experts said this does
20 have damage to people around you, correct? Was a health
21 expert consulting the City during this time as to what
22 the effects are healthwise toward humans. And then also
23 were they consulting the park district as to what the
24 noise, the light, any pollution would do to a forest

1 preserve that are right next to these data centers.

2 MR. CURLEY: We did not consult a health expert,
3 per se. We have been studying what a lot of other
4 communities have done across the country and consulting
5 with a lot of regional groups, including the
6 Metropolitan Mayor's Caucus, and a myriad of experts
7 from water experts, power experts, emissions experts,
8 but we did not directly consult with a health
9 professional about emissions on a singular basis. I
10 think we had some discussions about emissions in a
11 larger group in the Metropolitan Mayors Caucus meeting.

12 CHAIRPERSON OWUSU-SAFO: Can I ask that if we have
13 not and we are a proven constant 49 decibels noise as an
14 allowable or permitable level, then we don't really have
15 evidence to say that is not have a long-term effect or
16 the 59 for night? I mean day and night. I am getting
17 the two confused.

18 MR. CURLEY: Yeah, if you will allow me, again, to
19 clarify. That measurement that you are citing is at the
20 property line. We are additionally beyond the property
21 line requiring a separation distance. That separation
22 distance is the reason why I am confident that we would
23 have less than -- 40 or less at the residential property
24 line, and less than that at night.

1 But the measurement and the numbers that we
2 have in the ordinance are at the data center property
3 line because we are requiring them to provide
4 measurements and constant measuring of the sound at the
5 property line, and that's what they can control. We
6 couldn't insist that they constantly measure at other
7 people's property lines.

8 So the numbers that we arrived at were to
9 design a 40 or less at the residential property line and
10 that's what I am comfortable that we have achieved with
11 our proposal.

12 CHAIRPERSON OWUSU-SAFO: I guess I am just looking
13 at it from we do have a distance (indiscernible). We
14 also have a distance, relative distance from the
15 property line to residents. I don't see why we can't
16 just take samples at these known facilities to get
17 concrete data, say, based on an existing one, like Cyrus
18 One, do you know what their output is? Why can't we
19 take some samples along these individual items, I am
20 assuming by a trade, and when we have highways coming
21 through, we do go and get permission to properties and
22 we take samples to see and get backyard permission to
23 enter personal properties and take noise level samples.

24 So can we get some of those to kind of be

1 comfortable with the levels that we think would be in
2 the residential areas?

3 MR. CURLEY: Chairman, you are pointing out the
4 exact puzzle that I feel stuck in. We have been
5 measuring the sound in these neighborhoods. They far
6 exceed what we are proposing. The issue is that we are
7 proposing something that is less than what is being
8 experienced, yet we are -- the comments that you are
9 receiving are I'm within the distance that is being
10 proposed and it is too loud.

11 Well, they are also generating more noise than
12 we would permit in the new ordinance, and therefore, the
13 comparison is not an apples-to-apples comparison. I
14 completely understand it is too loud. I think it is too
15 loud.

16 But that said, the fact that it is too loud
17 today is not comparable to when we drop the requirement
18 for the noise at the property line to a much lower
19 threshold than what is being experienced today. So
20 comparing the two distances, I don't find that
21 informative today the analysis that we have done is
22 showing me that we have achieved 40 at the residents'
23 property lines at either a thousand or 1500 linear feet
24 of distance separation. That's how we arrived at the

1 numbers.

2 COMMISSIONER MARTINEZ: Then one other question. I
3 did do some research and I noted that in Europe a lot of
4 the data centers are now using what they call a
5 hydrotreated vegetable oil system, and that is what
6 Europe is rapidly moving to, 90 percent is what the
7 numbers said, and Cyrus One is actually one of them that
8 is proposing it.

9 So my question is, did we look into that? And
10 if they are doing that in Europe, why are they not doing
11 that here?

12 MS. LINDBURG: Thank you. Apologize for my voice.
13 Hi, everyone. I am Alison Lindburg, director of
14 sustainability for the City of Aurora. We actually did
15 look at that, they have an acronym, hydrotreated --

16 COMMISSIONER MARTINEZ: HVO.

17 MS. LINDBURG: HVO, I was going to say, I think it
18 is, oil. And what we were told is that here in the
19 United States it is actually really difficult to ensure
20 that there is a consistent supply for it. So while we
21 can't mandate it, necessarily, because it doesn't mean
22 they would be able to meet the requirements, it is
23 something that we want to encourage the data centers to
24 do.

1 I agree that I would like to see that go
2 forward rather than them using it for diesel. My
3 understanding is that also not all generators can use
4 the HVO, although some of them can. So some of the
5 existing generators that may not be compatible to using
6 HVO.

7 COMMISSIONER MARTINEZ: I guess that leads to my
8 next question. That these are, as was mentioned, at
9 least Cyrus One for one campus generates a billion
10 dollars. So for them to change any of this equipment,
11 even if it is in the millions of dollars with existing
12 ones, and when the residents are saying that there is
13 issues, why couldn't we make them? They have the money.

14 MS. LINDBURG: So I appreciate that question. I
15 don't know that we can answer that question today
16 because it is not related to the zoning requirements. I
17 don't know. I would look at legal counsel for that. I
18 honestly don't have a good answer for you on that.

19 But as we are talking about the zoning
20 requirements today because that is existing. Zoning is
21 for planning. It is not for existing.

22 MS. WYSOCKI: Our intention is to, especially with
23 the -- you know, the data centers internally and trying
24 to figure out what to do with the existing, our proposal

1 is that the data centers that will be -- once this
2 ordinance is passed -- will be conforming, that we will
3 tweak the nonconforming section of the zoning ordinance
4 and that that will address that problem. However, that
5 would have to come through a separate text amendment.

6 I know that Mr. Whitaker mentioned the change
7 now and I was trying to quickly follow -- I'm sorry, he
8 is behind Mr. Curley -- I was trying to quickly follow
9 on whether or not the proposal you were discussing now
10 would take care of that, and honestly I need time to
11 kind of digest that.

12 So, you know, to the extent that we will
13 address existing structures and existing data centers, I
14 think our intention was to have that meeting in early
15 April, so I don't want to spend too much time on that.

16 MR. CURLEY: And if I might just add to elaborate a
17 little further on the technology. This technology in
18 this sector is moving very quickly, faster than
19 regulations can keep up with it across the country.
20 That said, we have what -- the proposal you have in
21 front of you today is monitoring and mandating a very
22 energy efficient solution as well as a water
23 conservation solution.

24 So as technologies come forward that can

1 save -- so I think -- let me step back a second.

2 Noise at these centers can be mitigated much
3 more readily if they use evaporative chillers. It is a
4 much more efficient way to cool and you have many fewer
5 fans, and less fans to be in order to accomplish the
6 cooling that is required.

7 The industry is moving away from it and our
8 aquafors can't handle the amount of volume that would be
9 required for all of us to essentially flushing potable
10 water into the sanitary drain because that's what ends
11 up happening.

12 So what we have done is we have protected the
13 most precious, we are attempting to protect the most
14 precious commodities that we have in the water and
15 encouraging the most efficient use of power in the
16 regulations that we are proposing while not prohibiting
17 future technological advances that presumably would be
18 doing the same thing. They would be trying to save more
19 energy because it is in everyone's best interest, and we
20 would still be preserving our potable water.

21 CHAIRPERSON OWUSU-SAFO: I have one more question
22 and that is, there was a question that came up if there
23 is so much unknown already, why can't we have these
24 facilities restricted to two zoning areas as opposed to

1 all the other areas that we are proposing. Because we
2 can't outright ban them, but could we possibly have them
3 as far away from residential or light -- you know,
4 resident, light areas, that we could. Just a
5 suggestion.

6 MR. CURLEY: Understood and legal counsel might
7 want to chime in on this as well. Again, currently the
8 data centers not being defined separately from
9 warehouses are permitted in ORI and M-1 and M-2.

10 CHAIRPERSON OWUSU-SAFO: Why can't you change that?
11 Can't you in the industry --

12 MR. CURLEY: Understood, and the conditional use
13 which, again, last time we mentioned is the most
14 important part of the regulations that we are proposing
15 would allow a hearing to occur on a case-by-case basis
16 and it is exactly the mechanism that was used in our
17 neighbors to the east to discourage a recent request for
18 a data center. It is also the exact same mechanism that
19 was used in Chandler, Arizona where a data center spent
20 almost a year complying with new regulations that they
21 had adopted, yet they still were denied their petition
22 to develop a new data center.

23 So, again, the most important part, in my
24 opinion the most important part of the regulations being

1 proposed is eliminating the permitted use which limits
2 the amount of public participation and oversight
3 happening and the approval on the front end of these
4 projects and allows the public to participate.

5 CHAIRPERSON OWUSU-SAF0: Anybody else on the
6 Commission have questions for staff?

7 Okay. Hearing none. Ask for staff
8 recommendations.

9 MS. VACEK: Staff would recommend approval of the
10 text amendment before you.

11 CHAIRPERSON OWUSU-SAF0: You heard staff's
12 recommendation. What is the wish of the Commission?

13 COMMISSIONER MARTINEZ: Can we clarify that this is
14 not the end be all. This is just for zoning we are
15 putting in place --

16 MS. VACEK: Correct. You guys are just a
17 recommending body to the RAP Committee and then to the
18 Commission -- I'm sorry, committee as a whole and then
19 full City Council. So you will have time to -- or they
20 will actually be able to amend it if they wanted to
21 amend it. You guys are just a recommending body to
22 them.

23 COMMISSIONER MARTINEZ: And just, sorry. So there
24 are no rules right now before this, correct?

1 MS. VACEK: Correct. There is no rules for data
2 centers. They are permitted as a warehouse would be
3 permitted.

4 COMMISSIONER MARTINEZ: So this would be a rough
5 draft to send to RAP and to a committee whole?

6 MS. VACEK: Correct.

7 COMMISSIONER MARTINEZ: And then at that point
8 citizens can -- residents can go and ask these other --

9 MS. VACEK: Correct.

10 MS. LINDBURG: Apologies for interrupting. Alison
11 Lindburg, director of sustainability. I know we are
12 only talking about these two pieces, these two text
13 amendments here today related to zoning for warehouses
14 and for new data centers. There are other pieces of
15 legislation that are going before council that address
16 other things.

17 So I just want to be clear about that. I am
18 not saying it goes as far as those other pieces as what
19 the residents here are talking about. I do want to
20 mention, though, there were a couple of things here
21 today that did get brought up that they wished were part
22 of the new zoning regulations, and they are part of it.

23 So, for example, all of the things that were
24 asked about water, will be part of new studies and will

1 be requirements. There will be water plans. There will
2 be energy plans. There will be noise studies that are
3 required. So new data centers will have all of those
4 requirements.

5 So I just wanted to make it clear that yes, we
6 are only talking about those things today, and yes, you
7 are just a recommending body to move this forward.

8 COMMISSIONER MARTINEZ: Can we set in there also as
9 studies, can we add a health expert on like respiratory
10 as well as recommending, you know, a person or I don't
11 know if --

12 MS. LINDBURG: So, Tracey, correct me if I am
13 wrong, but didn't we also ask for an air quality study?

14 No? Are you sure? For new.

15 I mean we can certainly consider it. I don't
16 know that we have the language that we would propose
17 today, but this will go to RAP, that would be a
18 recommendation that we can put in there.

19 CHAIRPERSON OWUSU-SAF0: There was also some
20 questions about, and I know we had a portion where we
21 are supposed to be making whether we accept it or not,
22 but we also -- I didn't see transparency on findings in
23 this ordinance. I don't know if it belongs here or not
24 but --

1 MS. WYSOCKI: I'm sorry. Finish your question. I
2 just have a clarifying.

3 CHAIRPERSON OWUSU-SAFU: I just have the question,
4 does this new ordinance language include how does the
5 public get to know what the findings of any violations,
6 or even if it is not a violation, peace of mind. What
7 are we finding with air, water, and any other monitoring
8 that is being done on site?

9 MS. LINDBURG: So what is before you today will
10 require those reports for studies for the new proposed
11 data centers and then they will all come before this
12 Commission as part of the materials that you all will be
13 able to look over when you are making recommendations on
14 whether those data centers go forward. So there will be
15 an opportunity for them to be public.

16 I don't think it is explicit that it is
17 public, but it is part of the development process. So I
18 am looking to Tracey to see what she thinks.

19 Okay. So everybody here is agreeing with me
20 on that.

21 For existing, or I shouldn't say existing
22 because it doesn't apply to existing data centers, but
23 when a data center is completed and operational, so a
24 new one that goes through the process and it becomes

1 operational, there is a piece of legislation that just
2 went through RAP and went to the committee as a whole
3 yesterday that addresses operational transparency.

4 Air quality is not in there. Air quality is
5 kind of hard to test around a singular area. So we did
6 not put that in there, but we do have energy, water and
7 noise, and there will be annual requirements for them to
8 report and they will go on to a website.

9 Now, again, we are not talking about that
10 today, but I just want you to know that's what we were
11 trying to get with the transparency issue.

12 MS. WYSOCKI: I just want to clarify, the issue
13 that was mentioned a couple of times, the annual report
14 will apply to all data centers in the city, new and old,
15 the reporting requirements, the annual reporting
16 required.

17 MS. LINDBURG: I thought we had to take that piece
18 out.

19 MS. WYSOCKI: Did we take that piece out?

20 MS. LINDBURG: Yeah, I think we are still
21 considering whether we can do it for existing data
22 centers, but I think it needs to be rewritten.

23 MS. WYSOCKI. All right. I'm sorry.

24 MS. LINDBURG: No. It was in there initially for

1 everyone's benefit.

2 CHAIRPERSON OWUSU-SAFO: Unfortunately, the public
3 comment section is closed so I have to keep things
4 moving.

5 I need to get back to the Commission. What is
6 the wish of the Commission? Move this forward? Not
7 move it forward? Any amended or suggested
8 recommendations?

9 COMMISSIONER KUEHL: Can you recall the question?

10 CHAIRPERSON OWUSU-SAFO: Is there a recommendation
11 to approve an ordinance amending Chapter 49 of the Code
12 of Ordinances City of Aurora by modifying Section
13 409-103, Definitions, and Section 49.104.3, Conditional
14 Uses and Structures with regards to data centers
15 facilities per the text draft that is provided to us at
16 this time.

17 Is there a motion not to proceed?

18 COMMISSIONER ROBERTS: I know we can't put a
19 moratorium on this indefinitely, but feels like there is
20 a lot of moving parts still, and I know we are only here
21 on a little sliver of this entire issue and a lot of it
22 is not in our purview or our area of discussion, that it
23 feels like there is a lot of ifs, then and things going
24 to happen after this that we are going to take under.

1 So is there a reason we couldn't extend the
2 moratorium, this is not ours, I think you said
3 Council's, for three months so we can kind of get all
4 the ducks lined up. I understand you guys have a
5 concept.

6 MS. WYSOCKI: No, no. That's fine. It would be up
7 to City Council. So I think part of the issue is that,
8 you know, you are a recommending body, and so part of
9 our -- and I don't mean to diminish your role in any
10 way -- this is very helpful and your recommendation is
11 certainly taken very seriously by City Council, but part
12 of it is that we are trying to get everything to the
13 City Council so it can be considered all as one package.
14 Because you guys only consider the zoning aspect, you
15 know, route, consider the ordinance. So right now it
16 has to be piecemeal because it's in early in the
17 process.

18 It is, you know, it is set out, and the City
19 Council is the one that sees the whole package. So I
20 don't -- you know, if you want to hold it and, you know,
21 we will have to talk about meeting dates and so forth
22 and see what we can do.

23 City Council does have the authority to extend
24 the moratorium, they can do that. We as staff can only

1 extend it one 30-day period which would take us to mid
2 April. So that's, you know, we are just very aware of
3 that deadline because we don't want this moratorium
4 expires before a new text amendment is passed, then it
5 reverts back to warehouse. So there will be a gap.

6 COMMISSIONER ROBERTS: So if we, just to clarify,
7 if we vote not to pass this today, you are saying that
8 the moratorium will lapse?

9 MS. WYSOCKI: If the text amendment does not get
10 passed by the City Council and there is no -- and the
11 moratorium lapses.

12 MR. CURLEY: If it doesn't pass City Council.

13 MS. WYSOCKI: Yeah. So if the moratorium lapses
14 the result is back to the old ordinance because the text
15 amendment has not passed. That's the legal effect.

16 COMMISSIONER MARTINEZ: Can I move with the
17 recommendation to extend the moratorium until we get
18 more information? No?

19 COMMISSIONER ROBERTS: I have a motion to decline
20 and then I would just add the note that I think there
21 should be an extension of the moratorium. Just feel
22 like there is too many moving parts for us to make a
23 decision.

24 MS. WYSOCKI: I just want some clarification on the

1 motion. Are you moving to recommend the denial of the
2 text amendment?

3 COMMISSIONER ROBERTS: Yes.

4 MS. WYSOCKI: Okay. So it would move forward to
5 City Council with the denial, with the recommendation of
6 the denial.

7 COMMISSIONER MARTINEZ: That means then that they
8 can come in and ask for zoning on any --

9 MS. WYSOCKI: It is permitted so that there is no
10 (indiscernible) --

11 COMMISSIONER MARTINEZ: I guess the other question,
12 can I recommend to move it with it being zoned in M-2
13 only?

14 MS. VACEK: So I believe you would need to make
15 that modification and then everybody would have to
16 approve the modification.

17 MS. WYSOCKI: So there is a motion on the floor. I
18 don't know if there is a second. I haven't heard a
19 second yet.

20 CHAIRPERSON OWUSU-SAF0: Do you have a motion --
21 have you motioned it officially? What is the motion?

22 MS. WYSOCKI: Wait, wait. So is there a second
23 for --

24 COMMISSIONER ROBERTS: Well, my first motion, let

1 me withdraw it.

2 MS. WYSOCKI: So Commissioner, can you state your
3 motion so we are all on the same page.

4 COMMISSIONER MARTINEZ: I move to approve with the
5 recommendation of only having it in M-2 zoning.

6 MS. WYSOCKI: Okay. Can I help you -- you would
7 like to move to recommend approval with the change that
8 data centers only be allowed as a conditional use in the
9 M-2.

10 COMMISSIONER MARTINEZ: Yes. So do I have to
11 repeat all that?

12 CHAIRPERSON OWUSU-SAF0: Second?

13 COMMISSIONER ROBERTS: Before we vote, I would love
14 to hear your point of view, like, on what changes. I
15 know we talked about it. Are there any other changes
16 that that would impact?

17 MS. VACEK: Changes to the text amendment?

18 COMMISSIONER ROBERTS: Well, not to the text
19 amendment. If it gets changed, like, what is the
20 holistic impact of that?

21 MR. CURLEY: The current ORI and M-1 zoning
22 districts would not be able to take a conditional use.
23 So that means that fewer locations would be eligible for
24 conditional use, and most of your answer I think would

1 be legalistic rather than zoning.

2 CHAIRPERSON OWUSU-SAFO: Okay. There is a motion.
3 I know I second. So all in favor. Please call roll.

4 THE CLERK: Mr. Gonzalez.

5 COMMISSIONER GONZALES: Yes.

6 THE CLERK: Mr. Kuehl.

7 COMMISSIONER KUEHL: No.

8 THE CLERK: Mr. Lee.

9 COMMISSIONER LEE: Yes.

10 THE CLERK: Mrs. Martinez.

11 COMMISSIONER MARTINEZ: Yes.

12 THE CLERK: Mrs. Owusu-Safo.

13 CHAIRPERSON OWUSU-SAFO: Yes.

14 THE CLERK: Mr. Roberts.

15 COMMISSIONER ROBERTS: Yes.

16 CHAIRPERSON OWUSU-SAFO: Motion passed.

17 We have our second item on the agenda, the
18 warehouse.

19 MR. CURLEY: Again, Chairperson, thank you. John
20 Curley, chief development services officer. The
21 presentation that we presented two weeks ago has not
22 been amended. We have not modified the text before you
23 for warehouses. So I am open to any questions that you
24 might have, and any public testimony.

1 CHAIRPERSON OWUSU-SAF0: Anyone? Any Commission
2 have a question for staff?

3 Okay. This is also a public hearing. Any
4 members of the public wishing to give testimony in this
5 matter, please raise your hand. You will be sworn in en
6 masse. Then please approach the podium one at a time to
7 give your best testimony. You will need to state your
8 name and address for the record and sign up on the
9 sign-in sheet after you have spoken, if you haven't
10 already done so.

11 Do we have others that would like to speak so
12 we can swear you all in at the same time, for the
13 warehouse?

14 (All public participants
15 sworn.)

16 CHAIRPERSON OWUSU-SAF0: State your name.

17 MS. TORRES: Kathy Torres. I just have a question,
18 a clarification for the warehouse that is being approved
19 or up for tonight, is that clarification if the
20 warehouse is going to be identified -- one of the other
21 homeowners, residents had said, you know, she made a
22 point. There is a huge difference between a warehouse
23 for packaging for Post cereal versus a different sort of
24 warehouse. I guess I need clarification on how the

1 warehouse is going to be used and that under, like, a
2 disguised name?

3 So a warehouse, say, is going to be for a
4 certain use, but then it is used for maybe supply or for
5 a data center kind of industry or anything like that?

6 MS. WYSOCKI: The definitions of a warehouse.

7 MS. TORRES: Right. I just want clarification on
8 what the warehouses are going to be used for; not just
9 under one big umbrella of saying "warehouse" when there
10 could be along some --

11 MS. WYSOCKI: So the text amendment addresses the
12 definition of warehouse. I don't know if you --

13 MS. TORRES: No, I didn't see that.

14 MS. WYSOCKI: So there is a text amendment. So the
15 text amendment addresses the issue of the definition of
16 warehouse, and it strikes the language about a warehouse
17 being that it can be used to store computer systems and
18 association hubs. So the rest of the definition, we
19 already said it stands. I don't necessarily want to
20 read the whole thing, but it changes that definition.

21 It also provides some changes to the -- I'm
22 sorry -- it is hard for me to read it. I can either see
23 you or the text. So it also changes -- I don't know if
24 we went with the accessory use, but it changes to the

1 percentage of the building that needs to be used for
2 other than storage to 50 percent I believe, but
3 Mr. Curley --

4 MR. CURLEY: Again, I can highlight the provisions
5 again. The primary change to the definition of
6 warehouse is to extract the data center from the
7 warehouse. So someone coming in as a warehouse that
8 becomes -- then becomes a data center would be in
9 violation of the use and would not be permitted to do
10 that without meeting all the regulations that would be
11 required.

12 Additionally, when we analyze vibration and
13 the warehouse modifications fall in the three categories
14 of zoning that we have touched on today, there is ORI,
15 M-1 and M-2. When staff analyzed the vibration
16 standards that we had between ORI and the M uses, they
17 were different and we realized we needed to consolidate
18 them so we studied what other communities did.

19 We found the most common regulation type. We
20 are promoting that as well as the most least amount of
21 vibration being emitted from the site. So we have a
22 bunch of regional and national examples from that as
23 well. So there are some vibration regulations that
24 affect M-1, M-2 and ORI.

1 In addition to that, ORI, but only ORI is
2 being -- we are suggesting the proposal would limit the
3 warehouse portion of ORI to now be a limited use
4 permission. So 50 percent or less of the ORI use would
5 be permitted for warehouse, a warehouse in an ORI
6 district, and additionally, there is a limitation on the
7 number of docks that would be permitted at an ORI use as
8 well. But those two provisions only apply to the ORI.

9 Obviously the M uses are intended for
10 warehousing and distribution facility uses, and thus, it
11 would make sense to apply them in that category. That
12 last thing about ORI is something that is very similar
13 to what our neighbor did to the east, and we are
14 recommending a similar provision. It would encourage
15 more research and development kind of uses within the
16 ORI and fewer warehousing and distribution type uses in
17 the ORI district.

18 MS. TORRES: I am not sure what ORI means.

19 MR. CURLEY: I'm sorry, it is an acronym for
20 office, research and light industrial.

21 MS. TORRES: Okay. So as far as air conditioning
22 units and things like that that would go on top of a
23 warehouse to keep the warehouse down, all that has been
24 addressed as well?

1 You said about the vibration, but I was
2 wondering about because a lot of warehouses are huge and
3 they need a huge cooling system, et cetera, et cetera.
4 I just want, question transparency and that sort of
5 thing on what is being approved today as far as noise
6 level and air conditioning units going forward with
7 progress.

8 MR. CURLEY: We did not additionally add noise
9 constraints to the M-1, M-2 or ORI districts. We,
10 again, found that the use type of a data center was
11 different enough in particular in those areas that it
12 needed a definition to be carved out of warehouses, and
13 staff did not feel we needed to promulgate new or
14 additional sound regulations, but we did need to clean
15 up the vibration regulations because of the discrepancy
16 that we found.

17 MS. TORRES: Thank you. I appreciate, and I do
18 understand today's meeting was with the zoning, but I
19 felt that the zoning also included everything that was
20 included in the response from the residents as far as
21 the zoning because it does affect the residents as far
22 as the water, as far as the electric, as far as the
23 health, as far as the air control.

24 All of that is all compiled to one. It is not

1 just property. It is the whole package. And so I know
2 there is different entities and branches that are coming
3 in or approved to coming in or will be coming in.

4 However, it is part of a full package of zoning.

5 Thank you.

6 CHAIRPERSON OWUSU-SAFO: Okay. Anybody else wish
7 to speak?

8 All right. We will consider the public
9 comment portion of this meeting closed.

10 Does staff have any recommendations?

11 MR. CURLEY: Staff would request that Commission
12 approve the text amendment as presented.

13 CHAIRPERSON OWUSU-SAFO: Thank you. You heard
14 staff's recommendation. What is the Commission's wish?

15 COMMISSIONER ROBERTS: Move to approve.

16 COMMISSIONER MARTINEZ: Second.

17 CHAIRPERSON OWUSU-SAFO: Please call roll.

18 THE CLERK: Mr. Gonzalez.

19 COMMISSIONER GONZALES: Yes.

20 THE CLERK: Mr. Kuehl.

21 COMMISSIONER KUEHL: Yes.

22 THE CLERK: Mr. Lee.

23 COMMISSIONER LEE: Yes.

24 THE CLERK: Mrs. Martinez.

1 COMMISSIONER MARTINEZ: Yes.

2 THE CLERK: Mrs. Owusu-Safo.

3 CHAIRPERSON OWUSU-SAFO: Yes.

4 THE CLERK: Mr. Roberts.

5 COMMISSIONER ROBERTS: Yes.

6 CHAIRPERSON OWUSU-SAFO: Motion carried. Please
7 tell us where this goes next for both items.

8 MS. VACEK: This will next go to RAP Committee or
9 Rules Administration and Procedure Committee on
10 March 18th at 3 p.m. here, in this room.

11 CHAIRPERSON OWUSU-SAFO: Thank you. Can we have
12 any announcements for coming up that we need to be aware
13 of? No announcements?

14 Okay. That concludes our scheduled meeting
15 for tonight. May I have a motion to adjourn the
16 meeting?

17 COMMISSIONER KUEHL: I so move.

18 COMMISSIONER MARTINEZ: Second.

19 CHAIRPERSON OWUSU-SAFO: All in favor.

20 (Chorus of ayes.)

21 CHAIRPERSON OWUSU-SAFO: Thank you.

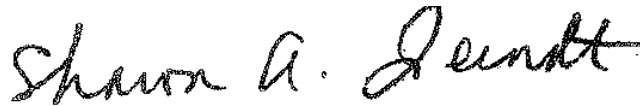
22 (Hearing was adjourned at
23 9:22 p.m.)
24

1 STATE OF ILLINOIS)
2) SS
3 COUNTY OF C O O K)

4 I, Sharon A. Jerndt, being first duly sworn,
5 on oath says that she is a Certified Shorthand Reporter
6 and Registered Professional Reporter doing business in
7 the City of Chicago, County of Cook and the State of
8 Illinois;

9 That she reported in shorthand the proceedings
10 had at the foregoing Planning and Zoning Commission
11 Meeting;

12 And that the foregoing is a true and correct
13 transcript of her shorthand notes so taken as aforesaid
14 and contains all of the proceedings had at the said
15 Planning and Zoning Commission Meeting.

16 

17 SHARON A. JERNDT, CSR, RPR

1	43:13,15 45:7	2905 43:9	49-108.10 4:22,24	8
1 12:4 43:11 45:17,23	20 22:23 43:7 54:21	3	49-109.2 5:1	8 8:17 12:16 13:5,8 46:18
1,000 12:4	200 38:6 54:14	3 56:3 95:10	49-109.3 5:2	
1.4 40:8	2020 41:1	30 31:19 33:2	49.104.3 83:13	9
1.9 41:22	2022 41:4	30-day 16:15 85:1	5	9 14:1 58:2
10 17:7,8 31:19 46:17	2023 39:19 41:16	30-year 50:18	5 28:1,2	90 37:19 51:13 53:23 73:6
1013 26:8	2024 41:4	300 16:18	5,000 12:8	928 40:24
112 9:4	2025 35:15	35 37:17	50 13:4 23:17 28:1,2 37:13, 24 91:2 92:4	948 37:8 65:8
12 9:5,15	2026 45:17,23	360 41:3	50-3 45:15	950 29:24
1200 51:17	2030 33:3,4	365 55:9	500 48:9	98 41:19
125 37:13 38:5	21 3:13 56:9	37 40:20	56 40:5,24	9:22 95:23
13 37:17 46:18	2285 64:2	4	59 70:16	A
1396 61:2	23 41:21	4 2:3 11:21	6	A1 31:23 32:9, 13 33:1,8
1400 53:24	24 55:11	40 8:14 13:4 53:9 54:20 62:7 70:23 71:9 72:22	6 12:1,12	abated 41:1, 18
15 23:18	24/7 12:17 31:11 34:11	400 33:15 38:7	60 43:7 52:17 55:10,11	abide 62:1
1500 8:11 12:2,3,12,15 72:23	25 11:11,18 23:16 37:12, 23 43:5	409-103 83:13	600 28:7,9 33:15	ability 7:6 9:17 27:10 61:23
15th 19:6	250 48:7	450 22:9	650 37:14,16	able 13:12 59:3 73:22 78:20 81:13 87:22
1628 47:10	2500 39:22	48 37:16	7	about 3:3 5:20 9:8 12:2, 8,17 14:13 16:22 21:6 23:10 24:19 27:11 29:9 30:7 31:14
18 3:13 26:17 29:18 54:21	26-0112 4:14	49 4:14,20 45:22 70:13 83:11	70 33:3	
189.6 41:20	26-0114 4:19	49-103.3 4:16, 21	739 62:16	
18th 3:16 5:9 95:10	2680 50:18	49-104.3 4:16	75 32:24	
195 41:15	2702 11:5	49-104.3(c)25 45:18	750 16:6	
2	2725 43:12	49-105.8 45:2	7:05 2:3	
2 12:1,3	2741 56:18			
	2780 54:11 60:13			
	29-28 52:22			

34:8 37:13,20 38:13,20,24 41:22,24 42:6,12 46:12 47:7,8 51:1,4, 20 52:5,18,19 53:6 59:2 60:15 62:2,20 65:20 67:8 68:1 70:9,10 74:19 79:12, 17,19,24 80:6,20 82:9 84:21 87:15 90:16 92:12 93:1,2 above 31:13 55:11 Absent 44:24 accelerated 32:14 accent 37:8 accept 80:21 acceptable 55:14 accessory 90:24 accomplish 76:5 accordance 3:1 according 39:22 41:16 account 44:20 47:6 accountable 12:18 accurate 6:20	achieved 7:19,21 71:10 72:22 acknowledge 44:19 acres 56:10 acronym 73:15 92:19 across 40:6 70:4 75:19 Act 3:1 6:17 actual 24:1 actually 21:10 28:1 38:10,24 58:22 59:22 73:7,14,19 78:20 add 18:23 19:1 63:1 75:16 80:9 85:20 93:8 added 9:6,12, 14 11:24 47:17,21 48:14 49:1,10 addition 92:1 additional 6:12 48:3 93:14 additionally 8:16 9:11 70:20 91:12 92:6 93:8 address 10:15 11:3 14:1 26:7 37:4 44:18 50:15 57:9 58:2 61:20	66:7,15 75:4, 13 79:15 89:8 addressed 92:24 addresses 20:17 46:4 82:3 90:11,15 adds 31:8 adjourn 95:15 adjourned 95:22 administratio n 18:6 95:9 adopt 6:6 10:3 adopted 77:21 adults 19:23 advanced 26:22 32:20 advances 76:17 adversely 5:22 advice 7:8 8:2 66:19 advisory 67:12 advocacy 6:8 affect 17:12 30:23 31:2 36:4,5 44:13 91:24 93:21 affected 5:22 17:4 28:12 affecting 20:7 29:5	affects 15:22 63:22 69:7 after 19:22 23:4 28:2 45:17 49:17 63:4 83:24 89:9 again 8:2,8,10 9:15 13:24 26:1 33:13 36:7 47:11 48:13 53:16, 22 58:18 66:16 70:18 77:7,13,23 82:9 88:19 91:4,5 93:10 against 40:6 41:10 65:12, 17 age 27:16 agencies 39:6,11 agency 40:1 agenda 2:24 3:5,8,11 4:11, 13 88:17 agents 49:4 aggregates 39:8 ago 38:23 51:19 88:21 agree 13:18 36:16,24 48:2 62:18 63:13, 15 74:1 agreeing 81:19	agreement 47:21 48:15 ahead 64:12 AI 32:24 33:4, 10 34:19 35:11,15 36:20,22 air 28:24 29:16,19 39:23 40:2,7 41:24 47:19 51:10 52:1 54:8 80:13 81:7 82:4 92:21 93:6,23 Albany 41:19 Alderman 51:1 alderwoman 52:23 53:4 Alison 73:13 79:10 all 4:13 5:23, 24 8:10 10:9, 21,22 11:16 13:10 15:15 16:24 17:2,19 18:18 19:5 20:5 21:20,24 22:20,21 23:21 30:24 31:12,14,15 32:1,4,7,10, 18 33:8 34:7, 16,17,23 35:8,13,17 36:13 38:8 42:1,10,22 45:16 46:23 47:6,12 49:3 54:4,6,22
--	--	---	---	---

55:15 56:16, 23 59:16 60:11,14,23 62:1,18 63:6, 8,16,20,21 64:6,18 66:4 68:3,4 74:3 76:9 77:1 78:14 79:23 80:3 81:11,12 82:14,23 84:13 87:3,11 88:3 89:12,14 91:10 92:23 93:24 94:8 95:19 allow 23:7 70:18 77:15 allowable 70:14 allowed 15:1 38:2 48:1 87:8 allowing 21:19 47:15 57:17 allows 78:4 alluded 24:18 almost 54:20 77:20 alone 41:1 along 66:15 71:19 90:10 already 2:20 10:17 11:8 14:5,16,17 18:4 32:5 33:17 36:8 38:18 45:23 50:6 53:5	56:6 58:12 63:2 67:4 76:23 89:10 90:19 also 5:4,8 7:23 8:15 11:20,24 12:13,14,16 13:5,7,10 14:23 15:10 18:18 20:7 22:11 24:13 25:13 43:10, 12 44:23 46:7 47:20 48:6 52:22 53:5 60:21,23 61:7 63:13,19 67:8,10 69:11,22 71:14 72:11 74:3 77:18 80:8,13,19,22 89:3 90:21,23 93:19 alternative 9:13,16 although 14:9 74:4 Amazon 40:11 41:14 amend 78:20, 21 amended 83:7 88:22 amending 4:14,20 83:11 amendment 44:17,19,22 45:2 46:1 75:5 78:10	85:4,9,15 86:2 87:17,19 90:11,14,15 94:12 amendments 67:3,13 68:9 79:13 among 30:9 amount 21:8 25:20 33:8 47:23 52:18 60:1 76:8 78:2 91:20 amounts 31:17 analysis 39:23 72:21 analyze 91:12 analyzed 91:15 and/or 14:18 Andrea 65:8 Andreas 37:7 announcemen ts 95:12,13 annoyed 42:5 annual 41:16 82:7,13,15 annually 32:3 39:22 Anonymous 13:23,24 19:1 57:21 58:1 another 8:16 20:1 21:1 56:11 64:10 answer 46:15	74:15,18 87:24 anticipate 10:2 anxiety 35:19 any 3:13,20 6:18 7:11,15 8:24 9:22 10:1 15:23 20:11 37:9 44:13 47:22 51:4,5,14 52:12 55:8 56:1,4 57:17, 20 59:5 63:15 66:10 67:14 68:14 69:24 74:10 81:5,7 83:7 84:9 86:8 87:15 88:23,24 89:1,3 94:10 95:12 anybody 11:2 13:21 18:19, 21 21:4 22:7 26:4 29:23 37:2 42:24 53:23 78:5 94:6 anymore 52:10 anyone 3:2,6 16:21 17:21 18:13 19:23 50:9 89:1 anything 16:22 27:22 42:8 90:5 anytime 64:9	anyway 21:9 anywhere 7:19 56:1 Apologies 79:10 apologize 52:9 62:4 73:12 apples-to- apples 72:13 application 14:20 44:14 45:15 applications 20:23 68:8 apply 7:23 81:22 82:14 92:8,11 applying 47:19 appreciate 13:17 46:9,23 47:13 64:4 65:2 74:14 93:17 approach 10:13 11:1 89:6 approached 58:22 approval 3:11 44:21 45:2 78:3,9 87:7 approvals 7:1 approve 3:15 83:11 86:16 87:4 94:12,15
--	--	--	---	---

approved 33:6 43:13 64:11 89:18 93:5 94:3	article 38:24	58:22 79:24	95:10,22	62:17
approving 57:5	articles 39:4	asking 18:9 26:14	attach 69:9	average 67:20
approximately 14:16	artlist 27:11	aspect 84:14	attacks 62:23	awake 47:2
April 8:17 9:24 45:17,23 75:15 85:2	as 3:14 5:12 6:9,22 7:10 10:2,6 11:22 12:21 13:7, 16,19 14:13 15:4,13 16:19 18:2,20 19:19 26:15,17,22 27:5,11,13,24 32:16 33:8 34:8,17 39:19 40:18 41:15, 21 42:2,14 43:20,22,23, 24 45:5,22 47:7 54:23 57:13 58:7, 11,20 60:8 63:22 66:15, 24 68:4,7,24 69:21,23 70:13 74:8,19 75:22,24 76:24 77:3,7 78:18 79:2,18 80:8,10 81:12 82:2 84:13,24 87:8 91:7,20, 22 92:7,21,24 93:5,20,21, 22,23 94:12	association 65:16 90:18	attempting 76:13	award 39:2
aquafors 76:8	assumed 71:20	assurance 19:21	attending 2:23	aware 27:18 59:8,20 60:7 85:2 95:12
aquifers 24:6, 7,9,10	at 2:21 4:12 5:13,17 7:8 8:7,13,14,24 9:4 10:7,14, 19,21,24 11:4 12:9 13:19 14:12,14 15:23 16:8 17:11 20:1,19 21:5 22:9 23:20 25:13 26:8 27:2 33:17,19 35:1 37:8,14,16,24 40:8 41:5,6,8, 14 42:15,18 43:9,12 44:11 49:10 50:6, 18,21 51:14 53:19 54:10, 13 55:8 56:18 57:7 58:23 60:16 61:2,4 63:16 64:2,24 66:12 70:19, 23,24 71:2,4, 6,8,9,13,16 72:18,22,23, 24 73:15 74:8,17 76:2 79:7 83:15 89:6,12 92:7	attention 46:19	attorney 15:4	away 50:19 61:10,11 76:7 77:3
architecture 58:16	audience 2:19 3:2	August 16:6	Aurora 4:15, 21 5:12 7:19 11:5 13:24 17:3 19:15 22:10,14 24:16 26:9 29:17 30:1 37:16 38:18 42:10 43:10, 12 45:18 47:5 48:3 50:19 52:20,24 54:20 56:18 57:14 58:1 62:17 65:14, 24 66:4 68:13 73:14 83:12	awesome 22:19 64:22
area 14:17 17:20 19:8 30:10 32:15 39:9 66:22 82:5 83:22	AY 31:23	Aurora's 7:8	Austin 29:24 41:6	ayes 95:20
areas 30:12, 20 34:22 38:23 61:9 68:21 69:11 72:2 76:24 77:1,4 93:11	B	authority 53:3 84:23	available 13:15 20:20	
arise 47:23	ask 2:18 9:21 52:9 56:21 57:7,15 62:14 70:12 78:7 79:8 80:13 86:8	Avenue 30:1		babies 29:5,6
arising 48:14	asked 28:12 33:17,19 51:9			back 10:18 19:22 28:23 29:12 38:2 41:11 46:17 54:13 59:12 61:13 66:7 76:1 83:5 85:5,14
Arizona 7:6 52:7 77:19				background 26:18
around 39:21 48:22 49:14 50:7 69:8,20 82:5				backup 34:11
arrived 71:8 72:24				backups 35:24
art 43:6				backyard 54:23 55:7 69:16 71:22
				bad 63:3,17
				Baid 51:1
				ban 68:14,16,

18,21 69:1 77:2 banned 69:2 Banning 7:14 barbecue 16:2 barriers 21:20 base 44:5 53:12 baseball 54:14 based 9:11 32:11 66:13 71:17 basically 11:10 20:4 54:16 58:3, 10,14,23 63:11 66:6 basis 70:9 77:15 battery 23:17 Bay 46:16 Bays 50:20 bear 26:14 Bearing 10:9 Beaver 63:6 became 20:4 because 7:12 14:4,12 15:21 16:8,10,12, 18,23 17:11, 13,15,19,21 18:12 19:2,17 20:11,21 21:3,4 27:20 28:24 29:6	33:17 38:11 40:6 42:1 47:7 54:15 55:21 60:3,20 61:5,10,12,24 63:2,5 65:15, 23 68:1,14 69:1,3 71:3 73:21 74:16, 20 76:10,19 77:1 81:22 84:14,16 85:3,14 93:2, 15,21 become 45:1 becomes 81:24 91:8 before 2:24 14:20 21:21, 23 22:2 24:13 36:8,10 44:7, 17 45:11 46:2,12,13 47:16 49:21 51:4 56:20 57:17 58:21 78:10,24 79:15 81:9,11 85:4 87:13 88:22 begging 18:2 begin 2:24 3:7 behalf 43:3 behind 22:21 52:4 54:17 59:9 75:8 believe 8:12 11:10,18,21 12:13 46:5 48:22 51:20 65:15 86:14	91:2 believes 8:6 believing 61:14 belong 48:3 61:17 belongs 80:23 below 55:10 benefit 6:16 31:13 41:12 43:17 52:14 83:1 benefiting 28:18 benefits 52:15 67:9,10 best 22:15 49:12 76:19 89:7 bet 15:6 better 41:7 56:14 66:11 betterment 38:22 between 12:11 19:14 32:7,8,22 40:4 45:21 46:8 68:5 89:22 91:16 beyond 67:1 70:20 big 25:14 27:20 33:21 34:9 40:23 47:5 51:19 90:9	bigger 18:17 bill 16:5,11,14 28:10 billion 74:9 billions 40:14 44:4 bills 17:1,16 28:7,11 33:12 40:17 63:8 Biliter 43:12, 13 45:8 biology 26:21 biometric 60:5 biometrics 59:5,19 bit 3:9 13:6,8 blight 58:16 block 48:8 50:19 blowing 12:22 board 6:17 14:19 67:12 body 67:14 68:7,12 78:17,21 80:7 84:8 books 20:18 52:22 53:5 54:5 both 4:11 6:1 39:13 43:18 49:6 95:7 bottom 9:4 bought 36:10 46:18	brains 20:8 branches 94:2 break 62:5 breathe 28:24 61:11 breathing 26:15 29:2,5 Brian 54:10 60:13 brief 64:1 bring 8:6 10:17 19:6,7 42:1 57:10 bringing 8:16 27:21 Brockovich 20:1,4 brought 67:7, 17 79:21 brushing 19:24 buffering 34:10 build 17:12 19:8 20:19,22 36:21 56:4 69:11,16 building 20:21 25:1,4, 5 30:8,19 40:22 55:13 56:3 65:19 69:1 91:1 buildings 11:17 33:1 35:11 56:15 58:15,18
--	---	---	---	---

built 13:13 20:12 28:2 39:14 47:3 50:7 54:19,24 56:2 bulk 18:21 bumpered 49:11 bunch 5:20 19:9 91:22 burden 27:2 40:2 business 15:15 30:15 34:24 35:1 39:11,12,13, 22 40:5 businesses 19:19 but 10:6 11:14 12:10,20 13:19 14:1 15:5 19:9 24:19 25:12, 18 26:21 29:1 31:1,22 32:4, 14 37:21 38:2,5,6,23 41:20 42:10, 21 43:14 44:23 46:13 47:14,16 48:1 49:1,10,13,18 50:4 51:11 52:10 53:23 54:4,18 55:4 56:3 58:12 59:6,8 61:16, 23 62:1 63:8, 19 64:8,23 65:18,23	66:3,10,11 67:21 68:3,21 69:14 70:8 71:1 72:16 74:19 77:2 80:13,17,22, 24 81:17,22 82:6,10,22 83:19 84:11 90:4,20,24 91:2 92:1,8 93:1,14,18 button 15:21 buy 18:20 29:10,11 by 4:15,21 7:21 12:10 13:15 16:15 19:6 31:19 33:3,4 40:3, 10 43:14 45:1,24 46:5 48:17 49:4,11 50:12 54:23 62:1 68:3,18 71:20 83:12 84:11 85:10 BYOB 69:2 C calculates 40:1 California 20:2 40:4 call 2:1,3 3:21 66:7 73:4 88:3 94:17 called 16:7 39:5 51:20	came 9:23 16:7 38:11 54:16 76:22 campus 43:9, 12,13 45:8 74:9 campuses 44:3,9 cancer 48:22 51:23 52:2 cannot 9:17 15:14 29:11, 14 45:8 56:3 capable 35:11,15 capacity 23:18 33:4 38:3 carcinogens 51:8 52:1 care 13:20 29:19 38:20 62:4 75:10 carefully 57:15 Carriage 65:8 carried 4:10 95:6 carries 35:15 cars 40:3 carved 93:12 Casa 60:16 cascades 27:7 case 37:9 60:7	case-by-case 77:15 Castro 54:10 60:13 catastrophic 12:19 catch-all 47:24 categories 91:13 categorized 45:5 category 19:19 66:22 92:11 Caucus 70:6, 11 cause 50:8,14 causing 21:16 48:22 50:1 52:2 Cavatel 64:1, 2 center 4:17 6:12,16 11:12 15:6 26:12 28:2 32:2,8,9, 19 33:2 35:14 37:9 39:5,23, 24 40:21,24 41:3,13,14,20 43:5,9,11 44:3,9,15 45:13,14,16, 21,24 46:17 47:2 48:23 53:10 54:12, 24 55:1,24 56:9,11,22 57:5,18 60:15	61:6 64:5 71:2 77:18, 19,22 81:23 90:5 91:6,8 93:10 centers 5:16 6:6 7:3,7,14, 15 8:20 12:11 14:17 17:7 19:18 20:12 21:12 22:13, 24 24:4,18,24 26:23 27:3,24 30:8 31:15 32:24 33:6,8, 10 34:18 35:10 36:23 37:12 38:18, 21,24 39:5, 14,16,21 40:7,12 42:11 43:17,20,22, 23 44:11 46:9 47:14 50:14 51:5 52:12,16 54:7 56:4 59:9 61:9 62:21,24 63:12,16,17 65:12,13 67:19 68:12 70:1 73:4,23 74:23 75:1,13 76:2 77:8 79:2,14 80:3 81:11,14,22 82:14,22 83:14 87:8 cereal 89:23 certain 25:20 47:23 60:1 68:19,20,21 90:4
---	--	--	--	---

certainly 80:15 84:11	63:1	27:10 36:14	civil 40:5	cluster 32:15
certificate 21:22 55:2 60:2	Chandler 7:5 52:7 77:19	children's 15:23 29:21	clap 22:7	clusters 32:14 34:19
cetera 93:3	change 5:15 9:19 48:1 49:18 74:10 75:6 77:10 87:7 91:5	chillers 8:9,11 12:3 76:3	Clara 50:18	Coach 64:2
Chair 66:16	changed 48:7 87:19	chime 77:7	clarification 85:24 89:18, 19,24 90:7	code 4:15,20 45:3,6,22 46:8 83:11
Chairman 2:5 72:3	changes 6:7, 11,24 8:22 9:1 10:3,4 36:1,19 87:14,15,17 90:20,21,23, 24	chorus 95:20	clarify 66:3 70:19 78:13 82:12 85:6	Cole 22:9
chairperson 2:1,15,18 3:19 4:7,10 5:7 8:23 9:21 10:9,24 13:21 18:23 22:6 26:4,6,10 29:23 37:2 38:9 42:24 47:9 50:9 54:9 57:20,24 60:9,12,24 61:19,22 62:12 63:24 65:7 66:5 67:18 70:12 71:12 76:21 77:10 78:5,11 80:19 81:3 83:2,10 86:20 87:12 88:2, 13,16,19 89:1,16 94:6, 13,17 95:3,6, 11,19,21	Chapter 4:14, 20 45:22 83:11	churches 30:10	clarifying 81:2	collect 60:5
challenge 7:12 66:20	chapters 46:8	Cihangir 62:16	clause 47:20	collecting 59:10,15
challenges 8:4	charge 24:20	Circle 61:2	clean 9:10 18:7 93:14	Colorado 39:10
Chambers 2:5	charges 33:20	cities 41:7 58:11	cleaning 49:4	Com 16:4,7, 10,17 67:22 68:3,5
chance 56:2	check 25:15, 16 47:17	citing 70:19	clear 43:17,19 45:14 66:2 79:17 80:5	come 8:1 15:9,10 18:3 21:4 22:8 24:9 25:5,18 26:17 37:13 38:5 42:15 60:16,21,23 62:15 75:5,24 81:11 86:8
	checked 21:18,24	citizens 79:8	clearly 34:20	comes 24:7
	chemical 26:19	city 4:15,20 5:12 7:19 15:13,14 17:3 18:10 25:4,7 30:24 35:2 43:12,14 44:10 45:3 46:6 47:11,12 48:9,17 49:7, 22,24 50:1 52:20,24 53:18 57:18 58:16 59:22 61:15 66:1 67:4,14 68:6, 13,21 69:21 73:14 78:19 82:14 83:12 84:7,11,13, 18,23 85:10, 12 86:5	CLERK 2:5,8, 10,12,14,16 3:22,24 4:2,4, 6,8 88:4,6,8, 10,12,14 94:18,20,22, 24 95:2,4	comfortable 71:10 72:1
	chemicals 49:4	city's 15:15 23:7 44:6,21	climate 36:1	coming 3:7 11:7 17:4 23:24 71:20 91:7 94:2,3 95:12
	Chicago 37:10		close 34:15 37:10 55:24 62:13 66:6	commence 43:15
	chief 5:11 66:17 88:20		closed 25:21 83:3 94:9	comment 5:13 7:13 8:2 60:10 61:3
	children 19:23 23:1		closely 39:6	
			closer 51:17 54:12 56:4	
			Club 22:12	

62:14,15 83:3 94:9	committee 78:17,18 79:5 82:2 95:8,9	67:20	comply 6:13	confidence 19:21 57:2
comments 5:14,21 9:12 54:4 65:3 66:6,8,13,21 67:8 72:8	commodities 76:14	comparing 72:20	complying 77:20	confident 56:22 57:3 70:22
commerce 40:23	common 91:19	comparison 72:13	compounds 26:20	conforming 75:2
commission 2:2 3:3,4 5:10 6:9 8:17,23 9:22 23:3 26:10 29:13 44:18 45:12 46:2,12 67:2, 11,12 68:7 78:6,12,18 81:12 83:5,6 89:1 94:11	communities 27:1 41:8,11 49:20 70:4 91:18	comparisons 6:18	comprehensive 49:10 53:15	confused 70:17
Commission's 46:10 94:14	community 14:22,24 18:12,15,16 19:16 26:24 27:13,22 28:4 30:23 32:4 33:23 36:5,14 51:9,23 52:14,16,17 57:11,17 59:4 63:3,18,21 64:7,19,22 65:5	compatible 74:5	compromise 12:8	confusing 38:1
Commissioner 2:7,9,11,13, 17 3:17,18,23 4:1,3,5,9 5:6 50:15 68:10, 23 69:18 73:2,16 74:7 78:13,23 79:4,7 80:8 83:9,18 85:6, 16,19 86:3,7, 11,24 87:2,4, 10,13,18 88:5,7,9,11, 15 94:15,16, 19,21,23 95:1,5,17,18	community's 29:21	compensate 18:16	computer 32:10 35:16 90:17	connection 35:5
Commissioners 3:20	companies 16:20 18:3,7 20:3 25:15 28:14,16 40:6,9,16 41:9 58:5 59:9	compensating 19:4	concentrated 17:20	connects 34:17
	company 25:11 37:11, 12,21 51:20, 21	competing 16:19	concept 84:5	Connie 38:10
	comparable 72:17	compiled 93:24	concern 46:5	consequences 57:13 67:15
	compared	complain 17:16	concerned 11:23 27:11 68:1	conservation 75:23
		complaining 29:9	concerns 11:22 35:17	consider 6:18 57:15 66:19 67:2,14 80:15 84:14,15 94:8
		complete 19:12 58:5	concludes 95:14	consideration 46:10 51:4 65:3
		completed 44:14 81:23	concrete 71:17	considered 13:7 42:3,16 84:13
		completely 61:8 69:14 72:14	conditional 4:16 7:1,6 77:12 83:13 87:8,22,24	considering 11:14 67:13 82:21
		completing 43:11	conditioning 92:21 93:6	consistent 73:20
		compliance 6:16 9:13,16 14:3,4 21:17, 18 24:22 25:19,22	conditions 6:19 55:4	consolidate 91:17
		compliant 53:19	conducted 51:1 53:12	
			conducting 51:10	

constant 8:7 17:17 53:16 55:19,20 70:13 71:4	continuance 5:8	48:12 76:6 93:3	74:17 77:6	6:1,2 7:3,15 22:14 53:18 77:7
constantly 71:6	continue 5:24 14:11 19:13 36:20 42:17 49:24 58:14 61:8,13 62:9 63:14 64:17, 19 65:5	copy 11:8	countries 43:8	cut 69:14
constraints 93:9		correct 69:20 78:16,24 79:1,6,9 80:12	country 70:4 75:19	Cyrus 15:4 21:12 37:15, 20 40:9 43:3, 4,6,8,10 44:3, 5,8 46:4 49:14 50:7 51:9 52:6,15 53:1 54:14, 16,23 55:4,15 56:2 60:16 62:19 71:17 73:7 74:9
constructed 45:8	continued 30:4	correction 64:10	couple 15:16 57:22 79:20 82:13	
construction 19:7 30:14,21 31:11 34:13 35:6 43:11,14 54:23 55:1	continues 55:5	corrections 3:14	course 32:15	
consult 70:2, 8	continuing 36:12 64:4 66:24	cost 28:13 35:5,6 36:17 39:4 40:24 41:9 64:10,14	cover 23:16, 17	
consulting 69:21,23 70:4	contract 34:5	costly 64:24	covered 22:20	
consume 31:15	contracts 31:6	costs 30:14, 21 31:5 33:22 34:5 40:12	coward 59:1	
consumed 37:23	contrary 45:10	could 15:20 23:21 47:20 48:4,14 51:14 57:12 61:20 62:22,23 64:14 68:11 77:2,4 90:10	CPU 32:10	D
consumes 31:17 37:16	control 6:17 12:19 24:16 68:6,9 71:5 93:23	couldn't 15:8 71:6 74:13 84:1	creating 19:11	Daff 61:1,2,23
consuming 38:7	converted 33:7	council 61:15 67:5,14 78:19 79:15 84:7, 11,13,19,23 85:10,12 86:5	credit 29:8	Dam 63:6
consumption 11:21 29:14	converting 36:22	Council's 84:3	crews 19:8	damage 18:4 20:10 21:15 50:1 55:21 69:20
contact 46:23 55:1	convinced 6:5	counsel 7:8,9 8:3 56:21 62:8 66:19	critical 43:23	danger 69:4
contaminated 19:22 48:16, 19	cool 76:4		critically 46:14	Danielle 47:10
contamination 48:11	coolant 48:16		Curley 5:6,10, 11 9:2 10:5 53:8 66:16,17 70:2,18 72:3 75:8,16 77:6, 12 85:12 87:21 88:19, 20 91:3,4 92:19 93:8 94:11	data 4:17 5:16 6:6,11,16 7:2, 7,14,15 8:19 11:12 12:11 14:16 15:6 17:7 19:18 20:12 21:12 22:13,24 24:4,18,24 26:12,23 27:3,24 29:15 31:15 32:2,7, 8,9,19,24
contemplated 6:24	coolers 60:20		current 17:7 20:16 46:18 50:5 57:8 87:21	
	cooling 31:11,16,17 32:12,21 34:11 36:1,4		currently 5:23	

33:2,6,9 35:10,14 36:22 37:9 38:18,21,24 39:4,5,13,14, 16,21,24 40:12,20,24 41:3,13,14 42:11 43:4,9, 11,17,20,21, 23 44:3,9,10, 15 45:12,14, 16,21,24 46:9,17,18 47:2,14 48:23 50:14 51:5 52:12,16 53:10 54:7, 12,24 55:24 56:4,9,11,22 57:5,17 59:9 60:6,15 61:6, 9 62:21,23 63:12,15,17 64:5 65:12,13 67:19 68:12 70:1 71:2,17 73:4,23 74:23 75:1,13 77:8, 18,19,22 79:1,14 80:3 81:11,14,22, 23 82:14,21 83:14 87:8 90:5 91:6,8 93:10 date 44:15 67:4 dates 84:21 day 8:14 14:20 15:12, 18 16:11 24:5 27:14,16	50:20 55:5,8, 10,11 58:4 70:16 days 13:1 55:9,22 daytime 13:3 DC 32:2 De 60:16 deadline 85:3 deal 8:18 19:3 24:19 dealing 14:7 deals 18:6 41:7 debate 64:18 decades 26:19 December 41:16 decibel 7:19 8:12 53:8 55:7 decibels 8:14 53:9 55:10,11 62:7 70:13 decision 64:9 85:23 decisions 42:9 57:12 64:24 decline 85:19 decommissio ning 56:7 deed 27:3 deep 16:20 24:7,9 58:6	deeper 29:8 defense 49:13 defined 77:8 defines 45:20 definitely 68:7 definition 90:12,15,18, 20 91:5 93:12 definitions 4:16,21 83:13 90:6 degrade 27:14 degree 46:22 delivering 43:5 delivery 33:20 demand 16:23 17:1 23:17 31:3,24 33:2,24 40:15 democracy 65:14 66:4 demographics 61:12 65:21, 24 demonstrated 9:16 denial 86:1,5, 6 denied 39:6 61:5 77:21 Denise 26:8 density 32:11, 20	Denver 39:10 deny 7:7 department 53:2,19 depleted 28:21 derogatory 65:23 deserve 14:24 deserves 57:17 design 71:9 designed 33:10 desirable 68:18 despite 45:8 destruction 63:2,3 details 46:19 detrimental 51:6 develop 77:22 developed 45:17 developers 28:19 29:14 40:21 68:5 development 5:11 6:5 20:8 44:11 45:20 47:21 48:14 57:6,18 66:17 81:17 88:20 92:15 developments 6:12 69:9	Diane 62:16 Diehl 43:9 56:11 diesel 27:3 34:10 35:23 51:8 74:2 difference 32:8,22 33:11,21 36:23 37:1 89:22 different 24:17 26:13 43:8 49:11 64:7 69:5 89:23 91:17 93:11 94:2 differentiate 19:13 difficult 73:19 digest 75:11 digital 43:6 diligence 65:4 diminish 84:9 dioxide 27:5 direct 27:9 directly 70:8 director 73:13 79:11 discharged 48:19 discharging 24:3 disclosing 52:6 disclosures 41:2,16
--	--	---	---	---

discomfort 35:24	distances 7:17,22 72:20	64:13 70:4 72:21 76:12 81:8 89:10	69:21	efficient 75:22 76:4,15
discount 18:21 19:3	distribution 23:18 34:21 92:10,16	door 38:2 42:10,17	E	efficiently 31:20
discourage 77:17	district 4:23 5:1,3 69:23 92:6,17	down 12:14 13:3 21:3 23:6 25:21 38:6 49:6 51:15 52:4,11 53:1,9,14,20 55:4 92:23	each 22:7 36:13 41:17, 21 52:17 56:21 66:12	eight 14:16
discrepancy 93:15	districts 7:16 68:20 87:22 93:9	Downer 22:10	earlier 6:22 15:12 21:21 64:15	either 9:10 14:11,17 33:7 72:23 90:22
discuss 10:7	dive 40:12	draft 45:12, 13,15 79:5 83:15	early 13:6 75:14 84:16	elaborate 75:16
discussed 32:17 63:5	docks 92:7	drain 29:16 76:10	earnings 30:17	elected 57:13
discussing 75:9	document 45:9	dramatic 44:1	easily 44:23	electric 16:14 28:10 33:12 93:22
discussion 64:4,17 65:2 83:22	doing 18:4 19:16 30:11 56:5 58:12,24 59:1 64:18 73:10 76:18	drawn 40:15	east 56:10 77:17 92:13	electrical 31:12 34:13, 14
discussions 70:10	dollar 28:9,13 30:6,7 55:17 58:8	drinking 19:24	easy 25:23	electricity 16:13,18,24 31:16 34:21 38:20 39:16, 18 40:12,17 41:10
disguised 90:2	dollars 16:5, 6,15,18 25:12,14 28:8 30:16,17 31:1 32:5 33:15,16 35:2 40:14 41:3,15,17 42:2 44:4 58:4 67:9 74:10,11	drive 37:8 40:4 65:9	eaten 58:17	elevator 25:2, 3
dismissed 42:6,7	done 2:20 10:17 15:15 21:24 22:22 30:3,4 36:8 48:10 49:17 50:13 59:13 60:3 61:8	driving 41:16	eco 26:21 27:11	eligible 87:23
dispersed 52:1		drop 72:17	economics 16:22	eliminating 78:1
dispersing 51:16		drought 24:8	economy 44:5	eloquent 46:3
dispose 59:24		drywall 55:21	Ed 16:5,7,10, 17 67:22 68:3,5	else 11:17 13:21 22:19 26:4 29:23 32:16 37:3 42:24 50:9 62:15 67:17 78:5 94:6
disposing 48:15		ducks 84:4	educated 38:14	elsewhere 58:10
disruption 35:18		due 6:7 26:23 35:20 42:20 47:2 65:4	effect 70:15 85:15	
distance 12:10,11 30:14 35:4 49:12 70:21, 22 71:13,14 72:9,24		dump 68:16	effective 44:15	
		dumping 20:3	effects 51:6, 18 63:12,17 69:22	
		during 8:14 15:18 31:10 34:13 51:22		

emergency 36:6	14:15 20:2 53:11 57:8 63:3 93:11	essentially 76:9	event 23:19, 20	example 69:2 79:23
emissions 27:9 70:7,9, 10	ensure 6:3,11 50:7 73:19	establish 69:13	ever 22:2 23:7	examples 91:22
emit 39:21	enter 71:23	established 30:10,11,12, 20 31:6	every 39:23 50:20 55:5, 10,16 60:14 65:11,15	exceed 7:17 72:6
emitted 40:2 91:21	entire 9:13 39:19 83:21	establishes 45:14	everybody 3:9 10:19 30:2 36:24 50:10 51:2,3, 7 52:23 53:3 54:3 59:23 61:1 65:10,20 81:19 86:15	except 62:19 65:12
emphysema 26:23 27:8	Entirely 7:14	estimate 39:17 41:2	everybody's 59:10	excuse 68:23
en 10:13 89:5	entities 43:19 94:2	estimates 39:15	everyone 68:18 73:13	excuses 58:18
encourage 64:16 73:23 92:14	entitlements 45:22	et 93:3	everyday 60:19	exempt 40:21
encouraged 67:6	entity 44:13	Europe 73:3, 6,10	everyone's 76:19	exhaust 35:23
encouraging 76:15	environment 52:13 57:11	evaluate 57:8	everyones' 83:1	exhausting 58:12
end 11:1 22:4 39:17,19 41:21 58:13 78:3,14	environmental 11:20,22 26:20 39:24 47:18 56:24 57:9	Evans 11:4	everything 11:17 22:1 32:16,17 41:8 51:3 63:8 64:5 84:12 93:19	Exhibit 12:1
ends 76:10	equally 27:11	evaporative 76:3	evidence 41:12 52:13 57:1 70:15	exist 6:19 20:19 48:13
energy 9:9, 10,18 11:21 23:15 28:13 34:6 75:22 76:19 80:2 82:6	Equinix 40:10	even 8:14 13:3 16:2 17:10 25:13 37:20 42:1,12 48:8,11 49:15 53:11 62:2, 22,24 67:23 68:17 74:11 81:6	exact 45:23 72:4 77:18	existed 36:10
enforce 52:24 53:5 54:5	equipment 19:9 40:23 51:22 74:10	evening 5:6, 10 13:23 15:18 26:10 43:2 44:7 45:12 46:2, 10,14,16 50:10 64:1	exactly 26:19 65:14,22 77:16	existence 36:11
Enforcing 25:24	equipped 48:20	evening's 2:24		existing 6:19 8:19 9:24 11:8 13:18 14:17 44:8, 19,24 49:13 53:10 71:17 74:5,11,20, 21,24 75:13 81:21,22 82:21
enjoy 16:2	equivalent 39:18 40:2			expansion 34:6 40:18 45:6
enjoyment 15:3	Erin 20:1,3			expected 22:1 39:15
enough 12:5	escalating 40:15 41:10			expense
	especially 11:16 74:22			
	Essenix 40:10			

42:18	eyes 59:16	fans 76:5	51:17 54:14	47:3,11 54:20
experience	eyesore 58:15	far 7:13,17,20	72:23	62:3 86:24
26:18 43:5		12:5 35:3	felt 93:19	firsthand
60:17	F	58:20 72:5	few 11:9	38:12
experienced		77:3 79:18	51:19	fiscal 41:1,4
72:8,19	face 21:6	92:21 93:5,	fewer 76:4	Fischer 47:10
expert 64:5	facial 59:15	20,21,22,23	87:23 92:16	Fishes 19:14
69:21 70:2	facilities 4:17	farmers 28:14	fight 58:11	five 12:13,15
80:9	5:23 10:1	farmland	figure 74:24	24:4 31:14
experts 69:19	27:12 44:19,	54:18 58:17	figured 42:1	65:1
70:6,7	20,24 45:17,	farther 29:7	file 53:19	fix 29:20
expiration	21 57:10	60:4	filter 48:21	45:13
67:4	71:16 76:24	fast 20:12	financially	flabbergasted
expires 85:4	83:15	faster 30:21	63:22	59:7
explain 9:1	facility 9:18	35:6 75:18	find 9:3,4	floor 86:17
14:6 15:13	39:7 45:7	fat 28:20	20:24 26:15	Florida 39:20
23:21	92:10	fathers 23:8	56:14 59:7	flushing 76:9
explicit 81:16	fact 54:19	favor 88:3	60:4 64:12	focused
exposed 20:4	72:16	95:19	72:20	32:24
express 45:9	factor 64:10	February	finding 81:7	focusing
expressly	factored	3:13,16 5:9	findings	47:14
45:6	41:10	36:17	80:22 81:5	folks 17:14
extend 13:8	factors 26:20	federal 43:18	fine 25:11,13,	follow 49:20
84:1,23 85:1,	factory 65:17,	feel 12:5 23:8	16 38:21	75:7,8
17	19	48:2 49:10,12	49:23 50:2	followed
extended	facts 31:14	50:4,20 72:4	58:4 84:6	40:10
12:12 13:7	fails 44:18	85:21 93:13	finer 25:10	following 7:9
50:13 55:13	fair 17:19,21	feeling 25:12,	40:8 49:24	44:21
extends 67:5	18:14 19:2	21	58:8 62:2	Food 19:15
extension	21:9	feels 6:23	fingerprint	for 2:2,23 3:9,
85:21	fall 16:4 66:21	83:19,23	59:18	21 5:11,15,24
extent 75:12	91:13	fees 24:23	Finish 81:1	6:1,10,15,20
extract 91:6	families 13:9	34:6	fire 14:4 56:8	7:1,2,7 8:9,
extreme	20:14	feet 8:9,11	first 3:11 4:13	11,19,24 9:6,
32:18,19	family 46:24	12:2,4,8 14:3	11:2 16:7	10,15,18,22,
eye 46:23	fan 31:11	43:8 48:9	18:18 23:19	24 10:10,16
	34:11 53:24	49:11,13	37:12,23	11:23 12:18,

21 13:9 14:4, 23 15:4 16:14 18:15 19:2,23 20:14 21:8 22:4,7,10,12, 20,21 23:3, 12,18 24:1, 11,15,17,20 25:1,7,10 26:1,2 27:6,8, 10,17,20,22, 23 28:9 29:22 30:2 33:10, 18,20 34:7, 10,11,16 36:2,4,13 37:1,8,19 38:21 39:3,7, 14 40:12,20 42:15 43:14, 21 44:1,14,15 45:15 46:19, 21 47:4,6,11, 12,15 48:9,16 49:3,7,19 50:11 52:9,10 54:3,22 55:7, 22 56:15,19 57:14 58:4,11 59:6,22 60:8, 17 61:19 62:11,19 63:18,22 64:3,7,19,21 65:13 67:12 68:8,12 69:1 70:16 72:18 73:12,14,20 74:2,9,10,17, 18,21 76:9 77:17 78:6,7, 14 79:1,10, 13,14,23 80:13,14	81:10,15,21 82:7,21,24 84:3 85:22 86:8,23 87:23 88:23 89:2,8, 12,18,19,23 90:3,4,8,22 91:1 92:5,9, 19 95:7,12,15 force 61:15, 16,23 63:17 forced 28:17 foregone 41:22 forest 54:18 69:24 forever 66:24 forfeited 41:2, 20 forgive 17:7 former 33:17 forth 84:21 forward 3:7 11:12,23 12:10 13:13 39:3 51:5 57:5 74:2 75:24 80:7 81:14 83:6,7 86:4 93:6 forwarded 50:24 found 8:13 40:5,7 49:1 51:24 58:24 91:19 93:10, 16 four 14:21 33:3 40:11	Fourth 26:9 free 60:23 frequency 35:21 friend 63:5 friends 16:2 from 3:12,16 5:5,8,9,17 7:15,22 8:2 9:12,20 11:1 12:3 14:5 16:5,6 18:5 19:6,8,16 22:23 23:24 24:7,9 25:4,5 26:12 30:24 31:1 32:2 33:3,5 35:23 37:21 38:2 39:23 40:16, 21 41:4,13 43:16,18 48:12 50:20 51:8,17 52:1, 20 53:4,7 56:23 59:19, 23 65:1,19 70:7 71:13,14 76:7 77:3,8 91:6,21,22 93:20 front 5:15 8:5 65:4 75:21 78:3 full 78:19 94:4 fully 39:15 56:23 57:2 fumes 51:8 further 45:20 75:17	future 6:4,11, 13,21 20:16 29:21 33:4 39:16 51:18 52:16 76:17 G gallons 24:5 27:12 gap 44:22 85:5 Garfield 47:10 garnered 41:19 general 5:3 32:10 34:6 47:20,24 63:23 67:18 generally 68:14 generates 74:9 generating 72:11 generations 42:15 generator 34:10 generators 8:10 11:16 12:17,23 17:18 27:4,24 35:23 39:21 51:13 53:24 55:20,22 74:3,5 Geneva 66:1	gentleman 37:15 gentlemen 62:6 George 39:2 Georgette 61:1 get 3:9 13:19 14:2,14 15:23 16:11,17 17:16 18:20 19:2 20:16 21:7,9,21,23 25:21 28:15, 22 36:21 41:11 53:3,20 54:15 55:13 57:21 59:12 61:10,11 63:10 67:19, 20 71:16,21, 22,24 79:21 81:5 82:11 83:5 84:12 85:9,17 get all 84:3 gets 25:7 30:24 34:3 55:10 87:19 getting 28:20 29:2 51:23 70:16 giant 16:20 40:16 giants 28:19 give 10:2,12, 14 14:13 15:17 25:15 35:2 52:15 58:7 89:4,7
--	--	---	--	---

given 59:22	56:6	grid 31:3 33:24 40:14	hang 19:20 22:2	47:22 50:13 51:1,6,18 54:7 56:24 57:9,10 63:7, 22 64:21 69:7,19,20 70:2,8 80:9 93:23
giving 13:24 18:6 29:8 63:2	Gonzales 2:7 3:22,23 88:5 94:19	grids 28:5	happen 22:24 23:7 62:23 66:1 83:24	healthcare 29:18 69:3
Glen 61:2	Gonzalez 2:6 88:4 94:18	ground 8:10 12:3	happened 14:8 36:9	healthwise 69:22
global 31:16 35:9 43:4	good 5:6,10 13:23 14:9,11 17:23 19:16 23:3 26:10 35:1 36:15 43:2 46:16 50:10 51:12 52:21 53:7 54:4 58:11 64:1,22 74:18	ground- mounted 8:9	happening 38:14 42:7 53:21 63:4,7 65:24 76:11 78:3	healthy 52:13
go 4:11 12:5, 6,7,13 13:3,4, 5 17:1 29:7 36:2 39:17 42:20 51:14 53:17 58:10 64:12 66:11, 15 71:21 74:1 79:8 80:17 81:14 82:8 92:22 95:8	got 16:11 19:9 24:18 29:4 50:23 51:13 52:3 56:12	grouped 57:4	happy 39:3 46:15	hear 5:5 12:5 36:8 38:12 49:14 53:7,17 59:8,23 87:14
goes 17:1 36:22 79:18 81:24 95:7	gotten 9:12 35:3	group 42:9 70:11	hard 22:21 25:24 26:3 47:13 61:14 82:5 90:22	heard 30:24 33:13 35:22 43:16 78:11 86:18 94:13
going 11:12, 23 12:1,20 14:3 15:6 17:12,23 21:2,3,4,6,7,8 22:1,23,24 33:7 34:11,19 36:5,15,18,19 41:12 42:2 49:16 51:18 52:5 53:8 54:1 56:11,13 58:8,13 59:13,14 62:5,7,10,12, 21 63:4 73:17 79:15 83:23, 24 89:20 90:1,3,8 93:6	government 43:18,19	groups 70:5	hardware 35:16	hearing 3:4, 15,21 4:18 5:4,13,18 6:10,23 9:7 10:11 12:9 20:9 55:18,19 62:13 68:8 77:15 78:7 89:3 95:22
	governor 43:20 63:9	Grove 38:11	harm 20:14 29:16	hearings 69:12
	governors 63:10	guarded 39:6	hate 46:11	hearsay 27:17
	governs 45:3	guess 29:1,4 38:16,22 50:11 71:12 74:7 86:11 89:24	having 5:24 9:10 12:23 18:7 30:3 87:5	heat 11:16 31:20,22 35:24 36:2
	GPU 32:13	guideline 45:15	hazardous 49:2,3	heavily 28:5, 10
	grandchildren 23:1,5 36:14	guidelines 23:13	hazards 50:14 51:1 54:7	held 12:18
	Grandma 23:6	guys 18:9 59:5,20 65:2 78:16,21 84:4,14	headaches 35:20	
	great 13:4 19:3 20:4 22:11 23:1 58:16 65:5	half 12:8 48:8	health 11:23 15:1 20:6,15 27:23 28:20, 22 29:10,12, 22 31:9 35:17 36:3 40:1	
gone 29:20		hand 10:12 89:5		
		handle 49:7 67:22 76:8		
		handling 48:15 49:5		

help 17:9 42:13,14 87:6	91:4	67:21 74:18 75:10	25:11 33:11 58:18 60:8 89:22 93:2,3	34:19 37:4 42:15 43:17 44:1 46:14 47:17,20 48:13,14,16 49:1,6,9 52:24 53:11, 16 59:8,17,20 62:10,20,24 63:19,22 64:11,20 66:18,22 68:17,24 70:12,18 73:10 74:11 75:16 76:3,22 78:20 80:11, 12,23 81:6 84:20 85:6,7, 9,12,13 86:18 87:19 89:9,19 90:12,23
helpful 13:20 84:10	highlighting 8:21	honor 42:21	human 26:21	ifs 83:23
helps 12:9	highlights 10:1	hope 6:17 42:14,21 63:15 65:2,3	humans 69:22	ignoring 52:8
here 2:7,9,11, 13,15,17 6:7 8:22 9:6 12:14 14:6 15:4,19 17:9 22:13,23 23:2 26:11,14,16, 17,22 30:2,13 33:14 36:9,24 37:15 42:4, 13,14,19 47:7,14 52:5, 7 53:2 54:15 56:3,18 59:5, 6 61:12,18 62:10,24 63:16 67:2 73:11,18 79:13,19,20 80:23 81:19 83:20 95:10	highway 51:15	hoping 23:7 48:12	humming 17:17	Illinois 3:1 6:17 24:8 43:21 47:5
hits 40:23	highways 71:20	horrible 63:6	hundred 16:5 49:11 62:8 64:14	immediately 53:10
hitting 62:21	Hilliard 41:14	hosting 47:12 64:3	hundreds 16:15 30:17 32:2	impact 20:6, 11 31:10 33:11 34:9,12 37:19 47:18 56:24 57:9 60:15 64:11 87:16,20
HOAS 61:14, 15,23	hit 21:23 22:4 54:14 58:8	hot 15:21	husband 16:12	impacted 6:3 55:15
hold 14:3 42:10 84:20	hits 40:23	hours 13:3 55:11	HVO 73:16,17 74:4,6	impactful 42:2
holistic 87:20	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16	house 11:12 21:5,7 54:17 55:20,21 56:1	hydrotreated 73:5,15	
homeowners 16:20 65:16 89:21	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16	how 8:18 12:8 14:2,3 19:20 20:5,16,23 24:2 26:19 27:23 30:23 31:1,21 32:1, 23 34:15 37:11,22 38:17 56:21 58:17,23 60:5,6 61:3,6 62:3 65:14 66:3 67:9,10 68:23,24 72:24 81:4 89:24	hyper 30:8	
homes 52:17 55:14,18 56:4,15 61:16,24	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16	however 22:24 33:24 36:12 75:4 94:4	hypertechnica I 46:11	
honest 18:11	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16	hubs 90:18	I	
honestly 38:12,15 42:12 46:20	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16	huge 19:3	idea 38:16,17	
highlight 5:16 7:12 8:15 9:3	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16		identified 89:20	
	home 15:7 17:4 22:14 23:6 36:10 47:3 48:4,10 49:19 54:12, 13,19,20,21 69:16		if 2:19 3:1,5 5:19 9:16 10:16,18 13:3,8,10,19 15:20 17:3,8 18:19 20:1 21:6 23:13,19 24:7,17 25:1, 13,18,22 29:14 33:21	

impacting 33:22	20 18:11,20 19:16,18 20:2,16 21:1, 2,18,19 22:10 23:5,9,15 24:7,8,14 25:1,5,9,14, 20,22 26:9, 14,16,18 27:2,7,13,16, 21 28:4,6 29:2,5,16,18 30:1,8,12,19 31:13 32:3,4, 15 33:7,14 34:20,24 35:3,9,10,14, 15,16 36:9, 11,16,20 37:5,9,11,16 38:3,6,10,18, 22 39:8,10, 13,16,18 40:14,18,23, 24 41:1,2,3, 11,14,15,17, 19,20,22,24 42:9,11 43:4, 8,10,12,22 44:1,4,6,8,22 45:7,9,15,24 46:1,6,16 47:3,7,21 48:3,11,22 49:3,5,6,15, 22 50:19,24 51:9,18,23 52:1,7,17 53:2 54:18, 20,21,23 55:6,8,17,21 57:4,18 58:9, 17 59:7,24 60:1,7 61:5,9	62:17 63:6, 10,21,23 64:8 65:14,16,24 66:1,4,22 67:23 69:2,7, 15,16 70:10, 11 71:2 72:1, 4,5,12 73:3, 10,18 74:11 75:14,17,20 76:5,14,15,19 77:7,9,11,16, 19,23 78:15 80:8,18,22 82:4,6,14,24 83:22 84:9,16 86:8,12 87:5, 8 88:3 89:4,5, 12 91:7,8,13 92:1,5,11,16 93:11,20 94:3 95:10,19	increase 29:2 34:17 38:3,5 increased 49:13 increases 34:20 indebted 5:24 indefinitely 83:19 independent 29:15 57:1,4 indicated 6:22 indiscernible 71:13 indiscernible 3:20 29:7 49:4 68:15 69:8,17 86:10 individual 16:19 71:19 industrial 4:23,24 11:15 92:20 industries 27:21 30:8 industry 7:18, 20 9:12 30:6 43:5 76:7 77:11 90:5 inference 32:13 inflammatory 27:6 inflation 34:6 information 20:20 28:23	59:10,15 60:1,6 85:18 informative 72:21 infrastrational 31:7 infrastructural 36:6 infrastructure 31:4 34:1 40:14 43:6,24 63:18 infrastructure s 43:20 inherited 18:5 inhospitable 18:3 initially 53:13 82:24 initiated 44:10 injections 29:11 Innerfaith 19:15 insane 28:8 33:16 59:21 inside 37:9 Insider 39:2, 11,12,23 40:5 Insider's 39:13 insist 71:6 inspected 25:3 inspection 25:6
---------------------------	---	--	---	---

inspector 25:3	investment 44:4	29:8,20	21,22 84:6, 12,13,15,18, 20 85:1,4,12 86:4,9,12,21 87:1,5,15,19 90:4,16,17, 19,20,21,22, 23,24 92:10, 14,19 93:11, 21,24 94:1,4	jump 28:7
instead 12:15	investments 40:21	30:10,12,15		jumping 16:15
instituted 53:9	invite 60:14, 21	31:8 32:10,14		Jung 56:17
intended 46:9 92:9	involve 39:16	33:15,22,23		just 3:8 5:7 8:21 9:5 13:1, 5 15:19 16:12 17:23 18:5 19:17 21:12, 13 25:15 26:24 27:6,21 32:14 33:13 41:12 48:3,19 49:16,23,24 50:11 52:8 53:13 56:13, 15 57:22 58:3,6,15 59:21 60:18 61:3 62:20 63:1,5,15 65:10 68:15 69:15 71:12, 16 75:16 77:4 78:14,16,21, 23 79:17 80:5,7 81:2,3 82:1,10,12 85:2,6,20,21, 24 89:17 90:7,8 93:4 94:1
intention 74:22 75:14	inwardly 42:22	34:3,17 35:15	it's 51:15 62:7 69:1,5 84:16	
interact 26:20	irises 59:16	36:2,12,18, 21,22,23	item 3:3,4,11 4:13,14,19 9:4 88:17	
interest 44:6, 8 76:19	irreparable 50:1	37:18,23,24	items 2:24 8:1 71:19 95:7	
interested 46:6	irritation 35:22	38:5 39:4,5	its 18:16 24:16 40:18	
interesting 62:19	issue 6:1 20:7 26:3 44:18 46:4 67:6 69:6,7,8 72:6 82:11,12 83:21 84:7 90:15	41:2 42:6	J	
internally 74:23	issues 25:8 45:4 46:12 47:22 74:13	43:19,24 44:1	Jensen 41:5	
interrupt 61:19	it 3:21 9:2,4, 16 10:2,5,7, 18 11:10,11, 14,15 12:2,4, 5,6,9,14,16, 19 13:10 16:10,12 17:4,6,11,19, 21 18:2,15 19:2,8,9,23, 24 21:4,5,8, 15 22:18,19 23:15,21 24:9,14,24 25:4,5,7,9,14, 16,18 27:21	53:2,3,4,17, 18,22 54:1	job 22:19 27:24 41:17, 21	
interrupting 79:10		55:1,10,12,23	jobs 19:6,11 28:2 41:11,19 44:5	
into 4:11 10:3 14:21 21:11 24:17 26:24 36:20,22,23 43:17 44:20 47:6 48:20 51:3 53:22 56:8 57:12 65:3 67:3 73:9 76:10		56:1 58:7,12, 13 59:11,12, 13,14,17,23	John 5:11 12:2 47:24 48:6 49:18 66:16 88:19	
invested 7:10		60:3,18	joke 58:5	K
investigating 51:24		61:10,11	Jordan 64:2	Kathy 29:24 89:17
investigative 39:3		62:2,5,7,24	judgments 51:4	keep 18:11 20:13 60:6 61:9 63:4 64:1 75:19 83:3 92:23
		63:2,16,22	Julie 46:16	
		64:1,6,20,21, 22 65:23		
		66:10 67:1,5		
		68:12,15		
		69:14,17		
		71:13 72:10, 14,16 73:8, 17,19,20,21, 22 74:2,11, 16,21 75:19		
		76:3,7,19		
		77:16,18		
		78:20,21		
		79:18,22		
		80:5,15,21,23		
		81:6,16,17, 22,24 82:21, 22,24 83:7,		

keeps 12:24	84:8,15,18,20	9:8 16:4	Lee 2:10,11	license 25:8
key 32:7	85:2 86:18	33:13,19	3:17 4:2,3	life 16:2 22:16
kiddos 29:2	87:15 88:3	38:11,23 42:4	88:8,9 94:22,	29:21
kids 29:1,6	89:21 90:12,	44:11 48:24	23	light 4:22,24
kind 5:20	23 94:1	50:21 51:9	legal 7:8,11	11:15 35:19
24:13 25:1,23	knowledge	54:22 55:7,22	8:2,3 25:18	69:24 77:3,4
26:24 38:15	28:23	57:22 77:13	45:1,5,7	92:20
58:6 59:16	known 71:16	92:12	66:19,20	lighting
71:24 75:11	knows 16:22	lasting 57:12	74:17 77:6	23:11,12
82:5 84:3	18:19 20:21	lastly 50:3	85:15	like 2:1 3:2
90:5 92:15	Kuehl 2:8,9	late 49:17	legalistic	4:12 5:5,19
knew 36:9	3:18,24 4:1	later 17:16	46:12 88:1	12:18 13:4
know 6:9	50:15 83:9	29:20 62:4	legally 49:18	14:20 18:18
10:17 11:6	88:6,7 94:20,	64:12	68:11,13	19:1 21:12
12:2,19 14:2	21 95:17	launched	legislation	22:13 23:22,
15:5,10 17:10	L	35:15	46:13 79:15	24 24:1,2
18:18,19,21		Laura 11:4	82:1	25:1,15,17
20:5,7 23:24	lady 24:13	law 45:1	Leo 50:17	26:23 27:8,
24:1,19,21	landscaping	52:19,20	less 8:14	17,19 32:15
25:10,17	49:9,10	lawsuits	30:21 35:6	37:3 46:22
28:3,15 32:16	Lane 11:5	39:13 42:6,8	64:24 70:23,	48:2 49:16
34:17 36:22	56:18 64:3	lawyer 37:21,	24 71:9 72:7	50:20 51:14
38:16,23	language	22 46:21	76:5 92:4	53:22 54:3
46:17,20	12:24 13:16	65:12	let 5:7 10:17	56:20 58:19
47:16 48:8,13	44:23 45:5,23	lead 35:9	18:5 25:15	59:18 60:18
49:9,16 50:3	80:16 81:4	leader 43:4	26:24 44:1	62:6 65:20
51:8,19 52:5,	90:16	leads 74:7	58:10 60:17	68:15,16
19 53:11,13	lapse 85:8	learn 32:9	76:1 86:24	69:1,15 71:17
58:21 59:1,8	lapses 85:11,	38:13	let's 12:8,10	74:1 80:9
62:5,20 63:1,	13	learned 30:13	53:5 54:4,6	83:19,23
19,20 64:14	large 15:13,14	lease 40:8	64:22	85:22 87:7,
65:22 66:2,9,	32:2 57:17	least 41:15	letting 42:10	14,19 89:11
13 67:5,9,21,	larger 37:17	49:10 50:6	50:11	90:1,5 92:22
24 68:16,17,	70:11	74:9 91:20	level 53:9,14	likely 7:9,10,
19,20 69:7,9,	largest 44:6	leave 19:9	55:13 70:14	11 8:2,3
10,15 71:18	last 3:12 4:12	21:6	71:23 93:6	14:11
74:15,17,23	5:8,13,17,18		levels 7:19	likes 19:14
75:6,12 77:3			8:12 72:1	limit 60:5
79:11 80:10,			levied 40:6	68:19,20 92:2
11,16,20,23				limitation
81:5 82:10				92:6
83:18,20				

limited 5:2 44:7 92:3	lived 22:10 33:14 54:20	loss 41:9 58:7	61:3 65:10 66:21 89:21	66:11 76:4 85:22
limits 78:1	lives 15:5,22, 23	lot 14:8 15:11 19:10,11 22:20 24:5 26:13 28:23 52:4 63:13 65:24 67:8 70:3,5 73:3 83:20,21,23 93:2	main 34:7,9	maps 20:17
Linda 22:9	living 6:2 16:12 17:17 26:22 54:19 55:17 56:18		maintain 19:10	March 2:3 95:10
Lindburg 73:12,13,17 74:14 79:10, 11 80:12 81:9 82:17,20,24	load 31:5		major 31:14	margin 18:17
line 8:13 11:11,18,21 12:1,3,4 39:15,17 53:12 67:18 70:20,21,24 71:3,5,9,15 72:18	loads 34:2,3	loud 53:17 72:10,14,15, 16	make 12:10 18:2 22:14 24:15 28:15 33:23 37:1,18 44:5 52:20 54:1 56:13 58:10 62:2,9 64:9,18,20, 21,23 65:4 74:13 80:5 85:22 86:14 92:11	marketed 28:1
linear 72:23	Loaves 19:14	love 87:13	makes 11:10 36:23	marketing 35:1
lined 84:4	local 23:19 27:11 28:3,7, 15,20 34:22 41:15,21 44:4,5 52:19	low 39:17 53:11	making 18:13 21:16,17,21 25:23 40:3 41:21 51:4 62:19 64:19 80:21 81:13	Martinez 2:12, 13 4:4,5 68:10,23 69:18 73:2,16 74:7 78:13,23 79:4,7 80:8 85:16 86:7,11 87:4,10 88:10,11 94:16,24 95:1,18
lines 8:8 34:18,21 71:7 72:23	locations 43:7 87:23	lower 7:20 35:4 72:18		Mason 41:5
liquid 32:21	long 14:13 47:4 52:3	lowers 30:14		masse 10:13 89:6
list 21:24 45:4	long-range 20:5	ludicrous 54:2 55:3		massive 31:3, 17 33:24
listed 31:13, 21	long-term 20:10 31:6 34:4 56:24 57:9,10 70:15	lumped 19:18		master's 46:22
listening 26:2 37:1		lungs 27:7 29:1	mandate 73:21	materialized 18:1
little 3:9 13:6, 8 28:4 42:5 60:22 69:5 75:17 83:21	long-time 7:23	M-1 5:1 7:2,16 11:12 77:9 87:21 91:15, 24 93:9	mandating 75:21	materials 40:22 81:12
live 14:7 17:2, 8 22:9 25:1 26:8 37:7 38:10 42:16, 19 46:16 47:7 50:18,19 54:10 64:2	look 21:5 27:2 35:3 36:12,13 43:17 53:18 73:9,15 74:17 81:13	M-2 5:2 7:2,16 11:11,18 77:9 86:12 87:5,9 91:15,24 93:9	manual 24:22	matter 8:17 10:12 21:15 34:23 56:13 89:5
	looked 13:19 24:17	machinery 40:22	Manufacturin g 5:1,2	maybe 23:21 49:18 62:14
	looking 20:1 25:13 71:12 81:18	made 23:4 42:10 44:12	many 5:22 14:5,22 15:19,22 19:6 22:11 23:3 32:23 36:15 37:22 38:17 39:6 49:2	

66:2,12 90:4 mayor 56:6 Mayor's 70:6 Mayors 70:11 me 5:7,19 16:4,10 17:8, 12 18:5 20:24 23:5,21 25:12,15 26:14 28:9 29:18 46:21, 24 47:1 50:11 59:21 65:23 66:2 67:16 68:23 70:18 72:22 76:1 80:12 81:19 87:1 90:22 Meadow 65:9 mean 30:16 33:13 69:17 70:16 73:21 80:15 84:9 means 9:13, 16 15:5 17:1 46:21 65:22 86:7 87:23 92:18 meantime 3:8 measure 71:6 measurement 70:19 71:1 measurement s 71:4 measures 18:11 measuring 71:4 72:5	mechanism 77:16,18 medical 51:22 medicine 27:19 29:11 meet 45:17 73:22 meeting 2:2, 21,22 3:12, 14,16 5:9 8:18 9:24 10:7 30:3 33:18,19 36:17 38:11 50:21 51:10 58:22 59:6 62:13 66:7,18 70:11 75:14 84:21 91:10 93:18 94:9 95:14,16 meetings 3:1 6:22 15:12 meets 64:20, 21 megawatt 37:12,13 megawatts 37:14,16,22 38:6,7 member 22:11 members 10:11 18:16 26:11 56:21 89:4 mention 13:18 30:15 79:20	mentioned 12:2 23:10 27:13 34:3 48:6,24 49:21 63:19 74:8 75:6 77:13 82:13 mess 18:8 met 9:17 metadata 41:20 meter 39:12 55:7 Metropolitan 70:6,11 micro 36:1 mid 85:1 middle 47:1 migraines 35:20 mile 12:9 miles 12:7 49:15 million 24:4 30:24 35:2 40:3,8,24 41:3,15,17, 20,22 43:8 55:17 millionaires 30:16 millions 27:12 30:17 32:3 74:11 mind 9:23 23:4 81:6 minded 15:14	mine 63:6 minimal 62:2 minimize 6:13 minimum 8:7 minutes 3:5, 12,14,16 23:18 mistake 64:13 mistaken 17:8 misunderstood 66:3 mitigated 76:2 mitigating 18:4 21:15 moderate 32:11,20 modest 5:15 8:22 modification 9:3,15 86:15, 16 modifications 91:13 modified 9:19 88:22 modifying 4:15,21 7:22 83:12 Molitor 54:11 56:8 60:13 mom 28:8 moment 26:16 money 14:12 27:20,21 58:6	74:13 monitor 17:24 monitoring 48:15 51:10 53:16 55:6 75:21 81:7 month 16:5,6, 18 24:6 months 84:3 moratorium 14:20 22:15 44:10,12,16 45:9 47:12 50:12,23 55:12 58:14 61:7 62:9 63:14 64:17 66:24 67:3 83:19 84:2,24 85:3,8,11,13, 17,21 more 12:5,6, 11 13:9 15:19 19:20 22:13 23:23 24:20 25:13 28:3,24 29:8,11 34:18 38:19 41:23, 24 42:2,11, 17,18 43:7 48:4 50:13 51:5 52:12 58:18 60:10 61:14 63:14, 15 67:5 72:11 76:3,4,18,21 85:18 92:15 morning 13:5 28:1 most 6:23 17:6 25:14
---	--	--	---	--

26:21 31:19 33:9 40:9,21 55:3 60:20 76:13,15 77:13,23,24 87:24 91:19, 20 mother 26:22 mothers 23:8 motion 3:15, 19 4:10 83:17 85:19 86:1, 17,20,21,24 87:3 88:2,16 95:6,15 motioned 86:21 mounted 8:10 move 8:21 57:5 64:9 80:7 83:6,7 85:16 86:4,12 87:4,7 94:15 95:17 moved 3:17, 19,21 36:9 movie 20:4 moving 12:10 13:13 51:4,15 73:6 75:18 76:7 83:4,20 85:22 86:1 Mr 2:5,6,8,10, 16 3:22,24 4:2,8 5:6,10 9:2 10:5 15:4 37:7 43:2 50:17 53:8 54:10 56:17 58:20 60:13,	21 64:1 65:8 66:16 70:2,18 72:3 75:6,8, 16 77:6,12 85:12 87:21 88:4,6,8,14, 19 91:3,4 92:19 93:8 94:11,18,20, 22 95:4 Mrs 2:12,14 4:4,6 88:10, 12 94:24 95:2 MS 11:4 22:9 29:24 46:16 47:10 61:1,23 62:16 66:23 67:21 68:14 69:5 73:12,17 74:14,22 78:9,16 79:1, 6,9,10 80:12 81:1,9 82:12, 17,19,20,23, 24 84:6 85:9, 13,24 86:4,9, 14,17,22 87:2,6,17 89:17 90:6,7, 11,13,14 92:18,21 93:17 95:8 much 14:12 16:11,13,17, 19,21 18:13 29:7 32:1 34:23 39:19 58:17 63:19 64:24 72:18 75:15 76:2,4, 23 multi 30:15	32:6 multi-million 30:7 multiply 32:16 municipal 46:8 municipalities 24:14 municipality 68:15 my 9:23 11:4 13:24 16:4, 12,14 17:6,12 22:9 23:4,5 25:4,16 26:8, 13,15 27:9,10 28:24 29:18, 21 32:4 33:5 37:7 38:3,4, 17 42:15,22 46:24 50:17 51:17 54:10, 13,19,20,21, 23 55:21 56:17 58:2,20 61:1 64:2 73:9,12 74:2, 7 77:23 86:24 Myoungwhon 56:17 myriad 70:6 myself 27:8 N naive 27:19 name 10:15 11:3,4 22:9 26:6,8 37:4,7	50:15,17 54:10 56:17 60:12 61:1,20 64:2 89:8,16 90:2 Naperville 7:5 15:6 60:22 61:5 66:1 67:23,24 national 91:22 nationwide 39:21 native 27:15 natural 27:15 near 17:5 32:4 39:16 56:15 nearest 8:7, 13 nearly 26:19 39:19 41:3 necessarily 42:9 73:21 90:19 need 6:5 10:15 13:6 18:14 19:13 20:13 38:18 42:17 56:14 58:7 59:3 61:13 63:16 75:10 83:5 86:14 89:7,24 93:3,14 95:12 needed 38:20 91:17 93:12, 13 needs 10:20 12:5,6,23	13:7,12,18 48:13 49:5,22 53:9 56:13 82:22 91:1 negative 63:11 negotiations 68:5 neighbor 6:16 92:13 neighborhood 21:2 50:19 65:17 neighborhood s 23:19 31:13 72:5 neighbors 5:22 6:14 7:5 14:10,11 16:3 17:9,24 51:12,17 55:14 77:17 never 66:1 new 10:4 11:6 22:17 23:12, 14 31:3 33:1 35:11 40:4,14 41:19 43:11 51:5 53:6 54:21 57:5 72:12 77:20, 22 79:14,22, 24 80:3,14 81:4,10,24 82:14 85:4 93:13 newer 37:13 next 9:24 15:7 33:10 46:17 70:1 74:8
---	--	--	--	--

95:7,8	noises 34:10	62:22 64:5	47:15 50:7	6:16,22,24
nice 13:10,16 60:22	noisy 31:8	65:12 66:20, 24 67:9,23	52:22 54:5,20	7:4,8,13,14,
night 8:14 15:24 47:1 58:23 60:23 61:4 70:16,24	noncompliance 25:10	68:3,6,7,11, 12,15,18,22	56:5 62:21	15,19,21 8:5
nightmare 14:7 17:17	noncompliant 6:18 58:5	69:6 70:2,8, 13,15 72:13, 17 73:10	63:9 64:13,23	9:5,8,13,15
nights 15:15, 16	nonconforming 45:1,5,7 75:3	74:3,5,16,21	65:1 66:7	10:3,11 11:8
nine 40:6 43:8	nonconformities 45:3	75:9 76:16	73:4 75:7,9	12:15,19
Nitrate 48:21	nonconformity 8:19	77:8 78:14	78:24 82:9	13:6,19,20
nitric 39:22	none 3:15,21 78:7	79:18 80:21, 23 81:6 82:4, 6,9 83:6,17, 22 84:2 85:7, 9,15 87:18,22	84:15 92:3	14:2,5,8,21, 24 15:11,16
nitrogen 27:4	nonsense 19:11,12	88:21,22 90:8	nuisances 27:6	16:8,15,18
no 3:7,13 6:3 10:10 17:16 18:13 27:18 29:16 38:16, 17 41:12 53:12,21 54:12 58:18 62:14 78:24 79:1 80:14 82:24 84:6 85:10,18 86:9 88:7 90:13 95:13	not 3:4 6:15, 19 7:11 8:3 10:6 11:7,12 12:4 13:24 14:4,8,23 17:3,19,20,21 18:1,13 19:2, 18 21:7,8,18 22:23 23:5,20 24:11 25:3,4, 7,18 27:18,24 28:14,22 29:22 31:23 32:3,4,14 37:20,24 39:14 42:22 44:13,19 45:11,21 48:8,18 49:1, 7,23 51:11,14 52:6,10 55:8, 24 56:2 57:5 58:2,24 59:20	91:9 92:18 93:8,13,24	number 21:13 22:12 92:7	17:3,6,17,18, 19,22 18:2,8, 10,18 19:4,5, 9,10,11 20:5, 7,17 21:12, 13,15,22
Nobody 62:15		note 85:20	numbers 71:1,8 73:1,7	22:11,12,16, 17 23:4,5,14, 17,20 24:5,13 25:1,14,19, 20,23 26:18, 24 27:2,12,18
noise 8:7 17:24 21:20 31:11 34:8,9, 11 35:19,21 50:20 52:22 54:1,6,8 69:24 70:13 71:23 72:11, 18 76:2 80:2 82:7 93:5,8		noted 73:3	nursing 23:6	28:13,16,23, 24 30:16,17
		notes 66:10	O	31:17,22
		nothing 23:10 37:18 54:18	o'clock 13:5	32:2,4,5,15
		notice 7:22	objection 46:4	33:1,2,4,8
		noticed 62:20	observation 65:10	34:21 35:9, 11,15 36:13
		notification 10:6 48:7,9	obtained 32:1	37:17 38:15
		November 35:15	obvious 45:13	39:1,4,11,18, 20,22 40:14
		now 5:5 6:24 8:24 9:21 13:19 17:6, 13,20 18:7,8, 9,12 19:6 21:10,13,15 22:24 23:9 24:8 32:18 33:3 35:8,9, 13,14 37:23	obviously 36:19 92:9	41:6,9,15,16, 17,21,24
			occupancy 21:22 55:2	42:9,11,18
			occur 77:15	43:3,5,6,10, 11,12,13,14,
			occurrence 11:14	17,23 44:4,6, 13,16,20,22,
			occurring 20:10	24 45:1,2,3,4, 6,8,18,22
			of 3:11,16 4:14,15,20 5:12,14,15,20	46:4,8,13,23 47:1,2,5,6,23 48:15,21,22

49:11 50:14, 18 51:21 52:4,18,20,24 54:13,14 55:2,15,16,21 56:10,21,23 57:10,14,22 58:6 59:5,8, 16,20 60:1,7, 14,15,22 61:3,12,15,24 62:24 63:5,6, 9,11,12,20 64:6,10 65:23,24 66:6,8,10,19, 20,23 67:1,6, 8,10,11,12 68:3,4,13 69:5,6,8,12 70:3,5,6 71:4, 24 72:24 73:3,7,13,14 74:4,10,11 75:3,10,11,21 76:8,9,15 77:14,24 78:2,3,9,12 79:11,14,20, 22,23,24 80:3 81:5,6,12,17 82:1,5,13 83:6,11,12, 20,21,22,23 84:3,7,8,12 85:2,21 86:1, 5 87:5,14,20, 24 89:4,20,23 90:5,6,9,12, 15,18 91:1,5, 9,14,20,22 92:3,4,7,15, 22 93:2,4,10, 12,15,24	94:4,9 95:13, 20 off 21:24 41:7 51:14 58:7,24 69:14 office 4:22,24 11:14 92:20 officer 5:11 66:17 88:20 officers 57:13 officially 86:21 officials 69:3 often 36:8 Ohio 40:18 41:2,19 Ohio's 39:18 oil 73:5,18 old 20:2 27:17 82:14 85:14 on 2:20 3:4,11 4:11,13 5:14 6:13 8:21 9:3, 12 11:18 12:1,3,11,13, 16 13:7,17,22 14:19 15:15 16:8,10 17:8 19:5,13,20 20:6,17,18 21:20 22:7,8, 15,19,22 23:2,12 26:3, 4,11 28:10 29:21,23 30:5 31:4,7,21 34:2,4,11 35:11,18 36:6,15,21	37:3 38:14 39:15,17,19 40:22 42:22 43:1,3,11,16 44:10 47:14 50:4,13 51:13 52:5,21 53:1, 5,18,24 54:5, 6 55:19 56:6, 7,8,10 57:1 58:16 59:15, 17 60:19 62:3,21,23 63:18 64:5, 12,15 66:13, 19 67:6 69:16 70:9 71:17 74:18 75:9, 15,17 77:7,15 78:3,5 80:9, 22 81:8,13,20 82:8 83:19,21 85:24 86:8,17 87:3,14 88:17 89:8,24 90:7 91:14 92:6,22 93:5 95:9 on-site 9:9, 10,11 23:16, 17 once 25:3 29:19 75:1 one 3:7 9:3,8 10:14 15:4 17:20 18:13, 21 21:12,14 23:4,5 24:6 28:4,7,9 31:15 32:14 35:13 37:15, 20 40:9 41:17 42:16 43:3,4, 7,9,10 44:3,6,	23 46:5 48:21 49:14 50:7 51:9 52:6,15 53:1,6,7 54:14,16,23 55:4,15,16 56:2 60:10, 14,16 61:5 62:19 66:12 67:6,18 71:17,18 73:2,7 74:9 76:21 81:24 84:13,19 85:1 89:6,20 90:9 93:24 ones 11:6,13 21:21 37:13 50:5,7 74:12 ongoing 20:16 online 53:17 only 7:23 9:19,23 11:11,18 14:22 16:21 28:18 29:19 39:8 50:2 79:12 80:6 83:20 84:14, 24 86:13 87:5,8 92:1,8 open 3:1 13:11 16:1 21:19 30:3 42:17 88:23 operate 49:6 62:3 operates 43:7,9	operating 5:23 operation 45:1 51:22 52:2 operational 35:13 81:23 82:1,3 operations 49:23 55:3 operators 40:13 opinion 77:24 opportunity 54:16 56:19 59:22 64:23 81:15 opposed 76:24 opposition 40:16 orbit 35:16 Orchard 62:16 order 2:3 76:5 ordinance 4:14,19 8:19 10:4,5 11:8 23:14 26:12 44:7,21 45:13,14,16, 19,20,24 46:2 52:21 67:3,13 69:13 71:2 72:12 75:2,3 80:23 81:4 83:11 84:15 85:14
---	---	--	--	--

ordinances 4:15,20 29:13 52:21 53:1 83:12	29:1,16,19, 20,21 30:9,10 31:3 32:3 35:10 36:13, 14 39:6 43:23,24 44:6 48:20 51:9 52:10 54:6, 13,17 55:6,20 56:23 57:10, 16,18 58:16 59:4 63:18, 21,22,23 64:20 65:4 66:19 67:23, 24 68:3 71:11 74:22,24 75:14 76:7,20 77:16 83:22 84:9 88:17 92:13 95:14	outside 19:8 over 2:20 29:14 33:10 37:5,19 41:17 57:11 62:6 66:12 68:6,9 81:13 oversight 78:2 own 19:7 67:24 68:2 69:15,16 owns 43:9 Owusu-safo 2:1,14,15,18 3:19 4:6,7,10 5:7 8:23 9:21 10:9,24 13:21 18:23 22:6 26:4,6 29:23 37:2 38:9 42:24 47:9 50:9 54:9 57:20,24 60:9,12,24 61:19,22 62:12 63:24 65:7 66:5 67:18 70:12 71:12 76:21 77:10 78:5,11 80:19 81:3 83:2,10 86:20 87:12 88:2, 12,13,16 89:1,16 94:6, 13,17 95:2,3, 6,11,19,21 oxide 27:4 39:22	P p.m. 2:3 95:10,23 pack 17:22 package 84:13,19 94:1,4 packaging 89:23 page 9:4,5,15 11:19 12:1, 12,14,16 13:8 87:3 paid 21:8 65:13 Palomino 47:3 panteal 27:18 Pantry 19:15 park 69:23 parks 30:9 part 6:7 7:13 23:13,15 25:23 43:23 77:14,23,24 79:21,22,24 81:12,17 84:7,8,11 94:4 participants 10:22 89:14 participate 78:4 participation 78:2 particular	10:7 particularly 93:11 parties 46:6 parts 83:20 85:22 party 24:24 25:5,6 48:17 49:7 pass 4:9 29:13 85:7,12 passages 9:14 passed 31:4 34:2,4 75:2 85:4,10,15 88:16 passenger 40:3 patience 52:10 patient 52:10 pay 15:1 18:14,19,20 25:1,16 28:9, 17 49:24 52:17 63:18 paycheck 28:9 payers 34:2 40:13 paying 33:18, 20,22 36:2,18 47:4 52:16 pays 25:7 peace 15:23 81:6
Oregon 48:22 ORI 4:22,24 7:2,16 11:11 77:9 87:21 91:14,16,24 92:1,3,4,5,7, 8,12,16,17,18 93:9 other 6:3 10:10 19:19 28:6 36:13 38:4 40:3,13, 16 45:7 46:5 47:22 48:2 49:2,19 51:17 53:6 55:3 57:20 58:10, 20 59:3 62:14 63:10 69:4 70:3 71:6 73:2 77:1 79:8,14,16,18 81:7 86:11 87:15 89:20 91:2,18 others 15:9 27:13 42:14 49:21 66:13 89:11 our 3:12 5:8, 13 6:20 8:2, 10 11:23 17:1 19:4,16,17,23 20:6,14 21:2 23:7 24:5,6,7 26:21,24 27:14,15,22 28:4,5,20,22	ours 84:2 out 12:19 14:23 19:4 20:24 21:1 24:11 25:15 26:15 36:12, 13 37:14 41:8 49:1 51:24 59:7 60:22 61:15,24 62:24 64:12 65:18 67:10 72:3 74:24 82:18,19 84:18 93:12 out-of-state 28:18 outage 12:22 output 71:18 outright 7:14 68:18,21 77:2			

peak 23:16, 18,20 31:5 34:2,3	period 16:16 85:1	phase 43:11, 13,14 45:7	plant's 52:2	47:19 69:24
penalties 40:5,9	permanent 55:2	phone 16:10 59:17	plants 27:15	pool 16:18
people 12:9 15:8,11,13, 18,19,22 16:15 19:10 21:10 26:14 28:18 29:14 32:5 34:8 36:2 42:5,13, 18 47:7 50:6 51:23 55:17, 18 56:12 61:15,17,24 62:3,10 63:7 69:4,8,11,20	permission 71:21,22 92:4	Pickens 2:16	please 2:3,19 3:21 10:12, 13,16,20 11:1,3 14:23 18:2,9 22:7 50:16 60:12 61:20 62:15 88:3 89:5,6 94:17 95:6	popping 21:2
people's 20:8 71:7	permit 5:19 44:15 72:12	pie 16:21	plenty 5:12 15:9	portion 80:20 92:3 94:9
Peoples' 21:3	permissible 70:14	piece 82:1,17, 19	plugged 16:14	position 17:3
per 24:5 27:13 28:2 70:3 83:15	permits 39:14,23 47:19	piecemeal 84:16	pocket 28:19 32:4	possible 67:1
perceivable 35:24	permitted 7:3, 16 77:9 78:1 79:2,3 86:9 91:9 92:5,7	pieces 79:12, 14,18	pockets 16:20 32:3 58:6	possibly 77:2
percent 23:16,17 31:16,20 33:1,3,4 37:17,19 73:6 91:2 92:4	persistence 6:8	pillaging 19:17	podium 10:14 11:1 16:8 89:6	Post 89:23
percentage 91:1	person 27:8 28:15 44:13 80:10	Pilmer 2:5	point 14:14 17:11 38:17 42:16 55:8 64:24 79:7 87:14 89:22	postponing 21:19
performance 5:3 6:21	personal 14:6 60:6 71:23	pipeline 14:19 20:18	pointing 72:3	potable 76:9, 20
perhaps 24:18 25:18	personally 16:4 60:3	places 19:15, 16 20:17 25:9 56:14	points 32:7 33:9 62:18	pounding 16:8
	perspective 26:13	plan 38:5 48:24 49:5	police 53:2,19	power 12:22 28:5 29:14 31:3,6,7,24 32:11,18,19, 20 33:24 34:4,15 37:18 38:3 39:19 40:15 48:5 61:14,17 67:23,24 68:2,3 70:7 76:15
	pertain 54:7	planning 2:2 5:8 6:9 8:17 20:22 22:18 23:3 45:11 74:21	Polk 39:2	practices 7:18,20
	pertaining 11:6	plans 80:1,2	pollutants 40:2	precious 76:13,14
	pertains 54:6	plant 37:15,22 38:4 48:20 67:24	polluted 29:19	prediction 6:20
	petition 77:21		pollution 6:17 23:11 27:14	preemptive 17:13
	petitions 7:7			preferably 60:19
	pharmacy 26:18 27:2 28:4			

Pregnant 29:4	prioritize 23:18	43:21 56:7	proposed 5:14 6:20 7:7	91:4 92:8
prepare 47:18	priority 57:11	programs 40:20 41:7	8:6 9:24	proximity 31:12 34:14, 15
presence 2:21	Pritzker 43:21	progress 93:7	26:11 38:13	public 4:18
presentation 5:15 9:6,20 37:10,11 88:21	probably 17:2,11 19:5 21:8 52:17 66:10	prohibit 45:6	44:17 45:24	5:4,13 7:13
presented 88:21 94:12	problem 26:16 56:14 69:6 75:4	prohibiting 76:16	56:22 61:6	8:1 9:7 10:10, 11,22 20:20
preserve 70:1	problems 50:8 52:7	projects 40:24 78:4	72:10 78:1	30:4 40:1
preserving 76:20	Procedure 95:9	promised 14:9	81:10	62:13 66:6
press 5:24	proceed 83:17	promoting 91:20	proposing 6:7 72:6,7 73:8 76:16 77:1,14	69:2,7 78:2,4
prestige 41:11	process 7:6 14:18 42:21 43:10 81:17, 24 84:17	promptly 51:11	protect 22:16 44:8 56:23 76:13	81:5,15,17
presumably 76:17	produce 48:21	promulgate 93:13	protected 76:12	83:2 88:24
pretty 15:11 16:11,17 18:13 32:21 44:1	produced 49:2,4	proof 14:2	protecting 27:16	89:3,4,14
prevailed 39:12	professional 25:6 26:17 27:5 70:9	properties 7:2 69:10 71:21, 23	protection 40:1 57:16	94:8
prevent 20:14 39:11 65:18	professor 41:5	property 7:10 8:8,13 15:2 21:3 29:9 36:21 44:8 51:17 54:13, 17 56:10 69:14,17 70:20,23 71:2,5,7,9,15 72:18,23 94:1	protections 57:3	published 3:4 10:6
prevention 29:19	profit 18:17 32:1	proposal 5:17 8:11,16 22:18 23:12 71:11 74:24 75:9,20 92:2	prove 21:17 29:15	pump 29:10
previous 51:7	profitable 34:24	propose 80:16	proven 70:13	punch 21:24
price 21:9 28:17 41:17	profiting 59:19		provide 6:19 46:7 57:16 71:3	purchase 9:17 61:24
prices 41:10	program		provided 7:5 83:15	purpose 67:12 69:12
primary 46:4 91:5			provides 45:13,16 90:21	pursuant 45:22
prior 9:20 18:6 44:15 62:13			proving 60:2	pursuing 63:14
			provision 7:4 92:14	purview 67:1, 11 83:22
			provisions 6:23 8:6 9:8	push 61:13
				pushing 61:9
				put 8:22 17:22 18:10 19:22 22:18 29:14 53:21 56:15 59:23 60:17 65:18 80:18 82:6 83:18

putting 21:19 53:23 78:15	89:5	56:9 57:22	94:10	47:15 49:3,
puzzle 72:4	raising 63:8	58:8 61:14	recommending 78:17,21	15,19 50:1
	ran 14:19	62:8,24 63:13	80:7,10 84:8	54:5 56:23
Q	39:23 58:24	65:3 67:1	92:14	57:16 69:13
	RAP 59:6	70:14 73:19	record 4:12	75:19 76:16
QTS 40:11	78:17 79:5	reason 70:22	10:16 56:7	77:14,20,24
quality 22:16	80:17 82:2	84:1	89:8	79:22 91:10,
40:7 41:24	95:8	reasonable	recordings	23 93:14,15
54:8 80:13	rapidly 31:23	13:9 25:20	47:1	related 8:16
82:4	73:6	reasonably	records 2:22	10:5,8 41:3
question 9:23	raping 19:17	15:14	39:8,12	74:16 79:13
18:22 69:19	rarely 31:20	reasons 34:7,	recovery 34:5	relative 71:14
73:2,9 74:8,	rate 18:20	9	rectify 47:22	release 27:4,
14,15 76:21,	24:17 34:2	recall 5:12	reduce 53:8	14 39:7,11
22 81:1,3	40:13 67:19	83:9	referred 25:10	relevant 3:3
83:9 86:11	rather 74:2	received 5:21	reflecting	reliability
89:2,17 93:4	88:1	receiving	11:7	30:20 35:5
questions	ravaged	36:19 72:9	regarding	relief 44:14
8:24 9:21,22	54:17	recent 77:17	4:23 5:3 49:9	68:8
10:10 18:24	read 4:11 5:19	recently 7:5	regards 4:17	relying 57:1
19:2 23:9	22:17 23:11	recharge	48:11 83:14	remain 37:19
43:16 46:14	51:3 53:4	24:10	regenerate	69:18
66:8,13,14	90:20,22	recharged	31:22	remember
68:10 78:6	readily 76:3	24:6	regional 41:6	20:2 67:16
80:20 88:23	ready 33:4	recognition	70:5 91:22	remind 8:8
quick 9:2	real-time	59:15	regularly	reminded
57:22	20:17	recommend	21:18	22:6
quickly 75:7,	realize 42:20	78:9 86:1,12	regulate	removing
8,18	47:14	87:7	24:15 26:15	7:15
quiet 15:3,23	realized 91:17	recommendati	46:9	renewable
quote 45:16	really 9:2 10:6	on 6:10 78:12	regulation	9:9,18
46:1,11	11:11,15,17,	80:18 83:10	6:11,20 53:6	repeat 57:23
quoted 43:22	22 12:12	84:10 85:17	91:19	66:18 87:11
	14:10,13 16:9	86:5 87:5	regulations	replaced
R	21:10 23:22	94:14	6:12 7:4	24:11
	36:17 47:4,8,	recommendati	25:23 40:8	report 82:8,13
radio 56:7	13 49:22 51:2	ons 10:3 78:8		reporting
raise 10:12		81:13 83:8		

24:23 39:3 82:15 reports 81:10 represent 44:4 representatio ns 44:12 45:9 representing 15:8,19 43:7 request 23:23 39:7 77:17 94:11 requested 3:14 requesting 49:2 requests 13:15 66:23 require 47:18 60:2 81:10 required 17:2 22:2 23:16 24:23 47:19 49:12 51:11 59:24 76:6,9 80:3 82:16 91:11 requirement 7:22 9:10 37:17 72:17 requirements 48:7 50:5 73:22 74:16, 20 80:1,4 82:7,15 requiring 13:11 70:21 71:3	resale 29:9 research 4:22,24 11:14 20:11 30:4 31:21 38:17 50:13 54:6 57:4 63:14 73:3 92:15,20 researched 33:6 researches 27:15 reshaping 31:24 residence 30:11 60:22 resident 13:23,24 19:1 28:7 34:4 50:18 56:19 57:21 58:1 65:11,13,16 68:24 77:4 residential 8:8,13 70:23 71:9 72:2 77:3 residents 6:2, 3 12:11 13:11,15 14:5,13,23,24 18:20 21:11 24:21 28:6 30:9 31:2 32:3 33:12 43:16 49:14 50:14 53:16 56:23 57:14 65:11 67:20 71:15 74:12 79:8,19 89:21	93:20,21 residents' 22:16 72:22 resiliency 9:9 resilient 9:11 resolutions 6:1 resolved 44:23 47:23 64:15 resources 19:17 28:20 31:17,18 respect 42:21 respectfully 56:21 57:7 respecting 18:12,13 respiratory 27:9 35:21 80:9 response 45:24 93:20 responsible 12:21 18:10 45:12,14 rest 90:18 restricted 76:24 restrictions 52:22 result 18:8 68:4 85:14 resulting 40:23 results 52:11 58:19 68:4	retail 40:16 retroactive 50:5 return 27:23 35:3 reuse 31:21 reused 31:20 revenue 14:24 41:4,9, 11,22 reverts 85:5 rewritten 82:22 Ridge 37:8 right 4:13 10:9 15:2,3 17:16 18:12 21:13 24:8 27:1,20 28:2, 10,16 29:3 30:24 31:14, 15 32:1,7,10, 18 33:8 34:7, 8,9,16,17,23 35:8,13,17 37:24 43:1 47:15 49:22 51:21 52:21, 22 56:5 59:7, 13 62:21 63:9 64:18 70:1 78:24 82:23 84:15 90:7 94:8 rights 7:11 44:13 69:14 rip 14:13 rising 33:2	risk 27:24 road 23:6 38:7 43:10, 12,13 45:8 54:11 56:8,11 60:13 roads 31:8 43:24 63:20 Roberts 2:16, 17 4:8,9 83:18 85:6,19 86:3,24 87:13,18 88:14,15 94:15 95:4,5 rock 52:12 role 84:9 roll 2:4 3:21 88:3 94:17 roof 53:24 roof-mounted 8:11 room 95:10 Rosanova 43:3 rough 79:4 roughly 39:17 round 40:3 route 84:15 row 11:2 rule 25:22 48:10 ruled 49:19 rules 20:13 21:17 24:15 25:19,23 48:4 57:8 62:1,4
--	--	--	---	---

78:24 79:1 95:9 run 12:17,23 27:3 31:19 55:20 67:24 68:2 running 13:1 14:18 19:9 55:22 60:20 rushing 57:12 Russ 43:2	23:8 32:15 37:19 39:20 50:8,19 52:7, 18 55:18 57:7 59:7 76:18 77:18 87:3 89:12 samples 71:16,19,22, 23 sanitary 76:10 sanity 15:2 20:8 sat 23:2 satellite 35:14 save 76:1,18 saved 41:14 saw 38:24 39:1,4 say 5:7 17:23 18:5 38:6 42:4 49:14 53:22 56:16 58:3 59:13 61:3 64:11,16 70:15 71:17 73:17 81:21 90:3 saying 17:20 23:6 42:22 43:22 58:21 65:15 74:12 79:18 85:7 90:9 says 11:21 12:14,16 23:15 65:20 scale 30:8	57:17 scary 56:9 scheduled 95:14 schools 30:9 43:24 scrolling 9:5 se 70:3 seat 3:10 58:24 second 3:18 4:19 11:2,19 19:5 44:2 46:19 54:19, 24 57:21 61:20 76:1 86:18,19,22 87:12 88:3,17 94:16 95:18 seconded 3:20 secret 39:6 section 4:15, 21,22,23 5:1, 2 9:6 45:2,15, 18 66:6 75:3 83:3,12,13 sections 46:11 sector 75:18 see 10:2 13:12 22:23 23:9,23 24:2 25:17 42:16 47:17 53:18, 23 58:13 71:15,22 74:1 80:22 81:18 84:22 90:13,	22 Seeing 3:7 seek 44:8 seems 65:23 seen 28:6,7 seep 26:24 sees 84:19 selects 48:18 sell 14:23 21:4,7 61:16 selling 59:11 send 79:5 sense 11:10 33:23 62:3 92:11 sent 52:23 separate 75:5 separately 77:8 separation 7:17 70:21 72:24 September 16:6 44:11 seriously 84:11 serve 57:13 servers 31:19 service 25:7 39:8 services 5:11 36:6 66:17 88:20 set 20:13 25:19 49:19	80:8 84:18 seven 40:10 55:9 several 23:9 25:9 33:10 46:8 shakes 55:21 shallow 24:6 share 18:14 39:1 51:2 52:23 shared 46:5 shares 33:2 sheet 2:20 10:16 37:5 89:9 Shetland 11:5 56:18 shingle 22:3 shocked 38:15 short 33:8 shorter 30:13 35:4 should 4:11 11:11,12,15, 17,20,22,24 12:12,13,14, 16,18,20 13:11,12,14 15:5 16:11,17 19:18 27:16 46:1 49:7,12 50:12 53:15 55:24 57:11 61:7 62:14 63:13 85:21
S				
safe 64:20 65:5 safeguard 57:14 safety 20:6 47:22 said 16:17 22:1 28:8 33:14,18,19 36:16 40:17 41:7 42:14 46:20 47:16, 24 49:18 50:21,23 51:7 58:23 62:6 63:9 68:11 69:3,19 72:16 73:7 75:20 84:2 89:21 90:19 93:1 sale 29:22 sales 40:21 41:1 same 4:12 7:4 10:21 18:19 19:18 21:7				

shouldn't 64:13 81:21	15:5	solidarity 42:15	sorry 37:8 50:17 61:10 75:7 78:18,23 81:1 82:23 90:22 92:19	split 16:21
show 17:14 42:15	single 26:22 28:8 55:8	solution 46:3, 7 66:11 75:22,23	sort 16:8 89:23 93:4	spoke 65:11
showed 37:11	singular 70:9 82:5	some 5:14,20, 23 10:3 12:24 13:6,12,19 14:14 15:11, 17 16:5 17:11 30:4,5 38:22 39:1 42:14,15 47:16 58:7 66:8,9,20,23 68:10 70:10 71:19,24 73:3 74:4 80:19 85:24 90:10, 21 91:23	sound 17:18 20:7 49:9,16 53:12,14,15, 16 55:6 71:4 72:5 93:14	spoken 89:9
showing 72:22	sink 44:1	somebody 20:21 23:21	sounds 47:2 55:18 65:22	spot 59:7
shut 49:6 52:4,11 53:1, 14,20 55:4	sit 16:7 59:7	somehow 50:4 61:16 62:1	south 26:8 55:15 61:2	spread 17:21
sic 31:7	site 51:13 53:24 81:8 91:21	someone 17:12 91:7	southside 56:10	spreading 24:22
side 13:22 22:8 26:4 29:23 37:3 43:1	sitting 26:1 41:7 51:13	something 12:17,18 15:17 28:16, 22 36:11 62:22 65:20 66:3 67:22,23 68:6,7,16 72:7 73:23 92:12	space 35:14	Springs 39:10 47:3
sidewalk 55:19	situation 5:21 14:6	sometime 69:9	span 46:19	square 43:8
Sierra 22:11	situations 12:20	somewhere 23:11 36:2	speak 3:2 17:14,15 26:11 37:3 46:21 50:11 65:13 89:11 94:7	stability 27:10
sight 33:7	six 40:10	soon 23:3	species 49:11	staff 5:5 6:5, 10,23 8:5,24 9:22 10:10 26:2 45:24 47:12,24 48:14 66:7 78:6,7,9 84:24 89:2 91:15 93:13 94:10,11
sign 2:19 10:16,18 89:8	sleep 15:24 35:18 58:23 60:18 61:4		specific 6:6 39:7 61:9 67:19 69:11	staff's 45:12 78:11 94:14
sign-in 2:20 10:16 37:5 89:9	sleeps 61:4,5, 6		speech 22:7	stage 64:10
signed 3:9 10:18 37:5	slide 9:14		spender 60:16, 22 75:15	stake 14:12
significant 32:21 44:5,22 58:8	slim 63:1		spent 26:18 40:13 77:19	stakeholders 63:21
signing 43:21	sliver 83:21			stand 7:11 8:3 10:20 17:15 26:22 54:13 59:4
similar 92:12, 14	slots 15:16			standard 7:18,20,23 32:12
similarly 6:3	small 63:1			standards 5:3 6:6 45:18 64:21 91:16
simple 46:3	smoke 69:6, 15			
simply 46:23	smoking 69:2			
since 12:19	soil 27:14			
	solar 23:16			
	sold 17:22			
	solid 52:12 57:4			

standing 55:18 66:20	steps 34:16	83:14	sufficient 57:3	Surrey 64:3
stands 90:19	Sterigenics 51:21	stuck 21:10 72:4	Sugar 38:10	surrounding 69:13
start 10:24 11:1 50:12 62:7 66:9,22	sterilized 51:22	studied 91:18	suggest 24:24	susceptible 28:24
started 23:4 37:12,23 51:23,24 53:13 66:18	stewards 18:10	studies 13:10, 14 41:6 57:1 61:8 62:10 79:24 80:2,9 81:10	suggested 7:1 11:9 83:7	sustain 14:22
state 7:23 10:15 11:3 26:6 37:4 39:18,20,24 40:23 41:1, 15,20 43:6,18 50:15 52:19 60:12 61:20 87:2 89:7,16	still 12:9 50:3 55:2 66:21 76:20 77:21 82:20 83:20	study 28:1 47:18 50:24 53:12,15 57:4 80:13	suggesting 92:2	sustainability 73:14 79:11
statement 5:20 44:1 58:19	Stonebridge 55:17	studying 26:19 70:3	suggestion 77:5	swear 10:20 89:12
statements 20:11 30:5 43:18	stop 56:14 59:14	stuff 20:3 59:16	suggestions 7:9	sweetheart 18:6 24:19
states 28:6 32:24 33:9 35:10 40:6, 18,20 47:21 53:2 63:10 73:19	storage 9:11 23:17 32:10 91:2	style 35:14	summarize 66:14	sworn 10:13, 20,23 89:5,15
stating 50:12	store 90:17	submit 14:19	summary 22:17 23:10 25:9	symmetry 46:7
station 34:15 56:8	story 51:20	submitted 44:14	summer 55:23 60:19	system 19:4 26:21 27:1,12 36:1 73:5 93:3
stationary 51:16	straight 13:1 48:16 55:22	subsidize 28:13	supply 16:22, 23 73:20 90:4	systems 36:21 90:17
stay 25:22 50:12,24	strain 28:5 31:7 34:1 36:6	substance 48:16	support 17:9 40:15 57:2 59:4	
step 76:1	strained 16:23 31:3	substation 31:12 34:14, 15	supporters 47:5	T
	Street 26:9	such 26:16 33:21 36:7 40:18 58:16 66:24	supposed 51:2 80:21	take 19:10 24:9,11 36:20 44:20 51:3 57:11 65:2 71:16,19,22, 23 75:10 82:17,19 83:24 85:1 87:22
	stress 31:8 35:19	sucker 21:1	sure 15:9 21:21 37:20, 24 49:1 59:20 61:21 62:9 64:18,19 65:4 80:14 92:18	taken 13:20 84:11
	stricter 21:16	sucking 16:24	surging 40:17	
	strikes 90:16	sued 39:11		
	strong 57:8	suffering 18:8		
	strongly 33:9			
	structures 4:17 75:13			

taking 7:10 24:2 47:6	tell 27:5 29:1, 6 37:22 46:22 56:3 61:17 63:11 64:8 66:12 95:7	24 72:7,11,19 74:2 75:18 88:1 91:2	21:13,16,17, 19 22:15 23:23 25:24 29:5 32:15 37:20 38:21 46:15 47:18 48:18,22 49:8,23 50:2 52:3,4,8,11 53:1,13,14,20 55:16 58:4,7, 9,10 59:9,23 60:2,4 61:16 63:11 65:19 66:15 68:19, 20 71:3 73:7 74:2,4,10,13 77:2 78:22 81:15 82:7 91:18 92:11	these 6:2,7 8:6 9:14 15:11 16:20 17:16 18:7 19:19 20:12 21:12,21 27:3,5,9,12, 20 29:7 30:7, 8 32:4 41:7, 23 42:3,5,8, 11 47:2 49:15 50:5 51:16 52:24 54:7 56:15 57:3,9, 16 58:18 61:9,17 62:2, 3,10 63:17 64:11 66:8 70:1 71:16,19 72:5 74:8 76:2,23 78:3 79:8,12
talk 52:19 56:6 59:2 84:21	telling 58:2	thank 2:18,22 5:9,10 10:19 13:21 22:4, 20,21 26:1,2, 3 29:22 30:2 37:2 38:9 42:23,24 46:15 47:6,9, 11,15 50:8,9 52:9 54:3,8,9 56:19 57:19 60:8,9,24 61:22 62:11, 12 63:23,24 65:6 66:5,16 73:12 88:19 93:17 94:5,13 95:11,21	themselves 28:16 37:18	They've 34:3
talked 9:8 34:8 38:12 41:24 87:15	ten 25:12 54:22 64:10, 14 65:1	Thanks 37:1 50:11 64:3	then 7:23 10:13 16:24 19:8 23:22 25:6,20 28:5 32:20,23 36:22 37:12, 13 38:6 49:17 53:19 54:24 60:2 62:7 64:22 66:14 69:22 70:14 73:2 78:17,18 79:7 81:11 83:23 85:4,20 86:7,15 89:6 90:4 91:8	thing 36:7 46:20 53:6,7 58:20 59:3 60:8,10 62:19 76:18 90:20 92:12 93:5
talking 30:7 42:6,12 62:2 74:19 79:12, 19 80:6 82:9	tens 30:17 32:2	that's 11:18 12:8,13 13:4 24:5 25:16 27:20 28:8,9 33:3,11,16 35:1 38:8 40:2 48:8 53:11 56:16 60:20 61:6 66:4,24 68:4 69:10,12 71:5,10 72:24 76:10 82:10 84:6 85:2,15	therefore 15:17 39:15 72:12	things 11:9 14:8 21:20 23:4 26:23 29:7 36:15 39:1 47:16 51:16 52:5 57:22 58:17 59:18,24 60:19 63:6 64:6,7,11,19, 21 65:24 67:7 69:11 79:16, 20,23 80:6 83:3,23 92:22
target 33:1	terminate 49:23	them 12:24 14:21 17:19, 22 18:11,14 19:2,11 20:13,24	thermal 27:14	
targeting 20:23 21:13	terms 41:24 42:9			
taught 29:18	terrorist 62:23			
tax 19:4 40:20 41:1,3,6,9,22 67:8,9,14,15 68:8	test 27:3 82:5			
taxes 15:1 21:3 29:9 40:22 41:15, 18,21 47:4 52:17,18	testimony 10:12,14 88:24 89:4,7			
taxpayers 31:5 44:6	Texas 41:6			
tech 28:13,14, 16,19 40:6 41:8	text 9:5,15 44:17,18,22 45:2 46:13 67:2 75:5 78:10 79:12 83:15 85:4,9, 14 86:2 87:17,18 88:22 90:11, 14,15,23 94:12			
technological 76:17	than 7:20 24:20 25:13 26:13 28:3 29:8 43:7 54:12 56:4 60:4 61:15 64:24 70:23,			
technologies 75:24				
technology 59:17 75:17				
teeth 19:24				

think 5:5 9:23 11:10 12:23 13:14 14:21 17:7 22:4 24:14,16 37:21,23 46:13 47:24 48:4 54:1 59:5 60:3 61:7,10,11 62:22 65:7 66:5,10,20,23 67:6,18 70:10 72:1,14 73:17 75:14 76:1 81:16 82:20, 22 84:2,7 85:20 87:24 thinks 81:18 third 9:13 24:24 25:5 48:17 49:7 54:24 third-party 29:15 this 2:1,21,24 4:17 5:8 6:1, 22 7:4,21,24 8:17,24 9:4, 13 10:3,5,7,8, 10,12,19,24 11:6,7 12:5 13:16,17,20, 22 14:7,17, 21,24 15:13, 14,21 16:8 17:3,17,24 18:5,10,12, 15,19 19:1,11 20:5 21:1 22:7,14,21 23:13,14	26:3,4 27:16, 17,23 28:1,22 29:13 30:5,6, 15,18 31:8 33:9,15 34:11,23 35:14 36:7,8, 9,10,11,24 37:3,24 38:4, 17 39:2 42:9, 12 44:7,10, 18,22,24 45:12,18,22, 23 46:2,10, 13,23,24 47:6,8 48:9 49:7 50:3,12, 21,23 52:2,23 53:3 54:15 56:2,14 58:11,24 59:8 61:15 63:22 64:17 65:15, 18,22 66:2,6 67:1,2,6,11 68:7,12,24 69:19,21 74:10 75:1, 17,18 77:7 78:13,14,24 79:4 80:7,17, 23 81:4,11 83:6,16,19, 21,24 84:2,10 85:3,7 89:3,4 94:9 95:7,8, 10 thoroughly 53:4 those 2:19 5:14 6:13,15 7:12,23 8:1 12:12 13:6,8	17:15 18:5,10 24:10 26:23 29:6 38:21 43:19 44:20 48:12 55:3,20 58:14 63:18 64:23 65:3 71:24 79:18 80:3,6 81:10, 14 92:8 93:11 though 62:22 79:20 thought 48:6 53:21 56:9 82:17 thousand 8:9 12:4,13 24:10,11 49:13 55:14 58:3 64:14 72:23 thousands 25:14 35:11 threads 9:18 threat 27:9 three 3:5 13:1 38:6 40:11 49:14 55:22 84:3 91:13 threshold 8:7 72:19 through 9:5 21:5 39:24 41:4 42:20 71:21 75:5 81:24 82:2 throughout 27:1 throw 41:8 54:14 60:4	thus 92:10 till 58:13 time 2:3 4:12 8:24 9:9 10:14,19,21 15:16 16:7 17:14 22:5 25:20 29:22 33:8,13 36:24 38:11 42:4 44:12 46:10 47:4,24 48:24 50:21 51:14 52:3 55:8 57:7 60:1,8 61:14 62:11 66:12 69:21 75:10,15 77:13 78:19 83:16 89:6,12 Timeline 30:22 timelines 35:7 times 13:8 37:17 64:10 82:13 timing 13:4 to 2:1,3 3:2,3, 5,9,14,15,21 4:11,17 5:5, 13,15,19,23, 24 6:1,3,5,6, 7,12,18 7:6,7, 11,12,18,24 8:3,8,15,17, 18,21 9:6,17, 22,23 10:1,2, 3,5,8,11,12, 14,15,18,20 11:6 12:1,5,6, 7,13,17,20,	23,24 13:4,5, 6,7,8,11,12, 16,19 14:2,3, 6,9,11,15,19 15:1,2,3,7,10, 13,14,17 16:5,6,7,12, 18 17:2,3,4,9, 12,13,14,16, 19,21,22,23 18:2,3,6,7,9, 10,11,14,15, 18,23 19:1,2, 8,10,13 20:2, 13,14,18,20, 22 21:2,4,5,6, 7,9,19,23 22:1,2,13,15, 23,24 23:7, 16,17,18,19, 21,22,24 24:1,2,4,9,10 25:2,10,11, 14,17 26:11, 14,23 27:9, 10,17 28:1,2, 12,15,17 29:13 30:2,3 31:4,5,8,12, 15,19 32:9,15 33:7,9 34:2,4, 15,17,19,22, 23 35:21 36:2,5,12,13, 18,19,20 37:3,10,18,19 38:2,3,5,11, 12,13,14 39:1,3,11,18, 22 40:2,7,14, 23 41:12,16, 17 42:2,4,8, 10,13,14,15, 17,20 43:15,
--	--	--	--	--

17 44:8,15,18 45:9,22 46:1, 4,9,11,15,17, 18,22 47:2, 11,17,18 48:11,14,20 49:5,16,20,22 50:5,6,11,24 51:1,2,3,6,11, 17,18 52:13, 14,15,23 53:3,8,9,10, 20 54:1,3,6,7, 12,16,17 55:5,13,14,15 56:1,2,3,4,10, 11,12,13,14, 16,20 57:2,5, 7,8,10,23 58:3,4,7,8,11, 13,17 59:1,3, 7,13,14,21, 23,24 60:2,5, 11,16,18,21, 23 61:3,13, 16,17,23 62:5,7,8,10, 13 63:1,2,4, 10,11,15,16, 17,18 64:9, 10,16,18,20, 23 65:4,5,13, 23 66:2,3,7, 11,20 67:2, 13,16,20 68:17,19,20 69:4,13,20, 21,23,24 70:1,15,18 71:3,8,15,16, 21,22,24 72:17,18 73:6,17,19, 22,23 74:1,5,	7,10,16,22,24 75:5,7,8,10, 12,14,15,16 76:4,5,9,13, 18,24 77:7, 15,17,22 78:4,17,19, 20,21 79:5, 13,17,19 80:5,7,17,21 81:5,13,15, 18,22 82:2,5, 7,8,10,11,12, 14,17,22 83:3,5,11,14, 15,17,24 84:7,9,12,16, 20,21,23 85:1,5,6,7,14, 17,19,22 86:1,4,12,14, 15 87:4,7,10, 14,17,18,22 88:23 89:4,6, 7,11,20 90:1, 3,8,17,19,21, 22,24 91:1,2, 5,6,9,17 92:1, 3,8,11,13,23 93:9,12,13, 14,24 94:3,7, 15 95:8,12,15 today 6:19 8:5 24:11 43:6 66:7 72:17, 19,21 74:15, 20 75:21 79:13,21 80:6,17 81:9 82:10 85:7 91:14 93:5 today's 3:8 4:11 43:22	62:13 93:18 together 22:18 36:13 59:4 63:10 told 16:10 51:11 73:18 tonight 2:19 6:10 15:9 26:11 33:15 46:19 51:2 53:7 54:4,15 58:22 64:3 66:21 89:19 95:15 tons 39:22 too 13:6 14:12 27:17 42:4 49:17,21 53:17 66:11 72:10,14,16 75:15 85:22 took 52:3 66:9 tool 40:1 top 92:22 topic 10:8 15:21 Torres 29:24 89:17 90:7,13 92:18,21 93:17 total 33:2 totally 13:18 40:8 touch 5:14 touched 35:18 91:14 tour 57:21	touring 37:10 toward 33:2 69:22 towers 68:16 town 54:16 townhouse 33:14 toxic 48:12 toxins 20:3 48:21 Tracey 80:12 81:18 trade 71:20 traffic 31:10 34:13 35:19 training 32:13 trains 43:24 transformer 12:22 transitional 30:21 transmission 34:5,18,21 35:6 transparency 13:13,14 23:23 80:22 82:3,11 93:4 transparent 20:19 treat 53:22 treating 43:20 treatment 44:20 48:20 treatments 29:3	trees 49:11 tricked 21:11 triggers 27:6 trillion 28:13 30:6 trillioners 34:24 trillions 30:16 32:5 trip 40:3 truck 51:14 true 23:13 39:4 truly 57:16 trust 60:4 try 60:18 66:11 trying 20:18 28:15 59:23 63:10 67:16 74:23 75:7,8 76:18 82:11 84:12 turn 34:19 turning 56:8 tweak 75:3 two 16:14 21:1 26:19 29:6 31:15 32:22 38:23 40:3 44:3 55:7 70:17 72:20 76:24 79:12 88:21 92:8 type 7:21,24 91:19 92:16
---	--	---	--	---

93:10	unique 26:12	95:12	19 90:1,4,8, 17 91:1	27:15,18 30:7
types 48:21	United 32:23	upgrades		33:8 34:8
typically	33:9 35:9	31:4 34:1	uses 4:16 7:3	52:21 54:4
31:23	73:19	upgrading	39:16 45:1	63:1 66:2
	units 53:24	36:20,23	83:14 91:16	68:1 75:18,21
	92:22 93:6	upon 13:15	92:9,10,15,16	84:10,11 85:2
U	University	45:2 60:11	using 18:15	92:12
	41:5	upset 15:11	19:22,23 24:2	vibration
U.S. 35:8	unknown	16:9	27:12 59:14	91:12,15,21,
umbrella 90:9	76:23	urge 29:13	73:4 74:2,5	23 93:1,15
unbearable	unless 52:12	51:2 53:3	utilities 24:15	vibrational
13:2 50:22	53:14 66:10	57:4	utility 28:6,10	35:21
unbelievable	Unlike 67:23	urgent 26:12	31:4 34:1	view 87:14
55:23	unlikely 7:18	us 10:17	39:8,10 40:13	viewed 7:9,10
unchanged	unlivable 13:2	12:10 20:20	63:8	viewing 5:17
5:17	unsure 60:15	36:13 37:11,	utilized 31:19	Village 52:3
under 23:22	until 38:17	22 47:7 52:9,		violated 40:7
31:19 44:21	49:16 50:13	10 57:10	V	violating
55:3 66:21	55:13 57:2	63:22 64:3	VACEK 78:9,	49:24
83:24 90:1,9	58:13 61:8	66:12 76:9	16 79:1,6,9	violation 81:6
understand	85:17	83:15 85:1,22	86:14 87:17	91:9
12:7 14:5	untruth 17:22	95:7	95:8	violations
18:4 19:7	up 7:11 8:1,3	usage 24:1	value 15:2	81:5
23:20 24:8	14:18 15:7	31:16,17,22	values 29:9	Virginia
42:7,11 46:20	16:24 17:1,	33:18 36:4	Van 61:1,2,23	40:19,24
52:20 56:12	14,15,22 18:7	use 7:1,6,21,	vegetable	visit 38:3
68:11 72:14	20:13 21:2	24 16:13	73:5	visiting 23:5
84:4 93:18	22:3,8 23:4	24:4,20 31:22	vehemence	visual 31:10
understandin	24:4,9 25:19	39:5,7,12,18	58:15	34:12
g 11:13 17:6	26:1 28:15	40:22 48:3,4,	vehicle 16:14	voice 73:12
33:5 74:3	38:17 40:12	17 59:17 74:3	Verona 37:8	voltage 34:16,
understood	46:17 53:13	76:3,15 77:12	versus 32:19	18,20
31:1 77:6,12	58:17 60:17	78:1 87:8,22,	52:19 69:1	volume 76:8
unfair 18:15	62:15 65:4	24 90:4,24	89:23	vote 29:20
unfortunately	66:7,20 67:7,	91:9 92:3,4,7	very 11:23	56:20 85:7
6:15 83:2	17 75:19	93:10	13:2,20 15:21	87:13
UNIDENTIFIE	76:11,22	used 16:12,17	25:21 26:2	
D 26:5 50:10	79:21 84:4,6	32:17 33:7		
60:10	89:8,19 93:15	39:20 48:12		
		54:17 77:16,		

Vrettos 37:7 65:8	ward 14:1 17:4,7,8,13, 20 46:17 58:2	80:1 81:7 82:6 93:22	52:5,10,11,19 53:10,13,14 58:12,13,16, 18 59:3 61:13,16 62:1,9,10,12 63:21 64:12, 13,18,19,23, 24 65:4,5 66:3,5,9,15 67:23 68:3, 11,13,15,17, 18,19,20,24 69:10,12,14 70:2,3,8,10, 12,13,14,20, 22 71:1,3,5,8, 10,13,15,18, 20,21,22,24 72:1,4,6,8,12, 17,21,22,24 73:9,14,18, 20,23 74:13, 15,19 75:2, 12,20 76:12, 13,14,16,19, 23 77:1,2,4, 13,14 78:13, 14 79:11 80:5,8,9,13, 15,16,18,20, 21,22 81:7 82:5,6,9,10, 17,19,20,21 83:18,20,24 84:1,3,12,21, 22,24 85:2,3, 6,7,17 87:3, 13,15 88:17, 21,22 89:11, 12 90:18,24 91:12,14,16, 17,18,19,21 92:2,13 93:8,	9,13,14,16 94:8 95:11,12 wealth 17:21 wealthy 32:6 website 53:18 82:8 Wednesday 2:2 week 15:15 38:23 55:9 weekend 60:16,17,19 weeks 38:23 88:21 weigh 28:10 weighed 67:10 welcoming 21:11 well 11:22 12:21 13:7, 16,19 14:10 19:5 21:1 27:18 32:23, 24 33:19,20 34:24 36:8 52:17 58:11 60:8 61:4 66:16 68:24 72:11 75:22 77:7 80:10 86:24 87:18 91:20,23 92:8,24 well-being 63:23 went 14:20 16:5 82:2 90:24
W	warehouse 5:16 19:19 44:11 53:23 65:19 79:2 85:5 88:18 89:13,18,20, 22,24 90:1,3, 6,9,12,16 91:6,7,13 92:3,5,23 warehouses 4:23 19:14 65:18 77:9 79:13 88:23 90:8 93:2,12 warehousing 92:10,16 warn 63:11 waste 48:24 49:2,3 Wasted 31:20 watch 42:22 watched 54:18,22 water 16:24 19:21 20:6 23:22,24 24:1,3,5,7,10, 16,20 27:13 29:16,20 31:7,18 32:17 36:4,5 39:5,7, 8,12 42:1 48:11,16,17, 19,20 70:7 75:22 76:10, 14,20 79:24	waters 48:12 way 23:8 24:14 27:16 28:3 35:11,12 60:5 76:4 84:10 ways 22:15 we 2:24 3:7 4:10 5:5,12, 14,21,22,23 6:5,6,17,22 8:12,15,18,22 9:6,8,11,12, 19,21,22 10:6,17,20,24 12:5 13:3,4,8, 11,17,19 14:2,3,16 15:8 16:13,19 17:14 18:4,7, 8,9,20,23 19:3,13,20 20:1,5,11,12, 13,14,16,24 21:10 22:6 24:7,11,23 26:24 27:2, 15,16,18,19 28:3,12,16,24 29:8,20 30:6 32:16 33:13 34:7,17 35:9, 22 36:8,12, 14,17,18 37:1,21 38:18,21 42:12,17 43:17 44:7 47:3,4,14 49:18 51:8		
W-2 48:3 wait 3:8 86:22 Walgreens 28:3 walk 21:5 wall 54:14 wallet 58:9 Walmart 28:3 40:17 want 10:1 12:7 14:2,14 15:6,14 17:13 23:5 30:2 32:9,19 47:11,13 51:11 52:11, 12 58:3,4,18 59:1 61:3 67:16 73:23 75:15 77:7 79:17,19 82:10,12 84:20 85:3,24 90:7,19 93:4 wanted 5:13 7:12 8:15 38:12,13,14, 24 47:17 50:11 60:11 63:1 78:20 80:5 wanting 17:12 18:3 war 62:20				

West 22:10	whatever 21:22,23 63:16,17	54:17 55:3 77:13 78:1 85:1	will 2:22 3:5,7 4:11 5:12,16 7:9 8:3,15,21 9:2,3,4 10:13, 15 11:13 17:4,23 18:23 19:13 23:2,8, 13 24:11 26:15 32:24 37:13 46:7 47:22 49:23 50:1 56:23 58:6 60:16,17 66:7 70:18 75:1,2,4,12 78:19,20 79:24 80:1,2, 3,17 81:9,11, 12,14 82:7,8, 14 84:21 85:5,8 89:5,7 94:3,8 95:8	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
Westernized 27:19	when 11:20 12:21 13:18 14:4,15 16:6, 23 17:16 19:8 27:3 29:4 37:23 41:9 42:4 43:20 47:19 54:16, 19 55:20 56:2 59:13 60:20 65:15 71:20 72:17 74:12 81:13,23 90:9 91:12,15	while 22:15 28:20 45:4,11 49:6 73:20 76:16	Whitaker 15:4 43:2,3 58:20 60:21 75:6	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
what 8:5 10:2 11:10 12:24 13:13 14:5,14 15:5 18:14 19:7 21:11 22:24 24:1,20 25:11,19,24 27:20,23 28:7 29:1,4,5 30:13,24 31:1 32:8 33:5 35:2,3 36:16, 17,18 37:17 38:12,13,14, 20 39:5 41:10 42:2,7 46:21, 22 47:8 49:16 50:14 51:7,8, 18 52:15,20 53:5,14,21 55:5 56:24 57:1 59:13 60:15,18 62:4 64:8,14 65:22 66:12,18,19 67:17,20 69:21,23 70:3 71:5,10,18 72:6,7,19 73:4,5,6,18 74:24 75:20 76:10,12 78:12 79:18 81:5,6,9,18 82:10 83:5 84:22 86:21 87:14,19 90:8 91:18 92:13, 18 93:5 94:14	where 7:2 9:6, 16 12:1,14 20:21,22,23 23:24 24:7 25:2 30:19 35:10 37:1 42:16 47:17 48:1,13 51:15 53:16,18 59:24 66:9 69:11 77:19 80:20 95:7	who 6:15 10:19 15:4,8, 9,11,19 16:21 17:2,15 20:3 21:4 22:20 24:23 28:19 33:14 41:6 42:5 44:13 60:15 65:11, 12	Whitaker 15:4 43:2,3 58:20 60:21 75:6	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
	whether 25:17 57:8,15 67:4 69:6 75:9 80:21 81:14 82:21	whoever 22:18,19	Willowbrook 51:21	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
	which 3:12 6:13 7:20 8:1, 8,18 14:7 19:22 24:8 26:15 31:12 32:15 34:19 39:23 40:17 45:21,23	whole 19:10, 11 21:24 45:4 63:3 69:12 78:18 79:5 82:2 84:19 90:20 94:1	windows 16:1	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
		why 15:11 16:14 17:11 23:6 26:15 30:11 33:12, 16,21,22 34:23 38:18 42:12,17 68:12 69:10 70:22 71:15, 18 73:10 74:13 76:23 77:10	Wisconsin 63:6,9	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
			wish 6:2 78:12 83:6 94:6,14	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
			wished 15:10 79:21	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
			wishing 10:11 89:4	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
			with 3:1 4:17 6:2,13,16 8:18 11:16 13:14 14:7 16:2,20 17:12,17,22 19:18 20:13	21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,11 22:24 25:20 26:14,17,20, 22 27:8 29:15,20 30:17 32:17, 20 35:1 36:1, 2,16,24 39:24 40:8,9,10,11 42:8 43:5 45:4 46:18 48:2,3,5,12 49:15 50:23 51:2,5 52:23 53:19 54:7 55:7 57:5 59:13 61:10, 11 62:7,18 63:5,7,10 66:19 70:5,8 71:10 72:1 74:11,22,24 75:19 77:20 81:7,19 82:11 83:14 85:16 86:5,12 87:4, 7 90:24 93:6, 18
				21:10,1

won 39:2	22 44:13,24	Y	yourself 60:18
won't 14:11 29:15	45:6 46:22 47:23 52:24 53:1 54:3	Yeah 59:19 66:4,23 70:18 82:20 85:13	Z
wonder 24:17 32:8	55:4 56:20 59:24 60:14, 21 66:19	year 16:4 21:1 25:3 31:1 39:20 41:1 55:9 63:4 64:24 77:20	zoned 86:12
wondered 32:23	67:14,22 69:24 70:22 72:1,12 73:22 74:1,17 75:5, 10 76:8,17, 18,20 77:15	years 22:11, 12,23 23:3 24:10,12 26:17 27:1 29:18 33:3,11 38:6 41:4 43:5 51:19 54:20,21,22 55:7 65:1	zoning 2:2 5:9 6:9,10 7:2,16, 17 8:16,19 22:17 44:14, 21 45:11,19, 21 46:2 48:1 67:3,13 68:8, 19 69:10,12, 13 74:16,19, 20 75:3 76:24 78:14 79:13, 22 84:14 86:8 87:5,21 88:1 91:14 93:18, 19,21 94:4
wondering 47:20 93:2	78:9 79:2,4 80:16,17 84:6 85:1,20 86:4, 14,15 87:6, 13,16,22,23, 24 89:11	yearly 47:19	
words 45:7	91:8,9,10 92:2,4,7,11, 14,22 94:11		
work 22:15,21 30:3 47:13 64:8 65:14	wouldn't 15:6	yes 3:23 4:1, 3,5,7 13:17 33:19,20 38:4,22 57:24 80:5,6 86:3 87:10 88:5,9, 11,13,15 94:19,21,23 95:1,3,5	
worked 22:19 50:4	Wright 50:17	yesterday 15:10 58:21 59:6 82:3	
working 13:17 23:12 26:2	write 25:15 58:6	yet 6:17 14:8 17:3 39:14 41:9 43:15 46:3 72:8 77:21 86:19	
workload 32:11	writing 49:5, 22	York 40:4	
workloads 31:23 33:1	written 3:14 7:22	Yorkville 48:8	
works 66:4	wrong 80:13		
world 43:22	WY SOCKI 66:23 67:21 68:14 69:5 74:22 81:1 82:12,19,23 84:6 85:9,13, 24 86:4,9,17, 22 87:2,6 90:6,11,14		
worse 56:13			
worth 36:18 41:21			
would 2:1,18 3:2 5:5,19 6:11,13 7:10, 11 8:6,9,12, 13 10:2,5 13:10,15,20 15:20 18:18, 21 19:1 22:13 23:22,23,24 24:2,20,23 25:12,17,21,			