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BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Amendment to Z22-013, Conditional) Z25-053
Use to add parking and land.) West Suburban

August 28, 2025

6:00 p.m.

PROCEEDINGS HAD and testimony
taken before the DU PAGE COUNTY ZONING BOARD
OF APPEALS, taken at the DuPage County
Administration Building, 421 North County Farm
Road, Wheaton, Illinois, before LINDA M.
CIOSEK, C.S.R. a Notary Public qualified and
commissioned for the State of Illinois.

BOARD MEMBERS PRESENT:

MR. DENNIS MORAN, Acting Chairman.

MR. ROBERT KARTHOLL, Chairman, via
Zoom.

MR. JACK MURPHY, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JAMES JAROG, Commissioner, via
Zoom.

MR. ZAIN RAHMAN, Commissioner.

Page 2

1 ALSO PRESENT:
 2
 3 MS. JESSICA INFELISE DATZMAN, Zoning
 Administration Coordinator, via Zoom.
 4 MR. PAUL HOSS, Zoning Administration
 Coordinator.
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1 COMMISSIONER MORAN: We're ready to
 2 call this meeting to order. Good evening,
 3 everyone, my name is Dennis Moran, I'm the
 4 Acting Chairman of the Zoning Board of Appeals
 5 tonight. We're here this evening August 28th,
 6 2025 ZBA meeting, and I will call the meeting
 7 to order.
 8 The first thing we have to
 9 do is we have four Board members present and
 10 two via online, so let's start with Bob
 11 Kartholl. Could you please explain why you
 12 couldn't make it tonight?
 13 CHAIRMAN KARTHOLL: Business conflict.
 14 COMMISSIONER MORAN: Okay. If I can
 15 get a motion to accept Bob via online?
 16 COMMISSIONER MURPHY: So moved.
 17 COMMISSIONER SCHULTZ: Second.
 18 COMMISSIONER MORAN: Motion by Mr.
 19 Jack Murphy, seconded by Carl Schultz. If I
 20 can get a motion to accept, all in favor aye.
 21 (Whereupon, all
 22 commissioners present
 23 responded aye.)
 24 COMMISSIONER MORAN: Any opposed?

Page 3

1 EXHIBITS
 2 Marked Admitted
 3 Petitioner's Exhibits 1-12 11 11
 4 Objector's Exhibits 1-3 46 46
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1 (No response.)
 2 COMMISSIONER MORAN: So we're in favor
 3 to accept Bob. Mr. Jarog next, can you
 4 explain why you couldn't make it tonight?
 5 COMMISSIONER JAROG: Yeah, I had to
 6 travel to Atlanta for work.
 7 COMMISSIONER MORAN: Okay. So if I can
 8 get a motion to accept Mr. Jarog being online
 9 tonight?
 10 COMMISSIONER MURPHY: I so move.
 11 COMMISSIONER RAHMAN: Second.
 12 COMMISSIONER MORAN: Motioned by Jack
 13 and seconded by Zain Rahman, and if I could
 14 get a motion to -- or approval I mean.
 15 (Whereupon, all
 16 commissioners present
 17 responded aye.)
 18 COMMISSIONER MORAN: Anybody against?
 19 (No response.)
 20 COMMISSIONER MORAN: No nays, so we
 21 have a motion to accept both Bob and Jim via
 22 online tonight.
 23 And next we need to call an
 24 order, roll call, please. So, Paul, if you

<p style="text-align: right;">Page 6</p> <p>1 could call the roll. 2 MR. HOSS: Mr. Rahman? 3 COMMISSIONER RAHMAN: Here. 4 MR. HOSS: Mr. Schultz? 5 COMMISSIONER SCHULTZ: Here. 6 MR. HOSS: Mr. Murphy? 7 COMMISSIONER MURPHY: Here. 8 MR. HOSS: Mr. Moran? 9 COMMISSIONER MORAN: Here. 10 All right, next we will 11 move on to public comment. Is there anyone in 12 the public who are here to give a public 13 comment but not on the case that's going to be 14 presented tonight? 15 (No response.) 16 COMMISSIONER MORAN: Okay, so there is 17 no one here for public comment. Next would be 18 approval of minutes. We have no minutes 19 tonight to approve, so we're good to go there. 20 So move on to tonight's case. 21 We have case Petitioner's 22 Zoning 25-00053, West Suburban Athletic 23 Development Corp. Zoning request: Amendment 24 to Zoning 22-000013, West Suburban Athletic</p>	<p style="text-align: right;">Page 8</p> <p>1 objections with the concept of the petition. 2 Additional information may be required at time 3 of permit application. A private well is 4 listed on this parcel. A permit will be 5 required for the demolition of the structures. 6 Stormwater, no objection with the concept of 7 the petition. Additional information may 8 being required at the time of permit 9 application. 10 Public Works, DuPage County 11 Public Works owns a sewer main to the west of 12 the property and a water main to the north and 13 in the current parking lot of the property. 14 This project should affect our utilities. 15 City of Darien, no 16 comments. Village of Willowbrook, no 17 comments. Village of Burr Ridge, no comments. 18 Downers Grove Township, no comments. Township 19 Highway, no comments. Tri-State Fire District 20 objects. Lot needs ability for fire 21 department access. Access gate needs Fire 22 Department padlock. Provide turnaround 23 exhibit, et cetera. School District 63, no 24 comment. District 86, no objections. Forest</p>
<p style="text-align: right;">Page 7</p> <p>1 Development Corporation conditional use to add 2 parking and additional land. 3 The owner is the West 4 Suburban Athletic Development Corp., 17W411 5 Frontage Road, Hinsdale, Illinois, 60527. 6 West Suburban Athletic Corporation, P.O. Box 7 101, Hinsdale, Illinois. 8 The agent is Phillip 9 Luetkehans, Luetkehans, Brady, Garner & 10 Armstrong, 2700 International Drive, Suite 11 305, West Chicago, Illinois. The address 12 location is 17W411 Frontage Road, Hinsdale, 13 Illinois, 60527, Pin No. 09-34-303-033. 14 Downers Grove. This is District 3. The 15 zoning is R-2 residential. This is 0-5 DuPage 16 County, and we're looking at an area of 9.85 17 acres. Utilities are water and sewer. 18 This was published in the 19 Daily Herald August 13th, 2025, and the public 20 hearing is obviously tonight, Thursday, August 21 28th, 2025. 22 Additional information: 23 Building has no objections. DUDOT, our office 24 has no jurisdiction in the matter. Health, no</p>	<p style="text-align: right;">Page 9</p> <p>1 Preserve, see attached documentation. 2 So, the first thing is to 3 identify the petitioner and any witnesses and 4 have everyone sworn in, but just the witnesses 5 for the petitioner. So if you would, please, 6 raise your hand and be sworn in. 7 (Whereupon, the oath was 8 duly administered.) 9 COMMISSIONER MORAN: Then next we have 10 some exhibits here. So if you could go over 11 these exhibits, they're all numbered it looks 12 like here. 13 MR. LUETKEHANS: Yeah. Phil Luetkehans 14 on behalf of the applicant. 15 The first exhibit is the 16 survey. 17 The second is a site plan, 18 a black and white. 19 The third is a site plan 20 which is in color, which for me is a little 21 easier for me to understand so I'm bringing 22 that onboard. 23 Exhibit 4 is a tighter 24 picture or tighter of just the area that's</p>

<p style="text-align: right;">Page 10</p> <p>1 being affected here. So you have a parking 2 lot and the access road showing on Exhibit 4. 3 Exhibit 5 is the landscape 4 plan. 5 Exhibit 6 is the 6 photometric plan. 7 Exhibit 7 is a traffic 8 letter from KLOA regarding the project. 9 Exhibit 8 is a bridge 10 report or a report from V3 discussing the 11 strength of the bridge and its ability to 12 handle vehicles along with fire protection 13 vehicles. 14 Exhibit 9 is the 2022 15 Ordinance approving the special use since 16 we're here as an amendment. 17 Exhibit 10 is an aerial 18 showing the property and mostly the area of 19 the properties to the south, east and west. 20 Exhibit 11 is the narrative 21 which I will be going through mostly. 22 And Exhibit 12 is the 23 zoning map of the nearby properties. 24 COMMISSIONER MORAN: Okay. So we want</p>	<p style="text-align: right;">Page 12</p> <p>1 tenants and staff and concessions, including 2 food and nonalcoholic beverages. 3 Over the past several 4 years, it has become apparent that the subject 5 property does not have enough parking to fully 6 utilize the facility as originally intended. 7 Despite attempts to solve the problem by 8 scheduling and posting no parking signage, 9 customers still park on the Frontage Road 10 right here. So, on the north of the property 11 -- sorry, this is oriented to the right side 12 is north. I apologize for that, I didn't 13 realize it at first. 14 Despite attempts to solve 15 the problem, customers still park on the roads 16 -- due to customers staying longer and coming 17 earlier than expected, especially when the 18 facility is conducting tournaments. 19 Accordingly, West Suburban purchased another 20 1.8 acres and combined it with the prior 8 21 acres, so we have one parcel now of the 9.85 22 acres that you heard about. 23 We are seeking an amendment 24 to the conditional use for the additional</p>
<p style="text-align: right;">Page 11</p> <p>1 to -- these are going to be all part of the 2 case. 3 (Whereupon, Petitioner's 4 Exhibits 1 through 12 were 5 marked and received into 6 the record.) 7 COMMISSIONER MORAN: All right, it's 8 all yours. 9 MR. LUETKEHANS: Okay. The Chair has 10 already discussed a little bit about the 11 location and the size of the property, so I 12 won't go through that again. 13 We have over eight acres 14 was previously approved by the County and 15 voted on by the ZBA as a conditional use in 16 2022 for a recreational use with a parking 17 variation allowing for a reduction of parking 18 from 344 required spaces to 251. 19 The complex has, in 20 essence, the following uses: It's got one 21 indoor turf field, four regulation volleyball 22 courts, three regulation high-school sized 23 basketball courts. The second floor is a 24 speed and agility training area with space for</p>	<p style="text-align: right;">Page 13</p> <p>1 parking south of Saw Mill Creek and south of 2 the compensatory storage area as previously 3 built for this sports complex. 4 The proposed parking lot 5 would be pavers, so it will incur or aid in 6 additional stormwater. It would create an 7 additional 101 parking spaces, taking the 8 number of parking spaces from 251 to 352. 9 This is a 40 percent increase in parking, and 10 it's even more than is even required under the 11 Zoning Ordinance for a facility of this type. 12 Access to this parking lot 13 would be through the current parking area and 14 traverse over an existing bridge, that -- 15 which is only -- I want to be very clear it's 16 only large enough for one-way traffic and 17 pedestrians. It's not large enough for both, 18 for two-way traffic and pedestrians; however, 19 V3 Engineering has reported an analysis 20 showing that the bridge is safe for use for 21 its recommended speed limit signs at five 22 miles per hour being placed at both ends of 23 the bridge. That is Exhibit 8 is the V3 24 report. And I do say this is large enough or</p>

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1 able to handle fire trucks, et cetera.
 2 The bridge has guardrails and would be
 3 separated from the parking -- or excuse me,
 4 the road -- the bridge itself or the car
 5 traversing would go -- is separated from the
 6 pedestrian walkway by permanent bollards, so
 7 there should be no interaction between the
 8 pedestrians and the cars. As you see this
 9 white area right here, that is the pedestrian
 10 walkway.
 11 The new parking lot, as I
 12 said, would provide an additional 40 percent
 13 parking capacity, but only be used for
 14 tournaments or special events or if a queuing
 15 problem occurs. This is not to be used on a
 16 daily basis. Due to the one-way nature of the
 17 bridge, access to the bridge and the parking
 18 would not be allowed unless the new parking
 19 lot was in use. We will cordon this off so
 20 that if there's not a need for it, there will
 21 not be a need for this parking, we will
 22 actually have cordoned off the area, so there
 23 will not be any traversing into the parking
 24 lot or over the bridge unless necessary.

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1 And if it is, we will have staff on hand for
 2 every minute that that thing is open, making
 3 sure that the two way -- excuse me, making
 4 sure the traffic works properly so that we
 5 don't have a conflict of people trying to come
 6 in or come out at the same time of the parking
 7 lot area. So, that is something that we would
 8 have to do to make sure that this works. And
 9 we are willing to pay that additional expense.
 10 As shown below, or as will
 11 be talked about, the proposed amendment to the
 12 existing conditional use meets all the
 13 standards set forth in the Zoning Ordinance
 14 for a conditional use. We'll go through these
 15 right now as quick as we can.
 16 Number one, in harmony with
 17 the general purpose and intent of this chapter
 18 and will not be injurious to the neighborhood,
 19 detrimental to public welfare, or in conflict
 20 with the County's comprehensive plan for
 21 development: As this approved use is a
 22 conditional use in the R-3 District, it is
 23 assumed to be appropriate for the area. The
 24 use is really almost an accessory use to the

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1 approved use. We're just trying to make it a
 2 more appropriate area and in a way that makes
 3 sense for everybody. The proposed parking lot
 4 will actually assist in further eliminating
 5 any effect the facility may have on
 6 neighboring properties. I know I shouldn't --
 7 Miss Painter is here from the HOA to the
 8 south, she is very kind enough to call me or
 9 text me usually when her neighbors are telling
 10 her that people are parking in the street. I
 11 get the text, I call up and make sure that we
 12 move it, but hopefully we try and resolve that
 13 problem for our neighbors and ourself. We
 14 don't want to cause any problems with the
 15 people trying to get to it and the
 16 neighborhood itself.
 17 As you may recall, it is
 18 also only a right-in left-out onto Frontage
 19 Road so people are not allowed to turn right
 20 onto Frontage Road out of our facility and
 21 through the neighborhood. That was all agreed
 22 to at the prior -- the prior conditional use.
 23 Nothing has changed.
 24 Nothing in the prior

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1 conditional use is being changed. So we'll
 2 talk about it in a second, but all the
 3 conditions that are set forth on the original
 4 conditional use permit are all still in place,
 5 we're not asking to modify any of those. They
 6 will apply to the entire property. We're just
 7 adding additional parking into this
 8 conditional use that's already been approved.
 9 We'll talk about some of those in a couple
 10 minutes.
 11 The parking lot, at the
 12 request of Timber Trails, will have a solid
 13 six-foot fence on the south side and
 14 significant landscaping to ensure that
 15 headlights of cars do not intrude on the
 16 neighboring subdivisions to the south.
 17 If I may, if you look at
 18 Exhibit 10, the barn is approximately --
 19 actually the barn is closer to the residence
 20 than this parking lot will be, the south
 21 resident. So the closest resident to the
 22 south is actually right here and is about 900
 23 feet away from that property line to the home,
 24 or actually I think it's to the property line

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1 of the nearest property to the south that had
2 concerns about the property, and rightfully
3 so, before. I think we alleviated most of
4 those the last time, and we're still willing
5 to do everything we can to keep alleviating
6 that.

7 Evergreens will be placed
8 on the south side of the fence so that it's a
9 limited view of the fence for neighbors to the
10 south. So if you look at the landscape plan,
11 you'll see that the parking -- or a lot of the
12 shrubbery, bushes and Evergreen trees are
13 being placed through here. They will be
14 placed there for a couple of reasons.
15 Obviously, just to meet the landscape code,
16 but also to make sure to break up or limit the
17 ability of anybody actually to be having to
18 look at this fence even though they're 100
19 feet away. We're trying to do the best we can
20 to help them.

21 The property -- I'll try
22 and switch a little bit here, kind of talk
23 about the neighborhood a little bit, which I
24 haven't done yet. This is the existing sports

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1 complex and property right here. If I'm in
2 the way, tell me and I'll move. Timber Trails
3 subdivision is down here. To the -- directly
4 to the east is open lots, a single-family
5 residential, but that's probably being -- it
6 has numerous vehicles, equipment parked
7 outside. It's not the normal single-family
8 home because it's allowed to have a lot of
9 that.

10 MR. SLEZEWSKI: It's illegal all the
11 stuff.

12 COMMISSIONER MORAN: You'll have your
13 chance to talk. You're just listening right
14 now.

15 MR. LUETKEHANS: To the north of that
16 home is Forest Preserve property, and I know
17 the Forest Preserve wrote a letter, we'll talk
18 about that in a minute. forest Preserve
19 property to the -- slightly to the east,
20 Forest Preserve property to the south, and
21 Forest Preserve to the west. So, it's heavily
22 separated from most of the neighborhood, and
23 all this to the south is open space and will
24 remain open space. It's got wetlands,

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1 floodplain, et cetera. There's no building on
2 that. If you look at Exhibit 12 it will show
3 the neighborhood, the zoning of the neighbors,
4 or the neighborhood properties.

5 This property will not
6 cause a traffic problem for the area, we'll
7 talk about that in a second. To minimize
8 traffic and lighting issues in the
9 neighborhood as is the current state of
10 affairs, and it's in the conditional use
11 ordinance.

12 The facility will only
13 allow activities to occur between 7:00 a.m.
14 and 11:00 p.m. All lighting, except for
15 security lighting, will be off between the
16 hours of midnight and 6:00 a.m. Further
17 security lights for the building parking lots
18 will be pointed downward. All lighting will
19 comply with the DuPage County resolution for
20 Dark Skies, and all of this is already a
21 conditional use in 2022. None of that will
22 change, it's still a condition and we will
23 comply with all of that. As well as the
24 Forest Preserve has requested no coal tar or

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1 other polycyclic aromatic hydrocarbons shall
2 be used as sealants, and all landscape plants
3 should be native to the Chicago region, those
4 are already a condition as well in Exhibit 9.

5 They do have a concern
6 about the photometrics and the lighting plan.
7 If you can turn to Exhibit 6 for a second.
8 As you will see on the lighting plan -- first
9 of all, the 2022 Ordinance requires us to
10 limit the foot candles at the property line to
11 point five, zero point five. The plan, and
12 this is really small and I apologize, one of
13 the reasons I have my reading glasses on, at
14 the property line we are at point two or point
15 three or point one. We're no -- point three
16 is the highest we have at the property line.
17 The Forest Preserve would like to see us at
18 point one or below. And I understand that
19 concern with the Forest Preserve, but where
20 the Forest Preserve property is starts up
21 here. They are already -- that is going to be
22 at zero point zero. So there will be no foot
23 candle spillage, no spillage onto Forest
24 Preserve property in any direction. The area

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1 where it's point zero three is where this mix
2 -- I'll call it a mixed use residence is.
3 And, again, the Ordinance requires it to be
4 point five, we are below point five at all
5 points at the property line.
6 And I will say, and I'm
7 sure she didn't have a chance to respond
8 because she's very attentive, her name is
9 Jennifer Meyer from the Forest Preserve, I saw
10 her this afternoon. I sent her an email
11 saying I don't believe we're above point one
12 at any place where your property line is. If
13 I'm wrong, let me know. I haven't heard back.
14 I'm not saying -- but that's my understanding
15 by looking at this and knowing everything, and
16 I have not heard back. I'm sure she was busy
17 when it got to this.
18 Also as in this 2022
19 Ordinance, the parking lot, the new parking
20 lot, as is the old one, cannot be used for
21 anything other than parking. We can't have
22 tailgating, we can't throw parties, we can't
23 do anything out there other than use it for
24 parking.

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1 Also, the Forest Preserve
2 requested that mulch not be used on the path
3 with Saw Mill Creek floodplain. That was in
4 the prior one. I believe no mulch is used or
5 will be used in the floodplain. None of this
6 is done in the floodplain, the new stuff, this
7 is all high and dry ground. The stuff around
8 it in Lot 2, what is Lot 2 on the plat, is
9 owned by a different company, that's where the
10 wetland and floodplain problems exist.
11 The second standard: Will
12 not impair an adequate supply of light or air
13 to adjacent property. Obviously we're not
14 building any structures. There will be cars,
15 but that's not, as we know, is not going to
16 impair light or air to adjacent property.
17 Number three, will not
18 diminish the value of land and buildings in
19 the vicinity of the proposed conditional use.
20 Given the distance, its setbacks from nearby
21 residents and other private properties, this
22 amendment will not affect property values. In
23 fact, we think it will help property values
24 because we're solving a problem of people

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1 parking illegally. The amenities are in
2 course with the underlying zoning and
3 previously granting conditional use; hence, we
4 don't believe there could be an effect on
5 property values by this. And as the only
6 neighbor which is to the east already has kind
7 of this very mixed use, this is not -- you
8 know, he's already got equipment, trucks, et
9 cetera on the property, as I think someone
10 else is going to confirm in a few minutes from
11 what it sounds like.
12 Number four, will not
13 unduly increase traffic congestion to the
14 public streets and highways: In 2022 a full
15 traffic study was provided at the hearing on
16 the original conditional use. An update to
17 that study related to the proposed amendment
18 was provided by KLOA. We have Mr. Bowen here
19 in case you have any questions about that.
20 There will be no additional traffic to be
21 incurred or occur on this property, this is
22 just to solve the problems of our existing
23 use. So there will not be additional traffic.
24 If you have any questions, there's a few page

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1 letter from KLOA and Michael Werthmann, who I
2 know you've all seen before. Mr. Bowen is
3 here to answer any questions because Mr.
4 Werthmann has a conflict.
5 Number five is will not
6 increase potential for flood damages to
7 adjacent property: As I said, the parking lot
8 will be built of pavers, pervious pavers, it
9 will comply with all the DuPage County
10 Stormwater regulations. And this is not being
11 built in the floodplain, it's not being built
12 in the wetlands, this is, as I said, is all
13 high and dry land.
14 Number six, will not incur
15 additional public expense for fire protection,
16 rescue or relief: I know we have the
17 objection here from Tri-State, we have been in
18 contact with them. We have sent them -- I'm
19 kind of surprised they're not here because
20 they usually are, especially they have been on
21 this project a few times, but we have sent
22 them -- and Mr. Woods can talk about it more
23 if there's a question from Spaceco, we have
24 sent them the drawing showing they can make

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1 their turns. We sent them the bridge capacity
 2 letter, we haven't heard anything since then
 3 to my knowledge, but we have been in contact
 4 with them. In fact, we tried to get in
 5 contact with them before the notice went out
 6 and they said why are you calling us, we don't
 7 really look at this stuff until we get the
 8 notice. So, we've been trying to work with
 9 them, but we obviously have to comply with the
 10 local fire protection district regulations and
 11 make sure it's safe. We're not going to get a
 12 building permit from the County unless we can
 13 show that. So, you know, if for some reason
 14 they don't think it -- we're going to have to
 15 deal with it and handle it at this point or
 16 not give us a building permit if the fire
 17 protection district is showing there is some
 18 kind of unsafe condition for that. Nor would
 19 we ever want an unsafe condition, obviously.
 20 Number seven, would
 21 otherwise impair the public health, safety,
 22 comfort, morals or general welfare of the
 23 inhabitants of DuPage County: As shown and
 24 talked about already, detailed actions will be

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1 undertaken to ensure that the subject property
 2 shall not impair the public health, safety,
 3 comfort, morals or general welfare of the
 4 inhabitants of DuPage County. We are
 5 compliant with all the zoning codes for this
 6 type of use. The only variation we sought
 7 before was the parking. We are now getting
 8 rid of that variation and going to full
 9 capacity, full requirement of the parking
 10 ordinance and plus some.
 11 In summary, the proposed
 12 amendment to the conditional use project meets
 13 the conditions for conditional use under the
 14 Zoning Ordinance and conditional use permit
 15 that currently exists and should be permitted
 16 to allow or amended to allow WSAD to construct
 17 -- West Suburban Athletics -- to construct the
 18 requested overflow parking lot.
 19 I'm here for any questions
 20 as is, as I say, Norm Gill who runs the
 21 company that's the operator. And we have
 22 people from Spaceco, the engineer, and the
 23 traffic engineer for any questions.
 24 Thank you for your time.

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1 COMMISSIONER MORAN: Okay. So what
 2 we'll do next is we're going to take questions
 3 from the Board first.
 4 So if we could. Jack, any
 5 questions?
 6 COMMISSIONER MURPHY: No.
 7 COMMISSIONER MORAN: Mr. Schultz?
 8 COMMISSIONER SCHULTZ: Yeah, could we
 9 refer to Exhibit 6 again, the lighting.
 10 MR. LUETKEHANS: Yes, sir.
 11 COMMISSIONER SCHULTZ: So I'm not a
 12 lighting expert, but I'm looking here and the
 13 numbers do seem at the south end that they are
 14 point five, point --
 15 MR. LUETKEHANS: There is a point five,
 16 you are correct, right at the property line.
 17 We are inside the property line at the edge it
 18 looks to me like it's zero point three, but
 19 maybe I am reading it wrong.
 20 COMMISSIONER SCHULTZ: Okay.
 21 MR. LUETKEHANS: But we are over -- I
 22 mean we're under -- nowhere are we over point
 23 five. I think point three is where we are at
 24 the property line.

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1 COMMISSIONER SCHULTZ: Okay, thank you.
 2 COMMISSIONER MORAN: Any other
 3 questions, Mr. Schultz?
 4 COMMISSIONER SCHULTZ: No.
 5 COMMISSIONER MORAN: Mr. Rahman?
 6 COMMISSIONER RAHMAN: No questions.
 7 COMMISSIONER MORAN: Mr. Jarog, any
 8 questions?
 9 COMMISSIONER JAROG: No, no questions.
 10 COMMISSIONER MORAN: Mr. Kartholl?
 11 CHAIRMAN KARTHOLL: Yes, I do have a
 12 couple. I don't understand the current
 13 traffic study. I don't have it, but I
 14 understand it's a couple page letter. So,
 15 were new traffic counts done in 2025?
 16 MR. LUETKEHANS: No, Mr. Kartholl, new
 17 traffic counts were not done. The traffic
 18 counts stayed the same. I don't think -- KLOA
 19 did not do a new traffic count, they just
 20 analyzed mostly the internal, and there is no
 21 additional use, there's no problems with the
 22 traffic. I think their belief and their
 23 opinion is it's actually solving some traffic
 24 issues on Frontage Road.

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1 CHAIRMAN KARTHOLL: Okay. Well, that's
 2 the issues I'm trying to get to. I'd like to
 3 look at the old traffic study where
 4 projections were made because the need for
 5 this additional parking space seems to be --
 6 seems to grow out of, you know, traffic
 7 problems so I want to make sure what that old
 8 traffic study said and I'd like to see that
 9 traffic study before we make a decision.
 10 MR. LUETKEHANS: I have it here. Mr.
 11 Kartholl, I have it here and I'll give it to
 12 Paul so he can get it to everybody.
 13 CHAIRMAN KARTHOLL: Okay.
 14 MR. LUETKEHANS: I don't have enough
 15 copies since it's huge, but I do have one that
 16 he can send to everybody.
 17 CHAIRMAN KARTHOLL: Great. And then
 18 obviously you're going to have to resolve this
 19 issue with the fire department.
 20 MR. LUETKEHANS: Yes, sir.
 21 CHAIRMAN KARTHOLL: I won't say any
 22 more about that because I don't think this can
 23 go forward until we get some resolution on
 24 that issue.

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1 Now, I'm really confused
 2 about a one-way bridge accessing a parking
 3 lot. How does that work in practice?
 4 MR. LUETKEHANS: In practice, we will
 5 have someone at both ends of the bridge or at
 6 both ends where that parking -- that access
 7 starts, as well as at the edge of the parking
 8 lot, the new parking lot. So we'll go from
 9 the old parking lot there will be someone and
 10 there will be a gate there for access. It
 11 will be shut down or closed. And one of the
 12 things the fire protection district wanted was
 13 a key to that gate, which is obviously not a
 14 problem. And then so we'll have someone
 15 making sure that no one can come out of the
 16 parking lot or will come out of the parking
 17 lot while the ingress of the bridge is being
 18 used. And then we will obviously --
 19 CHAIRMAN KARTHOLL: So, essentially,
 20 it's going to work like a construction zone
 21 where a lane is shut down and people take
 22 turns going north versus south, or whatever
 23 the case may be?
 24 MR. LUETKEHANS: Correct.

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1 CHAIRMAN KARTHOLL: Is that what your
 2 --
 3 MR. LUETKEHANS: Yes, sir.
 4 CHAIRMAN KARTHOLL: All right. And
 5 will that -- I have to think that through
 6 because, you know, I have some concern about
 7 emergencies. How many yards long is this
 8 bridge?
 9 MR. LUETKEHANS: Well, the bridge
 10 itself -- let's just say the way in and out,
 11 the access, not the bridge itself, because the
 12 bridge is short, looks to be about 200 feet.
 13 Is that about right, Joe?
 14 MR. WOODS: Probably pretty close. I
 15 don't have the exact number.
 16 MR. LUETKEHANS: I'm just kind of
 17 measuring off the 40-foot setback, about five
 18 times the setback, so I would say between 200
 19 and 250 feet.
 20 CHAIRMAN KARTHOLL: Okay. Those are
 21 all the questions that I have. Thanks.
 22 COMMISSIONER MORAN: All right. And
 23 I've got a couple questions, too, to add to
 24 that. The first question was you had

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1 mentioned at the beginning that this is going
 2 to be closed when not needed.
 3 MR. LUETKEHANS: Uh-huh.
 4 COMMISSIONER MORAN: What's going to
 5 dictate opening it?
 6 MR. LUETKEHANS: The staff will do a
 7 few things: One is if there's a tournament or
 8 a busy day we know we're going to have, it
 9 will be open. So if there's an event that's
 10 going to bring in a bunch of people. And
 11 tournaments are a problem. I think what
 12 happens is we were hoping to be able to
 13 program around by schedule. What happens I
 14 think often is if you have a tournament, those
 15 people aren't leaving, so we end up with
 16 double parking. And so that's automatic.
 17 When there's a tournament of any size, we will
 18 open it up.
 19 Second, if the staff sees
 20 queuing going on, then we will open it up. If
 21 we see that there is queuing out to the road
 22 or people are -- we look and see oh my gosh
 23 the parking lot is at a certain capacity, 80
 24 percent, whatever, then we will open it up.

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1 But we will have staff available to do that at
 2 all times. We're really only talking
 3 primarily weekends, so it's really just two
 4 days a week that really this becomes an issue
 5 and it's usually daytime. So we're not
 6 looking at a bunch of this happening every
 7 day. Weekends we have additional staff
 8 available to make sure that that isn't going
 9 to happen.
 10 COMMISSIONER MORAN: And then like you
 11 had mentioned, you're thinking it's roughly
 12 200 feet?
 13 MR. LUETKEHANS: Looks like it's about
 14 between 200 and 250 to me.
 15 COMMISSIONER MORAN: Will there be like
 16 any foliage or anything where somebody --
 17 because 200 feet is not that far. I would be
 18 able to see a car on the other side, so will
 19 that be the case?
 20 MR. LUETKEHANS: Yeah, we've kept it
 21 open so that there will be a line of sight
 22 access available, that it -- we will not be --
 23 in fact, most of the foliage here is actually
 24 being moved back to the south of the parking

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1 lot.
 2 COMMISSIONER MORAN: Okay. Any other
 3 questions from the Board?
 4 (No response.)
 5 COMMISSIONER MORAN: All right. Next
 6 we will move to public comment regarding the
 7 zoning petition. Can I please see a show of
 8 hands of those who would like to make a public
 9 comment or ask questions? So if you would
 10 raise your hand, please, if you're going to
 11 make a public comment.
 12 All right, would you all
 13 please stand to be sworn in.
 14 (Whereupon, the oath was
 15 duly administered by the
 16 notary.)
 17 COMMISSIONER MORAN: All right.
 18 CHAIRMAN KARTHOLL: You might mention
 19 the limits, the time limits.
 20 COMMISSIONER MORAN: Yeah, I was going
 21 to get to that. Thank you, Mr. Kartholl.
 22 CHAIRMAN KARTHOLL: Sorry.
 23 COMMISSIONER MORAN: That's okay. Any
 24 help I can get is totally appreciated.

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1 All right, for those of you
 2 who have not spoken before us, before you make
 3 a comment, you'll need to tell us your name,
 4 spell your name, your address, where you live
 5 in the vicinity, whether you're opposed or for
 6 the petition, and then you can speak. And
 7 what we normally do is give you a three-minute
 8 timeline to speak. And if anybody who is
 9 second or third, you agree with what the first
 10 person said, you can just say I agree with
 11 what the first person said, you don't have to
 12 say it again. And then what we normally like
 13 to do is we like to have any associations. So
 14 is there anybody here from a homeowners'
 15 association? Okay, what we'd like to do is
 16 have you go first.
 17 MR. HOTKEMEYER: Mr. Moran, I was just
 18 curious like if I wrote a lot of stuff out, is
 19 it possible can I ask for an extended time if
 20 I have other questions, extra minute maybe?
 21 COMMISSIONER MORAN: Yes.
 22 MR. HOTKEMEYER: Thank you, I
 23 appreciate that.
 24 MS. PAINTER: Good evening, members of

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1 the Zoning Board of Appeals, and Chairman
 2 Kartholl. Hello. As most of you know, I'm
 3 Linda Painter, I'm president of Timberlakes
 4 Civic Association which is on the south side
 5 and east side of this discussion tonight. I
 6 talked with many of the neighbors adjacent to
 7 the parcel being discussed tonight. I will
 8 summarize the points that have been brought
 9 up. Each neighbor making public comment
 10 tonight or who has sent in a comment will
 11 explain their issue and how it affects them
 12 personally.
 13 If the parking lot gets
 14 approved, we hope those concerns and requests
 15 get written into the permit. Of course
 16 lighting is our most biggest concern. Use the
 17 least number of lumens of possible with a warm
 18 color versus a bright white LED. Lights need
 19 to be shaded facing downward to minimize the
 20 amount of light to the neighbors and to the
 21 adjacent wildlife of Waterfall Glen Forest
 22 Preserve. Obviously we ask that the lights
 23 only be turned on when the parking lot is in
 24 use. And referring to the Forest Preserve, I

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1 ask each of you to read the comments that came
 2 from the Forest Preserve. I did get them at
 3 the end of this afternoon, and they have
 4 concerns about the foot candles at the
 5 property line. The Dark Sky Association,
 6 which is what most municipalities abide by, is
 7 point one foot candle. And yours at the
 8 property line are point three. And that's one
 9 of the Forest Preserve, they go into great
 10 detail so I suggest you read the Preserve's
 11 comments.

12 Also, place a six-foot
 13 stockade fence on the south and the east to
 14 minimize the headlights from the cars and
 15 parking lot lights from shining into the
 16 adjacent homes because there are homes on the
 17 other side with the Forest Preserve there. A
 18 stockade fence will help minimize light
 19 shining into the Forest Preserve disturbing
 20 wildlife. And the Forest Preserve goes into
 21 that in great detail as well in their
 22 comments. A stockade fence will also help
 23 with the noise and litter that may be blown
 24 into the Forest Preserve and back yards of the

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1 homeowners, especially with winds coming from
 2 the north and west, and they seem to come from
 3 that direction a lot.

4 Vegetation: Plant
 5 Evergreen trees on the outer perimeter of the
 6 fence on the south side and the east side to
 7 help block light, noise and help the
 8 aesthetics.

9 Parties: You addressed
 10 that. You know, no parties or events to be
 11 allowed in the parking lot.

12 Bats: Someone brought up
 13 bats. If there are bats in the building, they
 14 are protected and they need to be mitigated
 15 under ordinances that are in place.

16 The other thing that came
 17 up, and Mr. Luetkehans, you addressed the no
 18 right-turn. I know this is previous, this
 19 doesn't pertain to this tonight, but you did
 20 say it prohibits turning right onto Frontage
 21 Road coming out of the main parking lot and
 22 the way it's set up, it's not a regular
 23 porkchop, you know, go this way and this way,
 24 but apparently the curbing isn't high enough

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1 to prevent people and they are turning right
 2 there and then they're turning right onto
 3 Western which is the next street to the east.
 4 And the poor gentleman, I think he probably
 5 made a written comment, but they go down to
 6 the end and there's no place to turn around
 7 except on his front lawn. And so, he's
 8 getting kind of tired people going down to
 9 that street because they're, like, lost and
 10 they turn around on his front lawn. Because
 11 the way the road is cut, it doesn't prevent
 12 people from turning right there.

13 And that's really all I
 14 have for now. I appreciate you're willing to
 15 work with us on many of these situations, and
 16 I just want to protect the homeowners from
 17 undue lighting, mostly lighting, noise,
 18 litter, and that kind of thing, as well as the
 19 Forest Preserve and the littering on the
 20 property. And the Forest Preserve goes into
 21 detail on how lighting affects the animals
 22 that are in the Forest Preserve adjacent to
 23 this property.

24 Thank you very much.

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1 COMMISSIONER MORAN: Thank you very
 2 much. Next? Who would like to go next?

3 MR. SLEZEWSKI: I will. My name is
 4 Robert Slezewski, S-l-e-z-e-w-s-k-i. I live
 5 at 1800 Manchester in Westchester. I have a
 6 property directly east of this proposed
 7 parking lot, Lots 9, 10, 11 down Lorraine
 8 Drive, the last three lots. And I'm just
 9 concerned about the elevation of the parking
 10 lot, if they're going to stay the same because
 11 you're replacing water-absorbing earth with
 12 something that's going to run off. Is there
 13 going to be a retention pond to help get the
 14 water off of there? The other thing is is
 15 that elevation going to be established that I
 16 can check it later that they're not going
 17 higher than what they are now? That's the
 18 only thing I'm concerned about. Those three
 19 lots, I know one's right in the wetlands, but
 20 the other two are not so I'm just concerned
 21 that I don't want it backed up. I've had the
 22 property for 25, 30 years, and I've never seen
 23 it flood. And I don't want to.

24 I have no problem with what

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1 they want to do, I'm just concerned about
 2 replacing water-receiving earth with blacktop.
 3 That's it.
 4 COMMISSIONER MORAN: Okay, thank you
 5 very much. And I forgot to mention this is
 6 your one time to speak, so make sure you get
 7 what you want out.
 8 Okay. Next, please?
 9 MR. HOTKEMEYER: My name is Scott
 10 Hotkemeyer, S-c-o-t-t H-o-t-k-e-m-e-y-e-r. I
 11 live directly south of the proposed parking
 12 lot, maybe a little southeast. But, just I
 13 wrote something I'm going to try to get
 14 through it, but I oppose the amendment to
 15 Zoning 22-000013, West Suburban Athletic
 16 Development Corporation, a conditional use to
 17 add parking.
 18 When the petitioner first
 19 brought up their plan for a conditional use
 20 and variation to reduce the required parking
 21 spaces from 344 to 251, they made a strong
 22 convincing case that 251 parking spaces were
 23 enough and the variation was granted. Their
 24 experts, Mr. Norm Gill, 25 years experience

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1 owning and managing these facilities testified
 2 that this is a 100-percent scheduled facility
 3 with no walk-up business. They program
 4 everything based on the worst case scenario
 5 for all assets within the building have
 6 competition on them, to the parking capacity
 7 is planned. 251 parking spaces meets the
 8 densest use of 238 spots needed.
 9 Mr. Michael Werthmann with
 10 KLOA is a 30-year licensed professional
 11 engineer in the State of Illinois testified
 12 that he agrees with Mr. Gill, and based on the
 13 Institution of Transportation Engineers, 251
 14 parking spaces should be more than sufficient
 15 to accommodate the traffic that would be
 16 generated by the facility based on the
 17 full-sized soccer fields and these smaller
 18 sized with fewer players on the field.
 19 Mr. Brent Duffy, an
 20 engineer from Spaceco, also agreed with both.
 21 The ZBA, based on the testimony, approved that
 22 the number of participants in any tournament
 23 held on the subject property shall be limited
 24 to the number of participants for the entire

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1 facility and will not cause the parking
 2 capacity to be exceeded. Why then are we now
 3 talking about more parking spaces when we have
 4 numerous professionals telling us this?
 5 When this petition was
 6 first introduced in 2020, the petitioner's
 7 engineer Nick Varchetto testified that the
 8 area south of the creek needs to remain 100
 9 percent permeable because it's 100 percent in
 10 the floodplain and floodway. You cannot
 11 provide detention once you're in the floodway
 12 and floodplain. You cannot provide any
 13 impervious surfaces south of the creek.
 14 The petitioner was granted
 15 a landscape easement between them and the
 16 current owner of the property to the south, a
 17 permanent 20-foot landscape easement that
 18 allows them to landscape and maintain the
 19 easement for infinity and to be modern and to
 20 replace any dead and dying vegetation.
 21 It's a perpetual easement requested by Ms.
 22 Painter on behalf of the homeowners'
 23 association, and we have complied with their
 24 request. We also agreed to comply with the

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1 Dark Skies resolution.
 2 I'm just going to jump
 3 forward, but I'm going to show you a couple
 4 pictures since this has been implemented, the
 5 parking lot, which -- I'm sorry, I forgot your
 6 name, sir, but we have seen flooding that
 7 we've never seen before. I've been there for
 8 eight years and my neighbors have been longer,
 9 but this is what we have seen just as we talk
 10 about flooding --
 11 COMMISSIONER MORAN: Are you going to
 12 --
 13 MR. HOTKEMEYER: Document this?
 14 COMMISSIONER MORAN: -- mark these as
 15 exhibits?
 16 MR. HOTKEMEYER: Yeah, I got three of
 17 them. So there's three exhibits. This is our
 18 backyard completely flooded as never happened
 19 before.
 20 COMMISSIONER MORAN: You can pass those
 21 down if you would, please.
 22 MR. HOTKEMEYER: That's one. That's my
 23 neighbor's backyard, that's my backyard, and
 24 that's the other guy's backyard.

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1 COMMISSIONER MORAN: Group Objector's
 2 Exhibit.
 3 (Whereupon, Objector's
 4 Hotkemeyer Exhibits 1, 2
 5 and 3 were marked and
 6 admitted into the record.)
 7 MR. HOTKEMEYER: The existing parking
 8 lot now has drains that collects the water
 9 into a storm sewer system and routes it to the
 10 detention basin. It goes through a series of
 11 treatments before it gets to the creek. Where
 12 is the new parking lot going to drain? All
 13 these issues directly affect fire protection,
 14 rescue and relief and would otherwise impact
 15 the public health, safety, comfort, morals or
 16 other general welfare of the inhabitants of
 17 DuPage County and any visitors. Please do not
 18 have the conditional use to add parking and
 19 additional land to preserve the buffer and
 20 easement. We, Timberlake Homeowners'
 21 Association, asked for and were granted that
 22 via the County Board in 2022, where we asked
 23 for -- we agreed for it to go from 344 to 251
 24 on that property.

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1 And then if I'm not out of
 2 time? I just have --
 3 COMMISSIONER MORAN: You're past time.
 4 MR. HOTKEMEYER: One more minute,
 5 please.
 6 COMMISSIONER MORAN: Let me ask you can
 7 you say your name again.
 8 MR. HOTKEMEYER: Scott, last name
 9 H-o-t-k-e-m-e-y-e-r.
 10 COMMISSIONER MORAN: Thank you. I'll
 11 give you one more minute.
 12 MR. HOTKEMEYER: All right, I
 13 appreciate that. So just a couple things I
 14 want to bring up: I live right there. I
 15 drive home on Frontage Road every day, I've
 16 sat in that parking lot and I've watched
 17 people. And no offense, sir, but they do not
 18 follow the -- 99 percent of the people go
 19 right to Cass Avenue. They break the rules.
 20 And then the other half that doesn't want to
 21 go that way are flooding our neighborhood with
 22 traffic. So, something that this gentleman
 23 said, he said that adding this helps the
 24 community. How does adding 102 more cars into

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1 our community assist the community in any way?
 2 It's more traffic, it's more people getting
 3 lost on our road, it just does not help in any
 4 way.
 5 And the other thing I'd
 6 like to say is --
 7 COMMISSIONER MORAN: If you could make
 8 it quick.
 9 MR. HOTKEMEYER: I'll make it quick.
 10 Just about the bridge. The last thing I want
 11 to bring up, it seems to be a huge thing, but
 12 I don't know legalities, but should the Army
 13 Corps of Engineers be involved in this? Maybe
 14 they were, I'm not sure, but my question is
 15 they're saying it's rated for a fire truck,
 16 but is it a fully loaded fire truck? Is there
 17 water on the fire trucks? Are they bringing
 18 bags over there because if there's not a fire
 19 hydrant over there and there's a car on fire
 20 in the other parking lot, how are they going
 21 to put that out? They're going to take from
 22 that natural creek and they're going to steal
 23 from earth to dig out -- put a fire out.
 24 And the last thing I'll say

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1 is there's going to be people on hand on both
 2 sides of that bridge at all times? What if
 3 there's a worker that stayed late to clean up
 4 a mess, there's going to be two people sitting
 5 there waiting for that worker to come out to
 6 make sure no one comes back in? So at 24-hour
 7 -- it's like one of the City of Chicago, it's
 8 like a valet park, there's no way there's
 9 going to be two people working on both sides
 10 of this 200- to 250-foot bridge, which somehow
 11 we don't know that distance yet, making sure
 12 that someone is not going to run into someone.
 13 COMMISSIONER MORAN: We understand your
 14 concerns.
 15 MR. HOTKEMEYER: Thank you, I
 16 appreciate your time everyone. Thank you.
 17 MR. SCHRAMM: Erv Schramm, E-r-v
 18 S-c-h-r-a-m-m, 17W350 Scheel Drive. I am
 19 directly behind this. I agree with pretty
 20 much everything Scott says. But as far as the
 21 left-turn only thing, I've been in there
 22 several times. I drive an F-250 full-sized
 23 pickup truck. You can come from the east and
 24 turn left in there with no problem. You can

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1 pull out and turn right out of there with no
2 problem at all, and people do it all the time.
3 The angle isn't proper to keep people from
4 making that turn, it's not tight. The curb
5 could be higher, it might stop a few people,
6 but you can make that turn without going over
7 the curb.
8 The biggest question is,
9 again, from all of their experts telling us
10 you only need 238 spots, what has changed?
11 Did the interior of the building get bigger?
12 And they told us they would program everything
13 so they wouldn't need anything more than 238
14 spots. So, did they change their programming?
15 They promised us this kind of stuff.
16 And, again, getting back to
17 the bridge, so you're going to tell me you're
18 going to have two employees out there in the
19 middle of January when it's 10 degrees out,
20 snowing, 15 below windchill directing traffic?
21 I have a business. I have a hard enough time
22 finding laborers to do what I do. I don't see
23 how they're going to find laborers to do that
24 kind of work. They couldn't pay them enough

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1 money to do that kind of work. So, that's
2 about it.
3 And, again, getting back to
4 what Mr. Gill said, the thing about Mr. Gill,
5 he said he had 25 years experience, he owns
6 six of these facilities and he managed dozens
7 of them and he's the expert, and he said they
8 only needed 103 spots.
9 Thank you for your time.
10 COMMISSIONER MORAN: Thank you very
11 much. Anyone else?
12 MR. KADI: My name is Hosni Kadi,
13 H-o-s-n-i K-a-d-i, and I'm a neighbor of Scott
14 and Erv, just behind this property, and I
15 agree with whatever they said on like opposing
16 this project. But I want to add two comments
17 is that like as a neighbor for this project, I
18 feel that like this parking is going to affect
19 my privacy, and also I'm concerned about the
20 noise that is coming out from this parking
21 during winter from snow blowing at midnight.
22 And also like I want to see if there's --
23 they're going to add like audio or video
24 surveillance preventing from, like, guys that

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1 come at night and start, like, drifting maybe
2 because it's an open space and there's a right
3 out, there's nothing that prevents anyone from
4 getting into the parking. So we have these
5 concerns, plus like the addition of lights and
6 traffic to that area.
7 Thank you.
8 COMMISSIONER MORAN: Thank you.
9 Anybody else? Okay, thank
10 you. Were you sworn in?
11 MR. MOORE: I was not sworn in.
12 COMMISSIONER MORAN: Okay, we're going
13 to need to swear you in.
14 (Whereupon, the oath was
15 duly administered by the
16 Notary.)
17 MR. MOORE: Robert Moore, R-o-b-e-r-t
18 M-o-o-r-e. One of our -- my biggest concern
19 is traffic. This is kind of like a closed-off
20 neighborhood and it's filled with kids and
21 being worried about them being able to drive
22 their bikes on the street, there's no
23 sidewalks, is kind of a concern for everyone
24 in the neighborhood, even the people who don't

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1 live by us. They're concerned for their
2 children riding their bikes, walking, elderly.
3 And we think with 100 more spots of parking,
4 that means there's going to be 100 more cars.
5 I mean 100 more cars is a lot of cars to
6 impact that little area. As of now, we have a
7 lot of cars coming, cutting through, getting
8 lost, not knowing where they're going, and it
9 kind of freaks everyone out about adding more
10 traffic to pretty much a closed-off
11 neighborhood. Like you don't really go in
12 there unless you live there, and we've already
13 had a pretty big impact from just now from
14 cars coming in there, turning around and
15 getting lost. That's one of my biggest
16 concerns.
17 Another thing is wildlife.
18 There's tons of animals back there; sand
19 cranes, deer, you name it. We're kind of
20 hoping this doesn't have an impact on all of
21 that either.
22 Yeah, that's it. Thank
23 you.
24 COMMISSIONER MORAN: Okay. Thank you,

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1 everyone. That concludes the remarks from the
 2 public and the hearing for this evening.
 3 Would the petitioner like
 4 to wrap up?
 5 MR. LUETKEHANS: Yes, please.
 6 COMMISSIONER MORAN: And make their
 7 closing statements.
 8 MR. LUETKEHANS: And, just for the
 9 record, I'd like to correct. I think I called
 10 the subdivision Timber Trails several times.
 11 It's Timberlakes, they know the name a heck of
 12 a lot better than I do. I was getting it
 13 confused with Oak Brook, so I apologize.
 14 MR. MOORE: It's Timberlake, by the
 15 way, not Timberlakes, just so you guys know.
 16 MR. LUETKEHANS: Thank you.
 17 We heard the speaker -- for
 18 a fence on the south AND east. As you can see
 19 is -- as we talked about east, I mean it
 20 doesn't really shield -- there's just -- you
 21 have open lots, you have Forest Preserve, and
 22 then you have a street that's a very older
 23 street, I don't know if it's clearly paved if
 24 I remember correctly, and then you have a

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1 couple homes back there. There's really
 2 enough foliage and enough everything else and
 3 we're landscaping, that to put a fence there
 4 is just not -- is not worth the cost honestly.
 5 The benefit is not worth the cost. If this
 6 Board thinks it's something we need to do,
 7 obviously we'll do it, but it's really a
 8 non-efficient or economical use of money in
 9 that regard. We are landscaping that side.
 10 And honestly to the south,
 11 as I said, we're about 900 feet away. Are we
 12 willing to put the fence that will help with
 13 noise? We've heard about noise concerns.
 14 We're willing to put the evergreens, but we're
 15 also talking about something that's almost a
 16 quarter of a mile away. I can't do the math
 17 in my head on that, but it's pretty far away.
 18 I think it's about a fifth of a mile or two-
 19 tenths of a mile.
 20 So, we have pushed heavily
 21 on the landscaping on both sides and we've
 22 agreed to the fence because we do not want
 23 these lights or headlights to affect the
 24 neighbors to the south. Miss Painter asked

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1 for that, we said right away, took me about
 2 five minutes to respond and say yes we will
 3 put, we'll agree to put the fence on the
 4 south.
 5 The bats in the barn, I did
 6 hear that from Miss Painter a couple days ago.
 7 Whatever demolition is going to be done is
 8 going to have to comply with whatever the
 9 regulation Ordinances are on wildlife, et
 10 cetera. Speaking of that barn, we've heard
 11 about concerns about flooding, stormwater
 12 issues. One is that we all know we have to
 13 comply with DuPage County stormwater, which in
 14 essence makes it -- we're actually going to
 15 have to improve. Plus, in this case we are
 16 lowering the amount of impervious surface.
 17 Remember that barn is there. So we're going
 18 from a barn that's actually bigger than I
 19 think our parking lot, or same size, which is
 20 all impervious, to a paved parking lot with a
 21 paver system which is pervious. So, we're
 22 actually lessening the amount of impervious
 23 surface on this property by doing this
 24 improvement.

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1 And I am aware of the
 2 concern about people turning right. I
 3 probably should have mentioned this earlier,
 4 Miss Painter asked me about that. We have no
 5 problem with raising that curb, but it's not
 6 our call. This is a township road. The
 7 township highway commissioner has set forth
 8 whatever standards he gave us, we are
 9 following those. There's just nothing. You
 10 know, it's not our roadway. We can suggest it
 11 again. We will. I'm sure Miss Painter will
 12 as well, and we're happy to do it, but it's
 13 not our decision. And that's really, you
 14 know, we have no ability to modify that.
 15 Back to stormwater, Mr.
 16 Robert --
 17 MR. SLEZEWSKI: You're coming close.
 18 MR. LUETKEHANS: I'll screw it up if I
 19 try anything harder, but this elevation,
 20 basically what the elevation is going to be,
 21 we're not going to affect stormwater.
 22 In fact, as I say, we'll actually hopefully
 23 assist with stormwater issues that may be
 24 occurring.

<p style="text-align: right;">Page 58</p> <p>1 Parking after hours: 2 Obviously there may be currently parking after 3 hours in the main lot, there will not be 4 parking after hours in the auxiliary lot at 5 night because it won't be open. It will be 6 gated. The gate is going to be here, so south 7 of the existing parking lot, and so people do 8 not -- oh, it already exists. This gate 9 already exists, because we have this roadway 10 is already here up to the bridge. It was 11 existing, so the bridge exists so we have a 12 gate now to make sure people do not go across 13 that bridge because it's not part of the 14 special use. In fact, until recently it 15 wasn't even owned by us, it was owned by a 16 different entity. 17 That's really -- I just 18 wanted to respond to those questions. In sum, 19 we do -- not to belabor the point, we meet the 20 conditional use standards. This project will 21 actually be helpful, not harmful. We 22 understand there's a problem. We're not going 23 to say we were right the first time, but we're 24 trying to correct it. We're trying to correct</p>	<p style="text-align: right;">Page 60</p> <p>1 additional tournaments, we're not planning an 2 additional event because we have this parking 3 lot. We're trying to solve what we currently 4 have. 5 So, I understand the 6 concerns, they're all real, they're valid, but 7 we're hoping to make this a better development 8 by adding this parking. 9 So thank you for your time 10 and we are here for any questions. 11 COMMISSIONER MORAN: Okay, here's how 12 this matter proceeds from here: The record 13 will remain open until September 15th, 2025 14 for additional information from the petitioner 15 based on Mr. Kartholl's questions and so we 16 can get an answer from the Tri-State Fire 17 District. And then from that point it will be 18 part of our recommendation meeting on 19 Thursday, October 2nd. Let me make sure I'm 20 correct in saying that. Yeah, Thursday 21 October 2nd here in this room at 5:30. You're 22 more than welcome to come, but you can't add 23 anything else to the petition. There's no 24 public comment taken that night.</p>
<p style="text-align: right;">Page 59</p> <p>1 the issue and that's what we're going forward, 2 that's why we're adding the additional parking 3 and why we're trying to avoid this issue with 4 traffic problems on Frontage Road, which we 5 did not expect. And, honestly, we have some 6 people who are just seeing it looks like it's 7 full and so they're parking on the street. 8 And hopefully this will show that there's a 9 lot more spaces available and people who are 10 coming back will see this and will not have a 11 problem. 12 We expect as we go along 13 people are going to understand a little more 14 because people are going to come back and 15 back. Again, it's not going to be all 16 first-timers. We expect they'll see this, 17 they'll know it. 18 And as far as the issue of 19 the two, I'll call them flaggers because 20 that's what we would call them on a 21 construction site, we're going to have to have 22 them. If we can't have them, we can't open 23 the lot. So we need to do that. And there is 24 not going to be -- we're not planning on</p>	<p style="text-align: right;">Page 61</p> <p>1 We're going to change on 2 that, the record will be kept open until the 3 22nd but this will still end up at our October 4 recommendation meeting. 5 All right, I think that's 6 it. We will close the public hearing now. 7 Any old business? 8 (No response.) 9 COMMISSIONER MORAN: So none. Any new 10 business? 11 (No response.) 12 COMMISSIONER MORAN: There's none. 13 All right, we will close 14 the public hearing now and I'd like to 15 indicate, like I said, that there's no old 16 business and no new business, so therefore we 17 are adjourned for this evening. Thank you 18 very much. 19 (Which were all the 20 proceedings had and 21 testimony taken in the 22 above-entitled cause.) 23 24</p>

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF DU PAGE)
4 I, LINDA M. CIOSEK, C.S.R.
5 No. 084-2892, duly qualified and commissioned
6 for the State of Illinois, County of DuPage,
7 do hereby certify that at the request of the
8 DU PAGE COUNTY ZONING BOARD OF APPEALS,
9 subject to the usual terms and conditions of
10 Veritext, reported in shorthand the
11 proceedings had and testimony taken at the
12 public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true,
14 correct and complete report of the testimony
15 so taken at the time and place hereinabove set
16 forth.
17
18
19 
20
21 CERTIFIED SHORTHAND REPORTER
22
23 My Commission Expires:
24 July 26, 2026.

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