

1 BEFORE THE DU PAGE COUNTY
2 ZONING BOARD OF APPEALS
3

4 Conditional use for a planned) Z24-077
5 Development in R-4 District.) Chinmaya

6 January 7, 2025

 6:00 p.m.

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

14 BOARD MEMBERS PRESENT:

15 MR. BARRY KETTER, Acting Chairman.

16 MR. ROBERT KARTHOLL, Chairman, via Zoom.

17 MR. DENNIS MORAN, Commissioner.

18 MR. JACK MURPHY, Commissioner.

19 MR. JIM JAROG, Commissioner, via Zoom.

20 MR. ZAIN RAHMAN, Commissioner.

21 ALSO PRESENT:

22 MS. JESSICA INFELISE DATZMAN, Planning &
23 Zoning.
24

<p style="text-align: right;">Page 2</p> <p>1 MR. PAUL HOSS, Planning & Zoning. 2 MR. PAUL LAURICELLA, Planning & Zoning. 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p style="text-align: right;">Page 4</p> <p>1 COMMISSIONER KETTER: Calling the 2 meeting to order. We'll start with a roll 3 call. 4 MS. INFELISE DATZMAN: Member Murphy? 5 COMMISSIONER MURPHY: Here. 6 MS. INFELISE DATZMAN: Member Moran? 7 COMMISSIONER MORAN: Here. 8 MS. INFELISE DATZMAN: Member Rahman? 9 COMMISSIONER RAHMAN: Here. 10 MS. INFELISE DATZMAN: Member Jarog? 11 COMMISSIONER JAROG: Here. 12 MS. INFELISE DATZMAN: Member Kartholl? 13 CHAIRMAN KARTHOLL: Here. 14 MS. INFELISE DATZMAN: Chair Ketter? 15 COMMISSIONER KETTER: Here. 16 All right. It doesn't 17 appear that there's any public comment 18 regarding other issues if not tonight. There's 19 no minutes to approve. We do have a quorum 20 present. I know Mr. Kartholl has stated his 21 reason, which is one of the acceptable ones for 22 not being here. Jim, what is your reason for 23 not being here tonight? 24 COMMISSIONER JAROG: Sorry, guys, I'm on</p>
<p style="text-align: right;">Page 3</p> <p>1 EXHIBITS 2 Page No. 3 4 Petitioners Exhibits 1, 2, 3, 4, 5 4-A, 5, 6 and 7 9 6 7 8 (No exhibits retained) 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p style="text-align: right;">Page 5</p> <p>1 work travel again, but I'll be in there on 2 Thursday. 3 COMMISSIONER KETTER: Okay. Then we 4 have a motion to allow them to be part of this 5 hearing tonight? 6 COMMISSIONER MORAN: Motion. 7 COMMISSIONER KETTER: Do we have a 8 second? 9 COMMISSIONER RAHMAN: Second. 10 COMMISSIONER KETTER: All in favor say 11 aye. 12 (Voice vote taken.) 13 COMMISSIONER KETTER: All right, then 14 you guys will be members of the hearing 15 tonight. If you can't hear, let me know. 16 This will be a hearing for 17 case 24-0077, the Chinmaya application in 18 Downers Grove Township. It's a request for a 19 conditional use for a planned development in 20 the R-4 Zoning District seeking 10 detached and 21 61 attached dwelling units, a 14,172-square 22 foot divisible shopping center, and two places 23 of assembly buildings that will total 24 approximately 54,963 square feet to be used for</p>

<p style="text-align: right;">Page 6</p> <p>1 religious services, study, education with the 2 following exception: The request is to 3 increase the height from 36 feet to 4 approximately 47 feet. 5 It is a piece of property 6 that's approximately 24.63 acres, it's on water 7 and sewer. It was published in the Daily 8 Herald on December 23rd, 2024. 9 The comments: Building has 10 no objection, DUDOT says it's not in their 11 jurisdiction, Health Department has no 12 objection, Stormwater has no objections, Public 13 Works has a concern that as it owns the 14 sanitary sewer and water mains in the area, 15 that it's possible that there could be a 16 problem with the construction that will need to 17 be addressed at the time of construction if 18 it's approved. Darien has no comments. Burr 19 Ridge filed documents regarding their 20 objection. Are they on Zoom tonight? 21 MS. INFELISE DATZMAN: I'm not sure, 22 there's a few people. 23 COMMISSIONER KETTER: Lemont has no 24 comments, Downers Grove no comments. The</p>	<p style="text-align: right;">Page 8</p> <p>1 survey, which I know is the thing we have to -- 2 every year we have to bring to hearings. I 3 represent Chinmaya Mission Chicago, which I'll 4 call Chinmaya, which is an Illinois 5 not-for-profit religious organization located 6 in unincorporated Willowbrook. As I said, the 7 survey is No. 1. 8 The site plan is No. 2, 9 which is in your packet. We have that on the 10 board here as well. The project is located in 11 an R-4 Zoning District on Route 83 Kingery 12 Highway, it's on the west side of the highway. 13 As you know, Route 83 is a heavily-trafficked 14 four-lane road in most cases, some places is 15 for turning. We are proposing a conditional 16 use for a planned development on a 24.45 acre 17 parcel, parcels. We have a north parcel which 18 is to the right on the board, and a south 19 parcel to the left. 20 COMMISSIONER KETTER: Could I interrupt 21 you for one minute so I don't screw up. You've 22 introduced 1 and 2, do you want to go through 23 all of them and we'll just admit it all at 24 once?</p>
<p style="text-align: right;">Page 7</p> <p>1 Township Highway Department has a concern that 2 the possible runoff will add to the existing 3 flooding problems experienced by the Timberlake 4 Community. Tri-State Fire no comments. School 5 District 180, School District 86 no objections, 6 and the Forest Preserve filed something also. 7 Having said that, why don't 8 we start -- the petitioner is represented 9 tonight. Do you have any witnesses? 10 MR. LUETKEHANS: We do, sir. 11 COMMISSIONER KETTER: Why don't they all 12 stand and be sworn in. 13 (Whereupon, the oath was 14 duly administered by the 15 Notary.) 16 COMMISSIONER KETTER: Okay. Mr. 17 Luetkehans, why don't you begin? 18 MR. LUETKEHANS: Yes, sir. Phil 19 Luetkehans, L-u-e-t-k-e-h-a-n-s, on behalf of 20 the applicant. In front of you we have 21 provided each of you a packet of our exhibits, 22 I think it's 1 through 7, but there's two 4's, 23 a 4 and a 4-A. 24 The first exhibit is the</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. LUETKEHANS: Yeah. Exhibit 3 is the 2 aerial which you have in front of you. 3 Exhibit 4 is the traffic 4 study. 5 Exhibit 4-A is a two-page 6 supplement to the traffic study. 7 Exhibit 5 is the landscape 8 plan that you have. 9 Exhibit 6 is the narrative 10 that I submitted, which I'll try not to go 11 word-for-word by any stretch, but I know you 12 can read it. 13 And Exhibit 7 is the Dark 14 Skies Ordinance of the County because that's 15 something that the Forest Preserve is asking us 16 to do, so I wanted to put that in front of you 17 and say we are willing to do it, but we'll talk 18 about that as we go forward. 19 COMMISSIONER KETTER: Okay. Exhibits 1 20 through 7 will be admitted. 21 MR. LUETKEHANS: Thank you, Mr. 22 Chairman. 23 (Whereupon, Petitioner's 24 Exhibits 1, 2, 3, 4, 4-A, 5,</p>

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1 6 and 7 were admitted into
 2 the record.)
 3 MR. LUETKEHANS: The northern portion is
 4 8.15 acres, and I'll call that the north
 5 parcel. The southern portion is 16.3 acres.
 6 Both parcels are under the single ownership and
 7 the control of Chinmaya. There is an
 8 exception, and we've taken into account some of
 9 the comments, and that exception we're not
 10 seeking 47 feet, we're only seeking a 40-foot
 11 height exception, 4-0, so only a four foot
 12 height extension over the Ordinance.
 13 COMMISSIONER KETTER: All right, we'll
 14 take that amendment showing it's been corrected
 15 to 40 feet, or you changed it to a 40 feet
 16 exception request.
 17 MR. LUETKEHANS: Thank you, sir.
 18 We did have an open house
 19 for the neighbors. Honestly, while we hand
 20 delivered something to every one of them within
 21 250 feet or anybody contiguous, no one showed
 22 up. I spent a couple hours just talking to my
 23 clients. But the north parcel currently
 24 contains a one-story 10,500 square foot

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1 religious building. It is used for multiple
 2 uses including services, education, et cetera.
 3 That building would remain. The ancillary
 4 buildings would be demolished, and Chinmaya is
 5 proposing a 17,900-square foot one-story
 6 addition.
 7 There is a basement to this
 8 building, so I want to make it very clear it's
 9 not -- it's just one story in height, but there
 10 is additional space underneath.
 11 The interesting thing is one
 12 of the conditions we're willing to utilize or
 13 suggest, we will not -- while both buildings
 14 get taken into account for parking, there is no
 15 need to utilize both buildings at the same
 16 time. They have separate uses, and the Mission
 17 has agreed that they would not use both the old
 18 building and the new building at the same time.
 19 The new building will have
 20 pretty much very similar purposes mostly for
 21 education and services, but -- so we will not
 22 have an increase of additional people coming
 23 in. This is not meant to -- you know, it's a
 24 very limited, obviously, religious

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1 organization. It's not like the Catholics
 2 where we just keeping pushing people and
 3 pushing people in.
 4 COMMISSIONER KETTER: Do you see a
 5 problem if that became a condition?
 6 MR. LUETKEHANS: No.
 7 COMMISSIONER KETTER: Okay.
 8 MR. LUETKEHANS: The extra space -- as
 9 said, we're not increasing the number of
 10 people. The number of permanent parking spaces
 11 on the north parcel is actually being increased
 12 from 102 to 111. This street and parking lot
 13 spaces suggested on the south parcel would also
 14 be available and utilized for any needed
 15 additional parking on days of services.
 16 Chinmaya is proposing a
 17 90-foot or 90-space grass parking lot, which
 18 they currently use that area already for
 19 excess. And it's only used about four to five
 20 times year for major holidays, things like
 21 Mother's Day, you know, big family event days.
 22 So, it's not -- it's just overflow and it's
 23 consistent with the previous practice that's
 24 been going on here for the last 20, 30 years.

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1 I'm going to go to the
 2 aerial just to kind of get an overview of the
 3 area real quick and then we'll come back to the
 4 site plan. The south parcel is adjacent to
 5 zoned R-5 property in the County. Excuse me,
 6 right here, I apologize, I can't see from the
 7 side, which is primarily attached dwelling
 8 units. And then there are properties zoned R-6
 9 slightly to the south.
 10 The southeast, these are row
 11 homes, you kind of see them in white here.
 12 Those already have a height of approximately 40
 13 feet already, so we're not increasing the
 14 height in the area. And what you'll see when
 15 we go through the numbers is we're actually
 16 going to -- even though we're next to R-5/R-6,
 17 we're going to be much less dense than R-5
 18 allows. Now we are R-4, I understand that, but
 19 with the conditional use and when you see the
 20 whole amount of property we're using and the
 21 green space we're maintaining, you know, it's
 22 really not a very dense development by any
 23 stretch when you see what the R-5 allowed.
 24 The south parcel is

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1 currently used as a meeting space for
2 religious. This space right here currently
3 exists and it's currently used as a retreat and
4 religious study meetings, and we call that the
5 religious education center. It is a
6 conditional use in R-4, so we're not asking --
7 and that is already in existence, we're not
8 asking for any relief for that.
9 And it's located on 1.1
10 acres and it's recently been fully modernized
11 inside as no additions, et cetera, but it's
12 been updated from what it was.
13 Under the proposed
14 development, as I think was in the notice, the
15 south parcel would also be utilized for up to
16 10 attached and detached single-family dwelling
17 units in a 14,000-square foot commercial
18 building. You'll see I think it's all listed
19 D-1, those are all the suggested attached or
20 detached single-family homes. And then where
21 the circular is, those are what we might call a
22 townhome kind of development, two-story
23 buildings. Again, single-family attached.
24 The kind of open white to

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1 the south side, that would be more of a
2 condominium complex and that's where we're
3 suggesting -- we're requesting a 40-foot
4 height, not for anything else except that
5 building.
6 And as you can see on the
7 aerial, that's going to be up at the southwest
8 corner. It doesn't really back up to any of
9 these townhomes directly. You'll be able to
10 see it from them, don't get me wrong, but it's
11 not directly backing up on top of those
12 townhomes.
13 The 14,000-square foot
14 commercial building is up front right on Route
15 83. No additional signage is planned for that.
16 If there is any signage, it would be only
17 monument and what is normally allowed. But,
18 the orientation as you will see, the access is
19 actually from inside the development. And you
20 might go why is that; right? This is really
21 intended to be accessed -- it's really intended
22 for the most part to be utilized by the
23 residents. We're hoping, I think, that having
24 a grocery store, a little -- grocery store is

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1 too big a word, but kind of like a little
2 market, especially for the types of food that
3 this religion utilizes. And, you know, it's a
4 special diet, things they can and can't eat.
5 The thought process would be a market there,
6 maybe a dry cleaner, just something more kind
7 of local uses. We're not really focusing on
8 trying to bring in outside people to this
9 development. And when I say outside people, I
10 mean people just driving down Route 83.
11 One of the questions I know
12 Burr Ridge asked is is this development going
13 to be limited to people of a certain religion?
14 Obviously I think you all know that's not
15 something that's allowable under the law, nor
16 is it something we're going to do. However, I
17 think realistically the marketing is going to
18 be towards people -- the first is going to be
19 towards people of the Hindu faith of the
20 Chinmaya religious organization because the
21 thought process is, especially people as they
22 retire, they're closer to the church and
23 they're closer to all this and it becomes kind
24 of a religious community in and of itself. If

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1 someone who is faith-based wants to be there,
2 or anyone else wants to be there, they're
3 obviously not going to say no. But the goal is
4 really to give people of this faith as they get
5 older or kind of retire a place to be close to
6 their faith as we age. And, hence, these
7 people, while in some respect I understand
8 there will be more traffic coming on a daily
9 basis, on the Sundays when the service is going
10 on you'll see a lot less traffic coming off
11 Route 83 because these people are already here.
12 As I think was said earlier,
13 the residential of the subject property has
14 three different types of units. I talked about
15 townhomes, type of attached single-family, this
16 ten single-family, and then the condominium
17 style. The single-family homes are expected to
18 be about 2700 square feet, the attached
19 two-story dwelling units will be about 2100
20 square feet, and then there will be 29 attached
21 condominium-type units, a three-story building.
22 And as I said, those row homes are three
23 stories because you have a garage on the first
24 story and then two story on top of it.

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1 Let's talk about density for
2 a second. The density of the residential
3 portion of the subject property is 5.4 units
4 per acre; hence, why you see a lot of green
5 space, a lot of open space. If it was R-5, R-5
6 would allow 8.7 units per acre. So it's not
7 quite -- it's about 60 percent of what would be
8 allowable if we rezoned into R-5. And
9 obviously it's right next to R-5, that would be
10 a rezoning that would make some sense.
11 If it was to R-6 which is
12 directly to the south, that would allow 14.5
13 units per acre. So we're about a third of
14 that, maybe a little more. My math's not good,
15 but probably 37, 38 percent.
16 So, further, the most
17 restrictive floor area ratio allowed under R-4
18 zoning is 0.25. Our floor area ratio is going
19 to be 0.25, and if you're going to go to R-5
20 and R-6, or R-5 -- R-6 is actually 0.5, I think
21 R-5 is 0.25 as well. So, it's not a
22 development that's meant to be very dense, it's
23 not a development that's meant to change the
24 neighborhood, it's really very kind of a

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1 conservative type of development.
2 At this time I will
3 introduce Cyrus Rivetna who is our architect
4 and he is going talk a little more about it and
5 then we'll keep moving.
6 MR. RIVETNA: Hi there. First name is
7 Cyrus, last name Rivetna, that's R-i-v-e-t-n-a
8 from Rivetna Architects. We're the architects
9 who did the master plan and the design of the
10 architecture. Phil did a great job of
11 introducing you to the project. I don't have
12 too much else to add, I'll just emphasize that
13 it is very low density. There's, as we said, I
14 believe 71 dwelling units total, and this is
15 for mostly elderly people, so planning on --
16 the homes, for example, are two bedroom.
17 Primarily there will be two people living there
18 and guests would be coming as well. We've
19 thought very carefully about the neighbors and
20 the design of the complex to make it suitable
21 for the neighborhood, the site, and also for
22 the community themselves.
23 The high point of the site
24 is over here, and then there's sort of a stream

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1 or something over here, so that's the low point
2 of the site.
3 And, again, we thought very
4 carefully about the architecture and the
5 design.
6 COMMISSIONER KETTER: Just one quick
7 question just for the record. Then, by your
8 statements, you agree with the statements of
9 counsel; correct?
10 MR. RIVETNA: I do absolutely. Thanks.
11 MR. LUETKEHANS: I'm going to ask Steve
12 Corcoran from Eriksson Engineering to discuss
13 -- he did a traffic study which is Exhibit 4
14 and then a supplement which is Exhibit 4-A. I
15 will tell you the difference real quick.
16 Exhibit 4 did not include the commercial
17 building in front, so we asked him to revise
18 it. He wasn't aware of the commercial building
19 when he did the first Exhibit 4, so that's what
20 the two-page supplement is just adding in the
21 commercial parcel. Steve?
22 MR. CORCORAN: Thank you. My name is
23 Steve Corcoran, C-o-r-c-o-r-a-n, I'm director
24 of Traffic Engineering at Eriksson Engineering

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1 and prepared the traffic study information
2 before you tonight. For our traffic study we
3 did like any traffic impact study we've done
4 before where we go out, look at the roadway
5 system, identify number of lanes, traffic
6 control, the traffic counts out there and then
7 looked at what the development's being
8 proposed, generate traffic for that assigned to
9 the roadways and see how traffic works when the
10 development is in place.
11 As has been mentioned
12 there's two parcels, the north parcel, the
13 existing religious facility, that primary
14 traffic is on a Sunday as is mentioned. We did
15 not analyze that, we concentrated on the a.m.
16 and the p.m. peak hour. You know, again, they
17 have several hundred people coming in and out
18 of the north lot on a Sunday and it's been
19 working pretty well for the last 20 or 30 years
20 I think as was mentioned. So we did a traffic
21 study for the proposed residential and
22 commercial development, and we did traffic
23 counts out there on Route 83 at the frontage
24 road entrances as well as the Bluff. Now this

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1 project's been going on a little while so those
 2 counts were from 2022. We did check with
 3 counts that IDOT did last year in 2023 and IDOT
 4 counts were actually lower than ours from 2022.
 5 So we feel those are still good counts to use
 6 given that IDOT's more recent counts were less.
 7 We then went out and did
 8 trip generation estimates. As has been
 9 mentioned, there's 77 total dwelling units of
 10 three different mixes, and we would be
 11 generating roughly 38 trips in and out in the
 12 morning and 48 in the evening peak hour. And,
 13 again, that's being conservative, that's
 14 assuming typical residential-type uses. We did
 15 not make any reductions for the elderly, as
 16 mentioned, which is probably the more primary
 17 user of this, but we used regular residential
 18 rates. And the same thing for the shopping
 19 center. As was mentioned, the shopping center
 20 itself is probably going to be more oriented
 21 toward the community itself, so it's not going
 22 to be your typical shopping center with a
 23 convenience store, a dry cleaners, whatever
 24 that someone is going to be pulling in off of

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1 Route 83. But we didn't assume that, we
 2 assumed their trip generation is normal
 3 shopping center which is 33 trips in the
 4 morning and up to 93 trips in the afternoon.
 5 So then we went ahead and
 6 did traffic assignments to the two primary
 7 entrance points. We have the right-in
 8 right-out over here at the north end of the
 9 property. North is toward me. Very few people
 10 are going to be using that. I anticipate
 11 people going out might turn into here as
 12 opposed to using the south entrance which lines
 13 up with the internal entrance to the
 14 development. This is a right-in right-out,
 15 this is full access. It's hard to see from
 16 this aerial, but the landscape median ends
 17 right there just before the driveway. There is
 18 a median out on -- a paved median so people
 19 going northbound to turn left into the
 20 development can pull off out of the thru-lane
 21 and have space to wait in safety before they
 22 make their left turn in. We have one lane in,
 23 one lane out. That's the existing condition.
 24 And that's under stop sign control so people

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1 can make a right or left out of there.
 2 Route 83 obviously is a busy
 3 road, so sometimes people have to wait a little
 4 bit to make the left turn. That's not unusual
 5 for basically any unsignalized driveway on a
 6 state highway. But they also can do a two-part
 7 -- what we call a two-part maneuver. They can
 8 cross the southbound traffic because now we do
 9 have a median there, and they can wait and then
 10 get the gap in the northbound traffic. So they
 11 have two options, either making a traditional
 12 left turn or make the turn where you make what
 13 we call a two-step left turn.
 14 In terms of Bluff Road,
 15 we'll just talk about Bluff Road. It's a very
 16 heavily-traveled intersection. Overall the
 17 intersection works at an acceptable level of
 18 service; however, there are some movements at
 19 the intersection during peak hours that operate
 20 poorly, particularly the northbound left turn,
 21 the eastbound right turn because of very heavy
 22 volumes, so those work less pure. But for all
 23 intents and purposes, this development is
 24 really going to have an impact on how the Bluff

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1 Road intersection works.
 2 This intersection that we're
 3 -- our main entrance to the development is
 4 really just like any other unsignalized
 5 residential driveway along Route 83. In this
 6 area you can see we have much larger
 7 residential developments with access, we have
 8 this very large multi-family development that
 9 has several access points and they're all
 10 unsignalized with left-turn lanes and stop
 11 signs. They make lefts out. What we're doing
 12 is basically very similar to what's done to the
 13 north, it's just our development is probably
 14 less intense so it's easier to make.
 15 In conclusion, in terms of
 16 the roadway improvements we are not
 17 recommending any because right now the frontage
 18 road during the weekday has a nominal amount of
 19 traffic. I know there's one resident that
 20 lives here, we probably counted a couple of
 21 their cars going in and out. With the frontage
 22 road and with the religious facility not having
 23 a.m. and p.m. activities during the weekday,
 24 again we're just adding some traffic to

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1 basically a roadway that has very minimal
 2 traffic.

3 Now, we're not recommending
 4 any improvements and feel the intersection
 5 could be safe, particularly because there is an
 6 existing paved median on Route 83. Thank you.

7 MR. LUETKEHANS: Are you aware of any
 8 significant history of accidents going in and
 9 out of the site with the 3 or 400 people coming
 10 on Saturdays? Sundays, excuse me.

11 MR. CORCORAN: No. Again, we've helped
 12 with some of the planning for that and so we've
 13 had talks about how it works, and the Chinmaya
 14 uses folks to help control that traffic to make
 15 it flow smoothly and I'm not aware of any
 16 traffic congestion or traffic safety issues.

17 MR. LUETKEHANS: Thank you, Mr.
 18 Corcoran.

19 I'll try and -- we also have
 20 the landscape architect here if you have any
 21 questions. I don't think there's really a
 22 reason for him to testify, but he's here in
 23 case, just in case.

24 As you know, DuPage County

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1 Zoning Ordinance treats planned developments as
 2 a conditional use in R-4. Planned development
 3 is usually treated as a special use for zoning
 4 purposes, and courts have historically analyzed
 5 planned developments to be listed as a special
 6 or conditional use in the Zoning Ordinance
 7 under the standards for special use. That
 8 takes us to Living Word which you've heard
 9 about way too many times in the last 20 years,
 10 however long you've been on this board, a
 11 little section in the narrative about it, but
 12 we think we meet the Living Word standard.

13 I'm going to go through real
 14 quick, in Exhibit 6 I listed the special use
 15 standards, I'm not going to go through every
 16 one of them. They're in writing, they're in
 17 the evidence, but I do want to kind of talk
 18 about a few things real quick just to kind of
 19 orient you on what we have here.

20 The northern border of the
 21 subject property is bordered on -- let's call
 22 it the northeast by Soder World. I don't know
 23 if you know what that is, but Soder World is
 24 Eric Soderholm's kind of baby after he retired

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1 and is a spiritual institute I guess is
 2 probably the best way to put it. They have no
 3 objection, they're actually supportive of it.
 4 We met with them and they are supportive.

5 Up here you have some, you
 6 know, nice homes, but they're already pretty
 7 much sheltered by the existing landscaping
 8 that's going to stay in place and there's not
 9 really much change to where they are. They're
 10 going to see a very nice building instead of
 11 probably an older building. They'll see a more
 12 modern nice building, but it will still only be
 13 one story.

14 To the west -- I'm getting
 15 confused because I'm backwards on this thing,
 16 is the Forest Preserve District. You have
 17 comments from the Forest Preserve. Let me just
 18 go through these real quick. They want the
 19 walking path to be at least five feet from the
 20 property line. We have no problem with that.
 21 They want us to be careful of the plant species
 22 and they gave us a list of things they'd like
 23 to see changed, long grass, those are all
 24 acceptable to us. Grading and runoff, they

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1 were concerned as I think we heard from the
 2 Highway Commissioner that grading and runoff
 3 would go this way. You heard earlier that the
 4 high point is actually here. Obviously you
 5 hear this all the time, we have to comply with
 6 Stormwater, we have to comply with a SWPP
 7 permit, the EPA regs. That's not something
 8 that can happen, and we will comply with all
 9 that lighting.

10 They asked about the Dark
 11 Skies Initiative, we will comply with that,
 12 that's Exhibit 7 in the DuPage County Ordinance
 13 is exhibit -- the Dark Skies Initiative. As
 14 you'll see, it's not really a very thick
 15 ordinance. So that's nothing we're not used
 16 to. And then no use of coal or tar products
 17 for asphalt sealant. Again, easy enough, we
 18 will agree to that as well.

19 To the east of the subject
 20 property is bordered by Route 83 which is
 21 four-lane divided as we talked about, and
 22 larger-sized residential lots.

23 The eastern half
 24 approximately of the southern property of the

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1 border of the far south property is R-5 zoned
2 attached townhomes, we have a single-family
3 home over here which has no objection. And it
4 is approximately -- that home is approximately
5 195 feet from the subject property. So it's a
6 good distance, it's got a nice setback.
7 Besides the setbacks, we are meeting all the
8 setbacks. So all the required setbacks of an
9 R-4 we're meeting.
10 The entire west we talked
11 about that.
12 In between the two parcels
13 is a single-family home zoned R-4. Again,
14 we've been in constant contact with her. We
15 have not heard any objection. In fact, I don't
16 believe -- I'm pretty sure there is none. And
17 she's approximately 125 feet, that home from
18 the southern parcel border. So, there's really
19 not -- again, plus the setbacks. So, again,
20 that home is pretty far away and is, you know,
21 going to back up to two-story townhomes. That
22 goes, I'm sorry, to number one of the Special
23 Use Standards, in harmony with the general
24 purpose and intent of the chapter, will not be

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1 injurious to the neighborhood, detrimental.
2 And so, given the fact that these are similar
3 to the property surrounding it, there's really
4 going to be no effect on the general welfare
5 and there is really -- to this day, as you
6 probably heard, the Comprehensive Plan is so
7 old I don't think anybody really thinks it
8 means much at this point because we haven't
9 updated it in I think 30 years.
10 Number two, will not
11 diminish the value of land and building in the
12 vicinity. Due to the fact that this proposed
13 development is already on Route 83 consistent
14 with the surrounded uses and the lack of
15 density, this is not going to have an effect.
16 This whole area is kind of a mish-mosh. As you
17 saw north of the two parcels I discussed you
18 have a very large apartment complex. This is,
19 you know, those go from apartments to a church
20 to a single-family to multi-family or attached
21 dwellings, and over here is kind of a mish-mosh
22 of residential as well. So, that in and of
23 itself talks to the issue of no real change to
24 the property values because it's consistent

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1 with the mish-mash of uses that already exist.
2 You heard Mr. Corcoran talk
3 about Route 83 and traffic, his belief as an
4 engineer that there's no safety concern. I
5 know you're going to hear from some of the
6 people we believe there is. Mr. Corcoran in
7 his professional opinion believes there is not.
8 And it is also a very similar use as you heard
9 to the same kind of entrances that are
10 occurring all the way up and down Route 83 just
11 because of its nature of it.
12 Number five does not
13 increase potential for flood damages, I already
14 talked about that. The Stormwater Ordinance
15 and wetland requirements we will comply with.
16 The issue that Public Works mentioned, I think
17 the Chair mentioned it as well, and said we
18 will deal with it at the building permit stage.
19 We will obviously not be able to build on top
20 of DuPage County public utilities, we will have
21 to pay to move or move the buildings. But this
22 as you know is a preliminary, it's a planned
23 development, this is not a final, final design
24 at this point.

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1 The Fire Protection
2 District, I know they did not have comments,
3 but they are here, they did have some concerns
4 so I don't want to ignore those, one of which
5 they have some problem we are trying to deal
6 with some of that already beforehand. I know
7 they're concerned with the water pressure needs
8 to be -- supply needs to be checked. Obviously
9 that's going to happen at the building permit
10 stage. No one is going to let us build without
11 those kinds of things.
12 The road width, we believe
13 we're wide enough. If not there's enough room
14 on the site, either shrink some of the stuff or
15 move it. It is not a big deal to move to. If
16 they need four more feet on the roadway, there
17 is enough land there to do that.
18 There may be other concerns,
19 but those are the ones I heard. I know they
20 have some concern about grass parking and
21 getting access to it. That's something that's
22 occurred throughout the history of the project
23 or the building as it is.
24 In sum, this project meets

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1 the standards for a conditional use under the
 2 Ordinance, is presumed to be acceptable under
 3 Living Word, we would ask that you vote to
 4 recommend approval of this conditional use to
 5 the County Board and Development Committee, and
 6 we are here for any questions you may have.
 7 COMMISSIONER KETTER: All right.
 8 At this point prior to the Board asking
 9 questions, is there anybody that's here from
 10 the public that wishes to speak tonight? Let's
 11 figure it out now. We have five. What I think
 12 we'll do is we'll let the speakers get up and
 13 speak, and that way if the Board has questions
 14 that would come of that also, we'll then go
 15 back to the Board.
 16 Ones that want to speak,
 17 would you stand and raise your right hand and
 18 be sworn in.
 19 MR. PETRICH: Excuse me, this is Joseph
 20 Petrich, I'm viewing this via Zoom and I may
 21 have a couple of things I'd like to add so I'll
 22 take your oath while I'm here online.
 23
 24 (Whereupon, the oath was

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1 duly administered by the
 2 Notary.)
 3 COMMISSIONER KETTER: Before we begin,
 4 let me give you some of the ground rules. When
 5 you come up to speak, would you state your
 6 name, spell your name, say where you live with
 7 regards to this property. We give a little bit
 8 more time and deference to the ones that live
 9 right on top of it. If you feel the need to
 10 make a specific comment, please start with
 11 you're either in favor of it, against it, or
 12 you're neutral and you have questions.
 13 Having said that, if the
 14 person in front of you speaks and you feel the
 15 same way, you don't feel the need to reiterate
 16 it, you can say you agree to it and it stands
 17 the same way.
 18 It's been our practice to
 19 normally start with an organization or a group.
 20 I think we'll start with the fire department
 21 and then you can decide as we get from there.
 22 MR. MULLIGAN: First name is Kevin, last
 23 name is Mulligan, M-u-l-l-i-g-a-n. I'm the
 24 Director of Fire Prevention for the Tri-State

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1 Fire Protection District. We are the fire
 2 department for the petitioner's project
 3 location.
 4 Mr. Chairman and members of
 5 the Board, thank you for this opportunity to
 6 speak about this petition. Unfortunately for
 7 us our first notice of this project came from
 8 the County regarding the meeting notification
 9 for tonight. Being here tonight we've learned
 10 quite a bit more from the presentation by the
 11 petitioner's attorney and other members. I
 12 did have a brief conversation this morning with
 13 an architect Mr. Rivetna, and he shed some
 14 light on the project.
 15 Our main -- we're not in
 16 favor of the project at this time for the
 17 reasons of our objection and for the main
 18 reason that we've not had enough information to
 19 digest to make any accurate decisions on the
 20 impact for the Fire District. Our closest
 21 station is not far from the Chinmaya Mission
 22 property. We're very familiar with this. We
 23 did establish some communication with the
 24 property managers today that we have not had

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1 good success with in the past, so there was a
 2 concern about expanding the property and the
 3 use when we had some difficulties already. I
 4 noticed some of the things that we heard
 5 discussed tonight, and it's the first time
 6 we've heard them, they've been parking cars for
 7 over 20 years on the grass and I don't believe
 8 that's an approved parking space, it's just
 9 been a practice of the property management or
 10 owners.
 11 We talked about a traffic
 12 study, but we didn't study on Sunday with -- if
 13 I'm not hearing correctly, please correct me.
 14 We didn't study on Sundays when it's the
 15 primary use of the property and we're going to
 16 add 25 acres of development shortly, just short
 17 of 25 acres of development. We're using
 18 Chinmaya staff as traffic aids for people who
 19 egress the property, so I'm not sure how that
 20 impacts the study and the impact of additional
 21 traffic, especially if you've not studied it on
 22 a Sunday.
 23 When I spoke to the
 24 architect, I elaborated that when you park cars

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1 on the grass, if the cars start on fire, we
 2 have to be able to get to them on a surface
 3 that will hold an 80,000-pound fire truck. So,
 4 he took that into consideration. I don't know
 5 if that's going to revise the plan, but there
 6 may be some changes to the plan as it goes
 7 forward.

8 We learned today this
 9 morning with the conversation it sounded like
 10 there was no commercial building even though
 11 the petition said there was going to be, and
 12 now we're talking about a 14,000-square foot
 13 commercial building, which appears to have been
 14 started already. So I'm not sure why we're
 15 doing a zoning hearing if the building's
 16 already being constructed. They can answer
 17 that at the appropriate time.

18 I think the big problem for us
 19 and why we're objecting to be brief is that
 20 there's confusion, there's a lack of
 21 information, and that's the basis because we
 22 don't know the impact on the Fire District
 23 wholly at this point.

24 That's the basis of our

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1 objection. I appreciate your time, and thank
 2 you.

3 COMMISSIONER KETTER: Thank you. Then?
 4 MS. MARTIN: Hello, Lisa Martin,
 5 M-a-r-t-i-n. This is my first time doing this,
 6 so I apologize if I'm a little nervous. I am
 7 the person that lives right smack in the
 8 middle. So, I do have a couple of concerns.
 9 As stated by the fire department, on Sundays
 10 there is street parking, people are going on
 11 the street in the front and all through that
 12 all the time. There's -- it's every Sunday,
 13 it's not just four times a year, it's every
 14 Sunday. They have been going up in like close
 15 to my driveway.

16 I did not -- in speaking
 17 with them prior to here, they did explain the
 18 whole situation about the residential, but did
 19 not explain the commercial at all. I was not
 20 aware of that, and with the traffic I don't
 21 think that would be an ideal situation for a
 22 commercial there.

23 For myself coming out of the
 24 house right there, coming out to the -- right

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1 in front of their area, right now I mean
 2 there's nobody. I have no neighbor. The only
 3 neighbor is the Chinmaya Mission. Having that
 4 amount of cars coming out, so many more
 5 buildings coming out of one little area, it's
 6 going to be traffic and I'm a little concerned
 7 about if there's any type of emergency, natural
 8 disaster, anything, that would be a big concern
 9 for me.

10 And also that, again, my
 11 house is right there. The description of the
 12 driveway coming around through the residential
 13 comes right up against my property with cars
 14 kind of coming, headlights coming right into my
 15 house throughout the parking into that area.
 16 So, that's a concern. I don't know what else
 17 to say, but those are my concerns at this
 18 point.

19 MS. KRYPEL: Hello, my name is Joanne
 20 Krypel, K-r-y-p-e-l. I live over in this area
 21 here on the other side of 83 just north of this
 22 space. I am also a member of the CCSD 180
 23 School Board, so my question is a little bit
 24 about that. I'm neutral on the property, I

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1 have a couple questions.

2 The Mission, I am assuming,
 3 will be selling these properties to the public
 4 and the public or whoever buys those properties
 5 will own the land it sits on. Is that true, or
 6 is it a land lease?

7 COMMISSIONER KETTER: Why don't you put
 8 your questions and he'll have a chance to
 9 respond. If we do it one question --

10 MR. CORCORAN: That's one. And if
 11 they're going to -- they are a tax exempt
 12 organization and if the folks who are not --
 13 who are going to own those homes in those
 14 townhomes are not going to actually own the
 15 land, what will the property taxes be? Because
 16 as the School Board we will be taking any kids
 17 that is in our school district and we want to
 18 ensure that the tax base will be there to
 19 support any increase in the number of students.
 20 Does that make sense? Did I say it right?
 21 Okay. That was one thing.

22 Another question I have is
 23 the condo parking, where is that? Is that
 24 underground? I couldn't find it on the site

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1 map. And I did want to talk about the traffic
2 study slightly, but do you want to talk about
3 traffic instead? All right. That's really all
4 I had for questions.
5 MR. LUETKEHANS: Thank you.
6 MS. FRANKEL: Hello, my name is Amanda
7 Frankel, F-r-a-n-k-e-l, I am the president of
8 the Board of Education for CCSD 180. We're the
9 district that would be absorbing any families
10 that may be moving into the area.
11 I know you said it's
12 primarily retirement, but you really can't
13 guarantee that. So we absorb the children, and
14 we welcome all children. We're a public school
15 so we're happy to have them. And we welcome
16 our neighbors.
17 We do have a couple of
18 things that we're thinking about, and it mostly
19 involves traffic at this point. So, this
20 community is an apartment here, our school is
21 here, by the way. This is us here. Our
22 community is here, it's apartments up here,
23 it's condos right here, so it is kind of mixed
24 use land. There has been -- I differ a little

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1 in my opinion with the traffic study that
2 you've put out there, only because we're going
3 to be running school buses for this area should
4 you have children there.
5 There is currently -- there
6 are currently a lot of accidents that happen
7 either here at this area right here, it's just
8 south of the car wash, that entrance, and then
9 also down here at Bluff Road. Bluff Road is a
10 hazard, already it's already a hazard. This
11 speed limit here is 55 miles an hour, and there
12 is -- for this entire complex there is not a
13 single traffic light at which they can exit
14 onto Route 83 as it stands. So it's already a
15 game of frog or chicken to get out of this
16 area. And if we're trying to -- if we have a
17 bus running here from your area that you're
18 proposing going northbound to come back to our
19 school, because it would have to go northbound,
20 there's not an exit to Bluff Road, I believe.
21 So if there's not an exit to Bluff Road where
22 they could actually circle around the back side
23 and come in our school district this way, they
24 would have to -- that school bus would have to

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1 actually turn northbound across traffic, and
2 that would be significantly dangerous I think
3 for students. It might help if we could get a
4 traffic light put in right here. So it would
5 be just north of your area, if you could help
6 facilitate that somehow. I don't know how you
7 do that, good luck because we've tried. If we
8 could get a traffic light here, it would slow
9 down that traffic significantly and actually
10 make it safer for people to cross.
11 I'm not actually -- when you
12 were talking about a turn lane that happens
13 down here further, I don't actually think that
14 exists yet. So maybe it's something that's in
15 the planning stages, but I believe there's one
16 up here, there's one up here where the
17 Chicago Waffles is. There's a protected turn,
18 and there's a protected turn here, but I don't
19 actually believe that there's one where you
20 pointed that out. I'm not sure.
21 COMMISSIONER MORAN: Well, you could
22 tell us. Could you take a left out of here?
23 MS. MARTIN: No, no.
24 COMMISSIONER KETTER: I think you could

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1 clarify it. I thought it was you would pull in
2 the middle of the street, it was open there,
3 and then you could merge in. I don't know if
4 it's a dedicated turn lane.
5 MS. FRANKEL: But if you're going
6 northbound, a school bus couldn't fit there,
7 right, to turn in there. They couldn't fit in
8 that short median area, so that turn would be
9 dangerous if they were coming from the south.
10 Because we do service this area, too. The
11 Bluff Road area is also part of our District,
12 so if our bus had to come up there and turn for
13 any reason, it might be potentially dangerous
14 for them. So, a dedicated turn lane would be
15 -- a dedicated actual turn lane would help
16 that. But, if we could slow the traffic down
17 between the street that is up here, which is
18 91st Street where the school exists currently
19 and Bluff Road, that area, people accelerate,
20 it's downhill, it's blind part of it, it's
21 incredibly dark, which I know we all appreciate
22 the dark, we don't have a whole lot of street
23 lights, but it's a very dangerous fast area.
24 So that is our concern, but

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1 again, we welcome your children and we hope to
2 have a great relationship with you. Thank you.
3 MS. ANTONIOLLI: Hello, my name is Mary
4 Antonioli, A-n-t-o-n-i-o-l-l-i, I live at
5 16W580 Nielson Lane, which is right here.
6 This is my home right where Soder World is.
7 That's me, I'm the second one on the right.
8 I'm amazed that other people aren't here, but
9 we didn't have much time to get together.
10 There's no turnaround here, there's nothing
11 there for people to turn around. That's
12 dangerous. I had a son, this is years ago,
13 that was hit on his bicycle going up to Bluff
14 Road going on the trails in the Forest Preserve
15 by a car. So, more traffic on a Sunday when
16 kids are out using the Forest Preserve, it's --
17 there is -- it's too much. It's too much
18 traffic. Putting a light at Mockingbird, I
19 don't know, when there's the things going on at
20 the center, they use Nielson Lane as a
21 turnaround when they're coming from the south.
22 Because there's no way to turn into that
23 project, they come, turn into Nielson Lane,
24 drive all the way around my cul-de-sac and back

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1 out again. And on days -- I'm sorry, it's very
2 busy. On days when there's no parking, they
3 park up and down Route 83 on the shoulder of
4 the road by your house. There's a lot of
5 traffic, and there have been several accidents
6 where people have died on Route 83 right there.
7 So, those are my main
8 concerns, and the taxes. You know, if it's
9 going to be a religious center, who absorbs all
10 the taxes?
11 COMMISSIONER KETTER: That's not
12 something that's within our purview.
13 MS. ANTONIOLLI: I know.
14 COMMISSIONER KETTER: So make that
15 abundantly clear for the record so we don't
16 have a problem down the road on this.
17 MS. ANTONIOLLI: But I'm very concerned
18 about the traffic and where the cars are going
19 to go. It is a four-lane highway and people
20 fly. Semis are coming down the hill after 91st
21 Street, I know because I have to use the
22 shoulder to turn onto Nielson Lane so I don't
23 get hit. It's a main road to get across the
24 rivers. Those are my main concerns. Thank

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1 you.
2 COMMISSIONER KETTER: All right. I
3 guess the one that's left from the audience
4 would be Joseph Petrich is it?
5 MR. PETRICH: Right, Joseph. My name is
6 Joseph Petrich, I live in Burr Ridge. I'm not
7 in close proximity to this petition, but I'm
8 actually one of the plan commission members
9 that was at the meeting yesterday. And the
10 main purpose that I want to say right now, I
11 heard -- I may have misunderstood or misheard,
12 but the counsel indicated that we asked what
13 religion this facility was for. I don't think
14 that was ever asked. I've never heard that
15 kind of a question asked in any of our public
16 hearings or any other deliberation. So if I
17 heard that correctly, I don't remember anyone
18 saying that. And I'd like to make that clear
19 for the record in case it gets in there.
20 The second only question I do
21 have is one of the commissioners asked about
22 signage, and we didn't hear yesterday that this
23 commercial center was strictly for the
24 residents and for the assembly members of the

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1 facility. So I -- there won't be any signage
2 then for this commercial center off of Route
3 83, I assume?
4 COMMISSIONER KETTER: He can address
5 that.
6 MR. PETRICH: I'm sorry?
7 COMMISSIONER KETTER: He will address it
8 when he answers the questions.
9 MR. PETRICH: Okay, thank you. That's
10 all I have. Thank you.
11 COMMISSIONER KETTER: All right. I'll
12 start with the Board. Why don't we start with
13 Chairman Kartholl and then well go to Jim.
14 Bob?
15 (No response.)
16 COMMISSIONER KETTER: I guess we won't
17 go with Bob.
18 Jim, do you have any
19 questions?
20 COMMISSIONER JAROG: Nope, I'm good
21 right now. Thank you.
22 COMMISSIONER KETTER: Anybody on the
23 Board?
24 COMMISSIONER MURPHY: This is really two

<p style="text-align: right;">Page 50</p> <p>1 separate pieces of property here, actually it's 2 like it's different entities. They're doing 3 one apartments and another one kind of a church 4 deal, it's kind -- but it's not connected 5 together as far as the land in between. It's 6 not their land, it's not connected together. 7 COMMISSIONER MORAN: No questions. 8 COMMISSIONER KETTER: Okay, then do you 9 want to answer the questions and then do a 10 closing? 11 MR. LUETKEHANS: Yeah. To Mr. Murphy's 12 question, and Paul's much better at this than I 13 am, we're allowed, because they are under same 14 ownership, to do it as one development. That's 15 allowed under the Ordinance. Any questions, 16 Paul is much better at it than I am. I'll just 17 leave it at that. 18 Signage, and let me start 19 with Mr. Petrich because I'll go backwards, 20 that's how my notes go. Mr. Petrich, if I said 21 that, it is not what I meant. No one mentioned 22 religion last night to my knowledge at the plan 23 commission. One of your staff did not -- just 24 asked us if -- I think asked County staff</p>	<p style="text-align: right;">Page 52</p> <p>1 from Burr Ridge would have made that statement 2 either. You said the County? 3 COMMISSIONER KETTER: We would take that 4 as accepted,. Nobody would make that statement 5 from Burr Ridge. 6 AUDIENCE MEMBER: I was there last night 7 and -- 8 COMMISSIONER KETTER: And one of the 9 members of the audience confirms that. 10 MR. PETRICH: Thank you. 11 MR. LUETKEHANS: Okay. As far as 12 parking on Route 83, I'm not aware of that but 13 I do know that we are adding additional parking 14 for the south parcel that is able to be used 15 for this, and that's what we are going to tell 16 the people to use, not parking on the frontage 17 road and not parking on Route 83. 18 As far as signage, I skipped 19 that for a second. There's no sign being 20 requested. There's no -- any signage, as I 21 think I said earlier, would be a monument sign 22 that's allowed under the Ordinance, and we are 23 not seeking any large signage related to this 24 commercial site.</p>
<p style="text-align: right;">Page 51</p> <p>1 whether it was going to be restricted to a 2 specific religion. 3 COMMISSIONER KETTER: And that's what 4 you commented on you couldn't do it. 5 MR. LUETKEHANS: That's what I was 6 trying to comment on and, Mr. Petrich, if I 7 said that and you took it the other way, I 8 apologize, but no I understand no one is asking 9 what religion this is. 10 MR. PETRICH: In fact, I don't remember 11 any discussion of religion at all. The only 12 question I recall, and I'm not sure why the 13 commissioner asked, but he asked if there were 14 going to be any mental health issues addressed 15 there, which is non-religious. 16 MR. LUETKEHANS: If I may, that was not 17 -- the statement I was making was not based on 18 last night's hearing, but based on a staff 19 comment to County staff directly. So I'm not 20 -- no one at the plan commission, I agree with 21 you, said anything like that. So I just want 22 to make that very clear because I agree with 23 you. 24 MR. PETRICH: Then I don't think anybody</p>	<p style="text-align: right;">Page 53</p> <p>1 The parking for the 2 condominium is underground. This is a 3 three-story unit, the first -- the parking will 4 be underground at the bottom of the condo 5 process. There will be enough parking for 6 those -- that building included. 7 Right now it is intended 8 that the individuals I think will own the 9 property. I know real estate taxes are not an 10 issue, but I feel like I want to just clarify 11 this for the School District. If not, there 12 are still -- all these units are still taxable, 13 they're just taxable at a slightly different 14 rate. They're not taxable with the -- they're 15 taxable as for the building, that's just how it 16 works. So the building would still be taxable, 17 it's not going to be a religious use, so 18 there's no tax exemption, if that helps you in 19 any way, shape or form. The only tax exemption 20 will be on this, the current -- that building 21 on the south, and then obviously the north will 22 still -- we would believe would still be tax 23 exempt. 24 UNIDENTIFIED SPEAKER: Thank you.</p>

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1 MR. LUETKEHANS: As far as Ms. Martin's
 2 comment, I think I talked about street parking
 3 on Sundays a little bit. Her question about
 4 the headlights, I think that's a well-taken
 5 question. We are adding additional
 6 landscaping, but we will, given that comment,
 7 add more landscaping down to that area so that
 8 you're not seeing headlights into your house on
 9 a regular basis. I talked to the landscape
 10 architect in between, so that's a good point,
 11 and thank you.
 12 I think that is it. I think
 13 the one question came about the turn lane.
 14 Yes, you were correct.
 15 COMMISSIONER KETTER: No, I was thinking
 16 more with the fire department and the grass and
 17 if they had to get out during different weather
 18 conditions, they wouldn't be able to get out to
 19 address a fire.
 20 MR. LUETKEHANS: Yeah, and that's
 21 something obviously I think we're going to have
 22 to deal with the County and the Fire Protection
 23 District as we go forward. I know we've talked
 24 about the possibility of permeable pavers if

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1 it's something that's necessary. That's
 2 something we heard, you know, and I'm not
 3 blaming the Fire Protection District, we heard
 4 today for the first time and we weren't aware
 5 of, but it's something we will look into. We
 6 want fire safety as well as they do, so that's
 7 something we'll be proceeding with going
 8 forward. I don't think anybody's going to let
 9 us build anything that's not in compliance with
 10 the codes that are necessary for the Fire
 11 Protection District. I hope that helps.
 12 That's really it, I kind of
 13 already summarized before. If you have any
 14 further questions we're here to answer them.
 15 Go ahead, please. Our
 16 landscape architect would like to talk for a
 17 second. I'm sorry, Cyrus Rivetna, I apologize.
 18 Go ahead, please.
 19 MR. RIVETNA: Cyrus Rivetna. I'll just
 20 address some of the questions as well.
 21 Correct, the condo parking is under the condo
 22 building and we have enough spaces for
 23 everybody in that condo building.
 24 There's been a lot of

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1 questions about safety and so forth, I just
 2 want to emphasize we're increasing the parking
 3 significantly. So, we're increasing the
 4 parking by over 133 spots total, so hopefully
 5 that will resolve a lot of the issues that I
 6 heard from the community with the increase in
 7 the parking and the other things.
 8 I think we should point out
 9 that the members of the community are the ones
 10 who are going to be living here, so they're
 11 going to be reducing the traffic on those
 12 Sundays. So, you know, if they're living
 13 there, they're not going to be driving there,
 14 they're going to be walking there. We've
 15 specifically designed some walking paths for
 16 them to go from the residential development
 17 over to the temple area over here.
 18 So, we'll actually be
 19 reducing the amount of traffic and parking
 20 because it's the same members that are
 21 currently using the building will now be living
 22 closer to the building, therefore reducing the
 23 traffic in the site.
 24 And, again, if this site

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1 were to be bought by a developer, I can
 2 guarantee you it would be much more dense than
 3 what we've designed here. This is specifically
 4 designed to be a very low density for the
 5 community itself with lots of park land and
 6 lots of open space, so the density is much
 7 lower than it would be if it was bought by a
 8 developer. Thanks.
 9 MR. LUETKEHANS: Thanks, Mr. Rivetna.
 10 He made a very good point, and I just want to
 11 point this out real quick. Each of these units
 12 has its own parking. So you see up here for
 13 the commercial, it's enough for the commercial.
 14 You have parking being built all around the
 15 site and in the street so that we're adding
 16 additional parking, not taking away from it.
 17 We don't expect any additional traffic to the
 18 church or the mission, so we're -- the goal was
 19 to try and resolve that. We need that
 20 additional parking because it's a bigger
 21 building now, but as I said before, we're not
 22 going to utilize both of them at the same time.
 23 So I hope that helps, and that's all I have.
 24 COMMISSIONER KETTER: Just one quick

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1 question. I don't know if the rest of the
 2 Board members got to read it, I didn't get to
 3 read the traffic study, we got it tonight. Did
 4 you take into account in your traffic survey
 5 that a lot of the people that will be living
 6 there will not be driving on Sunday, or is that
 7 something that was not taken into account?
 8 MR. CORCORAN: Well, since I did not do
 9 a traffic study for the religious activity on
 10 Sunday, so no, we did not take that into
 11 account.
 12 COMMISSIONER KETTER: Do you want leave
 13 to get him before the hearing an addendum to
 14 cover that, Phil?
 15 MR. LUETKEHANS: No, I really don't
 16 because I think what this does -- in fact, what
 17 we're talking about is this will actually -- we
 18 have a traffic -- we don't have a traffic study
 19 for Sunday, but that's an existing use. We're
 20 not changing that use. Really what the fact of
 21 the matter is that the people -- these walking
 22 from the south to the north actually creates
 23 less traffic, so his traffic study is
 24 conservative in that basis.

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1 COMMISSIONER KETTER: I think you
 2 covered that it's not necessary because Sunday
 3 is already existing.
 4 MR. LUETKEHANS: Correct.
 5 COMMISSIONER KETTER: So unless you up
 6 the number of people coming to service, it
 7 shouldn't change.
 8 MR. LUETKEHANS: Right, thank you.
 9 Thank you for your time, everybody, I
 10 appreciate it.
 11 COMMISSIONER KETTER: Then this will be
 12 finished. Members of the public can put
 13 written comments in up to two weeks before our
 14 hearing, our recommendation meeting. And when
 15 is that?
 16 MS. INFELISE DATZMAN: That's Thursday,
 17 February 6th at 5:30.
 18 COMMISSIONER KETTER: So two weeks
 19 before, whatever this is. But if you're going
 20 to put in comments, we would ask that you also
 21 send them to counsel here.
 22 MR. LUETKEHANS: There is one thing that
 23 was mentioned, and I forgot because I had the
 24 wrong sheet of paper, the question about a

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1 building being started, the construction that's
 2 going on on the site. I think one of the --
 3 Mr. Mulligan mentioned. There is a home that
 4 is being built on the site that has already
 5 been permitted, that's the construction that
 6 you're seeing. Swami's house was con --
 7 permitted back I think in the fall. So what
 8 they're seeing is construction equipment for
 9 that house that's already permitted on a
 10 separate lot, which will be combined into it,
 11 but right now is a separate lot.
 12 COMMISSIONER KETTER: Then we'll adjourn
 13 until our next meeting Thursday.
 14 (Which were all the
 15 proceedings had and
 16 testimony taken in the
 17 above-entitled cause.)
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 20
 21
 22
 23
 24

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

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