

1           BEFORE THE DU PAGE COUNTY

2           ZONING BOARD OF APPEALS

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5       Conditional Use for Planned ) 24-000014

6       Development for two uses on ) All For His Glory

7       the subject property.)

8

9       June 27, 2024

10                               6:00 p.m.

11       PROCEEDINGS HAD and testimony

12       taken before the DU PAGE COUNTY ZONING BOARD OF

13       APPEALS, taken at the DuPage County

14       Administration Building, 421 North County Farm

15       Road, Wheaton, Illinois, before LINDA M.

16       CIOSEK, C.S.R. a Notary Public qualified and

17       commissioned for the State of Illinois.

18

19       BOARD MEMBERS PRESENT:

20       MR. ROBERT KARTHOLL, Chairman.

21

22       ALSO PRESENT:

23       MS. JESSICA INFELISE DATZMAN, Planning &

24       Zoning.

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<p style="text-align: right;">Page 2</p> <p>1 2 3 4 CHAIRMAN KARTHOLL: This is the DuPage 5 County Zoning Board of Appeals hearing this 6 evening June 27, and I'll begin the meeting 7 with a call to order. This is Robert Kartholl, 8 I am the only member present because the 9 petitioner in the case that we'll call shortly 10 has requested another continuance, so there are 11 no other members present. There is no general 12 public comment, and I have no minutes to 13 approve. 14 The case that I'll call for 15 a public hearing tonight is Zoning Petition 16 24-014 All For His Glory, LLC. It's a 17 Bloomingdale Township case that was continued 18 previously. The petitioner's attorney Mr. 19 Hovde indicates that the petitioner is quite 20 ill, and so another continuance is requested. 21 I think this should be the final continuance, 22 and so I'll set it for August 15, 2024 at 6:00 23 in this room and make -- and ask that the 24 petitioner be notified that it's set as a final 25 continuance.</p>	<p style="text-align: right;">Page 4</p> <p>1 us whether you support or oppose this petition, 2 or do you want to make general comments? 3 MS. SIEGLE: It's hard for me to know 4 because I don't know exactly what's planned. 5 It says it's a planned development, but I don't 6 know what is planned. 7 CHAIRMAN KARTHOLL: It's a technical 8 sort of a twist in order to request a 9 conditional use, so the planned development is 10 a request to have two uses on this property. 11 At the earlier hearing which you missed there 12 was some discussion about what precisely those 13 uses would be, and that yet needs to be 14 clarified. 15 MS. SIEGLE: Yeah. I did listen to the 16 recording, which is partly why I'm here, 17 because I felt like what was represented wasn't 18 accurate, at least from my observation. 19 CHAIRMAN KARTHOLL: Okay. 20 MS. SIEGLE: First of all, I also want 21 to say I'm not here to stop somebody from a 22 legitimate business venture, if he's got that 23 going on. I'm just not sure what's going on 24 over there, and with two uses what additional 25 things are going to happen back there.</p>
<p style="text-align: right;">Page 3</p> <p>1 I understand there is a lady 2 here who was not able to attend one of our 3 earlier hearings, but I understand she would 4 like to make some comments this evening, so 5 I'll call on you. The first item is I'll ask 6 you to be sworn in and then state your name, 7 spell your name, and tell us your address and 8 then make your comments; okay? So would you 9 raise your hand and be sworn in. 10 (Whereupon, the oath was 11 duly administered.) 12 CHAIRMAN KARTHOLL: Thank you. And your 13 name and address? 14 MS. SIEGLE: My name is Kendra, 15 K-e-n-d-r-a, Siegle, S as in Sam, i-e-g-l-e. 16 Am I speaking loud enough? 17 CHAIRMAN KARTHOLL: Yeah. Why don't you 18 come up here just so we can hear and the 19 recording picks it up. 20 Great, thank you. 21 MS. SIEGLE: I live at 306 DePinto in 22 Villa Veneto Townhome Complex in Bloomingdale, 23 Illinois, and I'm up against the property 24 that's being discussed. 25 CHAIRMAN KARTHOLL: Okay. Can you tell</p>	<p style="text-align: right;">Page 5</p> <p>1 I've lived up against that 2 property for about seven years and I've seen a 3 lot of different activity there. I think you 4 heard there's a building in the front that has 5 an adult entertainment spot in it. That is an 6 active adult entertainment spot from what we 7 can tell from the outside, has a Live Girls 8 sign on the outside. 9 CHAIRMAN KARTHOLL: Did you say it is an 10 active or it isn't active? 11 MS. SIEGLE: It is -- it appears to be 12 an active business. 13 CHAIRMAN KARTHOLL: Okay. 14 MS. SIEGLE: With a neon sign that says 15 Live Girls on the outside. Then there is a 16 fence behind, and that property behind is I 17 think what is to be addressed for two uses. 18 That property, from what I 19 can tell, so there is a fence along the side of 20 the property, our back yard. We barely can use 21 our back yard in the summer because it's loud, 22 it's noisy, there's dust and debris and stuff 23 that comes from that property onto ours and our 24 neighbors along that side. It's got various 25 things on that property. There is some -- the</p>

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1 fence is kind of a slatted fence so you can see  
2 in between, and there is some broken fence  
3 posts. There's bricks, there's pipes, there's  
4 a boat stored on the side, there's all kinds of  
5 stuff back there. There are tubs of -- there  
6 are tub white-like containers that look like  
7 they are for liquid. I don't know if there's  
8 any liquid in them, it doesn't appear there is,  
9 but I don't know. There is what appears to be  
10 large propane tanks there as well. I mean,  
11 they stood about this tall, they're not like  
12 massive, but they're good sized, they're not  
13 like for your barbecue grill. I don't know if  
14 they have anything in them either. A lot of  
15 stuff has been piled there for years.  
16 Sometimes things shift, sometimes not, against  
17 our space.  
18 There is also a huge  
19 container like, you know, one of those  
20 container boxes that sit out in the middle of  
21 the property that's all open on one side. It  
22 looks like it could fall down, to be honest,  
23 but it's full of all kinds of stuff. I don't  
24 know what they do in there. They either drill  
25 or saw or something on a regular basis. Again,

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1 don't know what that is.  
2 They are also -- they have  
3 cranes in there, trucks in there. The  
4 gentleman that was on the video last time said  
5 that they work 9:00 to 5:00 time and there's  
6 not a lot of vehicles back there. I can tell  
7 you for sure it's not a 9:00 to 5:00. They are  
8 operating out there every single day of the  
9 week, including Sunday mornings at 7:00 in the  
10 morning moving stuff around; like I said,  
11 cranes move stuff around back there.  
12 They cleared a whole bunch  
13 of trees back there, and it's just -- we don't  
14 know what's going to go in there.  
15 CHAIRMAN KARTHOLL: Okay.  
16 MS. SIEGLE: That's basically my issue.  
17 The question that I have, again, if they are  
18 doing something that's their business, but  
19 they're backing up to a residential area and I  
20 don't think they're respecting our space either  
21 and it's inhibiting our living. So I do wonder  
22 the question about if they represented a  
23 certain way, is somebody going to check to make  
24 sure? Is there an inspection that can happen  
25 by the County to say, even though it's

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1 unincorporated, to just check to make sure  
2 they're operating appropriately and what they  
3 say they're doing?  
4 CHAIRMAN KARTHOLL: Well, there are  
5 various things that can be examined or  
6 inspected, but with respect to the general use,  
7 the layout, the infringement into side yard  
8 setbacks, et cetera, that generally sounds like  
9 the Development Department and Zoning, so you  
10 can, you know, file your complaints with  
11 respect to those matters with the County and  
12 then it could be inspected. I understand that  
13 this has already been cited for violations, so  
14 you can check what violations have already been  
15 levied against the property.  
16 MS. SIEGLE: Development and Zoning?  
17 CHAIRMAN KARTHOLL: Yeah. Do you want  
18 to give her a number?  
19 MS. INFELISE DATZMAN: I can touch base  
20 with her.  
21 CHAIRMAN KARTHOLL: We'll give you the  
22 number after the hearing. I have some things  
23 to do after the hearing, but you can get that  
24 contact number.  
25 MS. SIEGLE: Okay.

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1 CHAIRMAN KARTHOLL: Okay?  
2 MS. SIEGLE: I appreciate that. Thank  
3 you.  
4 CHAIRMAN KARTHOLL: Good, thank you very  
5 much. So, those comments will be incorporated  
6 into the record, and let's make sure that the  
7 other members of the Board -- we don't have a  
8 court reporter here, we just have this  
9 recording, so let's make sure that there's a  
10 way for the other members of the Board to have  
11 the availability of these comments; okay?  
12 Great, thank you.  
13 With that, again the hearing  
14 is continued to August 15 so I'll close the  
15 hearing for this evening. I didn't intend to  
16 take public comment, but I wanted to  
17 accommodate the lady who attended without the  
18 knowledge that this matter would not be heard  
19 and the petitioner wouldn't make a presentation  
20 tonight, but simply ask for a continuance. So  
21 hearing closed.  
22 Next item on the agenda is  
23 old business; none. New business; none. And  
24 we are adjourned.  
25 (Which were all the

1  
 2 proceedings had and  
 3  
 4 testimony taken in the  
 5  
 6 above-entitled cause.)  
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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, do  
 7 hereby certify that at the request of the DU  
 8 PAGE COUNTY ZONING BOARD OF APPEALS, subject to  
 9 the usual terms and conditions of Veritext,  
 10 reported in shorthand the proceedings had and  
 11 testimony taken at the public hearing of the  
 12 above-entitled cause, and that the foregoing  
 13 transcript is a true, correct and complete  
 14 report of the testimony so taken at the time  
 15 and place hereinabove set forth.  
 16  
 17 *Linda M. Ciosek*  
 18  
 19 CERTIFIED SHORTHAND REPORTER  
 20  
 21 My Commission Expires:  
 22 July 26, 2026.  
 23  
 24  
 25

<b>&amp;</b>	<b>accurate</b> 4:18	<b>backing</b> 7:19	9:1,4
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