

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

October Recommendation Meeting) Z25-053

T-5-25

Z25-054

October 2, 2025

5:30 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. ROBERT KARTHOLL, Chairman.

MR. ZAIN RAHMAN, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. JIM JAROG, Commissioner.

ALSO PRESENT:

MR. PAUL HOSS, Zoning & Planning
Administration Coordinator.

MS. ASHLYN KIRBY, Zoning

<p style="text-align: right;">Page 2</p> <p>1 Administration Coordinator. 2 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 CHAIRMAN KARTHOLL: Motion by Mr. 2 Schultz, seconded by Mr. Murphy. Any 3 discussion? 4 (No response.) 5 CHAIRMAN KARTHOLL: All in favor, 6 signify by saying aye. 7 (Whereupon, all 8 Commissioners responded 9 aye.) 10 CHAIRMAN KARTHOLL: Any opposed? 11 (No response.) 12 CHAIRMAN KARTHOLL: The motion 13 carries. Taking us to 25-040, the County of 14 DuPage DOT matter heard on August 20, 2025. 15 Is there a motion to approve those minutes? 16 COMMISSIONER MORAN: Motion. 17 CHAIRMAN KARTHOLL: Motion by Mr. 18 Moran. 19 COMMISSIONER MURPHY: Second. 20 CHAIRMAN KARTHOLL: Seconded by Mr. 21 Murphy. Any discussion on that motion? 22 (No response.) 23 CHAIRMAN KARTHOLL: All in favor of 24 the motion, signify by saying aye.</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN KARTHOLL: This is the DuPage 2 County Zoning Board of Appeals October 2nd, 3 2025 recommendation meeting, and I'm calling 4 the meeting to order and ask -- we don't need 5 to call the roll. I'll note for the record 6 that all of the sitting members of the Board 7 are present this evening. 8 I presume we have no 9 public comment to be offered; is that 10 correct? 11 MR. HOSS: Correct. 12 CHAIRMAN KARTHOLL: Then we have a 13 number of items of minutes to approve. 14 Usually if there's one or two, I take a group 15 motion, but I think I'd like to -- because 16 there are several, there may be some 17 comments. 18 So let's take the 19 recommendation meeting for August 14, 2025, 20 that's a transcript. Is there a motion to 21 approve? 22 COMMISSIONER SCHULTZ: Move to 23 approve. 24 COMMISSIONER MURPHY: Second.</p>	<p style="text-align: right;">Page 5</p> <p>1 (Whereupon, all 2 Commissioners responded 3 aye.) 4 CHAIRMAN KARTHOLL: Any opposed? 5 (No response.) 6 CHAIRMAN KARTHOLL: That motion 7 carries. 8 Now, we have 25-052, the 9 PTS Cannabis matter heard August 21, 2025. 10 Is there a motion to approve that transcript? 11 COMMISSIONER MORAN: Motion. 12 CHAIRMAN KARTHOLL: Motion by Mr. 13 Moran. 14 COMMISSIONER MURPHY: Second. 15 CHAIRMAN KARTHOLL: And seconded by 16 Mr. Murphy. Any discussion on the motion? 17 (No response.) 18 CHAIRMAN KARTHOLL: All in favor of 19 the motion to approve, please say eye. 20 (Whereupon, all 21 Commissioners responded 22 aye.) 23 CHAIRMAN KARTHOLL: Any opposed? 24 (No response.)</p>

Page 6

1 CHAIRMAN KARTHOLL: The motion
2 carries.
3 These are all transcripts,
4 what am I doing? They're all court reporter
5 transcripts.
6 Okay, so that takes us to
7 West Suburban Athletic, 25-053.
8 COMMISSIONER MORAN: Motion.
9 CHAIRMAN KARTHOLL: Motion by Mr.
10 Moran.
11 COMMISSIONER MURPHY: Second.
12 CHAIRMAN KARTHOLL: Seconded by Mr.
13 Murphy. Any discussion on the motion?
14 (No response.)
15 CHAIRMAN KARTHOLL: All in favor of
16 the motion, signify by saying aye.
17 (Whereupon, all
18 Commissioners responded
19 aye.)
20 CHAIRMAN KARTHOLL: Any opposed?
21 (No response.)
22 CHAIRMAN KARTHOLL: Szakiel case is
23 25-054 heard September 18. Is there a motion
24 to approve that transcript?

Page 7

1 COMMISSIONER MORAN: Motion.
2 CHAIRMAN KARTHOLL: Motioned by Mr.
3 Moran.
4 COMMISSIONER MURPHY: Second.
5 CHAIRMAN KARTHOLL: Seconded by Mr.
6 Murphy. Any discussion on the motion?
7 (No response.)
8 CHAIRMAN KARTHOLL: All in favor of
9 the motion, signify by saying aye.
10 (Whereupon, all
11 Commissioners responded
12 aye.)
13 CHAIRMAN KARTHOLL: Any opposed?
14 (No response.)
15 CHAIRMAN KARTHOLL: That motion
16 carries.
17 Taking us to Text
18 Amendment T-5-25 heard September 10. Again,
19 a transcript. Is there a motion to approve
20 those minutes?
21 COMMISSIONER MORAN: Motion.
22 CHAIRMAN KARTHOLL: Motioned by Mr.
23 Moran.
24 COMMISSIONER MURPHY: Second.

Page 8

1 CHAIRMAN KARTHOLL: Seconded by Mr.
2 Murphy. Any discussion on the motion?
3 (No response.)
4 CHAIRMAN KARTHOLL: Please signify --
5 all in favor of the motion, please signify by
6 saying aye.
7 (Whereupon, all
8 Commissioners responded
9 aye.)
10 CHAIRMAN KARTHOLL: Any opposed?
11 (No response.)
12 CHAIRMAN KARTHOLL: None opposed, the
13 motion carries.
14 That takes us to our cases
15 for the evening, the first of which is the
16 West Suburban Athletic Corporation, West
17 Suburban Athletic Development Corporation.
18 That's a Downers Grove Township case, so we
19 can start by having a motion.
20 COMMISSIONER RAHMAN: Chairman, I
21 would like to move to approve subject to the
22 Tri-State Fire Protection District's
23 requirements and verification that emergency
24 access is safe and code compliant.

Page 9

1 CHAIRMAN KARTHOLL: I'm sorry, I just
2 didn't hear a little bit of the -- I know you
3 made a motion.
4 COMMISSIONER RAHMAN: Subject to the
5 Tri-State Fire Protection District's
6 requirements and verification that emergency
7 access is safe and code compliant.
8 Essentially on the 16th of September they
9 said some requirements and updates, I would
10 just like those to be --
11 CHAIRMAN KARTHOLL: -- included as a
12 condition?
13 COMMISSIONER RAHMAN: Yes, correct.
14 CHAIRMAN KARTHOLL: Okay. Is there a
15 second?
16 COMMISSIONER MORAN: I would like to
17 second the motion, but I would like to add
18 another condition.
19 CHAIRMAN KARTHOLL: Okay. I'll
20 indicate that Mr. Rahman made the motion and
21 Mr. Moran the second. What condition do you
22 want to add?
23 COMMISSIONER MORAN: One of the
24 conditions I was hoping we could add is the

<p style="text-align: right;">Page 10</p> <p>1 right turn out of the lot, they said 2 something about their curbs not being that 3 tall, so if we could make sure that it's well 4 known that they're not supposed to take a 5 right out of the parking lot. 6 And the other condition I 7 was hoping that maybe we could ask them to 8 make sure the landscaping where the bridge is 9 at is tame, kept short, so that one car can 10 see the other car where they're going to be 11 directing traffic. 12 CHAIRMAN KARTHOLL: So landscaping 13 does not impede line of sight? 14 COMMISSIONER MORAN: Exactly. 15 CHAIRMAN KARTHOLL: I don't know how 16 to quantify the curb situation. What did you 17 mean by -- 18 COMMISSIONER MORAN: Well, some of the 19 -- 20 CHAIRMAN KARTHOLL: Extended curb? 21 COMMISSIONER MORAN: Some of the 22 homeowners who came, they were a little upset 23 because people were still taking rights out 24 of the parking lot when they're not supposed</p>	<p style="text-align: right;">Page 12</p> <p>1 that survive, Mr. Hoss? 2 MR. HOSS: Yes. The original zoning 3 entitlement remains in place, along with all 4 of the conditions that were put on the 5 original entitlement. If you'd like, we can 6 have those as part of this as well. 7 CHAIRMAN KARTHOLL: Why don't we just 8 do a catch-all condition that say all prior 9 conditions survive? 10 MR. HOSS: Understood, perfect. 11 CHAIRMAN KARTHOLL: Is that okay with 12 the maker of the motion and the second? 13 COMMISSIONER RAHMAN: Yes. 14 COMMISSIONER MORAN: Sounds goods. 15 CHAIRMAN KARTHOLL: Let's call a roll 16 call vote on the motion to approve. 17 MS. KIRBY: Member Jarog? 18 COMMISSIONER JAROG: Yes. 19 MS. KIRBY: Member Rahman? 20 COMMISSIONER RAHMAN: Yes. 21 MS. KIRBY: Member Moran? 22 COMMISSIONER MORAN: Aye. 23 MR. KIRBY: Member Schultz? 24 COMMISSIONER SCHULTZ: Aye.</p>
<p style="text-align: right;">Page 11</p> <p>1 to. If they could do something to -- 2 CHAIRMAN KARTHOLL: So the technical 3 term is nonmountable curb. Mr. Hoss is 4 pointing out to me that the common language 5 is that a nonmountable curb be installed at 6 that point. 7 COMMISSIONER MORAN: Okay. 8 CHAIRMAN KARTHOLL: That's a good 9 solution. 10 COMMISSIONER MORAN: Can we add that 11 to the condition? 12 CHAIRMAN KARTHOLL: It's okay with me 13 if it's okay with Zain who made the motion. 14 COMMISSIONER RAHMAN: It's okay with 15 me. 16 CHAIRMAN KARTHOLL: All right. Is 17 there any further discussion? 18 (No response.) 19 CHAIRMAN KARTHOLL: Well, other than 20 that, I think it's a pretty straight-forward 21 case and the petitioner has satisfied the 22 requirements for this amendment to the old 23 conditional use, but just as a little 24 cleanup, do we have all of the old conditions</p>	<p style="text-align: right;">Page 13</p> <p>1 MS. KIRBY: Member Murphy? 2 COMMISSIONER MURPHY: Yes. 3 MS. KIRBY: And then Chairman 4 Kartholl? 5 CHAIRMAN KARTHOLL: Aye. The motion 6 passes by a vote of 6 in favor and none 7 opposed. It will go forward to the 8 Development Committee with that 9 recommendation. 10 The next item on the 11 agenda is Text Amendment T-5-25, and can I 12 have a motion on this matter? 13 COMMISSIONER MURPHY: I have a problem 14 with that the -- 15 COMMISSIONER MORAN: Which one? 16 That's the next one. 17 COMMISSIONER MURPHY: That's not that 18 one, okay. 19 CHAIRMAN KARTHOLL: This is the text 20 amendment. 21 COMMISSIONER MURPHY: Okay. 22 CHAIRMAN KARTHOLL: This is a 23 statement of what is a relatively 24 comprehensive plan of the County, and it was</p>

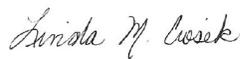
<p style="text-align: right;">Page 14</p> <p>1 brought to us to clean up certain language of 2 the Ordinance, so I don't think there's much 3 debate. 4 COMMISSIONER MORAN: I make a motion 5 to approve. 6 CHAIRMAN KARTHOLL: Motion by Mr. 7 Moran. 8 COMMISSIONER MURPHY: Second. 9 CHAIRMAN KARTHOLL: And seconded by 10 Mr. Murphy. 11 Any discussion from the 12 Board? 13 (No response.) 14 CHAIRMAN KARTHOLL: In that case, 15 would you call the roll? 16 MS. KIRBY: Member Moran? 17 COMMISSIONER MORAN: Aye. 18 MS. KIRBY: Member Murphy? 19 COMMISSIONER MURPHY: Yes. 20 MS. KIRBY: Member Jarog? 21 COMMISSIONER JAROG: Yes. 22 MS. KIRBY: Member Rahman? 23 COMMISSIONER RAHMAN: Yes. 24 MS. KIRBY: Member Schultz?</p>	<p style="text-align: right;">Page 16</p> <p>1 it's at. 2 COMMISSIONER MORAN: I would like to 3 add there's a flag lot there, and the other 4 things is, too, the petitioner talked about 5 that it's going to be all family and he 6 wouldn't sell them, and it would be really 7 hard to put a condition on that, and so I 8 just -- to see it come up to us as a 9 conditional use was just kind of odd. Maybe 10 a variation or a rezoning. But I don't want 11 to be the engineer of this, but I did do a 12 little math and if you divided those three 13 lots and made them rectangle, they would be 14 larger than what I have width-wise in the 15 front. But my biggest reason to deny the 16 petition is the flag lot. 17 CHAIRMAN KARTHOLL: Well, my 18 understanding is the County disfavors flag 19 lots for various reasons, one of which is 20 safety as Mr. Murphy pointed out. I don't 21 know why -- this is styled as a conditional 22 use. To me, inappropriately so. It's a 23 conditional use for a planned development. I 24 don't see the development. There's no</p>
<p style="text-align: right;">Page 15</p> <p>1 COMMISSIONER SCHULTZ: Aye. 2 MS. KIRBY: And then Chairman 3 Kartholl? 4 CHAIRMAN KARTHOLL: Aye. The motion 5 passes by a vote of 6 in favor and none 6 opposed. 7 That takes us to the 8 Szakiel petition. This is brought as a 9 conditional use for a planned development for 10 a 3-lot subdivision in an R-1 Single-Family 11 Residence District with various exceptions. 12 Is there a motion on this 13 petition? 14 COMMISSIONER MURPHY: Well, I move we 15 deny it. 16 COMMISSIONER MORAN: I'll second it. 17 CHAIRMAN KARTHOLL: Motion to deny by 18 Mr. Murphy, seconded by Mr. Moran. Any 19 discussion on that motion? 20 COMMISSIONER MURPHY: One of the lots 21 actually isn't facing the street, it's stuck 22 behind the houses back there and has a fairly 23 narrow driveway as far as any emergency 24 equipment not getting back into there where</p>	<p style="text-align: right;">Page 17</p> <p>1 development that's been advanced, it's a 2 subdivision with no, you know, sort of 3 specifics about the development so I think it 4 was done in the way that it was to avoid 5 certain requirements that would otherwise be 6 applicable to the same variations. So I 7 agree with those that have spoken. 8 Anyone else have any 9 comments? 10 (No response.) 11 CHAIRMAN KARTHOLL: Okay, then would 12 you please call the roll. 13 MS. KIRBY: Member Murphy? 14 COMMISSIONER MURPHY: Yes. 15 MS. KIRBY: Member Moran? 16 COMMISSIONER MORAN: Aye. 17 MS. KIRBY: Member Jarog? 18 COMMISSIONER JAROG: Yes. 19 MS. KIRBY: Member Rahman? 20 COMMISSIONER RAHMAN: Yes. 21 MS. KIRBY: Member Schultz? 22 COMMISSIONER SCHULTZ: Aye. 23 MS. KIRBY: And then Chairman Bob 24 Kartholl?</p>

1 CHAIRMAN KARTHOLL: Aye.
2 The motion to deny is
3 granted by a vote of 6 in favor and none
4 opposed, and it will go forward to the
5 Development Committee with that
6 recommendation.

7 Those are all the cases we
8 have to consider this evening. We have no
9 old business to consider, no new business to
10 consider, and so we are ready to adjourn the
11 meeting. So with that, we are adjourned.

12 (Which were all the
13 proceedings had and
14 testimony taken in the
15 above-entitled cause.)
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24

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,
6 do hereby certify that at the request of the
7 DU PAGE COUNTY ZONING BOARD OF APPEALS,
8 subject to the usual terms and conditions of
9 Veritext, reported in shorthand the
10 proceedings had and testimony taken at the
11 public hearing of the above-entitled cause,
12 and that the foregoing transcript is a true,
13 correct and complete report of the testimony
14 so taken at the time and place hereinabove
15 set forth.

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17
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19 

20
21 CERTIFIED SHORTHAND REPORTER
22

23 My Commission Expires:
24 July 26, 2026.

&	5	12:16 14:5	cannabis 5:9
& 1:22	5-25 1:4 7:18	ashlyn 1:24	car 10:9,10
0	13:11	athletic 6:7	carl 1:17
084-2892 19:4	5:30 1:6	8:16,17	carries 4:13 5:7
1	6	august 3:19	6:2 7:16 8:13
1 15:10	6 13:6 15:5	4:14 5:9	case 6:22 8:18
10 7:18	18:3	avoid 17:4	11:21 14:14
14 3:19	a	aye 4:6,9,24 5:3	cases 8:14 18:7
16th 9:8	above 18:15	5:22 6:16,19	catch 12:8
18 6:23	19:11	7:9,12 8:6,9	cause 18:15
2	access 8:24 9:7	12:22,24 13:5	19:11
2 1:5	actually 15:21	14:17 15:1,4	certain 14:1
20 4:14	add 9:17,22,24	17:16,22 18:1	17:5
2025 1:5 3:3,19	11:10 16:3	b	certified 19:21
4:14 5:9	adjourn 18:10	back 15:22,24	certify 19:6
2026 19:24	adjourned	biggest 16:15	chairman 1:15
21 5:9	18:11	bit 9:2	3:1,12 4:1,5,10
25-040 4:13	administration	board 1:2,8,14	4:12,17,20,23
25-052 5:8	1:10,23 2:1	3:2,6 14:12	5:4,6,12,15,18
25-053 6:7	advanced 17:1	19:7	5:23 6:1,9,12
25-054 6:23	agenda 13:11	bob 17:23	6:15,20,22 7:2
26 19:24	agree 17:7	bridge 10:8	7:5,8,13,15,22
28180 19:20	amendment	brought 14:1	8:1,4,10,12,20
2nd 3:2	7:18 11:22	15:8	9:1,11,14,19
3	13:11,20	building 1:10	10:12,15,20
3 15:10	appeals 1:2,9	business 18:9,9	11:2,8,12,16,19
4	3:2 19:7	c	12:7,11,15
421 1:10	applicable 17:6	c.s.r. 1:12 19:3	13:3,5,19,22
	approve 3:13	call 3:5 12:15	14:6,9,14 15:2
	3:21,23 4:15	12:16 14:15	15:4,17 16:17
	5:10,19 6:24	17:12	17:11,23 18:1
	7:19 8:21	calling 3:3	ciosek 1:12
			19:3

<p>clean 14:1 cleanup 11:24 code 8:24 9:7 come 16:8 comment 3:9 comments 3:17 17:9 commission 19:23 commissioned 1:13 19:4 commissioner 1:16,17,18,19 1:20 3:22,24 4:16,19 5:11 5:14 6:8,11 7:1 7:4,21,24 8:20 9:4,13,16,23 10:14,18,21 11:7,10,14 12:13,14,18,20 12:22,24 13:2 13:13,15,17,21 14:4,8,17,19,21 14:23 15:1,14 15:16,20 16:2 17:14,16,18,20 17:22 commissioners 4:8 5:2,21 6:18 7:11 8:8 committee 13:8 18:5</p>	<p>common 11:4 complete 19:13 compliant 8:24 9:7 comprehensive 13:24 condition 9:12 9:18,21 10:6 11:11 12:8 16:7 conditional 11:23 15:9 16:9,21,23 conditions 9:24 11:24 12:4,9 19:8 consider 18:8,9 18:10 coordinator 1:23 2:1 corporation 8:16,17 correct 3:10,11 9:13 19:13 county 1:1,8,9 1:10 3:2 4:13 13:24 16:18 19:2,5,7 court 6:4 curb 10:16,20 11:3,5 curbs 10:2</p>	<p style="text-align: center;">d</p> <p>debate 14:3 dennis 1:19 deny 15:15,17 16:15 18:2 development 8:17 13:8 15:9 16:23,24 17:1 17:3 18:5 directing 10:11 discussion 4:3 4:21 5:16 6:13 7:6 8:2 11:17 14:11 15:19 disfavors 16:18 district 15:11 district's 8:22 9:5 divided 16:12 doing 6:4 dot 4:14 downers 8:18 driveway 15:23 du 1:1,8 19:2,7 duly 19:4 dupage 1:9 3:1 4:14 19:5</p> <p style="text-align: center;">e</p> <p>emergency 8:23 9:6 15:23 engineer 16:11 entitled 18:15 19:11</p>	<p>entitlement 12:3,5 equipment 15:24 essentially 9:8 evening 3:7 8:15 18:8 exactly 10:14 exceptions 15:11 expires 19:23 extended 10:20 eye 5:19</p> <p style="text-align: center;">f</p> <p>facing 15:21 fairly 15:22 family 15:10 16:5 far 15:23 farm 1:11 favor 4:5,23 5:18 6:15 7:8 8:5 13:6 15:5 18:3 fire 8:22 9:5 first 8:15 flag 16:3,16,18 foregoing 19:12 forth 19:15 forward 11:20 13:7 18:4</p>
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front 16:15 further 11:17	inappropriately 16:22	kind 16:9 kirby 1:24 12:17,19,21,23 13:1,3 14:16 14:18,20,22,24 15:2 17:13,15 17:17,19,21,23	matter 4:14 5:9 13:12 mean 10:17 meeting 1:3 3:3 3:4,19 18:11 member 12:17 12:19,21,23 13:1 14:16,18 14:20,22,24 17:13,15,17,19 17:21
g	included 9:11 indicate 9:20 installed 11:5 item 13:10 items 3:13	know 9:2 10:15 16:21 17:2 known 10:4	members 1:14 3:6 minutes 3:13 4:15 7:20 moran 1:19 4:16,18 5:11 5:13 6:8,10 7:1 7:3,21,23 9:16 9:21,23 10:14 10:18,21 11:7 11:10 12:14,21 12:22 13:15 14:4,7,16,17 15:16,18 16:2 17:15,16
getting 15:24 go 13:7 18:4 going 10:10 16:5 good 11:8 goods 12:14 granted 18:3 group 3:14 grove 8:18	j	landscaping 10:8,12 language 11:4 14:1 larger 16:14 linda 1:11 19:3 line 10:13 little 9:2 10:22 11:23 16:12 lot 10:1,5,24 15:10 16:3,16 lots 15:20 16:13,19	motion 3:15,20 4:1,12,15,16,17 4:21,24 5:6,10 5:11,12,16,19 6:1,8,9,13,16 6:23 7:1,6,9,15 7:19,21 8:2,5 8:13,19 9:3,17
h	jack 1:18 jarog 1:20 12:17,18 14:20 14:21 17:17,18 jim 1:20 july 19:24	l	
hard 16:7 hear 9:2 heard 4:14 5:9 6:23 7:18 hearing 19:11 hereinabove 19:14 homeowners 10:22 hoping 9:24 10:7 hoss 1:22 3:11 11:3 12:1,2,10 houses 15:22	k	m	
i	kartholl 1:15 3:1,12 4:1,5,10 4:12,17,20,23 5:4,6,12,15,18 5:23 6:1,9,12 6:15,20,22 7:2 7:5,8,13,15,22 8:1,4,10,12 9:1 9:11,14,19 10:12,15,20 11:2,8,12,16,19 12:7,11,15 13:4,5,19,22 14:6,9,14 15:3 15:4,17 16:17 17:11,24 18:1 kept 10:9	m 1:11 19:3 made 9:3,20 11:13 16:13 make 10:3,8 14:4 maker 12:12 math 16:12	
illinois 1:11,13 19:1,5 impede 10:13			

<p>9:20 11:13 12:12,16 13:5 13:12 14:4,6 15:4,12,17,19 18:2 motioned 7:2 7:22 move 3:22 8:21 15:14 murphy 1:18 3:24 4:2,19,21 5:14,16 6:11 6:13 7:4,6,24 8:2 13:1,2,13 13:17,21 14:8 14:10,18,19 15:14,18,20 16:20 17:13,14</p>	<p>offered 3:9 okay 6:6 9:14 9:19 11:7,12 11:13,14 12:11 13:18,21 17:11 old 11:22,24 18:9 opposed 4:10 5:4,23 6:20 7:13 8:10,12 13:7 15:6 18:4 order 3:4 ordinance 14:2 original 12:2,5</p>	<p>plan 13:24 planned 15:9 16:23 planning 1:22 please 5:19 8:4 8:5 17:12 point 11:6 pointed 16:20 pointing 11:4 present 1:14,21 3:7 presume 3:8 pretty 11:20 prior 12:8 problem 13:13 proceedings 1:7 18:13 19:10 protection 8:22 9:5 pts 5:9 public 1:12 3:9 19:11 put 12:4 16:7</p>	<p>12:20 14:22,23 17:19,20 ready 18:10 really 16:6 reason 16:15 reasons 16:19 recommenda... 1:3 3:3,19 13:9 18:6 record 3:5 rectangle 16:13 relatively 13:23 remains 12:3 report 19:13 reported 19:9 reporter 6:4 19:21 request 19:6 requirements 8:23 9:6,9 11:22 17:5 residence 15:11 responded 4:8 5:2,21 6:18 7:11 8:8 response 4:4,11 4:22 5:5,17,24 6:14,21 7:7,14 8:3,11 11:18 14:13 17:10 rezoning 16:10 right 10:1,5 11:16</p>
<p>n</p>	<p>p</p>	<p>q</p>	
<p>narrow 15:23 need 3:4 new 18:9 nonmountable 11:3,5 north 1:10 notary 1:12 note 3:5 number 3:13</p>	<p>p.m. 1:6 page 1:1,8 19:2 19:7 parking 10:5 10:24 part 12:6 passes 13:6 15:5 paul 1:22 people 10:23 perfect 12:10 petition 15:8 15:13 16:16 petitioner 11:21 16:4 place 12:3 19:14</p>	<p>r</p>	
<p>o</p>	<p>r</p>	<p>qualified 1:12 19:4 quantify 10:16</p>	
<p>october 1:3,5 3:2 odd 16:9</p>	<p>o</p>	<p>r</p>	
		<p>r 15:10 rahman 1:16 8:20 9:4,13,20 11:14 12:13,19</p>	

<p>rights 10:23 road 1:11 robert 1:15 roll 3:5 12:15 14:15 17:12</p>	<p>shorthand 19:9 19:21 sight 10:13 signature 19:20 signify 4:6,24 6:16 7:9 8:4,5 single 15:10 sitting 3:6 situation 10:16 solution 11:9 sorry 9:1 sort 17:2 sounds 12:14 specifics 17:3 spoken 17:7 ss 19:1 start 8:19 state 1:13 8:22 9:5 19:1,5 statement 13:23 straight 11:20 street 15:21 stuck 15:21 styled 16:21 subdivision 15:10 17:2 subject 8:21 9:4 19:8 suburban 6:7 8:16,17 supposed 10:4 10:24</p>	<p>sure 10:3,8 survive 12:1,9 szakiel 6:22 15:8</p> <p style="text-align: center;">t</p> <p>t 1:4 7:18 13:11 take 3:14,18 10:4 taken 1:8,9 18:14 19:10,14 takes 6:6 8:14 15:7 talked 16:4 tall 10:3 tame 10:9 technical 11:2 term 11:3 terms 19:8 testimony 1:7 18:14 19:10,13 text 7:17 13:11 13:19 things 16:4 think 3:15 11:20 14:2 17:3 three 16:12 time 19:14 township 8:18 traffic 10:11 transcript 3:20 5:10 6:24 7:19 19:12</p>	<p>transcripts 6:3 6:5 tri 8:22 9:5 true 19:12 turn 10:1 two 3:14</p> <p style="text-align: center;">u</p> <p>understanding 16:18 understood 12:10 updates 9:9 upset 10:22 use 11:23 15:9 16:9,22,23 usual 19:8 usually 3:14</p> <p style="text-align: center;">v</p> <p>variation 16:10 variations 17:6 various 15:11 16:19 verification 8:23 9:6 veritext 19:9 vote 12:16 13:6 15:5 18:3</p> <p style="text-align: center;">w</p> <p>want 9:22 16:10 way 17:4</p>
--	--	--	--

west 6:7 8:16 8:16 wheaton 1:11 width 16:14 wise 16:14
z
z25-053 1:3 z25-054 1:4 zain 1:16 11:13 zoning 1:2,8,22 1:24 3:2 12:2 19:7