

BEFORE THE DU PAGE COUNTY  
ZONING BOARD OF APPEALS

Special Use for construction of a new) Z25-040  
DuPage County HMF. ) DDOT

August 20, 2025

6:00 p.m.

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

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

MR. DENNIS MORAN, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JAMES JAROG, Commissioner.

MR. ZAIN RAHMAN, Commissioner.

<div>Page 2</div> <div> <p>1 ALSO PRESENT:</p> <p>2 OFFICE OF ROBERT B. BERLIN, DU PAGE</p> <p>3 COUNTY STATE'S ATTORNEY, by</p> <p>4 MR. CONOR MC CARTHY and</p> <p>5 MR. PAUL BRUCKNER,</p> <p>6 appeared on behalf of the Zoning</p> <p>7 Board of Appeals.</p> <p>8 MS. JESSICA INFELISE DATZMAN, Zoning</p> <p>9 Administration Coordinator.</p> <p>10 MR. PAUL HOSS, Zoning Administration</p> <p>11 Coordinator.</p> <p>12</p> <p>13 OFFICE OF ROBERT B. BERLIN, DU PAGE</p> <p>14 COUNTY STATE'S ATTORNEY, by</p> <p>15 MR. NICHOLAS ALFONSO,</p> <p>16</p> <p>17 Appeared on behalf of the</p> <p>18 Petitioner.</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> </div>	<div>Page 4</div> <div> <p>1 CHAIRMAN KARTHOLL: Let's call the</p> <p>2 meeting to order. This is the DuPage County</p> <p>3 Zoning Board of Appeals. We're here this</p> <p>4 evening to consider -- well, to conduct our</p> <p>5 meeting which begins with indicating that</p> <p>6 there are no minutes to be approved, no public</p> <p>7 comment to be offered other than comment that</p> <p>8 might be raised in connection with the public</p> <p>9 hearing that we will hold.</p> <p>10 And now I will call the</p> <p>11 first item on the -- first substantive item on</p> <p>12 the agenda which is the public hearing.</p> <p>13 This is Zoning Petition</p> <p>14 25-040, the County of DuPage Department of</p> <p>15 Transportation. We have a request for a</p> <p>16 special use for the construction of the new</p> <p>17 178,000 square foot highway maintenance</p> <p>18 facility, including the equipment garage,</p> <p>19 support spaces and DOT offices. Site</p> <p>20 development also includes construction of the</p> <p>21 new yard for DOT operations, including a new</p> <p>22 salt storage building, vehicle wash building</p> <p>23 and fueling island. Additional improvements</p> <p>24 will be made to the surrounding areas</p> </div>
<div>Page 3</div> <div> <p>1 EXHIBITS</p> <p>2</p> <p>3 Marked Admitted</p> <p>4</p> <p>5 Petitioner's Exhibits 1 - 7 9 10</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> </div>	<div>Page 5</div> <div> <p>1 including a new elevator at the current 509</p> <p>2 County parking deck with covered walkway, a</p> <p>3 new prefabricated cold storage building, and a</p> <p>4 new public bathroom building, both to be</p> <p>5 utilized by the fairgrounds.</p> <p>6 The property is located in</p> <p>7 the County of DuPage on an 84-acre site</p> <p>8 serviced by water and sewer. The matter was</p> <p>9 published in the Daily Herald on August 5th,</p> <p>10 2025, and we have received no objections or</p> <p>11 comments from the various authorities to whom</p> <p>12 we have circulated the petition.</p> <p>13 I have a number of exhibits</p> <p>14 which I will perhaps wait to be introduced by</p> <p>15 the presenter of the petition.</p> <p>16 Having read that zoning</p> <p>17 request, I can't imagine that there's a lot</p> <p>18 more to say, but in the event that we have</p> <p>19 testimony to be given this evening, who is</p> <p>20 presenting on behalf of the County?</p> <p>21 MR. ALFONSO: Yeah, Mr. Chair, my name</p> <p>22 is Assistant State's Attorney Nick Alfonso,</p> <p>23 A-l-f-o-n-s-o. I'm here representing the</p> <p>24 DuPage Division of Transportation. We have a</p> </div>

<p style="text-align: right;">Page 6</p> <p>1 number of witnesses present today, three of  2 which will give testimony affirmatively. That  3 is Stephen Travia, the Director, will provide  4 introduction and a little background on the  5 project; Jason Estes, the County's consultant  6 from FGM Architects, will provide detailed  7 information about the project and how it  8 complies with the City of Wheaton's Zoning  9 Ordinance; and Elizabeth Cerny from FGM  10 Architects as well.  11 We also have Tim Harbaugh,  12 the Director of DuPage Facilities Department;  13 Mike Figuray, the Manager of Highway  14 Operations for the Division of Transportation;  15 Nick Kottmeyer, the County's Chief  16 Administrative Officer, may be in attendance;  17 and finally Mark Thomas from the County as  18 well.  19 Prior to the beginning of  20 today's hearing I asked your court reporter,  21 and I wanted to make sure it was okay with  22 you, we'd ask that these witnesses be sworn in  23 as a group to save time.  24 CHAIRMAN KARTHOLL: That's what we</p>	<p style="text-align: right;">Page 8</p> <p>1 Wheaton. This is the basis for why the  2 Committee is hearing this, the Board of  3 Appeals, is pursuant to the City of Wheaton's  4 Ordinance.  5 The second exhibit is the  6 plat of survey for the project.  7 The third exhibit is the  8 site plan for the project.  9 The fourth exhibit is the  10 traffic study which will be explored in more  11 detail by Mr. Estes.  12 The fifth exhibit is the  13 City of Wheaton and the County of DuPage  14 special condition outline and response that's  15 provided by the consultant.  16 The sixth exhibit is a  17 memorandum from my office.  18 CHAIRMAN KARTHOLL: I sorry, what's  19 five again?  20 MR. ALFONSO: That is the City of  21 Wheaton and County of DuPage special  22 conditions. Basically it outlines the special  23 conditions requirements from the City of  24 Wheaton.</p>
<p style="text-align: right;">Page 7</p> <p>1 customarily do. In fact -- and I don't know  2 who the rest of you folks are, but to the  3 extent that any of you will answer questions  4 or comment about the pros and cons of this  5 petition, would you all who wish to testify  6 please stand and be sworn in by our court  7 reporter.  8 (Whereupon, the oath was  9 duly administered by the  10 Notary.)  11 CHAIRMAN KARTHOLL: Excellent, thank  12 you very much. And each of can you identify  13 yourselves as you begin your testimony.  14 Mr. Alfonso, what would  15 you do -- what would you like to do about  16 exhibits? You can introduce them now  17 one-by-one and I will admit them without any  18 objection, or you can introduce them during  19 the course of your presentation.  20 MR. ALFONSO: I'll introduce them now,  21 that way it's out of the way.  22 The first exhibit, Exhibit  23 1, is the October 22nd, 2024 IGA by and  24 between the County of DuPage and the City of</p>	<p style="text-align: right;">Page 9</p> <p>1 CHAIRMAN KARTHOLL: Understood.  2 MR. ALFONSO: As well as the DuPage  3 County's Ordinance and the response to those  4 on behalf of the petitioner.  5 The sixth exhibit is a  6 memorandum from the state's attorney's office  7 specifically authored by me, which outlines  8 how this proposed development complies with  9 the Supreme Court's decision in the City of  10 Chicago Heights versus Living Word Outreach  11 Full Gospel Church.  12 And the last exhibit is the  13 presentation or slide deck that you'll be  14 seeing today. And I believe you should all  15 have a copy of that in front of you as well.  16 (Whereupon, Petitioner's  17 Exhibits 1 through 7 were  18 marked for identification.)  19 CHAIRMAN KARTHOLL: Excellent. I'm  20 very interested in 6, by the way. It may be  21 instructive as to this matter and others.  22 MR. ALFONSO: I hope so. And then with  23 that, we'd ask that those exhibits be  24 admitted.</p>

<p style="text-align: right;">Page 10</p> <p>1 CHAIRMAN KARTHOLL: They are admitted.  2 MR. ALFONSO: Thank you.  3 (Whereupon, Petitioner's  4 Exhibits 1 through 7 were  5 admitted into the record.)  6 MR. ALFONSO: Thank you, Mr. Chair.  7 And with that, I'll turn it over to Stephen  8 Travia, the Director of the DuPage Division of  9 Transportation.  10 MR. TRAVIA: Good evening. As  11 mentioned, I'm Steve Travia, I'm the Director  12 of the DuPage County Division of  13 Transportation, and I'm here with the team to  14 discuss the construction of a new DuPage  15 County highway maintenance facility.  16 Before I get into  17 specifics, I want to mention a couple of  18 things. As you may be aware, and as was  19 mentioned in the counsel's opening, the County  20 entered into an intergovernmental agreement  21 with the City of Wheaton relative to the  22 County campus, which has been tendered as  23 Exhibit 1. The entire eastern portion of the  24 County campus remains in the incorporated area</p>	<p style="text-align: right;">Page 12</p> <p>1 maintenance facility.  2 The proposed facility will  3 sit on the far northern portion of the  4 existing County fairgrounds property adjacent  5 to the Union Pacific Railroad. The DOT's  6 existing maintenance facility on the west  7 campus at 140 South County Farm Road is  8 located about a half a mile from the new  9 proposed site.  10 The existing 140 building  11 was built in 1957, is nearly 70 years old and  12 is beyond its useful life. It no longer meets  13 the needs of the County DOT and needs to be  14 replaced so the County can continue to fulfill  15 its requirement of operating and maintaining  16 the County highway network.  17 The existing building sits  18 tightly in the southwest corner of the  19 County's west campus. It's currently about  20 58,000 square feet, houses vehicle storage and  21 our operations staff. Over the last several  22 decades, the needs of maintaining the County  23 roadways have become increasingly technically  24 complex, requiring more and larger equipment</p>
<p style="text-align: right;">Page 11</p> <p>1 of Wheaton, but through the IGA, the County  2 has been given authority relative to zoning  3 and building permitting matters on the County  4 campus, including the requirement that the  5 DuPage County Zoning Board of Appeals conduct  6 a public hearing regarding any development  7 which requires zoning relief on this campus  8 with final disposition of zoning matters to be  9 approved by the Wheaton City Council.  10 Tonight we'll discuss the  11 County's need for a new transportation  12 facility which is considered a special use per  13 the new city of Wheaton County Administrative  14 Campus Zoning District that the City and the  15 County developed and is part of the IGA.  16 CHAIRMAN KARTHOLL: Having said that,  17 or read that.  18 MR. TRAVIA: Yes, or read that. Thank  19 you for bearing with me.  20 So I'm here with the  21 members of our team which includes County  22 staff and FGM Architects and we want to  23 present information on the proposed  24 construction of the new DOT highway</p>	<p style="text-align: right;">Page 13</p> <p>1 to respond to the also growing needs of the  2 second largest county in the State of  3 Illinois.  4 The existing footprint is  5 over two and-a-half times too small for our  6 current and future operations. In addition to  7 being too small, existing facility systems,  8 HVAC and roof are all either outdated,  9 inefficient and/or failing. Replacement of  10 the facility is the appropriate approach.  11 As the existing site west  12 of County Farm Road is too small for the  13 appropriately-sized new facility, another site  14 was selected with the preference to be  15 centrally located in DuPage County and have  16 direct access to a county highway.  17 So we're excited to present  18 the proposed facility that will enhance our  19 ability to deliver these required highway  20 services to the people of DuPage County. The  21 new facility is going to maximize under-roof  22 storage, including needed de-icing materials,  23 improve site flow and circulation for  24 efficiency and safety, upgrade all of the</p>

<p style="text-align: right;">Page 14</p> <p>1 electrical, mechanical and plumbing to current  2 standards, making it more efficient, and  3 maintain continuous operations throughout  4 construction, especially during snow and ice  5 season.  6         When the project is  7 complete, our operations will be safer, more  8 efficient, mitigate our existing and future  9 environmental impacts, and do so without  10 sacrificing the level of service that our  11 public requires.  12         So at this time I'd like to  13 turn it over to FGM Architects to give you  14 some actual detail about that and talk more  15 about the proposed facility.  16         Thank you very much.  17         CHAIRMAN KARTHOLL: Good, thank you.  18 May I just say your testimony was instructive  19 and valuable. Generally speaking if a  20 homeowner comes and says to us I need some  21 zoning relief because I want to build an  22 addition to my house, we give great deference  23 to the need that the petitioner indicates. We  24 don't judge whether, you know, yeah he's got</p>	<p style="text-align: right;">Page 16</p> <p>1 add a little bit more to be able to understand  2 the need of this project and the impact of  3 this project.  4         DuPage DOT is responsible  5 for over 220 miles of centerline roadway, 92  6 miles of trail, and is responsible for 940,000  7 residents. This includes pavement, bridge  8 repair, traffic signs, signals, snow and ice  9 operations, and general maintenance. For  10 context, the amount of roadway actually  11 equates to 1,024 plowable lane miles of  12 roadway. That's more than the distance from  13 here to Denver, Colorado, which is completed  14 by 30 to 35 trucks on a plow shift. And then  15 consider that each section of that road is  16 touched multiple times during an event. This  17 is a vital service for the safety of the  18 County's residents that cannot be interrupted,  19 as Director Travia stated.  20         So the other part that I  21 want to be able to explain is that this is not  22 a new operation, but rather shifting an  23 operation on the campus, the County campus, to  24 a single consolidated efficient operation</p>
<p style="text-align: right;">Page 15</p> <p>1 two extra kids and needs an addition or a new  2 bedroom. So your testimony is instructive,  3 but I am inclined to give great deference to  4 you as indicating the need for this new  5 facility as we do in the ordinary course.  6         MR. TRAVIA: Thank you.  7         CHAIRMAN KARTHOLL: Next?  8         MR. ESTES: Good evening, my name is  9 Jason Estes, I am a principal with FGM  10 Architects as stated working on this project.  11 It is my pleasure to be able to present to you  12 information today in our case as we go  13 through.  14         Little unique that I'm  15 working off of a slide deck, a little  16 different than what I would normally be doing,  17 but I'm going to try to keep you going along  18 as we go through. So bear with us.  19         Exhibit 7 is an example of  20 our slide deck, and in the bottom right are  21 the page numbers so that way we can make sure  22 that everybody is following along.  23         Before I begin, Director  24 Travia said a lot of information. I wanted to</p>	<p style="text-align: right;">Page 17</p> <p>1 under a roof. So, literally shifting from the  2 west side of County Farm to the east side of  3 County Farm.  4         If you look at page 2 in  5 your deck, a little information in terms of  6 the existing facility. As Director Travia  7 stated, built in '57. The existing facilities  8 have been outdated.  9         If you go to page 3, it  10 gives you context on what is the current site.  11 So, the current site of the DOT facility  12 accounts for 8.5 acres. It includes the  13 highway garage and fleet maintenance. It does  14 have a fuel station within that area, salt  15 domes, and then parking and equipment storage.  16         If you go to page 4, this  17 shows you the relationship that Director  18 Travia was talking about from the existing DOT  19 facility and the west side of County Farm in  20 the blue highlighted area. And the  21 highlighted yellow area is the proposed  22 location at the northeast corner of the County  23 campus, which is about half a mile away.  24         Slide 5. So, the new site</p>

<p style="text-align: right;">Page 18</p> <p>1 is located in the northeast corner of the  2 County campus. To the north is the Union  3 Pacific West, it's a commuter and freight  4 line. So, per Federal Railroad  5 Administration's reports, that's 98 trains per  6 day, includes 54 daytime trains, 40 night  7 trains, 4 switching trains, and of those daily  8 trains 52 are passenger trains Monday through  9 Friday.</p> <p>10 The existing 509 five-story  11 parking garage located immediately to the west  12 of the proposed location serves the campus  13 currently, the courthouse and the fairgrounds  14 area currently.</p> <p>15 South of the fairgrounds is  16 the County campus which has improvements being  17 included under this project. Also south is  18 the County campus detention pond which was  19 recently expanded upon with stormwater  20 volumes.</p> <p>21 East is a gravel area  22 serving overflow parking for the fairgrounds,  23 parking for adjacent school sports games, and  24 snow storage for the City of Wheaton.</p>	<p style="text-align: right;">Page 20</p> <p>1 each line item and address each as we see it.  2 Number one, the  3 establishment, maintenance, or operation of  4 the special use shall not be detrimental to  5 the public health, safety, morals, comfort,  6 convenience and general welfare: So the  7 establishment, maintenance and operations of  8 the building will remain in accordance with  9 the existing use of the County campus. The  10 new highway maintenance facility, which we're  11 calling this facility, will house the DuPage  12 County Division of Transportation operations  13 and administration departments and will not  14 endanger the public health, safety, morals,  15 comfort or general welfare. The new facility  16 will relocate staff on the County campus to a  17 single location. This staff consists of the  18 following: So 30 staff of administration that  19 is currently located at 421 will be shifted to  20 this new facility. In addition, you'll have  21 66 maintenance staff and operations from the  22 current 140 campus building. This staff is in  23 shifted operations currently occurring between  24 6:00 and -- 6:00 a.m. and 2:30 p.m.</p>
<p style="text-align: right;">Page 19</p> <p>1 The site currently is  2 depressed at a lower elevation than the  3 existing adjacent areas, and the new location,  4 as I've stated, is about a half mile from the  5 current DOT facility.</p> <p>6 If you go to page 6, we're  7 going to jump into the special use  8 requirements right away. This is a little  9 unique in that we are addressing not only the  10 City of Wheaton's because of the IGA, again  11 Exhibit 1 as presented, but we are also  12 addressing the County requirements as well.  13 So actually between page 6 and 7 we are going  14 to go through each of these items and address  15 them one-by-one to make sure we are on record  16 accordingly. But I do want to note that the  17 project as presented would meet all County of  18 DuPage and City of Wheaton Building Ordinance  19 and Ordinance requirements, and that we are  20 not meeting any variance -- or not seeking any  21 variances through this process.</p> <p>22 So, what on page 6 as  23 stated are the City of Wheaton standards for a  24 special use permit. I'm going to go through</p>	<p style="text-align: right;">Page 21</p> <p>1 Operations have the following vehicles in  2 operation during normal operations, which is  3 46 plow trucks, 75 light/medium vehicles, 92  4 pieces of construction equipment, and 27  5 trailers, all to service all of those needs  6 that I stated earlier in my presentation.</p> <p>7 The new project consists of  8 the main building that houses equipment on  9 operation storage, staff operations and  10 equipment storage and division administration  11 and training.</p> <p>12 As noted, there's an  13 above-ground diesel fueling depot solely  14 serving the DOT equipment, a dedicated wash  15 building solely serving the DOT equipment, an  16 under-roof salt operations facility for  17 storage and loading of snow and ice  18 operations, and miscellaneous equipment  19 storage bins for maintenance supporting DOT's  20 mission.</p> <p>21 Operations in the yard and  22 outbuildings occur during typical shifted  23 house of 6:00 a.m. to 3:00 p.m. with the  24 exception of emergency operations which would</p>

<p style="text-align: right;">Page 22</p> <p>1 include snow and ice operations and are event 2 based.</p> <p>3           The above-ground fueling 4 depot would meet all applicable standards, 5 including Illinois State Fire Marshal, 6 430ILCS, Gasoline Storage Act, 225 ILCS 729 7 Petroleum Contractors, 41 Illinois 8 Administrative Code parts 172, 174, 175 and 9 176, and is solely used for DOT operations, as 10 I stated earlier.</p> <p>11           The wash bay would meet all 12 applicable standards, including Illinois 13 Plumbing Code, International Building Code, 14 International Mechanical Code, and the 15 International Energy Conservation Code, and is 16 solely used for DOT operations.</p> <p>17           All operations would meet 18 the applicable noise ordinances for the County 19 of DuPage and the City of Wheaton.</p> <p>20           Number two, the special use 21 shall not be injurious to the uses and 22 enjoyment of other property in the immediate 23 vicinity for the purposes already permitted, 24 not substantially diminish property values</p>	<p style="text-align: right;">Page 24</p> <p>1 south of Manchester Road. It is not 2 anticipated to substantially diminish property 3 values within the neighborhood. The new HMF 4 facility is a governmental operation adjacent 5 to other governmental operations on the County 6 campus. The HMF site is surrounded by the 7 DuPage County Campus on the east, south and 8 west sides, and the Union Pacific West train 9 tracks to the north.</p> <p>10           The project will remove 11 structures that are no longer in operation on 12 the County fairgrounds area and replace those 13 with the new facilities that I stated and 14 green space to offset the original use.</p> <p>15           All operations will meet 16 the applicable noise ordinances, setback 17 requirements and lighting and photometric 18 requirements for the County of DuPage and the 19 City of Wheaton.</p> <p>20           As stated, the site is 21 currently depressed at a lower elevation than 22 the existing adjacent parcels, creating a 23 natural elevation barrier for noise to the 24 adjacent properties.</p>
<p style="text-align: right;">Page 23</p> <p>1 within the neighborhood. It is not 2 anticipated that the new facility will be 3 injurious to the uses and enjoyment of the 4 other properties in the immediate vicinity.</p> <p>5           The new facility will be 6 secured by concrete screen walls and 8-foot 7 tall fencing so that the public will not have 8 visual or physical access to the site or 9 equipment. A new 12-foot wide pedestrian 10 pathway will be installed along the north 11 fence line of the HMF to allow the public to 12 safely pass from the 509 parking deck to the 13 athletic fields located east of the HMF site 14 without needing to gain entry to the secure 15 HMF yard space.</p> <p>16           As part of the project two 17 new buildings and landscaping screening will 18 be included to the fairgrounds operations 19 providing much needed public restrooms for all 20 visitors.</p> <p>21           The landscape screening 22 will be located across -- along Manchester 23 Road to help mitigate sound transmission from 24 the County fairground area to the residents</p>	<p style="text-align: right;">Page 25</p> <p>1           The project shall be 2 designed utilizing Dark Sky lighting 3 initiatives to available extent for safety to 4 further minimize adjacent impacts.</p> <p>5           Number 3, the establishment 6 of special use shall not impede the normal and 7 orderly development and improvement of the 8 surrounding property for uses already 9 permitted. It is not anticipated that the new 10 HMF will impede the normal and orderly 11 development and improvement of the surrounding 12 property. The proposed project is a new 13 County facility that will be located on the 14 existing DuPage County campus which has been 15 developed and designated for such use per the 16 Intergovernmental Agreement, Exhibit 1, 17 between the County of DuPage and the City of 18 Wheaton. The property has been zoned and 19 classified as the DuPage County Governmental 20 Center District, and the new facility is a 21 governmental operation adjacent to other 22 governmental operations on the County campus.</p> <p>23           Number 4, adequate 24 utilities accessways, drainage and other</p>

<p style="text-align: right;">Page 26</p> <p>1 necessary facilities shall be permitted -- or  2 shall be provided: The new utilities will be  3 provided to all buildings within the  4 development and the existing Wheaton Sanitary  5 District sewer line will be capped and  6 rerouted as to avoid conflict with the  7 location of the new HMF building, and the  8 sanitary line will remain in operation and not  9 disrupt services during the relocation.  10 Stormwater detention has  11 been provided in the recently-expanded campus  12 pond, and no additional stormwater or  13 detention or construction shall be required.  14 Stormwater for the County campus never leaves  15 the County property, and all stormwater  16 requirements will meet the County of DuPage  17 and the City of Wheaton Stormwater Ordinances.  18 The existing north ring  19 road will be improved and expanded to provide  20 access to the HMF facility at the north of the  21 County campus, as this will be the primary  22 access for all DOT fleet and equipment.  23 Alternate access to the site will utilize an  24 existing -- the existing central campus ring</p>	<p style="text-align: right;">Page 28</p> <p>1 access at the -- with access at the south ring  2 road traffic signal to the proposed site now  3 accessing the north ring road traffic signal.  4 Administration staff shall  5 shift from the 421 administration building to  6 the proposed site and now utilize the existing  7 parking deck 509 instead of the 421 facility.  8 And all traffic for this site will be directed  9 to the ring road and County Farm Road traffic  10 signals.  11 The HMF will have southern  12 emergency access with a knox box for access  13 for emergency vehicular traffic and emergency  14 event circumstances. During these events,  15 access would still be covered utilizing the  16 County's campus ring road central access.  17 CHAIRMAN KARTHOLL: What's a knox box?  18 MR. ESTES: A knox box is a box that is  19 accessed by emergency services. They have a  20 universal key that would allow them to gain  21 access at any time during an emergency.  22 CHAIRMAN KARTHOLL: Thank you.  23 MR. ESTES: Number 6, the special use  24 shall comply with the objectives of the</p>
<p style="text-align: right;">Page 27</p> <p>1 road south of the parking deck 509 and will  2 provide signalized access at the south traffic  3 signal at County Farm Road.  4 Number 5, adequate measures  5 shall be taken to provide ingress and egress  6 designed to minimize traffic congestion in the  7 public streets: A traffic study was conducted  8 by TY Lin and is included as Exhibit 4 as  9 presented. The study concluded that the area  10 roadway network would generally provide  11 adequate vehicular capacity after the addition  12 of the background traffic and completion of  13 the proposed HMF project. Additionally, all  14 employees for the DOT will be instructed to  15 access the HMF facility exclusively via County  16 Farm Road's intersection with north and east  17 entrance.  18 It is important to  19 understand that this project is not a new  20 operation, as I stated previously, but  21 shifting operations on the campus to a single  22 consolidated efficient operation under a roof.  23 Operations staff will shift  24 from the east side of County Farm Road and</p>	<p style="text-align: right;">Page 29</p> <p>1 Wheaton Comprehensive Plan. Per the  2 Intergovernmental Agreement between the County  3 of DuPage and the City of Wheaton, Exhibit 1,  4 the property has been zoned and classified as  5 the DuPage County Governmental Center  6 District. The use of this site for  7 transportation and public works facilities  8 falls within the appropriately agreed-upon use  9 for the east sides of the County campus per  10 the City of Wheaton's Comprehensive Plan.  11 And number 7, the special  12 use shall conform to the applicable  13 requirements of the district in which it is  14 located, as well as any other applicable  15 requirements of this Ordinance, except as it  16 may be varied by the Board or City Council:  17 Per Attachment 2 of the IGA, Exhibit 1,  18 between the County of DuPage and the City of  19 Wheaton, this clarifies that the DuPage County  20 Governmental Center District Sector provides a  21 centralized location for County public  22 services including, but not limited to,  23 transportation, public works, animal services,  24 social services care center and emergency</p>



<p style="text-align: right;">Page 30</p> <p>1 management. The new HMF facility will qualify  2 as a transportation and public works facility,  3 which is allowed as a special use.  4       That addresses the City of  5 Wheaton's requirements. If you turn to page 7  6 in the slide deck, this is the County's  7 Special Use Requirements.  8       So we're going to address  9 these again. So item A, the requirements for  10 the County state that it will not impair an  11 adequate supply of light or air to the  12 adjacent property: The new facility has been  13 located to avoid casting shadows on any nearby  14 occupied building. The closest building is  15 the 509 parking deck located approximately 70  16 feet west of the new facility with a wetland  17 buffer between the two structures. The  18 remaining outbuildings are one-story buildings  19 generally spaced throughout the site and will  20 not impair the light and air supplies to  21 adjacent properties.  22       Item B, it will not  23 increase the hazard from fire or other dangers  24 to said property: The new facility and all</p>	<p style="text-align: right;">Page 32</p> <p>1 The new facility is not anticipated to  2 diminish the value of land and buildings  3 within the vicinity of the proposed special  4 use.  5       The facility is surrounded  6 by DuPage County on the east, south and west,  7 and the Union Pacific West train tracks on the  8 north.  9       Additionally, the HMF  10 building has been located towards the southern  11 edge of the developed site in order to  12 minimize its presence at the north. The HMF  13 facility is a governmental facility adjacent  14 to other governmental facilities on the County  15 campus. A new consolidated efficient  16 governmental facility on a governmental campus  17 will support the residents' transportation  18 needs.  19       Item D, will not unduly  20 increase traffic congestion in the public  21 streets and highways: This is similar to the  22 City of Wheaton's item number 5 which I  23 addressed previously.  24       Item E, it will not</p>
<p style="text-align: right;">Page 31</p> <p>1 structures will be built in accordance with  2 2024 International Building Code as adopted by  3 the City of Wheaton. All applicable codes and  4 amendments will be followed per the IGA  5 Exhibit 1. The County shall perform all  6 required inspections of any work and the  7 County's building official shall independently  8 certify that the work was performed in  9 compliance with the building plans and  10 International Building Code.  11       The County's findings of  12 the complete permitting process will be sent  13 to the City of Wheaton for secondary review  14 and comment, as well for record, which follows  15 the Exhibit 1 requirements.  16       The building occupancies  17 are anticipated to be business, storage and  18 utility. The facility will have a complete  19 code compliant fire suppression and fire alarm  20 system for the building use and  21 classification.  22       Item C, it will not  23 diminish the value of land and buildings in  24 the vicinity of the proposed conditional use:</p>	<p style="text-align: right;">Page 33</p> <p>1 increase the potential for flood damages to  2 adjacent properties: Again, this item is very  3 similar to the City of Wheaton's number 4  4 which we addressed previously.  5       Item F, it will not incur  6 additional public expense for fire protection,  7 rescue or relief: The new facility and its  8 outbuildings are not anticipated to be a  9 hazardous use and will not incur additional  10 public expense for fire protection, rescue or  11 relief beyond -- above and beyond the  12 requirements of a typical County building.  13       The facility will have a  14 new code compliant fire suppression and fire  15 alarm system which should diminish the  16 likelihood for fire service response.  17       The facility also, as  18 stated, is a replacement for the current DOT  19 140 County campus, so there's no additional  20 need or service requirement. It's a change of  21 facility.  22       The fire protection systems  23 will meet the applicable County of DuPage and  24 the City of Wheaton's building codes and the</p>

<p style="text-align: right;">Page 34</p> <p>1 above-ground fueling depot will meet all  2 applicable standards, as I stated in the  3 previous response to the City of Wheaton for  4 the applicable codes and solely used for DOT  5 operations.  6         Item G, will not otherwise  7 impair the public health, safety, comfort,  8 morals or general welfare of the inhabitants  9 of DuPage County, nor will it otherwise create  10 a nuisance: This is similar to the City of  11 Wheaton's item number 1 which I responded to  12 previously.  13         CHAIRMAN KARTHOLL: Before you go on,  14 may I ask, Counsel, obviously we will make  15 findings concerning the seven standards from  16 the DuPage County Ordinance. Are we expected  17 to, or will we be requested to, make findings  18 concerning the City of Wheaton's standards?  19         MR. ALFONSO: I believe so, yes. Those  20 findings will be reviewed by the City of  21 Wheaton's City Council, so they will come to  22 the final determination on that at the end of  23 the day.  24         CHAIRMAN KARTHOLL: Yes, I understand</p>	<p style="text-align: right;">Page 36</p> <p>1 to be able to state before we go over a little  2 bit of the project itself is that the project  3 will meet all applicable County of DuPage and  4 City of Wheaton building codes and ordinance  5 requirements. The project will meet all  6 applicable zoning ordinances and is not  7 seeking a variance through this process.  8         So, at this point I want to  9 be able to kind of walk you through the  10 project because I told you a lot of  11 information. So, on page 8 you will see the  12 existing facility as -- the existing grounds  13 as it stands.  14         This is our demolition site  15 plan. You can see the existing stables on the  16 County facility some of the buildings that we  17 are talking about, as well as the existing  18 grandstands that would be removed from the  19 County fairgrounds area that have been not  20 used of recent. The red is the limits of the  21 DOT facility that we're talking about, and the  22 yellow is currently a parking area that will  23 be continued to be used by all campus  24 facilities.</p>
<p style="text-align: right;">Page 35</p> <p>1 that.  2         MR. ALFONSO: Yeah.  3         CHAIRMAN KARTHOLL: I'll have to give  4 that some thought. I don't have a lot of  5 experience making findings with respect to the  6 Wheaton standards, but we'll resolve that.  7         MR. ALFONSO: Understand.  8         MR. ESTES: I was just about to enter  9 that, a little bit of conversation. So, the  10 reason I had to read all of those is per the  11 IGA is the requirement is to make sure we meet  12 all requirements. So, the County of DuPage  13 can conduct the zoning hearings on behalf of  14 the City of Wheaton per the IGA Exhibit 1.  15 Upon completion of the finalized zoning  16 process, the County of DuPage will forward its  17 findings and recommendations to the City of  18 Wheaton, to where the City of Wheaton shall  19 have the final vote on the approval and  20 acceptance of the process. That's the  21 interpretation. Obviously legal will give  22 more input as necessary.  23         CHAIRMAN KARTHOLL: Okay.  24         MR. ESTES: The last piece that I want</p>	<p style="text-align: right;">Page 37</p> <p>1         If you turn to page 9  2 you'll see our proposed site plan. The DOT  3 facility as it's shown is 181,675 square feet.  4 You'll see the entrance for all fleet facility  5 -- our fleet operations will be upon that  6 north ring road extension that we will be  7 entering. You can see the new fuel island at  8 the north, as well as the new wash building to  9 the north. We're using that a nice buffer to  10 the north to help mitigate sound -- another  11 chance to mitigate sound to the neighbors.  12         The salt building, shown at  13 40,000 square foot along the east side, is all  14 under roof. So that is all salt storage, as  15 well as loading. All trucks will be entering  16 the facility and loaded within the facility.  17         As stated, the entire yard  18 space is surrounded and secured. The blue  19 line as shown is a concrete retaining wall,  20 and the red line as shown is an eight-foot  21 opaque perimeter fencing to minimize visual  22 impact.  23         Page 10 will show you the  24 first floor plan of the facility. The lion's</p>

<p style="text-align: right;">Page 38</p> <p>1 share of the facility is storage for vehicles.  2 With the cost of vehicles nowadays, you can  3 see how much vehicles inside it prolongs the  4 life of the vehicles. And that is the bulk of  5 that first facility, first ground layout.  6 Also included on the first  7 ground in the purple is actually a training  8 room that allows all staff for DOT to be  9 within a single training operation. Training  10 requirements are very important to maintain.  11 And then operational functions. So the light  12 blue, the other teal areas and the baby blue  13 areas are operational function that service  14 their operations.  15 If you turn to page 11,  16 this is the second floor. This is the  17 administration operations that is moving from  18 421 and is mainly over the front area, the  19 southern operations of this facility. The  20 garage itself is two story height-wise because  21 of the type of equipments that we're storing.  22 Turning to page 12 you'll  23 get a good representation of what the outside  24 of this is. This is looking from the</p>	<p style="text-align: right;">Page 40</p> <p>1 the north side of the DOT facility which  2 handles salt operations.  3 From there if you were to  4 go to page 19, this gives you a context of the  5 salt operation. This is the -- everything is  6 inboard. You can see in the bottom right salt  7 storage and operations.  8 If you go to page 20, this  9 is the wash building. This will allow them to  10 be able to go to run their entire fleet  11 through in a shift, which again the amount of  12 salt and damage to vehicles is important so  13 this is all enclosed. All washing operations  14 and drying operations occur within this  15 facility.  16 Page 21 is the depot,  17 fueling depot. It's going to have a 20,000  18 gallon double-walled fuel tank located above  19 ground near the wash building, automated  20 control systems, def stations for diesel, and  21 roof canopy over the island.  22 Page 22 just gives you a  23 little closer picture of where the fuel --  24 above-ground fueling tanks are adjacent south</p>
<p style="text-align: right;">Page 39</p> <p>1 southeast perspective.  2 The majority of the  3 facility, the garage is pre-cast as you see,  4 but the office area we are trying to get as  5 much natural light in as possible to the  6 occupants.  7 CHAIRMAN KARTHOLL: This is a little  8 bit beyond our scope, but may have some  9 significance that's escaping me. So, you know  10 --  11 MR. ESTES: We can go fast through it  12 if it's easier.  13 Page 13 is another  14 perspective, and page 14 shows the existing  15 509 parking deck. We are providing a new  16 elevator for convenience. With staff parking  17 in the 509, we want to make sure that it's  18 obviously accessible and reasonable for them  19 to gain access to their own facility.  20 15 is a front elevation.  21 16 is the rear of the facility. In this one  22 you see in the far left the wash bay, you see  23 the fueling depot, and then on the right you  24 see the brine operation which will end up on</p>	<p style="text-align: right;">Page 41</p> <p>1 of the wash facility in the yard space.  2 And the other two  3 components that we had said was improvements  4 to the fairgrounds area since we are taking  5 some facilities out that are unused. So page  6 23 is a new public restroom building that will  7 be open year round, so it will be heated and  8 cooled.  9 24 will give you a  10 rendering of kind of what the outside of that  11 will be.  12 And to offset the storage  13 that the Fairgrounds Association has in the  14 base of the grandstands, we're providing them  15 a larger cold storage building, 5,000 square  16 foot on the campus site. That is a quick  17 rendering on 26.  18 With that, I'm going to  19 turn it back over to the state's attorney.  20 They're going to speak on Exhibit 6 a little  21 bit on that Living Word standard.  22 CHAIRMAN KARTHOLL: Okay, thank you.  23 MR. ALFONSO: Thank you very much.  24 Before we continue, does anybody have any</p>

<p style="text-align: right;">Page 42</p> <p>1 questions for any of the witnesses? I just 2 want to make sure -- 3 CHAIRMAN KARTHOLL: We'll probably deal 4 with questions at the end. Some of these guys 5 spill over a little bit. 6 MR. ALFONSO: Great. I'm not going to 7 read you the entire memorandum. I expect you 8 can review that at your leisure. 9 So, in a nutshell, the 10 Living Word Standard is whether the facts and 11 circumstances that have been demonstrated here 12 today show that the particular use that we've 13 proposed at the particular location that we've 14 proposed it at would have adverse effects 15 above and beyond those inherently associated 16 with the special use and if it were placed in 17 some other area. So it's a comparative 18 analysis. 19 Based on the exhibits and 20 testimony that we've seen today, there are no 21 facts and circumstances that show that the 22 DOT's proposed use would have any adverse 23 effects within the DuPage County Government 24 Center Zoning District. And certainly we</p>	<p style="text-align: right;">Page 44</p> <p>1 model the proposed use against some common 2 similar use that is sort of a standard, like 3 restaurants are modeled against restaurants, 4 et cetera. What modeling is done here, 5 because this is a real unique building? 6 MR. ALFONSO: I'll turn that over to 7 Jason. 8 MR. ESTES: It is unique. But as 9 stated, we are literally shifting operations 10 from one side of the County to the other, so 11 we were able to take information from their 12 operations as it stands today and move it over 13 as part of the operations. 14 CHAIRMAN KARTHOLL: Oh, so you didn't 15 model against some generalized standard, you 16 studied the proposed use against the existing? 17 MR. ESTES: How it was shifting around 18 on campus, as well as all of the intersection 19 points that we're dealing with the County ring 20 road and access points. 21 CHAIRMAN KARTHOLL: Okay. And just in 22 sort of conclusory terms, there will be no 23 intrusion of light or noise to the neighbors 24 across the street and you seek no relief</p>
<p style="text-align: right;">Page 43</p> <p>1 haven't seen any adverse effects comparatively 2 between what it will be at the District and 3 what it would be if we were to put it 4 somewhere else. And that is the Living Word 5 Standard. 6 So, the proposed 7 development as we've heard satisfies every 8 standard for conditional and special uses 9 under the DuPage County Building Code and 10 Zoning Code, every standard for special uses 11 under the City of Wheaton's Zoning Ordinance, 12 the standard of review of the Illinois Supreme 13 Court Living Word, as well as -- well, based 14 on these facts, we ask that you grant the 15 special use. 16 CHAIRMAN KARTHOLL: Does that conclude 17 your presentation? 18 MR. ALFONSO: There's nothing else, 19 yes. 20 CHAIRMAN KARTHOLL: Great. Let me just 21 -- let's talk about your traffic study for 22 just a moment. There's a lot here to digest. 23 Like all traffic studies, this one says there 24 ain't no problem. Also, all traffic studies</p>	<p style="text-align: right;">Page 45</p> <p>1 concerning those common standards? 2 MR. ALFONSO: That's correct. 3 CHAIRMAN KARTHOLL: Well, that's a huge 4 issue. 5 Typically a condition that 6 we propose is landscaping. Can you just tell 7 me or repeat a little bit about what 8 landscaping is proposed at the perimeter of 9 your property? 10 MR. ESTES: So, to the north of the 11 property is -- to the north of the property 12 there is -- 13 CHAIRMAN KARTHOLL: Well, but you're 14 not on the north. 15 MR. ESTES: We are located at the 16 northeast corner of the property. 17 CHAIRMAN KARTHOLL: Okay. 18 MR. ESTES: So between us and I'm 19 assuming what you stated as the road is 20 Manchester? 21 CHAIRMAN KARTHOLL: Yes. 22 MR. ESTES: So between us and 23 Manchester, there is still fairgrounds 24 operations as they stand today.</p>

<p style="text-align: right;">Page 46</p> <p>1 CHAIRMAN KARTHOLL: Okay. And those 2 unsightly grandstands are going away? 3 MR. ESTES: The grandstands are going 4 away. We have proposed, and that was part of 5 what we were talking about along Manchester, 6 improvements to help mitigate some operational 7 changes potentially on the fairgrounds area. 8 CHAIRMAN KARTHOLL: Okay. 9 MR. ESTES: That includes berms and 10 landscape that would basically be offsetting 11 the parking areas that exist today. 12 CHAIRMAN KARTHOLL: I'm trying to sort 13 of make comparisons to be as fair as possible 14 and not give any special deference to the 15 County compared to a typical case that would 16 come before us, and when somebody says I'm 17 going to take down this shed in order to build 18 this garage, we impose a condition that the 19 shed be removed. That seems problematic to me 20 in this case because, although you propose the 21 -- as I understand it, the elimination of the 22 current DOT buildings on what's shown as the 23 existing DOT location, I don't imagine that 24 you propose that that space be vacant.</p>	<p style="text-align: right;">Page 48</p> <p>1 Does any other member of 2 the Board have a question? 3 COMMISSIONER SCHULTZ: I do have a 4 quick question. There is a wetland to the 5 west of this that you mentioned and stuff. Is 6 there any special protection to ensure that 7 since you're adding hardscape adjacent to it? 8 Is there any protection for that area? 9 MR. ESTES: That whole area is going to 10 be improved. A lot of the wetlands that occur 11 on that area right now are poor quality 12 landscape elements; trees, plants, scrub brush 13 that is actually not ideal for a wetlands 14 area. So part of this will be improving those 15 areas and maintaining those as part of the 16 construction. So limitations will be held 17 back, we've actually engaged consultant B3 who 18 worked on the stormwater, and I will pass it 19 to Tim to give additional comment. 20 MR. HARBAUGH: Thank you. My name is 21 Tim Harbaugh, I'm Director of Facilities for 22 DuPage County. That area we will comply with 23 both the City of Wheaton and the DuPage County 24 Ordinance. We don't have a final design on</p>
<p style="text-align: right;">Page 47</p> <p>1 MR. ALFONSO: That's correct. As of 2 right now I do not believe the County has 3 specific plans. 4 MR. TRAVIA: Right. If I may, so right 5 now the County is undertaking a master plan of 6 the west campus and there are proposed uses 7 for the existing facility, maybe not as a DOT 8 garage, but perhaps as storage for other types 9 of -- 10 CHAIRMAN KARTHOLL: So you're not going 11 to raze the building, you're going to 12 discontinue the current use. 13 MR. TRAVIA: The master plan will 14 determine its ultimate longevity, but in the 15 immediate term it has additional functionality 16 as cold storage, if you will. 17 CHAIRMAN KARTHOLL: So the comparison 18 of you got to take down your shed in order to 19 build the garage isn't an appropriate 20 comparison? 21 MR. TRAVIA: I think in this instance, 22 yes. 23 CHAIRMAN KARTHOLL: All right. I don't 24 have any other questions.</p>	<p style="text-align: right;">Page 49</p> <p>1 that, but right now I anticipate that we will 2 maintain the 50-foot buffer. The nuisance 3 vegetation, the Buckthorn and other things 4 will be removed and we will be adding proper 5 vegetation in there that is native that will 6 enhance that area. 7 That area does feed into 8 the stormwater basin that was mentioned 9 earlier. That entire stormwater basin was 10 made into a wetland in 2022. When we 11 expanded, we went from a wet bottom basin to a 12 wetland basin. So we are -- we will be 13 improving the water quality and maintaining 14 that. There's also the potential there may be 15 some wetland impacts on the northern portion 16 of the property as well. That would fall 17 similar to the area between the 509 parking 18 deck and the area that's going to be impacted. 19 COMMISSIONER SCHULTZ: Well, that's 20 good to hear we're doing a hardscape thing and 21 improving our wetlands at the same time. 22 CHAIRMAN KARTHOLL: Great, thanks. We 23 pay a lot of attention to your wetland issues 24 here because of the importance.</p>

<p style="text-align: right;">Page 50</p> <p>1 MR. HARBAUGH: I understand. Thank you 2 for that. 3 CHAIRMAN KARTHOLL: We don't know much 4 about it, but we try. Some of us do actually. 5 All right, any other 6 questions from any members of the Board? 7 (No response.) 8 CHAIRMAN KARTHOLL: And I'm not sure 9 what your role here is, folks. If you're here 10 to answer questions, we haven't asked any 11 other than of this gentleman. If you want to 12 offer additional testimony as part of the 13 petition, I presume Mr. Alfonso would have -- 14 MR. ALFONSO: That's correct, they're 15 here if a member of the public has a question. 16 They're here depending on their expertise 17 area. 18 CHAIRMAN KARTHOLL: Great. Then I will 19 take comments or questions from members of the 20 audience, and I have three members of the 21 audience. Do any of you wish to make comments 22 or ask questions? If so, please raise your 23 hand. I'm sorry, you're sitting in the wrong 24 row. I thought you were with the team. Would</p>	<p style="text-align: right;">Page 52</p> <p>1 is green space. 2 CHAIRMAN KARTHOLL: Do you live in this 3 neighborhood? 4 MS. SPANDICO: Yes, I live at 119 South 5 Hazelton Avenue. I'm on the south side of the 6 property, just south of Manchester. We are 7 Hazelton, we are the property that basically 8 goes right into their parking lot. We utilize 9 the space, we appreciate the green space, we 10 appreciate all the County improvements that 11 have been done. I look forward to -- I 12 respect FGM a lot and look forward to seeing 13 improvements at the property. 14 I guess our big concern, 15 number one, is green space being taken away 16 and being replaced. So how much green space 17 are we removing versus how much we're 18 replenishing? I see that they're turning this 19 whole parking lot into green space, so I mean 20 I'm just kind of questioning is that actually 21 not going to be a parking lot any more 22 adjacent to that pond, the retention pond, the 23 new whole retention pond? 24 CHAIRMAN KARTHOLL: Could you jot these</p>
<p style="text-align: right;">Page 51</p> <p>1 you all raise your hand to be sworn in. 2 (Whereupon, the oath was 3 duly administered by the 4 Notary.) 5 CHAIRMAN KARTHOLL: Okay. When you 6 speak, you'll only be given one opportunity to 7 speak so I can't have a dialogue and continue 8 to go back and forth. Our rules generally 9 provide that you have three minutes to speak. 10 I'll be a little bit liberal with that 11 depending on actually where you live and how 12 close you are and how affected you are by this 13 project. And when you begin your testimony, 14 please state your name and spell your last 15 name for the record and tell us your address. 16 And then if you can, you can tell us I support 17 the petition, I oppose the petition, and then 18 three minutes starts when you get to tell us 19 why. 20 So who would like to go 21 first? 22 MS. SPANDICO: My name is Karen 23 Spandico, S-p-a-n-d-i-c-o. I'm part of the 24 park and recreation community, so my big goal</p>	<p style="text-align: right;">Page 53</p> <p>1 questions down and then answer them all at the 2 same time? 3 MR. ALFONSO: Sure. 4 MS. SPANDICO: Number two is we talked 5 about traffic and you kept talking about them 6 coming in through the north light. I'm 7 assuming they won't access through Manchester 8 Road. That was another concern or question. 9 And number three, is the 10 existing site going to be reused as part of 11 the green space we're getting rid of, which 12 kind of goes to question one. And then you've 13 discussed light pollution from the north, I 14 think north of the tracks, but have we 15 discussed it from the south, like from our 16 end? 17 CHAIRMAN KARTHOLL: By existing site, 18 you mean the current building that we talked 19 about just a little bit ago? 20 MS. SPANDICO: Yes, the property to the 21 west. You talked about proposals for 22 repurposing it, but it sounded like we were 23 going to leave it and keep using it for 24 storage for the County, which is it going to</p>

<p style="text-align: right;">Page 54</p> <p>1 be repurposed back to green space?</p> <p>2 CHAIRMAN KARTHOLL: I think they said</p> <p>3 they haven't finalized that plan, but I'll let</p> <p>4 them address that.</p> <p>5 MS. SPANDICO: Okay, but just the</p> <p>6 concern as residents.</p> <p>7 CHAIRMAN KARTHOLL: We won't answer</p> <p>8 your questions now because there may be</p> <p>9 similar questions asked by other speakers, so</p> <p>10 we'll have a comprehensive answer at the end.</p> <p>11 Did you want to go next?</p> <p>12 MR. VONO: Scott Vono, I live with this</p> <p>13 beautiful gal right here at 119 South</p> <p>14 Hazelton.</p> <p>15 THE COURT REPORTER: Would you spell</p> <p>16 your last name.</p> <p>17 MR. VONO: V-o-n-o.</p> <p>18 CHAIRMAN KARTHOLL: Were you sworn in?</p> <p>19 MR. VONO: Yeah, I was sworn in. I've</p> <p>20 worked -- Scott Vono, 119 South Hazelton</p> <p>21 Avenue. I've worked for the Federal</p> <p>22 government for 25 years. Through the current</p> <p>23 administration, things went on, so I'm retired</p> <p>24 right now. I worked as a fish biologist, and</p>	<p style="text-align: right;">Page 56</p> <p>1 have other issues?</p> <p>2 MR. VONO: I do. Yeah, I do have a</p> <p>3 couple other issues. Displacement of festival</p> <p>4 activities, they have activities down here</p> <p>5 every year, the hammer throwing deal, the big</p> <p>6 carry the rock across whatever else. Where</p> <p>7 are those --</p> <p>8 MS. SPANDICO: Scotland games.</p> <p>9 MR. VONO: Scotland games. Where are</p> <p>10 those activities going to occur now? Where is</p> <p>11 parking going to occur? The loss of green</p> <p>12 space, like Karen said. I love the gardens</p> <p>13 down there, I love the butterfly garden, I</p> <p>14 love the bees down there. All that is going</p> <p>15 to be removed.</p> <p>16 MS. SPANDICO: Orchard.</p> <p>17 MR. VONO: Orchard. They train dogs</p> <p>18 down there as well for the police department.</p> <p>19 The new -- you talk about traffic not being a</p> <p>20 problem and all the traffic's going to come</p> <p>21 off County Farm. Beverly has turned into a</p> <p>22 race track over there with the recent paving</p> <p>23 of that road through the County fairgrounds</p> <p>24 right there. I imagine the workers are going</p>
<p style="text-align: right;">Page 55</p> <p>1 I guess one of the questions I had is what</p> <p>2 kind of scoping has been done for this</p> <p>3 project? As a Federal employee, anything we</p> <p>4 do on the land will require the scope.</p> <p>5 CHAIRMAN KARTHOLL: I don't know what</p> <p>6 that means.</p> <p>7 MR. VONO: The scope to reach out to</p> <p>8 the public and see if there's any concerns.</p> <p>9 The scoping I saw for this meeting was two</p> <p>10 by 24 signs not facing the direction of</p> <p>11 traffic on Manchester, actually facing the</p> <p>12 house. And one of the signs didn't even say</p> <p>13 what it was about or the meeting, rather it</p> <p>14 was printed on paper and taped on there. I</p> <p>15 feel the scoping wasn't done, transparency</p> <p>16 wasn't there for this project. I feel the</p> <p>17 City of Wheaton might not know, but I'm</p> <p>18 looking at your scoping here and it says you</p> <p>19 talked to the City of Wheaton, the school</p> <p>20 district, and whatever else. How about the</p> <p>21 community around this where this was being</p> <p>22 built?</p> <p>23 CHAIRMAN KARTHOLL: I'd like to address</p> <p>24 that separately, but before the answer, do you</p>	<p style="text-align: right;">Page 57</p> <p>1 to come through there, drive down Beverly</p> <p>2 instead of going to Roosevelt down County Farm</p> <p>3 Road. They're going to turn up Beverly and</p> <p>4 cross there to come through the fairgrounds</p> <p>5 parking garage over there. That's a concern.</p> <p>6 As someone who walks his dog, newly retired,</p> <p>7 the traffic has gone crazy on Beverly right</p> <p>8 there. You're going to add additional cars on</p> <p>9 Beverly. I've almost been hit, I've seen two</p> <p>10 accidents out front there.</p> <p>11 Filtration at the wash</p> <p>12 stations, are you going to filter the water</p> <p>13 before it goes to the constructed wetland down</p> <p>14 there?</p> <p>15 And what kind of</p> <p>16 environmental analysis was done? The Federal</p> <p>17 government, when we do any kind of project we</p> <p>18 do an environmental analysis, or an EIS.</p> <p>19 Was any of that conducted?</p> <p>20 These are the questions I</p> <p>21 have and I'm willing to chat.</p> <p>22 CHAIRMAN KARTHOLL: All right, thank</p> <p>23 you, sir. No, it's not a chat, you asked your</p> <p>24 questions we'll do our best to answer them.</p>

<p style="text-align: right;">Page 58</p> <p>1 MR. VONO: Okay, thank you very much.</p> <p>2 CHAIRMAN KARTHOLL: I wasn't certain</p> <p>3 whether we would have need for counsel for the</p> <p>4 Board, but Conor is here this evening to</p> <p>5 represent the Board. And I believe the</p> <p>6 question of scope goes to one of the sort of</p> <p>7 general questions that we have relating to</p> <p>8 whether this matter has been properly noticed</p> <p>9 to the public. That's how I interpret that</p> <p>10 question.</p> <p>11 MR. ALFONSO: I can address that as</p> <p>12 well.</p> <p>13 CHAIRMAN KARTHOLL: I think we know a</p> <p>14 little about that, but could you -- could we</p> <p>15 go off the record for a moment for Mr. Alfonso</p> <p>16 --</p> <p>17 MR. MC CARTHY: I would suggest Mr.</p> <p>18 Alfonso address what he did or what his client</p> <p>19 did, and then you can ask me questions.</p> <p>20 CHAIRMAN KARTHOLL: I was asking we go</p> <p>21 off the record for you guys to confer about</p> <p>22 that point. Are you --</p> <p>23 MR. ALFONSO: I'm satisfied we don't</p> <p>24 need to confer.</p>	<p style="text-align: right;">Page 60</p> <p>1 on August 4th, and I believe it was published</p> <p>2 on August 5th. That meets that.</p> <p>3 Notice was also provided to</p> <p>4 the adjacent owners in compliance with 5.8B.</p> <p>5 That portion requires that notice be mailed to</p> <p>6 anybody within 250 feet that owns property and</p> <p>7 is the tax paying citizen. It's based on the</p> <p>8 tax records. We also have an affidavit from</p> <p>9 Ms. Infelise and an affidavit from Mr. Travia</p> <p>10 which lays out everybody who the notice was</p> <p>11 sent to, everybody within 300 feet. So we</p> <p>12 went beyond the 250 required by the Ordinance.</p> <p>13 Because of that, we feel</p> <p>14 that the notice requirements under the</p> <p>15 Ordinance that are applicable here have been</p> <p>16 satisfied.</p> <p>17 CHAIRMAN KARTHOLL: All right. This is</p> <p>18 advice of counsel now so I don't want it on</p> <p>19 the record, but --</p> <p>20 MR. ALFONSO: Pardon me. Also last,</p> <p>21 but not least, we also did post signs at every</p> <p>22 single entrance to the County Complex. We</p> <p>23 have photographs of those signs. It's 15 days</p> <p>24 prior to the hearing.</p>
<p style="text-align: right;">Page 59</p> <p>1 CHAIRMAN KARTHOLL: You don't need to</p> <p>2 go off the record?</p> <p>3 MR. ALFONSO: No.</p> <p>4 CHAIRMAN KARTHOLL: Tell us what you</p> <p>5 did to publish and then you tell us whether</p> <p>6 it's adequate.</p> <p>7 MR. ALFONSO: Well, first I would draw</p> <p>8 the Board's attention to the IGA once again,</p> <p>9 specifically the Article 3 of the IGA which</p> <p>10 states that as part of the approval process</p> <p>11 the County shall conduct the procedures</p> <p>12 referred to Section 5.8 of the City of</p> <p>13 Wheaton's Zoning Ordinance. Looking at</p> <p>14 Section 5.8, Notice of Publication has to be</p> <p>15 given by the City Clerk no more than 30, no</p> <p>16 less than 15 days before the hearing by</p> <p>17 publishing a notice at least once in a</p> <p>18 newspaper of general circulation in the City</p> <p>19 of Wheaton. That has been done.</p> <p>20 We have an affidavit here</p> <p>21 from Jessica Infelise Datzman which attests to</p> <p>22 the fact that -- and the affidavit also has a</p> <p>23 clipping from the article that notice was</p> <p>24 provided vis-a-vie the Daily Herald newspaper</p>	<p style="text-align: right;">Page 61</p> <p>1 CHAIRMAN KARTHOLL: This is a little</p> <p>2 silly procedurally, but let's go off the</p> <p>3 record so I can confer with our counsel as to</p> <p>4 whether that seems adequate.</p> <p>5 (Whereupon, a discussion</p> <p>6 was held off the record.)</p> <p>7 CHAIRMAN KARTHOLL: We'll go back on</p> <p>8 the record if we could, please.</p> <p>9 Based on my understanding</p> <p>10 of the facts and on advice of counsel, I think</p> <p>11 we can resolve what's been referred to as the</p> <p>12 scoping question, indicating that publication</p> <p>13 has been properly done and we can proceed with</p> <p>14 this case.</p> <p>15 Now, let's go back to</p> <p>16 questions from the audience or comments from</p> <p>17 the audience. Then we'll go for a final</p> <p>18 answer and conclusory statement from Mr.</p> <p>19 Alfonso.</p> <p>20 Sir, would you like to be</p> <p>21 next?</p> <p>22 MR. BARBIERI: Thank you for the</p> <p>23 opportunity to speak. I guess I would say</p> <p>24 that I'm going to be speaking against the</p>



<p style="text-align: right;">Page 62</p> <p>1 project. My name is Rick Barbieri, my address  2 is 822 Arbor Avenue. I do not live in the  3 immediate neighbor area, neighborhood area,  4 but I've been a resident of Wheaton and  5 homeowner of Wheaton since 1996. I just  6 noticed the advisement that there was a zoning  7 meeting and it immediately caught my attention  8 as a resident of Wheaton.  9 I think what concerns me  10 the most about this project is that it doesn't  11 seem to be integrated -- at least it doesn't  12 appear to me as a resident to be integrated  13 into an overall County development plan here  14 for this particular area. There was mention  15 of a larger future plan for the County  16 Complex. You know, when I look at the  17 information that was provided to me, it  18 appears that yes this is, for lack of a better  19 word, I'm going to say encroaching on the  20 DuPage County fairgrounds. That encroachment  21 doesn't concern me as much as what is the  22 overall future of the eastern edge of the  23 County campus? I'm sure the building is  24 needed and so I don't dispute that at all, but</p>	<p style="text-align: right;">Page 64</p> <p>1 and best use of that land?  2 So thank you for the time,  3 I appreciate having the opportunity to speak.  4 CHAIRMAN KARTHOLL: Okay, thank you.  5 And then our final speaker?  6 MS. HLADILEK: Hello, I'm Debbie  7 Hladilek, H-l-a-d-i-l-e-k, I live at 418 South  8 Beverly in Wheaton, so that's a little bit  9 closer to Roosevelt than it is to Manchester  10 Road, but I've been a resident here for 48  11 and-a-half years. I've seen a lot of  12 development. Target used to be a prairie when  13 I first moved.  14 So, all good things I  15 guess, you know, over the years have  16 proceeded. I'm basically in agreement with  17 the new structure facility and that, but as  18 previous people have spoken and kind of voiced  19 my concerns, what is going to happen with the  20 east portion of the fairgrounds, the buildings  21 over there?  22 Thank you for the new  23 restroom facility, you can always use more  24 restrooms, that's for sure.</p>
<p style="text-align: right;">Page 63</p> <p>1 is this the highest and best use of the land  2 that's available here?  3 Over the years as a Wheaton  4 resident I've seen things that have come up in  5 the paper from time-to-time regarding the  6 future of the County fairgrounds, other uses  7 of this particular space. It certainly  8 doesn't feel to me as a resident that the  9 needs of all of the residents of DuPage County  10 are being considered, not to mention the  11 residents of Wheaton. What is the future of  12 the County campus? Should this space over  13 here be considered for other purposes?  14 Obviously the Department of Transportation has  15 building needs, DuPage Convalescent Center I'm  16 sure has substantial needs for the future  17 which would also benefit more residents, all  18 of the residents in DuPage County directly,  19 rather than indirectly through garage and  20 maintenance facilities.  21 So my questions and my  22 comments really have to do with the future of  23 the County campus and specifically the land to  24 the east here, and is that, again, the highest</p>	<p style="text-align: right;">Page 65</p> <p>1 And just my questions are  2 just kind of about the berm I guess that would  3 be along Manchester Road going in to, you  4 know, the northern section of the area.  5 And they've mentioned a berm and landscaping  6 and such, so that would be good if you are  7 going to do that.  8 This walkway that goes from  9 the garage towards the tracks and then over to  10 the fields and that by Monroe, is that like  11 underneath or through some structure or wall  12 that's over there, just wondering about that.  13 Then this green space we  14 talked about, I guess the question was posed  15 is that going to continue to be a parking lot  16 for other activities and events that are going  17 on at the fairgrounds, or is it going to be, I  18 don't know, more or a wetland or dry land or  19 something? So, just wondering what's  20 basically going on.  21 And in terms of events, you  22 know, so will there be that archery  23 competition that goes on? People always like  24 to go to that. And then the Scottish thing</p>

<p style="text-align: right;">Page 66</p> <p>1 was mentioned as well.  2 In terms of the sign, I  3 know we resolved it already, but the sign that  4 was put up there had mentioned -- I mean the  5 print of the phone number was just so -- I had  6 to stop going eastbound, you can't stop going  7 westbound on Manchester because there's no  8 place to park, but I had to stop and look  9 really hard at the sign to read the phone  10 number. So I've seen those signs around  11 before and they're pretty small all the time  12 so maybe that could just be a general thing in  13 the future for all events, larger print  14 anyway.  15 So, that's just wondering,  16 like I say, you know the other questions that  17 were mentioned. So thank you.  18 CHAIRMAN KARTHOLL: Thank you very  19 much. That concludes the comments and  20 questions from members of the audience and so  21 we're ready for a final statement by Mr.  22 Alfonso. So you can address answers to  23 whatever questions you choose to, and then  24 make your summary statement.</p>	<p style="text-align: right;">Page 68</p> <p>1 facility will use the north ring road and  2 enter and exit from County Farm Road at the  3 traffic signal in front of the County  4 facility.  5 MR. ESTES: Can I expand on that?  6 MR. TRAVIA: Of course.  7 MR. ESTES: Exhibit 3 actually shows at  8 the southern entrance that was questioned  9 there an inground manual spring gate. That is  10 meant to curb any access going to Manchester  11 in addition to staff utilizing the ring road.  12 So that was recognized as a concern, as well  13 as working with fairgrounds function and DOT  14 concern.  15 MR. ALFONSO: The next concern that Ms.  16 Spandico conveyed was the future of the  17 existing site.  18 CHAIRMAN KARTHOLL: That was mentioned  19 during the time.  20 MR. ALFONSO: Yeah, I believe that was  21 answered already during the testimony.  22 And the last concern was  23 the light pollution. She had noted it had  24 been addressed from north but was looking for</p>
<p style="text-align: right;">Page 67</p> <p>1 MR. ALFONSO: Thank you, Mr. Chair.  2 Well, first I would like to address the  3 questions and I would like to ask the  4 witnesses to give me a hand here with them.  5 So Ms. Spandico asked about  6 the parking lot being replaced by green space.  7 MR. TRAVIA: So, the drive aisles,  8 those gravel aisles in the middle, yeah,  9 that's going to be regraded as part of the  10 landscaping for the project and will be turned  11 into open green space in its entirety and  12 preserved that way.  13 MS. HLADILEK: Can I ask a  14 clarification?  15 CHAIRMAN KARTHOLL: No, we can't have a  16 dialogue because I want a clean record in this  17 case. Sorry.  18 MR. ALFONSO: The next concern from Ms.  19 Spandico is the entry and access off  20 Manchester Road and whether there is provision  21 being given to that in terms of increased  22 congestion there.  23 MR. TRAVIA: I can answer that all as  24 well. All of the DOT staff that will use this</p>	<p style="text-align: right;">Page 69</p> <p>1 addressing that from the south exposure.  2 MR. TRAVIA: And I'll start and then  3 maybe I'll turn it over to Jason to fill in  4 any details I may miss.  5 So between the berm that's  6 going to be installed along Manchester Road,  7 that will prevent site and sound to a degree.  8 There will be additional fencing and  9 landscaping in the area as well to the south,  10 and the facility itself is already a little  11 bit subterranean, if you will, so it kind of  12 goes a little lower and it's -- so for the  13 most part, the building will be up against the  14 railroad tracks, so it's kind of hidden from  15 view from the north. The 509 garage protects  16 any sight and sound from the west, and the  17 south has got the berm and the distance there.  18 MR. ESTES: As stated, we're following  19 Night Sky protocol. So, again, everything is  20 meant to be light. Any light on the proposed  21 site for the DOT in addition to the visual  22 blocks that Director Travia was talking about  23 is that we're following Dark Sky protocol, so  24 that should address concerns.</p>

<p style="text-align: right;">Page 70</p> <p>1 MR. ALFONSO: The next member of the  2 public, Mr. Vono, one of the first items he  3 brought up was the displacement of festival  4 activities is the Highland Games. Based on my  5 understanding, the Highland Games will be  6 allowed to continue in that area of the  7 fairgrounds at least for the next coming year.  8 The next concern was I  9 think traffic across Beverly, so will there be  10 any provision for traffic across Beverly?  11 MR. TRAVIA: Beverly is the paved area  12 into the fairground site. And, again, no DOT  13 traffic, none of our heavy vehicles, none of  14 our passenger vehicles, none of the staff will  15 be using Manchester as access. So we will be  16 coming and going from the traffic signal and  17 the new extension of the northern ring road  18 into the facility.  19 MR. ESTES: Even the southern emergency  20 access to the yard still gains access to the  21 ring road. No traffic is set to go towards  22 Manchester.  23 MR. ALFONSO: Another concern that Mr.  24 Vono expressed was the butterfly garden and</p>	<p style="text-align: right;">Page 72</p> <p>1 testified to earlier, this will be constructed  2 in accordance with all applicable Ordinances,  3 laws and regulations.  4 The next public commenter,  5 Rick --  6 MR. BARBIERI: Barbieri.  7 MR. ALFONSO: Barbieri, thank you.  8 Essentially he started out by asking what's  9 the overall plan here for the County campus.  10 I think that can be illustrated by what's  11 happened over the last year or so. In October  12 we came up with the IGA with the City of  13 Wheaton. We zoned this the DuPage County  14 Center Governmental Zoning District. This is  15 the next step in that plan.  16 Steve, if there is  17 anything.  18 MR. TRAVIA: As was stated earlier, we  19 are beginning a master plan of the west campus  20 now and will have the future of that space  21 mapped out. And I don't know if anyone else  22 wants to testify.  23 CHAIRMAN KARTHOLL: Well, let me  24 comment that with respect to the matter that</p>
<p style="text-align: right;">Page 71</p> <p>1 the orchard, whether they're going to be  2 relocated.  3 MR. TRAVIA: Yeah, it's our intent to  4 work with the Fairgrounds Association to move  5 the bees, relocate the garden space and to  6 either transplant or relocate the orchard. So  7 that final design is still under consideration  8 with the Fairground Association.  9 MR. ALFONSO: Lastly, Mr. Vono's last  10 concerns sort of went together. The first was  11 filtration at the wash stations and also  12 whether we have conducted an environmental  13 impact study.  14 MR. ESTES: The wash building is all  15 internal, all drains are going to go into the  16 sanitary system, so it is not going to the  17 storm system onsite, therefore it can go to  18 proper treatment within the infrastructure.  19 What was the second part?  20 MR. ALFONSO: Has there been an  21 environmental impact study done?  22 MR. HARBAUGH: An EIS is not required  23 for this situation.  24 MR. ALFONSO: What we will say, as was</p>	<p style="text-align: right;">Page 73</p> <p>1 is before this Board, I don't think that the  2 -- it may be of interest to all of us, and  3 certainly the gentleman who made the question,  4 but the overall plan, the future plan for the  5 complex is really not material to us to be  6 considered in connection with this request.  7 And I don't know if the County wants to advise  8 what the overall plan for the County complex  9 is in connection with this hearing.  10 MR. ALFONSO: We'll move onto the next  11 question which had to do with whether this  12 project would unduly encroach on the  13 fairgrounds.  14 MR. TRAVIA: So we're not -- obviously  15 the space is on the existing fairgrounds site.  16 The mitigation efforts for the loss of green  17 space is going to take up that three acres or  18 so where the parking is currently, so that  19 will allow use of those future events that  20 currently exists in kind of that northern  21 quadrant of the space. And so that's how we  22 are addressing the current events, and the  23 Fair Association has been in coordination with  24 us and plans to use their existing facilities</p>

<p style="text-align: right;">Page 74</p> <p>1 for the immediate future to continue their 2 operation. 3 MR. HARBAUGH: And I can say I am the 4 primary author of the current lease. It was 5 amended in 2022, and this is consistent with 6 the terms of that lease. 7 CHAIRMAN KARTHOLL: Thank you. 8 MR. ALFONSO: The next question, and 9 this was asked multiple times, is this the 10 highest and best use. I'll address that. 11 It's really, again, not the standard here 12 today. The standard is whether this complies 13 with the Wheaton Zoning Ordinance as well as 14 the County Zoning Ordinance. We believe it 15 has. 16 Our next and last public 17 comment is Debbie Hladilek, that she was in 18 favor. Again, these questions are what's 19 going to happen to the fairgrounds. I think 20 we've addressed that so far. 21 The next question was what 22 about the berm along Manchester Road. I think 23 she was more specific. We did testify as to 24 what was planned for the berm. If there's</p>	<p style="text-align: right;">Page 76</p> <p>1 1 another option. So to the north of the red 2 2 dashed line at the property which is the 3 3 fence, you will see a gray path area that 4 4 literally follows the entire fence along. 5 5 CHAIRMAN KARTHOLL: Okay, I got it. 6 6 Thank you. 7 7 MR. ESTES: It's outside of the 8 8 wetlands but still within the buffer 9 9 application. It is meant to be non-secured, 10 10 so therefore it is accessible at all times. 11 11 CHAIRMAN KARTHOLL: All right, thank 12 12 you. 13 13 MR. ALFONSO: And, finally, the last 14 14 two questions dealt with green space versus 15 15 the parking lot, which has been addressed 16 16 already, as well as the festival activities on 17 17 or around the fairgrounds. 18 18 CHAIRMAN KARTHOLL: You must be a trial 19 19 lawyer because you did a great job at getting 20 20 all those questions down. 21 21 MR. ALFONSO: It's chicken scratch, o 14 14 so taken at the time and place hereinabove set 22 15 forth. 23 24 16</p>
<p style="text-align: right;">Page 75</p> <p>1 anything in addition to what you testified to 2 already. 3 MR. TRAVIA: No. 4 MR. ALFONSO: The next question was 5 regarding the pedestrian walkway and whether 6 it was going to be enclosed. 7 MR. TRAVIA: It will not be enclosed, 8 it will be an open path that will connect 9 along the swale for the north end of the 10 property and allow people access beyond the 11 secure perimeter of the facility so people 12 will be able to go from County Farm Road all 13 the way into the school area beyond our 14 property. 15 MR. ESTES: It is also set to be 12 16 foot wide, so during large events, a lot of 17 people, plenty of width, but also still allow 18 for emergency vehicle access necessary to gain 19 access from east to west across that location. 20 CHAIRMAN KARTHOLL: Could you just show 21 me where that is? And this is sort of my 22 favorite exhibit. 23 MR. ESTES: On Exhibit 3 if you look at 24 page 9, it might be in the slide deck is</p>	<p style="text-align: right;">Page 77</p> <p>1 18 2 3 19 4 5 20 6 7 21 8 9 22 10 11 23 My Commission Expires: 12 13 24 July 26, 2026. 14 15 16 17 18 19 20 21 22 23 24</p> <p style="text-align: center;"><i>Christa M. Lesick</i></p> <p style="text-align: center;">CERTIFIED SHORTHAND REPORTER</p>

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