

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Conditional Use to allow a daycare)
center with preschool in the R-4) InSite
Zoning District.) Z25-0021

May 29, 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.

ALSO PRESENT:

MS. JESSICA INFELISE DATZMAN, Zoning
Administration Coordinator.

Page 2

1 CHAIRMAN KARTHOLL: I'll call the
 2 meeting to order. My name is Bob Kartholl,
 3 I'm the chairman of the Zoning Board of
 4 Appeals. I won't call the roll tonight
 5 because I'm the only member in attendance.
 6 I will indicate that we
 7 have one matter of public comment that has
 8 been submitted through the County portal on
 9 5/27/25 by Mr. Ken Mateas. The substance of
 10 his public comment is that he opposes this
 11 petition that is before us.
 12 Now there is a little bit
 13 of a nicety here, that public comment is made
 14 in accordance with the Open Meetings Act
 15 Rules and Public Comment in connection with
 16 the meeting that we're having tonight, but
 17 that will not be made a part of the hearing
 18 record in this case. So, because members of
 19 the Zoning Board of Appeals are only
 20 permitted to consider matters that are made
 21 part of the record in this hearing, we
 22 technically should not take notice of that
 23 public comment.
 24 We run into this from

Page 3

1 time-to-time, and I have a huge problem with
 2 it. In the past I've asked members to take,
 3 effectively, judicial notice of public
 4 comments that have been made to the extent
 5 that they may bear on a case, but in this
 6 case I hope Mr. Mateas will pay attention to
 7 the record that we're making and perhaps
 8 resubmit his statement when we hear this
 9 case.
 10 Now, I'll indicate that
 11 there are no minutes to be approved, and the
 12 first item on the public hearing agenda is
 13 Zoning Petition 25-021 InSite Real Estate
 14 Investments Properties, LLC. That is a Lisle
 15 Township petition request for conditional use
 16 to allow a daycare center with preschool in
 17 an R-4 Zoning District.
 18 The petitioner is
 19 represented by Mr. Luetkehans. And I
 20 understand certainly that Mr. Luetkehans has
 21 requested that this matter be continued.
 22 It's our custom to grant the first request
 23 for continuance, frankly just for the
 24 convenience of the petitioner, but in this

Page 4

1 instance there is some particular reason for
 2 the continuance. So, can I briefly recognize
 3 Mr. Phillip Luetkehans?
 4 MR. LUETKEHANS: Yes. For the record,
 5 Phil Luetkehans, L-u-e-t-k-e-h-a-n-s. We
 6 have received comments from the County in the
 7 last week, DUDOT in particular, regarding
 8 traffic circulation, and we have a scheduled
 9 meeting with DUDOT next week to try and work
 10 through that and hopefully resolve their
 11 concerns and make the project safer and
 12 better going forward so if it is approved, it
 13 would be a better project.
 14 CHAIRMAN KARTHOLL: Great, thank you
 15 very much for that statement.
 16 I will continue this
 17 matter to June 17, 2025, the meeting to be
 18 held at 6:00 in the cafeteria, because I
 19 expect there may be some additional people in
 20 attendance.
 21 I'll note for the record
 22 that we had two ladies who wanted to -- you
 23 don't want to make any statements, just
 24 indicate your name and that you're here, or

Page 5

1 you don't want to be in the record?
 2 MS. SECRIST: My name is Frances,
 3 F-r-a-n-c-e-s, Secrist, S-e-c-r-i-s-t.
 4 CHAIRMAN KARTHOLL: And you are Ms.
 5 Jenny Shay?
 6 MS. SHAY: Mm-hmm.
 7 CHAIRMAN KARTHOLL: And you sort of
 8 unofficially represent a group of homeowners
 9 or neighbors?
 10 MS. SECRIST: Unofficially, yeah.
 11 We're part of a group of neighbors.
 12 CHAIRMAN KARTHOLL: Then we'll leave
 13 it to you to communicate with them. There's
 14 two other people in the audience, I don't
 15 know if you support or oppose the petition,
 16 but I'm not taking any comment on the case
 17 tonight but rather just continuing the
 18 matter.
 19 MR. ARGIANAS: For the record, my name
 20 is Charles Argianas, A-r-g-i-a-n-a-s. I am
 21 the property owner.
 22 CHAIRMAN KARTHOLL: Oh, you are, okay.
 23 MR. ARGIANAS: I am.
 24 CHAIRMAN KARTHOLL: And do you want to

1 be recognized?
2 MR. ARGIANAS: This is my wife Connie
3 Argianas.

4 CHAIRMAN KARTHOLL: Great, very nice
5 to meet you both.

6 All right, I'll close the
7 hearing then having continued it to June 17
8 and indicate that I have no old business or
9 new business, and therefore I will adjourn
10 the meeting. Thank you all very much.

11 MR. LUETKEHANS: Thank you.

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

16
17
18
19
20
21
22
23
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.

16
17
18

Linda M. Ciosek

CERTIFIED SHORTHAND REPORTER

19

20
21
22
23 My Commission Expires:

24 July 26, 2026.

0	appeals 1:2,10 2:4,19 7:7	certify 7:6	continuing 5:17
084-2892 7:4	approved 3:11 4:12	chairman 1:16 2:1,3 4:14 5:4 5:7,12,22,24 6:4	convenience 3:24
1	argianas 5:19	charles 5:20	coordinator 1:20
17 4:17 6:7	asked 3:2	ciosek 1:13 7:3	correct 7:13
2	attendance 2:5 4:20	circulation 4:8	county 1:1,9,10 1:11 2:8 4:6 7:2,5,7
2025 1:6 4:17	attention 3:6	close 6:6	custom 3:22
2026 7:24	audience 5:14	comment 2:7 2:10,13,15,23 5:16	d
25-021 3:13	b	comments 3:4 4:6	datzman 1:19
26 7:24	bear 3:5	commission 7:23	daycare 1:3 3:16
28180 7:20	better 4:12,13	commissioned 1:14 7:4	district 1:4 3:17
29 1:6	bit 2:12	communicate 5:13	du 1:1,9 7:2,7
4	board 1:2,9,15 2:3,19 7:7	complete 7:13	dudot 4:7,9
4 1:4 3:17	bob 2:2	concerns 4:11	duly 7:4
421 1:11	briefly 4:2	conditional 1:3 3:15	dupage 1:10 7:5
5	building 1:11	conditions 7:8	e
5/27/25 2:9	business 6:8,9	connection 2:15	e 4:5,5 5:3,3
6	c	connie 6:2	effectively 3:3
6:00 1:7 4:18	c 5:3,3	consider 2:20	entitled 6:15 7:11
a	c.s.r. 1:13 7:3	continuance 3:23 4:2	estate 3:13
above 6:15 7:11	cafeteria 4:18	continue 4:16	expect 4:19
accordance 2:14	call 2:1,4	continued 3:21 6:7	expires 7:23
act 2:14	case 2:18 3:5,6 3:9 5:16		extent 3:4
additional 4:19	cause 6:15 7:11		
adjourn 6:9	center 1:4 3:16		
administration 1:11,20	certainly 3:20		
agenda 3:12	certified 7:21		
allow 1:3 3:16			

f	i	little 2:12	nicety 2:13
f 5:3	illinois 1:12,14	llc 3:14	north 1:11
farm 1:12	7:1,5	luetkehans	notary 1:13
first 3:12,22	indicate 2:6	3:19,20 4:3,4,5	note 4:21
foregoing 7:12	3:10 4:24 6:8	6:11	notice 2:22 3:3
forth 7:15	infelise 1:19	m	o
forward 4:12	insite 1:4 3:13	m 1:12 7:3	oh 5:22
frances 5:2	instance 4:1	made 2:13,17	okay 5:22
frankly 3:23	investments	2:20 3:4	old 6:8
g	3:14	make 4:11,23	open 2:14
g 5:20	item 3:12	making 3:7	oppose 5:15
going 4:12	j	mateas 2:9 3:6	opposes 2:10
grant 3:22	jenny 5:5	matter 2:7 3:21	order 2:2
great 4:14 6:4	jessica 1:19	4:17 5:18	owner 5:21
group 5:8,11	judicial 3:3	matters 2:20	p
h	july 7:24	meet 6:5	p.m. 1:7
h 4:5	june 4:17 6:7	meeting 2:2,16	page 1:1,9 7:2,7
hear 3:8	k	4:9,17 6:10	part 2:17,21
hearing 2:17,21	k 4:5	meetings 2:14	5:11
3:12 6:7 7:11	kartholl 1:16	member 2:5	particular 4:1
held 4:18	2:1,2 4:14 5:4	members 1:15	4:7
hereinabove	5:7,12,22,24	2:18 3:2	past 3:2
7:14	6:4	minutes 3:11	pay 3:6
hmm 5:6	ken 2:9	mm 5:6	people 4:19
homeowners	know 5:15	n	5:14
5:8	l	n 4:5 5:3,20	permitted 2:20
hope 3:6	l 4:5	name 2:2 4:24	petition 2:11
hopefully 4:10	ladies 4:22	5:2,19	3:13,15 5:15
huge 3:1	leave 5:12	neighbors 5:9	petitioner 3:18
	linda 1:12 7:3	5:11	3:24
	lisle 3:14	new 6:9	phil 4:5
		nice 6:4	phillip 4:3

<p>place 7:14 portal 2:8 preschool 1:4 3:16 present 1:15,18 problem 3:1 proceedings 1:8 6:13 7:10 project 4:11,13 properties 3:14 property 5:21 public 1:13 2:7 2:10,13,15,23 3:3,12 7:11</p>	<p>reporter 7:21 represent 5:8 represented 3:19 request 3:15,22 7:6 requested 3:21 resolve 4:10 resubmit 3:8 right 6:6 road 1:12 robert 1:16 roll 2:4 rules 2:15 run 2:24</p>	<p>subject 7:8 submitted 2:8 substance 2:9 support 5:15</p>	<p>usual 7:8</p>
<p>q</p>	<p>s</p>	<p>t</p>	<p>v</p>
<p>qualified 1:13 7:4</p>	<p>s 4:5 5:3,3,3,20 safer 4:11 scheduled 4:8 secrist 5:2,3,10 set 7:15 shay 5:5,6 shorthand 7:9 7:21 signature 7:20 sort 5:7 ss 7:1 state 1:14 7:1,5 statement 3:8 4:15 statements 4:23</p>	<p>t 4:5 5:3 take 2:22 3:2 taken 1:9,10 6:14 7:10,14 technically 2:22 terms 7:8 testimony 1:8 6:14 7:10,13 thank 4:14 6:10 6:11 time 3:1,1 7:14 tonight 2:4,16 5:17 township 3:15 traffic 4:8 transcript 7:12 true 7:12 try 4:9 two 4:22 5:14</p>	<p>veritext 7:9</p>
<p>r</p>	<p>u</p>	<p>u</p>	<p>w</p>
<p>r 1:4 3:17 5:3,3 5:20 rather 5:17 real 3:13 reason 4:1 received 4:6 recognize 4:2 recognized 6:1 record 2:18,21 3:7 4:4,21 5:1 5:19 regarding 4:7 report 7:13 reported 7:9</p>	<p>u 4:5 understand 3:20 unofficially 5:8 5:10 use 1:3 3:15</p>	<p>want 4:23 5:1 5:24 wanted 4:22 week 4:7,9 wheaton 1:12 wife 6:2 work 4:9</p>	<p>y</p>
<p>yeah 5:10</p>	<p>z</p>	<p>z25-0021 1:4 zoning 1:2,4,9 1:19 2:3,19 3:13,17 7:7</p>	<p>z</p>