

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Conditional Use to allow auto) Z24-000022
sales in the B-2 District.) Somerset Plaza

April 25, 2024

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. BARRY KETTER, Commissioner.

MS. JANICE ANDERSON, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. ZAIN RAHMAN, Commissioner, via Zoom.

<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. JESSICA INFELISE DATZMAN, Planning &</p> <p>3 Zoning.</p> <p>4</p> <p>5 EXHIBITS</p> <p>6</p> <p>7 Page No.</p> <p>8 Petitioner's Exhibits 1-3 6</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>	<p style="text-align: right;">Page 4</p> <p>1 COMMISSIONER RAHMAN: I'm present by</p> <p>2 Zoom due to business.</p> <p>3 MS. INFELISE DATZMAN: And Chairman</p> <p>4 Kartholl?</p> <p>5 CHAIRMAN KARTHOLL: Here.</p> <p>6 So we have a physical quorum</p> <p>7 present. Ms. Anderson is not here as yet. She</p> <p>8 may appear, and if she does, we'll indicate.</p> <p>9 Mr. Rahman is present by Zoom, and he indicated</p> <p>10 his reason, which is one of the enumerated</p> <p>11 reasons to permit a Zoom appearance.</p> <p>12 We have one item of public</p> <p>13 comment that's been received and will be</p> <p>14 included in the meeting minutes.</p> <p>15 There are no minutes of any</p> <p>16 prior meetings to approve, and so we'll call</p> <p>17 our first item on the -- substantive item on</p> <p>18 the agenda which is public hearing 24-022, the</p> <p>19 Somerset Plaza, LLC. This is a conditional use</p> <p>20 to allow auto sales with auto repair in a B-1</p> <p>21 Local Business District.</p> <p>22 The matter was published in</p> <p>23 the Daily Herald on April 10, 2024. It's been</p> <p>24 circulated. I have no formal objections, but I</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN KARTHOLL: Let's call our</p> <p>2 meeting to order. This is a meeting of April</p> <p>3 25, 2024 of the DuPage County Zoning Board of</p> <p>4 Appeals.</p> <p>5 The first item on the agenda</p> <p>6 is to have either a roll call or acknowledge</p> <p>7 the members present, and I'll acknowledge that</p> <p>8 -- well, let's call the roll, because we have</p> <p>9 to deal with Zain's Zoom appearance.</p> <p>10 Could you call the roll?</p> <p>11 MS. INFELISE DATZMAN: I can.</p> <p>12 CHAIRMAN KARTHOLL: Go right ahead.</p> <p>13 MS. INFELISE DATZMAN: Member Schultz?</p> <p>14 COMMISSIONER SCHULTZ: Here.</p> <p>15 MS. INFELISE DATZMAN: Member Murphy?</p> <p>16 COMMISSIONER MURPHY: Here.</p> <p>17 MS. INFELISE DATZMAN: Member Moran?</p> <p>18 COMMISSIONER MORAN: Here.</p> <p>19 MS. INFELISE DATZMAN: Member Ketter?</p> <p>20 COMMISSIONER KETTER: Here.</p> <p>21 MS. INFELISE DATZMAN: Member Rahman?</p> <p>22 COMMISSIONER RAHMAN: Here.</p> <p>23 CHAIRMAN KARTHOLL: You were called,</p> <p>24 Zain, so indicate you're here present by Zoom.</p>	<p style="text-align: right;">Page 5</p> <p>1 have comments by means of a letter from Burr</p> <p>2 Ridge, and then some comments which I'm not</p> <p>3 able to read from I think the Township Highway</p> <p>4 person, because that seems to be circled, but</p> <p>5 I've requested that we ask the author of those</p> <p>6 comments to indicate the comments in an email</p> <p>7 or some written, typed form that I can read</p> <p>8 with some confidence.</p> <p>9 I'll call on Mr. Luetkehans.</p> <p>10 And at first could you just tell us who is</p> <p>11 going to testify and everybody be sworn in.</p> <p>12 MR. LUETKEHANS: We'll have them all</p> <p>13 sworn in. I'm not sure they'll all testify.</p> <p>14 THE COURT REPORTER: Would you all raise</p> <p>15 your right hands, please.</p> <p>16 (Whereupon, the oath was</p> <p>17 duly administered by the</p> <p>18 Notary.)</p> <p>19 CHAIRMAN KARTHOLL: Okay. You could do</p> <p>20 the exhibits, Phil, if you want.</p> <p>21 MR. LUETKEHANS: For the record, Phil</p> <p>22 Luetkehans on behalf of the applicant. The</p> <p>23 applicant is Somerset Plaza, LLC, located in</p> <p>24 Downers Grove.</p>

<p style="text-align: right;">Page 6</p> <p>1 Exhibit 1 is the survey for 2 the property. 3 Exhibit 2 will be the site 4 plan. 5 And Exhibit 3 is just an 6 aerial of the area. 7 (Whereupon, Petitioner's 8 Exhibits 1, 2 and 3 were 9 marked for identification.) 10 MR. LUETKEHANS: The property is zoned 11 B-1. The applicant is proposing a conditional 12 use in an existing development which is on 3.4 13 acres in unincorporated Willowbrook on Route 14 83, or Kingery Highway. 15 (Whereupon, Commissioner 16 Anderson entered the 17 hearing.) 18 MR. LUETKEHANS: There's three accesses 19 to the property, one is off -- only two kind of 20 actually show here. One is directly off of 83, 21 or Kingery Highway; one is to the north of 22 Honeysuckle Rose, actually two, and then to the 23 south through the other development and a 24 shared access goes out to another road, as you</p>	<p style="text-align: right;">Page 8</p> <p>1 directly on Route 83. The relief we're 2 requesting is actually the one-story brick and 3 concrete block building. It's existing. It is 4 an existing auto repair garage. 5 COMMISSIONER MURPHY: It's hard to see 6 where you're pointing. 7 MR. LUETKEHANS: It's right in the 8 middle. I'll get it a little closer, I'm 9 sorry. 10 It's actually -- there's 11 three buildings, but two of them are connected. 12 There's a one-story brick building to the 13 north, there's a one-story that says brick and 14 concrete building, block building, in the 15 middle, and then to the south you have another 16 one-story brick and concrete block building. 17 It's the one in the middle here. I don't know 18 how best to show you this. 19 CHAIRMAN KARTHOLL: Do you know the use 20 of the others? 21 MR. LUETKEHANS: Yeah, I'll get that to 22 you right now. What you have in these other 23 uses is the one-story brick building to the 24 north has multiple commercial/retail type uses.</p>
<p style="text-align: right;">Page 7</p> <p>1 can see through here. 2 CHAIRMAN KARTHOLL: Our publication 3 indicates just for clarification that we have 4 about 1 and three-quarters acres. Do you have 5 -- 6 MR. LUETKEHANS: What you have is this 7 lot is 1 and three-quarters acre, but this 8 entire site is about 3.4 four acres. 9 CHAIRMAN KARTHOLL: What parcel is the 10 subject of the zoning? 11 MR. LUETKEHANS: The subject parcel is 12 on Lot 1. 13 CHAIRMAN KARTHOLL: That is the 1 and 14 three-quarter acre? 15 MR. LUETKEHANS: Yes. 16 CHAIRMAN KARTHOLL: And so, is this some 17 kind of a strip center or something? 18 MR. LUETKEHANS: Yeah, what you have is 19 a strip center here with outlot buildings, four 20 outlots, but I think three buildings to the 21 east on Route 83. 22 CHAIRMAN KARTHOLL: Okay. 23 MR. LUETKEHANS: So, the outlots are a 24 restaurant, a car wash and an office building</p>	<p style="text-align: right;">Page 9</p> <p>1 It's a normal strip mall, has a liquor store, a 2 pantry, a restaurant, dentist. To the south is 3 a tobacco store. Out front is a car wash, and 4 you have an H&R Block in this building to the 5 north. 6 The existing use in the 7 property that we're looking at is as a garage, 8 an auto repair garage. And then they also have 9 a restaurant. Besides the tobacco on the south 10 is a restaurant in here as well. So, pretty 11 much your normal strip mall retail uses is what 12 you're looking at here. That's what's 13 currently existing other than this garage. 14 The middle building which is 15 the subject of this application is currently 16 being used as an automobile repair shop, as I 17 said, and has been used that way for 40 years. 18 My client bought the 19 property in the center in 2016 with the ongoing 20 repair shop and just assumed it had been 21 permitted from a zoning standpoint. 22 It is my understanding that 23 the tenant came to this Board sometime last 24 year and was seeking relief to sell automobiles</p>

<p style="text-align: right;">Page 10</p> <p>1 out of its repair shop, and it was determined 2 that the repair shop was nonconforming. So it 3 was pulled, and we refiled an application with 4 you today.</p> <p>5 So, we're seeking two 6 conditional uses: One is an automobile repair 7 garage, which is listed as a conditional use in 8 the B-1 Local Business District. The other one 9 we'll talk about a little more thoroughly in a 10 minute, is the sale of automobiles out of that 11 same building.</p> <p>12 The current operator of the 13 shop is All-in-One Automotive. All repairs are 14 performed inside the building. Their business 15 is open beginning 6:00 p.m. Monday through 16 Saturday. No storage of inoperable vehicles or 17 parts such as tires will take place outside, 18 this is an entirely inside operation.</p> <p>19 The business, in essence, is 20 general auto repair; engine work, oil changes, 21 brakes, tires, et cetera. There is no body 22 work, no salvage.</p> <p>23 The garage doors are closed 24 whenever possible and safe.</p>	<p style="text-align: right;">Page 12</p> <p>1 the public. This is for sales to dealers. So, 2 a car gets repaired, or whatever they buy gets 3 repaired, they'll sell it to a dealer online or 4 whatever, but it's internet sales to 5 dealerships. This isn't heavy traffic, oh, 6 we're going to have cars here, because cars 7 aren't being stored here, they're being stored 8 somewhere else, they're brought in for that 9 when someone has an interest in it.</p> <p>10 Okay, sale of automobiles is 11 not a, quote, listed conditional use in B-1. 12 It falls under the, quote, other retail and 13 service businesses, business uses similar in 14 nature and intensity to those permitted uses 15 already permitted, all already-permitted uses 16 listed in this section.</p> <p>17 So, I just want to go 18 through real quickly what other similar type -- 19 and, remember, this is just for automobile 20 internet sales, it's not repair, that's already 21 a conditional use. So, similar permitted 22 retail and service businesses in the B-1 23 District. And I think it's important to note 24 that this is really a retail sales operation,</p>
<p style="text-align: right;">Page 11</p> <p>1 No long-term storage of 2 vehicles. Normal turnaround is a day, two at 3 most.</p> <p>4 Sixty to seventy is a little 5 different than a lot -- I don't know a lot 6 about the auto repair business, so I shouldn't 7 that, but about 60 to 70 percent is direct 8 customer work, you and I going in, to whatever 9 we need. The other 30 to 40 percent is from 10 dealers. Dealers send them over, hey, we need 11 some repair done. That's the other part of the 12 business.</p> <p>13 Customers and -- also I know 14 Burr Ridge had a bunch of questions, I'm trying 15 to kind of answer them as I go without having 16 to go over each question, but I think all of 17 them will be answered here. Customers can make 18 an appointment or drive in and see about 19 availability.</p> <p>20 Sales of automobiles: In 21 this case, the vehicle sales would only be 22 internet-based. There would be no display of 23 vehicles for sale. It's not public generated. 24 It's not like, hey, it's on the internet for</p>	<p style="text-align: right;">Page 13</p> <p>1 but while it's a bigger piece of equipment than 2 some of these, it's a lot less traffic. There 3 is almost no traffic. They sell three to five 4 cars a month. This isn't like, oh my gosh, 5 we're selling 100 vehicles out of this.</p> <p>6 So, other ones that are 7 similar are automobile accessory sales store, 8 automobile rental, barbershops, beauty parlors, 9 bakery stores, department stores are allowed in 10 B-1. Discount stores, drug stores, dry 11 cleaning, package liquor, furniture stores, 12 garden supply stores, hardware stores -- I 13 could go on -- restaurants, places of assembly, 14 health clubs, things that are much more intense 15 use than what we're talking about here.</p> <p>16 In reality, this use will 17 have many fewer customers and traffic than all 18 of the uses I just mentioned. In essence, the 19 store that sells bigger items. The sales would 20 be business, the business they would sell 21 repaired vehicles to local auto dealerships. 22 As I said, no sales to the public. There will 23 be no sales lot or advertising as a car 24 dealership outside. You're not going to see a</p>

<p style="text-align: right;">Page 14</p> <p>1 banner or anything, and I think that was one of 2 Burr Ridge's questions, what kind of -- are we 3 going to have a bunch of signs and a bunch of 4 banners? No, that's not what this is, we're 5 not having people come in off the street 6 saying, hey, I need a used car today, let's go 7 buy one. That's not what you're talking about 8 here.</p> <p>9 On Exhibit 2, it's not the 10 easiest to see, but there is a parking 11 calculation. And the parking required by the 12 current proposed use is 152 cars. We have 163.</p> <p>13 CHAIRMAN KARTHOLL: Is that for the 14 entire strip?</p> <p>15 MR. LUETKEHANS: I believe that's just 16 for this Lot 1.</p> <p>17 CHAIRMAN KARTHOLL: Okay. And are any 18 of those spots designated for any tenant?</p> <p>19 MR. LUETKEHANS: They're all multi-use.</p> <p>20 CHAIRMAN KARTHOLL: Okay.</p> <p>21 MR. LUETKEHANS: There might be one or 22 two, but nothing significant. Most of the auto 23 repair people park in these ten spots here, and 24 some out here, but from we -- it does not</p>	<p style="text-align: right;">Page 16</p> <p>1 Use Standards real quick: One, in harmony with 2 the general purpose and intent of the Chapter, 3 will not be injurious to the neighborhood and 4 detrimental to the public welfare, or in 5 conflict with the County's Comprehensive Plan. 6 As I said, these are all conditional uses in 7 B-1.</p> <p>8 The aerial, kind of describe 9 the surrounding area real quick, the aerial is 10 Exhibit 3. The outline in black with my awful 11 handwriting is right here, this is the parcel, 12 the big parcel, and then the western half of 13 that is the 1 point whatever acres.</p> <p>14 You have behind it all 15 apartments, and on the side are all apartments. 16 Not high-end apartments, I'll just leave it at 17 that.</p> <p>18 And then obviously you're on 19 Route 83. Across the street, nice homes, and 20 then just shortly up you still have commercial, 21 you have McDonald's, falafel store, et cetera, 22 as you go up Route 83.</p> <p>23 Going down to the south is 24 Chinmaya, which unfortunately I know you'll be</p>
<p style="text-align: right;">Page 15</p> <p>1 appear that the 15 are ever really full. Given 2 the type of business it is, there's not a lot 3 of people sitting and waiting.</p> <p>4 I know one of the questions 5 that Burr Ridge asked was lighting. There's no 6 anticipated lighting changes. We're really 7 just keeping the same property use that's 8 already on the site and adding this idea of 9 internet sales.</p> <p>10 To make the property safer, 11 which I think was also one of Burr Ridge's 12 question, the property owner has recently 13 installed three cameras in the parking lot.</p> <p>14 I guess we've all talked 15 about Living Word, and me too much lately in 16 front of this Board, this is where Living Word 17 would apply, and all the stuff. That type of 18 property use that's expressly permitted in the 19 zoning district, as long as it meets certain 20 and is not detrimental to public health, safety 21 and welfare. The presumption can only be 22 overcome by clear and convincing evidence. No 23 such clear and convincing evidence is here.</p> <p>24 I'll go through the Special</p>	<p style="text-align: right;">Page 17</p> <p>1 seeing in about six or seven months, for 2 redevelopment. So, that Chinmaya is a mission, 3 church-type use of property.</p> <p>4 As I said, the proposed use 5 is one of the least intensive uses from a 6 traffic standpoint. With all the repairs 7 occurring inside, it's not like there will be 8 any additional noise because of it. The repair 9 shop will not change, just add a few trips a 10 day at most for the car sales.</p> <p>11 Will not impair an adequate 12 supply of light and air to adjacent property. 13 There's no change in the light or air here.</p> <p>14 Will not diminish the value 15 of land and buildings in the vicinity of the 16 proposed conditional use. People will not 17 notice any change in the use, traffic, et 18 cetera. The uses fit within the 19 already-existing permitted uses in the strip 20 center and area, and the only noticeable use is 21 one that's been going on for 40 years.</p> <p>22 Number four, will not unduly 23 increase traffic congestion in the public 24 streets and highways. As you know, Route 83 is</p>

<p style="text-align: right;">Page 18</p> <p>1 a state highway. We're not aware of any 2 current traffic condition, and this extra three 3 cars a month we're going to sell, three to five 4 cars, is not going to add a lot of traffic. So 5 this is not an actual trip generator of any 6 significance. 7 Number five, does not 8 increase the potential for flood damages. 9 Obviously no building envelope is changing 10 here, so it will not increase anything as far 11 as flooding. 12 Six, will not incur 13 additional public expense for fire protection, 14 rescue or relief. We don't -- there's no extra 15 excess or additional burden for fire 16 protection, rescue or relief. It's already 17 existing, as well as the car sale is not going 18 to add that either. 19 Number seven, will not 20 otherwise impair the public health, safety, 21 comfort, morals or general welfare of the 22 inhabitants. As shown above, detailed actions 23 will be taken to ensure the subject property 24 will not impair the public health, safety,</p>	<p style="text-align: right;">Page 20</p> <p>1 operator for the 40 years that you discussed, 2 or this is a new operation? 3 MR. LUETKEHANS: Relatively new, two, 4 three years. 5 CHAIRMAN KARTHOLL: Okay. And what 6 entity operates the repair business? 7 MR. LUETKEHANS: Both. It's the same 8 entity for both. 9 CHAIRMAN KARTHOLL: Are all of the cars 10 that are repaired cars that are obtained for 11 the ultimate purpose of sale? 12 MR. LUETKEHANS: No, primarily not. 13 CHAIRMAN KARTHOLL: Okay. Are all of 14 the cars -- let's see -- 15 MR. LUETKEHANS: What's the opposite? 16 CHAIRMAN KARTHOLL: Yeah. 17 MR. LUETKEHANS: I think maybe some, but 18 I don't think all. 19 CHAIRMAN KARTHOLL: So, in other words, 20 you could repair cars that you sell, you could 21 repair cars that are just -- 22 MR. LUETKEHANS: Can repair your and my 23 car. 24 CHAIRMAN KARTHOLL: Right. Where do you</p>
<p style="text-align: right;">Page 19</p> <p>1 comfort, et cetera. There's just no real 2 effect on the neighborhood's public health, 3 safety, welfare. This is a pretty innocuous 4 change. Most of what we're asking for is 5 already existing. 6 So, in sum, this project 7 meets the Living Word ordinance, and it's 8 presumed to be acceptable; meets the 9 conditional use ordinance, and is presumed to 10 be acceptable under Living Word, and I would 11 ask for a recommendation on both conditional 12 uses. 13 CHAIRMAN KARTHOLL: Okay. One of the 14 things that we do if we grant a conditional use 15 is to put time limits, which we don't need to 16 discuss now, but we also put a limitation based 17 on the particular operator. The petitioner is 18 apparently the owner of the real estate. Could 19 you identify who operates -- what entity 20 operates the sales part, the auto sales 21 business? 22 MR. LUETKEHANS: All-in-One Automotive, 23 LLC is both. 24 CHAIRMAN KARTHOLL: Have they been the</p>	<p style="text-align: right;">Page 21</p> <p>1 obtain -- you say you sell about three or four 2 cars a month? 3 MR. LUETKEHANS: Uh-huh. 4 CHAIRMAN KARTHOLL: Do I recall that 5 they're high-end vehicles? 6 MR. LUETKEHANS: No, I don't believe 7 they're high-end. They're sold to dealerships. 8 CHAIRMAN KARTHOLL: Okay, and they're 9 sold to dealerships? 10 MR. LUETKEHANS: Yes, they're not sold 11 to -- 12 CHAIRMAN KARTHOLL: Where do they come 13 from? 14 MR. LUETKEHANS: I think some come from 15 dealerships, and tell me if I'm wrong, some 16 come from automobiles they repair. 17 State your name for the 18 record. 19 MR. SAZANSKIS: I'm Rick, I'm the 20 manager of the shop, Sazanskis. 21 THE COURT REPORTER: Can you spell your 22 last name, please. 23 MR. SAZANSKIS: S-a-z-a-n-s-k-i-s. So 24 the majority of cars would come from the</p>

<p style="text-align: right;">Page 22</p> <p>1 dealerships, and the other part would come from 2 the online auction such as insurance auctions 3 or other auctions found on the internet. 4 CHAIRMAN KARTHOLL: Okay, that gives me 5 a little different perspective. So it's kind 6 of a niche business. Okay. 7 And so, there's no new 8 lighting, there's no designated parking, but 9 can you -- how many employees are there? 10 MR. SAZANSKIS: Currently four counting 11 owner of the shop. 12 CHAIRMAN KARTHOLL: Okay. Because 13 there's no -- I'm not especially familiar with 14 auto repair of any kind, but it seems to me 15 that it's the body work-style repair that 16 creates noise. 17 COMMISSIONER ANDERSON: I thought they 18 weren't doing body work. 19 CHAIRMAN KARTHOLL: Yeah, I know, I'm 20 talking about noise and I'm eliminating the 21 fact they don't do -- 22 COMMISSIONER ANDERSON: I wanted to make 23 sure I heard right. 24 CHAIRMAN KARTHOLL: Do you do any other</p>	<p style="text-align: right;">Page 24</p> <p>1 COMMISSIONER MORAN: Okay. 2 COMMISSIONER KETTER: How are the cars 3 you're going to sell delivered? 4 MR. SAZANSKIS: So, hopefully when we 5 receive a sales license we will also receive at 6 least one dealership license plate and we would 7 personally drive those cars from point A to 8 point B, which the point B would represent the 9 dealership which we are selling to. 10 COMMISSIONER KETTER: Do they get there 11 and go out the same day, or are you going to 12 store them inside? 13 MR. SAZANSKIS: So the cars are not 14 going to be stored anywhere in the vicinity, so 15 we'll have a different storage location. We're 16 actually right now looking at a storage just 17 down the street south. If you're coming down 18 the 83rd, there's a big parking lot -- 19 technically it's already Lemont -- and they're 20 renting spots for the cars in which we are 21 planning to park those cars in between shop and 22 sales. So before we sell them, but after we 23 fix them we're going to park those cars there 24 in the parking lot. It's a pretty big parking</p>
<p style="text-align: right;">Page 23</p> <p>1 kind of repair that creates particular noise? 2 MR. SAZANSKIS: No, sir, just the usual 3 mechanical repair, no body repairs. 4 CHAIRMAN KARTHOLL: Okay. And all of 5 that occurs within your building? 6 MR. SAZANSKIS: Yes. 7 CHAIRMAN KARTHOLL: This case has been 8 -- this case and a similar case have been 9 before the ZHO process twice, I believe -- 10 COMMISSIONER ANDERSON: For the what? 11 CHAIRMAN KARTHOLL: The ZHO, the other 12 -- the thing that I do with the fence cases and 13 whatever. 14 COMMISSIONER ANDERSON: Okay. 15 CHAIRMAN KARTHOLL: So I have some 16 background on some of this, which is why I 17 asked some of these questions. 18 All right, does anybody else 19 have any questions of the petitioner? 20 COMMISSIONER MORAN: I got one. So no 21 large trucks? 22 MR. SAZANSKIS: No, the biggest vehicle 23 we would repair is a pick-up truck, medium-duty 24 vehicle.</p>	<p style="text-align: right;">Page 25</p> <p>1 lot, there's a lot of trucks and trailers 2 parked there as well. So it's not going to be 3 an issue for the parking lot that the shop is 4 currently at. 5 COMMISSIONER ANDERSON: So to follow up 6 on Mr. Ketter's question, there's no big trucks 7 coming in -- what do you call them? 8 COMMISSIONER MORAN: Car carriers. 9 COMMISSIONER ANDERSON: That's it. 10 MR. SAZANSKIS: No. 11 COMMISSIONER ANDERSON: Okay. 12 CHAIRMAN KARTHOLL: What are they 13 called? 14 MR. LUETKEHANS: Car carriers. And I 15 think that resolves the Township Highway 16 Commissioner's -- whoever, I think it was the 17 Township Highway Commissioner's question, I 18 think it was he wanted to make sure nothing got 19 dropped off at township streets. 20 CHAIRMAN KARTHOLL: Okay, no one else? 21 (No response.) 22 CHAIRMAN KARTHOLL: Well, now we have a 23 gentleman that's come in. 24 MR. LUETKEHANS: He's on -- he</p>

<p style="text-align: right;">Page 26</p> <p>1 represents the tenant.</p> <p>2 UNIDENTIFIED SPEAKER: That's correct.</p> <p>3 CHAIRMAN KARTHOLL: Represents who?</p> <p>4 UNIDENTIFIED SPEAKER: The tenant.</p> <p>5 CHAIRMAN KARTHOLL: Okay. Well, do you</p> <p>6 have any concluding remarks?</p> <p>7 MR. LUETKEHANS: No, I think I made</p> <p>8 them.</p> <p>9 CHAIRMAN KARTHOLL: Very good. Well,</p> <p>10 we'll close the public hearing. I think we can</p> <p>11 close the record in the case because we don't</p> <p>12 need additional information to be submitted</p> <p>13 after the hearing, in writing or otherwise.</p> <p>14 So, let's take your case</p> <p>15 June 6th at 5:30 in this room for a</p> <p>16 recommendation on this case and, you know,</p> <p>17 perhaps others; okay?</p> <p>18 MS. INFELISE DATZMAN: We're actually</p> <p>19 downstairs.</p> <p>20 CHAIRMAN KARTHOLL: Oh, that's right, we</p> <p>21 have definitely others, so it will be in the</p> <p>22 cafeteria on June 6th.</p> <p>23 MR. LUETKEHANS: I think one of them is</p> <p>24 mine.</p>	<p style="text-align: right;">Page 28</p> <p>1 STATE OF ILLINOIS)</p> <p style="text-align: center;">) SS.</p> <p>2 COUNTY OF DU PAGE)</p> <p>3 I, LINDA M. CIOSEK, C.S.R.</p> <p>4 No. 084-2892, duly qualified and commissioned</p> <p>5 for the State of Illinois, County of DuPage, do</p> <p>6 hereby certify that at the request of the DU</p> <p>7 PAGE COUNTY ZONING BOARD OF APPEALS, subject to</p> <p>8 the usual terms and conditions of Veritext,</p> <p>9 reported in shorthand the proceedings had and</p> <p>10 testimony taken at the public hearing of the</p> <p>11 above-entitled cause, and that the foregoing</p> <p>12 transcript is a true, correct and complete</p> <p>13 report of the testimony so taken at the time</p> <p>14 and place hereinabove set forth.</p> <p>15</p> <p>16</p> <p>17</p> <p>18 <i>Linda M. Ciosek</i></p> <p>19</p> <p>20 CERTIFIED SHORTHAND REPORTER</p> <p>21</p> <p>22 My Commission Expires:</p> <p>23 July 26, 2026.</p> <p>24</p>
<p style="text-align: right;">Page 27</p> <p>1 CHAIRMAN KARTHOLL: Well, we'll see what</p> <p>2 kind of an average you have.</p> <p>3 We're closed. The public</p> <p>4 hearing is closed.</p> <p>5 I'll indicate that with</p> <p>6 respect to the meeting, there's no old</p> <p>7 business, no new business, and we can now</p> <p>8 adjourn the meeting.</p> <p>9 So, we're concluded for the</p> <p>10 evening. Thanks.</p> <p>11 MR. LUETKEHANS: Thank you, gentlemen,</p> <p>12 and lady, very much.</p> <p>13 (Which were all the</p> <p>14 proceedings</p> <p>15 had and testimony taken in</p> <p>16 the above-entitled cause.)</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>	

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