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BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Conditional use for a video gaming)Z24-079
cafe in a B-1 District.)Hanna's

December 17, 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. DENNIS MORAN, Commissioner.
- MR. BARRY KETTER, Commissioner.
- MR. JACK MURPHY, Commissioner.
- MR. CARL SCHULTZ, Commissioner.
- MR. JIM JAROG, Commissioner.
- MR. ZAIN RAHMAN, Commissioner, via Zoom.

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|---|--|
| <p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT: 2 MS. JESSICA INFELISE DATZMAN, Planning & 3 Zoning. 4 MR. PAUL LAURICELLA, Planning & 5 Zoning. 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p> | <p style="text-align: right;">Page 4</p> <p>1 aye. 2 (Whereupon, all 3 Commissioners responded 4 aye.) 5 CHAIRMAN KARTHOLL: Any opposed? 6 (No response.) 7 CHAIRMAN KARTHOLL: None opposed, so 8 congratulations. You're about to understand 9 that your presence will not be long required. 10 So there's no public comment 11 and no minutes to approve; is that correct? So 12 then I'll call our one and only case this 13 evening which is the Hanna's Wheaton, LLC case. 14 There is a request for a conditional use to 15 allow a video gaming cafe restaurant in a B-1 16 Local Business District. The matter was 17 published in the Daily Herald on December 2nd, 18 2024. And it's been circulated to the various 19 departments of the county and neighboring 20 municipalities, and we have no substantive 21 comments from any of those entities. 22 Now, I'm told just before I 23 commenced the hearing this evening that it has 24 been determined that for some technical</p> |
| <p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN KARTHOLL: This is the DuPage 2 County Zoning Board of Appeals, we're here this 3 evening for our December 17 meeting. 4 I'd like to indicate that 5 all members are present in person with the 6 exception of Zain Rahman and I'm not sure -- 7 oh, here he comes online. So, we need a -- 8 Zain, you're going to have to explain are you 9 traveling on business? 10 COMMISSIONER RAHMAN: That's correct, 11 Chairman, I am traveling for business and 12 that's why I'm not able to be there in person. 13 CHAIRMAN KARTHOLL: Okay, then we'll 14 take a motion to permit Mr. Rahman to appear by 15 Zoom. 16 COMMISSIONER KETTER: So moved. 17 CHAIRMAN KARTHOLL: Motioned by Mr. 18 Ketter. Second? 19 COMMISSIONER SCHULTZ: Second. 20 CHAIRMAN KARTHOLL: Seconded by Mr. 21 Schultz. Is there discussion on the motion? 22 (No response.) 23 CHAIRMAN KARTHOLL: All right, all in 24 favor of the motion, please signify by saying</p> | <p style="text-align: right;">Page 5</p> <p>1 reasons, namely that this property is within a 2 thousand feet of Pleasant Hill Community 3 Church, so the petitioner will require not just 4 the conditional use, but also a variation. The 5 petitioner was advised to that extent and has 6 asked that we continue the case to a future 7 date so that he can prepare for the whole 8 presentation on both a variation and the 9 conditional use. And so customarily we agree 10 to the first continuance from a petitioner. 11 The date that we have available is January 12 23rd, 2025, and I guess we'll simply continue 13 this matter until January 23rd, 2025 which is a 14 Thursday at 6:00 p.m. and that will be held in 15 Room 3500-B. The reason we're here this 16 evening is because 3500-B is occupied this 17 evening. 18 So, we'll come prepared. I 19 tell you one thing that we're going to be 20 interested in is what else is going on in this 21 shopping center. So the last time we had a 22 case -- you're in a shopping -- small shopping 23 center; right? 24 UNIDENTIFIED SPEAKER: Correct.</p> |

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1 CHAIRMAN KARTHOLL: We're going to need
 2 to know the other tenants because of parking
 3 restrictions and whatever else. And then all
 4 of the rest of it -- we're not going to
 5 continue it again so you got to be prepared to
 6 make a full presentation on the 23rd; okay?
 7 UNIDENTIFIED SPEAKER: Okay, thank you.
 8 CHAIRMAN KARTHOLL: All right. Thank
 9 you very much, sir.
 10 And then I'll indicate that
 11 there's no old business, no new business, and
 12 so are we ready -- no, I recognize them.
 13 UNIDENTIFIED SPEAKER: I'm here to speak
 14 on that, so if it's being continued I presume
 15 that I would speak at that time.
 16 CHAIRMAN KARTHOLL: Yeah. And you can
 17 speak by Zoom. I don't want to inconvenience
 18 you any more than you have been this evening,
 19 so you can appear by Zoom or you can present
 20 your remarks in writing if you like. I'd let
 21 you speak now, but we don't know what the full
 22 case is and your presentation would, you know,
 23 probably be incomplete.
 24 Okay, I think I've already

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

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1 indicated there's no old business or new
 2 business, so we are ready to adjourn and we are
 3 so adjourned.
 4 (Which were all the
 5 proceedings had and
 6 testimony taken in the
 7 above-entitled cause.)
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