

BEFORE THE DU PAGE COUNTY  
ZONING BOARD OF APPEALS

January recommendation meeting) T-3-24  
Z24-075

January 9, 2025

5:30 p.m.

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

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.  
MR. BARRY KETTER, Commissioner.  
MR. DENNIS MORAN, Commissioner.  
MR. JACK MURPHY, Commissioner.  
MR. JIM JAROG, Commissioner.  
MR. ZAIN RAHMAN, Commissioner.  
MR. CARL SCHULTZ, Commissioner.

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<p>1 ALSO PRESENT:  2 MS. JESSICA INFELISE DATZMAN, Planning &amp;  3 Zoning.  4 MR. PAUL HOSS, Planning &amp; Zoning.  5  6  7  8  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24</p>	<p>1 November 21; and the December 10 minutes  2 concerning text 24 -- text amendment 3-24.  3 Is there a motion?  4 COMMISSIONER KETTER: Motion to approve  5 as presented.  6 CHAIRMAN KARTHOLL: Motion by Ketter.  7 COMMISSIONER MORAN: Second.  8 CHAIRMAN KARTHOLL: Seconded by Mr. --  9 was that you, Dennis?  10 COMMISSIONER MORAN: Yes.  11 CHAIRMAN KARTHOLL: Any discussion on  12 the motion?  13 (No response.)  14 CHAIRMAN KARTHOLL: All in favor of the  15 motion, signify by saying aye.  16 (Whereupon, all  17 commissioners responded  18 aye.)  19 CHAIRMAN KARTHOLL: Next item on the  20 agenda is the consideration of text amendments  21 T-24. Is there a motion on these?  22 COMMISSIONER KETTER: I would move to  23 approve based on the presentation of our  24 distinguished member Mr. Hoss and staff very</p>
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<p>1 CHAIRMAN KARTHOLL: Let's come to order,  2 please. This is the January Zoning Board of  3 Appeals recommendation meeting. Jessica, would  4 you call the roll, please.  5 MS. INFELISE DATZMAN: Member Murphy?  6 COMMISSIONER MURPHY: Here.  7 MS. INFELISE DATZMAN: Member Moran?  8 COMMISSIONER MORAN: Here.  9 MS. INFELISE DATZMAN: Member Ketter?  10 COMMISSIONER KETTER: Here.  11 MS. INFELISE DATZMAN: Member Schultz?  12 COMMISSIONER SCHULTZ: Here.  13 MS. INFELISE DATZMAN: Member Rahman?  14 COMMISSIONER RAHMAN: Here.  15 MS. INFELISE DATZMAN: Member Jarog?  16 COMMISSIONER JAROG: Here.  17 MS. INFELISE DATZMAN: Chairman  18 Kartholl?  19 CHAIRMAN KARTHOLL: Here.  20 Also no public comment, I  21 trust?  22 MS. INFELISE DATZMAN: No.  23 CHAIRMAN KARTHOLL: We have two items,  24 minutes to be a proved, Z24-068, Penny's Place,</p>	<p>1 clearly anticipated that text amendment.  2 COMMISSIONER MURPHY: Second.  3 CHAIRMAN KARTHOLL: Motion by Mr.  4 Ketter, seconded by Mr. Murphy. Is there any  5 discussion on this motion?  6 (No response.)  7 CHAIRMAN KARTHOLL: In that event, would  8 you call the roll to approve.  9 MS. INFELISE DATZMAN: Member Ketter?  10 COMMISSIONER KETTER: Aye.  11 MS. INFELISE DATZMAN: Member Murphy?  12 COMMISSIONER MURPHY: Aye.  13 MS. INFELISE DATZMAN: Member Moran?  14 COMMISSIONER MORAN: Aye.  15 MS. INFELISE DATZMAN: Member Schultz?  16 COMMISSIONER SCHULTZ: Aye.  17 MS. INFELISE DATZMAN: Member Rahman?  18 COMMISSIONER RAHMAN: Aye.  19 MS. INFELISE DATZMAN: Member Jarog?  20 COMMISSIONER JAROG: Aye.  21 MS. INFELISE DATZMAN: Chairman  22 Kartholl?  23 CHAIRMAN KARTHOLL: Aye.  24 Motion passes by a vote of 7</p>

<p style="text-align: right;">Page 6</p> <p>1 in favor and none opposed.  2           The next item on the agenda  3 is 24-075, the Moksh Dahm petition. Is there a  4 motion on this case?  5       COMMISSIONER KETTER: Yes, I would move  6 to approve. I had some concerns during the  7 presentation, but based on what came out at the  8 hearing, including the fact that this is  9 considered like any other funeral home  10 business. And when I thought with about it, my  11 concerns are maybe too many people coming from  12 all over. It's the wish of every funeral home  13 facility to get as much business as they can,  14 but what came to my mind is this encompasses  15 their religious us aspect of it. And it's that  16 which makes this, in my mind, somewhat unique,  17 too. And then it dawned on me we had this  18 piece of property in front of us once before  19 and it was a big fight, Bensenville objecting  20 to everything and it was going to be condos.  21 That never went ahead, and this is now a  22 religious institution or religious facility  23 that's replacing a religious facility, so I  24 think that just gave me another incentive. And</p>	<p style="text-align: right;">Page 8</p> <p>1 church that's pretty much run down. It was an  2 eye sore and replacing it with new construction  3 that should be very good.  4       CHAIRMAN KARTHOLL: No further  5 discussions, would you please call the roll.  6       MS. INFELISE DATZMAN: Member Ketter?  7       COMMISSIONER KETTER: Aye.  8       MS. INFELISE DATZMAN: Member Moran?  9       COMMISSIONER MORAN: Aye.  10      MS. INFELISE DATZMAN: Member Murphy?  11      COMMISSIONER MURPHY: Aye.  12      MS. INFELISE DATZMAN: Member Schultz?  13      COMMISSIONER SCHULTZ: Aye.  14      MS. INFELISE DATZMAN: Member Rahman?  15      COMMISSIONER RAHMAN: Aye.  16      MS. INFELISE DATZMAN: Member Jarog?  17      COMMISSIONER JAROG: Aye.  18      MS. INFELISE DATZMAN: Chairman  19 Kartholl?  20      CHAIRMAN KARTHOLL: Aye.  21                The motion passes by a vote  22 of 7 in favor and none opposed.  23                I trust there is no old  24 business or new business?</p>
<p style="text-align: right;">Page 7</p> <p>1 it is based on that that I would move to  2 approve.  3       COMMISSIONER MORAN: I second it. Along  4 with what Mr. Ketter said, I would like to  5 second it. Same thing, that my biggest concern  6 was traffic but they show that they'll be able  7 to handle it with Route 83. And everybody who  8 was against it seemed they were worried about  9 the children, and I just couldn't quite  10 understand -- part of life is death, and it's  11 just -- it didn't make any sense. It should be  12 a quiet area, very pleasant. I don't see any  13 problems with it, so that's why I seconded.  14      CHAIRMAN KARTHOLL: Motion to approve by  15 Mr. Ketter, seconded by Mr. Moran. Is there  16 any discussion on this?  17      COMMISSIONER KETTER: I'd just make one  18 other point. The school mentioned about the  19 kids and that, I don't see it. But second of  20 all, when you look along the whole back of that  21 property there are huge trees, and so there's a  22 buffer between the park district, the school,  23 and anything else. And the frontage goes right  24 out onto 83, so I think this is clearing up a</p>	<p style="text-align: right;">Page 9</p> <p>1       MS. INFELISE DATZMAN: No.  2       CHAIRMAN KARTHOLL: Then we're ready to  3 adjourn so I'll call the meeting adjourned.  4 Thank you.  5                (Which were all the  6                proceedings had and  7                testimony taken in the  8                above-entitled cause.)  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24</p>

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.

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CERTIFIED SHORTHAND REPORTER

22 My Commission Expires:  
23 July 26, 2026.  
24

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