

1 BEFORE THE DU PAGE COUNTY
2 ZONING BOARD OF APPEALS
3

4 July recommendation meeting) Hanna's Z25-035
5

6 July 10, 2025

7 5:30 p.m.

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

15 BOARD MEMBERS PRESENT:

16 MR. ROBERT KARTHOLL, Chairman.

17 MR. DENNIS MORAN, Commissioner.

18 MR. JACK MURPHY, Commissioner.

19 MR. CARL SCHULTZ, Commissioner.

20 MR. JAMES JAROG, Commissioner.

21 MR. ZAIN RAHMAN, Commissioner, via
22 Zoom.
23
24

<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT: 2 MS. JESSICA INFELISE DATZMAN, Zoning 3 Administration Coordinator. 4 MR. PAUL HOSS, Zoning Administration 5 Coordinator. 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 will include the hearing. So I don't even 2 know the subject of these. Oh, I guess I can 3 read some of them and they do purport to 4 relate to the petition this evening, but 5 unfortunately I have been instructed that the 6 rules do not permit these items to be 7 considered a part of the record in the case. 8 So, next we have the 9 minutes of the Zoning Board of Appeals meeting 10 of May 8th, and we have a transcript of those 11 minutes, the transcript of the proceeding 12 which will serve as the minutes. And then we 13 have Zoning Petition 25-021, the meeting on 14 May 29, 2025. Again, we have the transcript 15 of the proceeding which will serve as the 16 minutes. And then we have the Zoning Board of 17 Appeals June recommendation meeting of June 5, 18 2025, and we have a transcript of those. 19 So can I take a motion? 20 COMMISSIONER MORAN: Make a motion to 21 approve. 22 COMMISSIONER MURPHY: I second. 23 CHAIRMAN KARTHOLL: Motioned by Mr. 24 Moran, seconded by Mr. Murphy to approve the</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN KARTHOLL: I'll call the 2 meeting to order. And I don't have to take a 3 roll call because I'll indicate that all of 4 the members of the Board are present. We have 5 one unappointed position, so there are six of 6 us. 7 I do have several items, 8 six items of public comment. I won't read the 9 details, but they were all submitted by email. 10 The first is submitted on 7/8/2025 by Rachel 11 Grunwald. The second -- and that will be made 12 part of our record. The second is Jonathan 13 Shuptar submitted today 7/10. No, I'm sorry, 14 also 7/8. I have another submitted 7/7/25 by 15 Peggy Collins. I have another submitted 7/7 16 by Jenna Eisenberg. I have another submitted 17 7/7 by Jerry Schwoosher, another submitted 7/8 18 by Erin Seago, and another submitted 7/9 by 19 Sue Macroy. All of those public comments do 20 not relate to and are not part of the record 21 of our hearing tonight, or of our zoning case 22 tonight, they are public comments addressed in 23 connection with the Open Meetings Act rules 24 submitted in connection with the meeting that</p>	<p style="text-align: right;">Page 5</p> <p>1 minutes of those three meetings. 2 Any discussion on that 3 motion? 4 (No response.) 5 CHAIRMAN KARTHOLL: All right, all in 6 favor of the motion, please signify by saying 7 aye. 8 (Whereupon, all 9 Commissioners responded 10 aye.) 11 CHAIRMAN KARTHOLL: Any opposed? 12 (No response.) 13 CHAIRMAN KARTHOLL: There are none 14 opposed and the motion passes. 15 Then we have our 16 recommendation session for Zoning Petition 17 25-035, the Hanna's petition of Milton 18 Township. This is a request for a conditional 19 use to allow a video gaming cafe restaurant in 20 a B-1 Local Business Zoning District, and a 21 variation to allow a video gaming cafe 22 restaurant to be located less than a thousand 23 feet from a place of assembly. 24 Let's start with a motion</p>

<p style="text-align: right;">Page 6</p> <p>1 on that case and then we can go to discussion. 2 COMMISSIONER MORAN: I would like to 3 make a motion to deny the variation on the -- 4 with less than a thousand feet because I just 5 don't think -- I didn't really agree with -- 6 CHAIRMAN KARTHOLL: Well, would it be a 7 motion to deny the variation, or both the 8 conditional use and the variation? 9 COMMISSIONER MORAN: That's -- 10 CHAIRMAN KARTHOLL: Kind of one follows 11 the other. 12 COMMISSIONER MORAN: Yes, so it would 13 end up denying both. 14 CHAIRMAN KARTHOLL: Okay. 15 COMMISSIONER MURPHY: I'll second it. 16 CHAIRMAN KARTHOLL: Motion to deny by 17 Mr. Moran and seconded by Mr. Murphy. 18 Now, discussion on the 19 motion? Do you want to -- 20 COMMISSIONER MORAN: Yeah, I just -- 21 the hardship, I just didn't see the hardship. 22 We're looking at a place of worship, I don't 23 care if it's small or large, they are a place 24 of worship. And it says they only meet on</p>	<p style="text-align: right;">Page 8</p> <p>1 parse the thousand foot requirement based on 2 the level of activity of whatever use is 3 within that thousand feet, which is 4 essentially agreeing with you that we 5 shouldn't consider the size of the church. 6 And, for the record, if we 7 deny the variation, I think we necessarily 8 have to deny the conditional use because the 9 conditional use can be denied consistent with 10 The Living Word standard if there's something 11 unique about this particular parcel within the 12 district. Well, the uniqueness is this parcel 13 is within the thousand feet of the place of 14 assembly. So, that's my two cents. 15 And then would you call the 16 roll on the motion to deny. 17 MS. INFELISE DATZMAN: Member Moran? 18 COMMISSIONER MORAN: Aye. 19 MS. INFELISE DATZMAN: Member Murphy? 20 COMMISSIONER MURPHY: Aye. 21 MS. INFELISE DATZMAN: Member Jarog? 22 COMMISSIONER JAROG: Aye. 23 MS. INFELISE DATZMAN: Member Rahman? 24 COMMISSIONER RAHMAN: Aye.</p>
<p style="text-align: right;">Page 7</p> <p>1 weekends. They could grow, and it's closer 2 than a thousand feet so I just didn't think it 3 was a hardship. That's what I saw. 4 CHAIRMAN KARTHOLL: Any other remarks? 5 Mr. Murphy? 6 COMMISSIONER MURPHY: I'm going to vote 7 no on this basically because this affects the 8 neighbors, it affects the values of their 9 houses and everything, and they've been there 10 for years and we should take that into 11 consideration. 12 CHAIRMAN KARTHOLL: Just to clarify, 13 when you say you're going to vote no, the 14 motion is to deny, so you're going to vote -- 15 COMMISSIONER MURPHY: I'm going to vote 16 to deny it. 17 CHAIRMAN KARTHOLL: Okay. Mr. Jarog, 18 did you want to make a remark? 19 COMMISSIONER JAROG: I was just 20 agreeing with you, what you said earlier about 21 the standards for the variation were not 22 demonstrated with the thousand feet. 23 CHAIRMAN KARTHOLL: Yeah, I think it 24 would be very difficult for us to start to</p>	<p style="text-align: right;">Page 9</p> <p>1 MS. INFELISE DATZMAN: Member Schultz? 2 COMMISSIONER SCHULTZ: Aye. 3 MS. INFELISE DATZMAN: Chairman 4 Kartholl? 5 CHAIRMAN KARTHOLL: Aye. 6 The motion to deny passes 7 by a vote of six in favor and none opposed and 8 will be transmitted to the County Development 9 Committee. 10 I don't know, there's a lot 11 of people here for a recommendation meeting. 12 I'm not sure -- are you folks here just to 13 find out what's going on with the case that we 14 just heard? 15 Okay. Mr. Luetkehans. 16 MR. LUETKEHANS: Thanks. 17 CHAIRMAN KARTHOLL: Now, the next item 18 on the agenda is consideration of the new 19 rules. That is an action item. It's also old 20 business because we considered it before. Let 21 me just start the discussion by saying that 22 Mr. Schultz made an observation when these 23 were first distributed, and that observation 24 was that there is a pretty fine line and</p>

<p style="text-align: right;">Page 10</p> <p>1 difficult to understand distinction between 2 the Acting Chair and the Chair Pro-Tem. I 3 looked at that after those remarks, and 4 frankly I clearly agree. I don't know how all 5 of you feel, but I would suggest a revision to 6 this draft in which we collapse Acting Chair 7 and Chair Pro-Tem and just have Chair Pro-Tem, 8 and I jotted this as the rule. (Reading) A 9 Chair Pro-Tem from the existing ZBA membership 10 -- I'm tracking pretty much what's in here -- 11 a Chair Pro-Tem from the existing ZBA 12 membership may be designated by the Chair to 13 serve in the absence of the Chair during the 14 Chair's absence, disability, or 15 disqualification. I'm adding "or recusal". 16 In the event the Chair fails to so designate a 17 Chair Pro-Tem in the foregoing circumstances, 18 a majority of the membership may do so. 19 So, in other words, this 20 was apparently intended to say, well sometimes 21 the Chair will appoint an Acting Chair if 22 something happens, but if the Chair doesn't do 23 it, then the members can do it and we just 24 have two different titles. So, Acting and</p>	<p style="text-align: right;">Page 12</p> <p>1 even in the event that one spot is vacant 2 because an employment hasn't been made. So, 3 if Mr. Jones was absent from a meeting, you 4 establish the quorum by a majority of seven. 5 But if Mr. Jones's former spot is vacant, you 6 could define it otherwise and have a lower 7 number for quorum. And while I was first 8 tempted to consider that, I thought well how 9 low do you go then? How do you determine how 10 many spots can be vacant or whatever? So it 11 just seemed to me that it's the County Board's 12 responsibility to fill the vacant spots and we 13 should leave the definition of quorum alone 14 rather than try to tinker with it in the 15 unlikely event that there was a long-term 16 vacancy. If there is a long-term vacancy, we 17 can just deal with it. So, that's the only 18 other update to these. 19 Anybody else? If not, we 20 just need a motion to approve them and then 21 we're done. 22 COMMISSIONER SCHULTZ: I just have a 23 quick question. The first attachment is the 24 affidavit for the person that takes the</p>
<p style="text-align: right;">Page 11</p> <p>1 Pro-Tem, et cetera. 2 So that's my two cents 3 worth to resolve the issue that Mr. Schultz 4 raised. I have texted that language to 5 Jessica, so if you guys agree with that 6 concept, we can look for that, look to that as 7 a possible revision to these rules. 8 Now, let's open it up. 9 Does anyone else have any comments about the 10 rules? 11 Carl, do you want to add to 12 my -- 13 COMMISSIONER SCHULTZ: No, that covers 14 the thing. It clarifies that there's the 15 ability for the Board to act in the Chairman's 16 absence if it's unbeknownst prior, so I think 17 it covers everything. 18 CHAIRMAN KARTHOLL: I also looked at 19 definition of quorum because it's -- we have 20 an issue of establishing a quorum when a 21 member is not appointed, and it's my belief 22 that a body like ours can redefine quorum to 23 consider, let's say, a majority of members who 24 appear, counting that number of those serving,</p>	<p style="text-align: right;">Page 13</p> <p>1 petition amongst their -- it's at the very 2 back page of the handout. So my question is 3 that, you know, this is the affidavit of me, I 4 went around and I took signatures from 5 everybody. Is there anything -- I couldn't 6 quite take it out of the context. Is there 7 anything that is a requirement on the petition 8 itself? Does it just need to say the issue 9 and then have as many signatures as possible 10 as long as I attest to it? 11 CHAIRMAN KARTHOLL: I don't understand 12 the question. 13 COMMISSIONER SCHULTZ: My question is 14 that like this is -- the thing that's here is 15 what I sign as the person that received the 16 petition. 17 CHAIRMAN KARTHOLL: Circulated the 18 petition. 19 COMMISSIONER SCHULTZ: The other page 20 has all the names on it, presumably it has 21 some kind of title as to what the petition is 22 about. 23 CHAIRMAN KARTHOLL: Right. 24 COMMISSIONER SCHULTZ: Is there any</p>

<p style="text-align: right;">Page 14</p> <p>1 other requirement to that? 2 CHAIRMAN KARTHOLL: Well, I don't know. 3 We could do that at some point in the future, 4 but frankly they come in in such varied forms, 5 this is just -- 6 COMMISSIONER SCHULTZ: Okay, I don't 7 really -- I'm not a lawyer and I'm not a -- 8 CHAIRMAN KARTHOLL: Paul, do you want 9 to add something? 10 MR. HOSS: I just want to be clear 11 here. Are you talking about Attachment A? 12 COMMISSIONER SCHULTZ: Yeah, 1. 13 MR. HOSS: The Zoning Board of Appeals 14 Rules inure to both the Zoning Board of 15 Appeals and the Zoning Hearing Officer, so 16 this attachment is what we use in the Zoning 17 Hearing Officer program, if that helps at all 18 in terms of your concern. 19 COMMISSIONER SCHULTZ: Well, I just -- 20 CHAIRMAN KARTHOLL: I thought this was 21 what Carl said, when you circulate a petition 22 you need that certification from the person -- 23 this is the notary requirement. 24 MR. HOSS: Okay, fair enough. I</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. HOSS: Attachment 1, to be clear, 2 and I don't want to confuse the matter, but 3 Attachment 1 is what we are having you sign 4 essentially adopting the document. 5 CHAIRMAN KARTHOLL: Adopting the rules? 6 MR. HOSS: Yes. 7 COMMISSIONER MORAN: Oh, so this has 8 nothing to do with the petition? 9 MR. HOSS: Correct. 10 COMMISSIONER SCHULTZ: Well, okay. 11 MR. HOSS: Is that a fair statement? 12 CHAIRMAN KARTHOLL: Why does it say 13 with respect to ZBA petition number? 14 MR. HOSS: That's a good point. It 15 should really be relative to these rules and 16 procedures. 17 CHAIRMAN KARTHOLL: Okay, you make the 18 adjustments to that. 19 MR. HOSS: Yes. 20 CHAIRMAN KARTHOLL: Now, that begs the 21 question then do we need a form? Because we 22 always tell people you circulate a petition 23 and you have to have the signature of the 24 person who circulated sign, and I often</p>
<p style="text-align: right;">Page 15</p> <p>1 understand. 2 COMMISSIONER SCHULTZ: It's not 3 necessarily I feel like we need to do 4 something, I just wanted to be clear if there 5 is some requirement that we had beyond me 6 saying that I -- 7 CHAIRMAN KARTHOLL: Maybe we should 8 write "or a reasonable facsimile" under this. 9 COMMISSIONER SCHULTZ: That's fine. It 10 was just -- 11 CHAIRMAN KARTHOLL: We're going to 12 accept them if it's within -- 13 COMMISSIONER SCHULTZ: Anything 14 reasonable? 15 CHAIRMAN KARTHOLL: Yeah. 16 COMMISSIONER SCHULTZ: Okay. 17 CHAIRMAN KARTHOLL: Is that right, 18 guys? 19 MR. HOSS: Yeah, that's fine. 20 CHAIRMAN KARTHOLL: Are we missing the 21 boat here? 22 MR. HOSS: No, we're fine. 23 CHAIRMAN KARTHOLL: Okay. Where is 24 this referred to in the rules, Attachment 1?</p>	<p style="text-align: right;">Page 17</p> <p>1 scribble in I Joe Blow certify that I 2 circulated the petition and the people who 3 signed the petition signed in my presence. 4 Then my signature is notarized, not everybody 5 that signs the petition. 6 COMMISSIONER SCHULTZ: I just wanted to 7 be clear myself and be clear because we're not 8 trying to fool anybody, we want to be straight 9 forward; right? 10 MR. HOSS: There are many, many 11 documents that we have for petitioners to fill 12 out and work on that are apart from the rules 13 of procedure. The document that you're 14 referring to is something that we do provide 15 to the petitioner along with other documents 16 that have nothing to do with the rules of 17 procedure. We can share that document with 18 you to make sure you're comfortable that it is 19 consistent with what we have historically 20 asked for of a property owner or an objector 21 to a petition to fill out, but we don't think 22 it needs to be in the rules of procedure. 23 CHAIRMAN KARTHOLL: Fine. 24 COMMISSIONER MORAN: So we can accept</p>

<p style="text-align: right;">Page 18</p> <p>1 anything if they don't follow --</p> <p>2 MR. HOSS: If it's not in the correct</p> <p>3 format --</p> <p>4 CHAIRMAN KARTHOLL: Put differently,</p> <p>5 how can we reject it if it's not in the rules?</p> <p>6 How can we reject one person's petition and</p> <p>7 say, well, you didn't follow our procedures?</p> <p>8 MR. HOSS: So that's a good point.</p> <p>9 Toward that end, we can provide you -- we can</p> <p>10 amend this rules of procedure to include that</p> <p>11 document and include a very specific petition</p> <p>12 format for people to follow and essentially</p> <p>13 say in the rules of procedure if you don't</p> <p>14 follow this document, then it will not be</p> <p>15 accepted.</p> <p>16 COMMISSIONER MORAN: Do people normally</p> <p>17 ask you, Paul?</p> <p>18 MR. HOSS: Yes. Yes.</p> <p>19 CHAIRMAN KARTHOLL: Actually we don't</p> <p>20 really have a problem with this for the last</p> <p>21 ten years because people just, because</p> <p>22 frankly, we bend over backwards to say here</p> <p>23 you got to sign this that I write on the</p> <p>24 bottom.</p>	<p style="text-align: right;">Page 20</p> <p>1 want it to be in there, we can put it in there</p> <p>2 so that allows you to say if you don't follow</p> <p>3 this format, our rules of procedure say we can</p> <p>4 reject it.</p> <p>5 CHAIRMAN KARTHOLL: Well, let's get to</p> <p>6 the bottom line. The rules of procedure only</p> <p>7 exist in the face of a possible dispute as to</p> <p>8 any of these items. I mean once you have</p> <p>9 rules, you throw in things like establishing a</p> <p>10 quorum. But we don't need any rules, we can</p> <p>11 wing it day-to-day unless we think there's</p> <p>12 going to be a problem with something in the</p> <p>13 future, and then you need rules to fall back</p> <p>14 on and say you can't do that because it's not</p> <p>15 consistent with the rules.</p> <p>16 Now, having said that, and</p> <p>17 it occurred to me to say that because of what</p> <p>18 Paul said, you know, we give them the</p> <p>19 paperwork and we don't have to treat</p> <p>20 everything in these rules because this isn't a</p> <p>21 problem. So I don't think it needs to be</p> <p>22 amended, Paul and Jess; right?</p> <p>23 MR. HOSS: It's our position that it</p> <p>24 doesn't need to be because it is one of those</p>
<p style="text-align: right;">Page 19</p> <p>1 MR. HOSS: I can tell you historically</p> <p>2 that we have had issues and we've learned from</p> <p>3 not our mistakes, but we've learned from</p> <p>4 issues where we provide a great deal of</p> <p>5 documentation in letter form to the petitioner</p> <p>6 up front. You may have heard the Chairman say</p> <p>7 from time-to-time did you receive this</p> <p>8 document of staff that says here's your</p> <p>9 prove-up? And we send that to them, we get</p> <p>10 them to sign it and they say, oh, that's what</p> <p>11 that document was.</p> <p>12 So we've learned our</p> <p>13 lesson, and one of those lessons is that we</p> <p>14 provide the actual petition. And we go over</p> <p>15 the petition and how to sign it, how to fill</p> <p>16 it out, how to do it individually, how to do</p> <p>17 it as a petition where you are getting</p> <p>18 multiple signatures and you at the bottom are</p> <p>19 notarizing as the person who circulated the</p> <p>20 petition.</p> <p>21 So we've got a lot of</p> <p>22 documents that provide all that information,</p> <p>23 we just didn't think it needed to be in the</p> <p>24 rules of procedure. But like I said, if you</p>	<p style="text-align: right;">Page 21</p> <p>1 documents that we hand out anyway.</p> <p>2 CHAIRMAN KARTHOLL: Fine.</p> <p>3 MR. HOSS: As part of the Zoning Board</p> <p>4 of Appeals.</p> <p>5 CHAIRMAN KARTHOLL: Fine. All right,</p> <p>6 so let's --</p> <p>7 MR. HOSS: But sorry, Mr. Chairman.</p> <p>8 But to be fair, we will give that to you to</p> <p>9 show you what we are handing out.</p> <p>10 COMMISSIONER SCHULTZ: Okay.</p> <p>11 MR. HOSS: So you can have an</p> <p>12 understanding.</p> <p>13 COMMISSIONER MORAN: We can still</p> <p>14 accept something that they did, not with your</p> <p>15 paperwork, if it's legit?</p> <p>16 CHAIRMAN KARTHOLL: We could do</p> <p>17 whatever we want.</p> <p>18 MR. HOSS: That would be the decision</p> <p>19 of the Chair and Board.</p> <p>20 CHAIRMAN KARTHOLL: But here's the</p> <p>21 trouble: If we stray too far on a</p> <p>22 case-by-case basis, it creates an issue that</p> <p>23 could be taken on administrative review, and</p> <p>24 if a judge says, you know, not really a</p>

<p style="text-align: right;">Page 22</p> <p>1 material problem, your lawsuit is denied. But 2 if a judge says, yeah, you guys, you're all 3 over the map. Like Judge Pallmeyer said, oh 4 you helped this petitioner, but you didn't 5 help Scott Day, so therefore Scott Day wins. 6 Well, that was -- I swear, I know that judge, 7 I appeared before that judge many times and 8 that's the most bizarre thing I've ever heard 9 her say. She should have attended some of 10 those hearings by Scott Day, but that's 11 another matter. I forgot I was being Zoomed. 12 Oh, well. 13 So let's vote on this. 14 Somebody make a motion. 15 COMMISSIONER MURPHY: I so move. 16 CHAIRMAN KARTHOLL: Mr. Murphy moves to 17 approve. 18 COMMISSIONER MORAN: I'll second. 19 CHAIRMAN KARTHOLL: Mr. Moran seconds 20 the motion. 21 Any further other 22 discussion on the motion? 23 (No response.) 24 CHAIRMAN KARTHOLL: All in favor</p>	<p style="text-align: right;">Page 24</p> <p>1 proceedings had and 2 testimony taken in the 3 above-entitled cause.) 4 5 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 23</p> <p>1 signify by saying aye. 2 (Whereupon, all 3 commissioners responded 4 aye.) 5 CHAIRMAN KARTHOLL: Any opposed? 6 (No response.) 7 CHAIRMAN KARTHOLL: The rules are 8 adopted. 9 Thank you. Thank you. 10 You'll fix up that one? 11 MS. INFELISE DATZMAN: Yes. 12 CHAIRMAN KARTHOLL: And then 13 redistribute? 14 MS. INFELISE DATZMAN: Yes. 15 CHAIRMAN KARTHOLL: Just bring copies 16 to us at some future date. 17 MS. INFELISE DATZMAN: Old business and 18 new business. 19 CHAIRMAN KARTHOLL: I thought that was 20 old business. 21 So there's no further old 22 business, there's no new business and we are 23 ready to adjourn. We are so adjourned. 24 (Which were all the</p>	<p style="text-align: right;">Page 25</p> <p>1 STATE OF ILLINOIS) 2) SS. 3 COUNTY OF DU PAGE) 4 I, LINDA M. CIOSEK, C.S.R. 5 No. 084-2892, duly qualified and commissioned 6 for the State of Illinois, County of DuPage, 7 do hereby certify that at the request of the 8 DU PAGE COUNTY ZONING BOARD OF APPEALS, 9 subject to the usual terms and conditions of 10 Veritext, reported in shorthand the 11 proceedings had and testimony taken at the 12 public hearing of the above-entitled cause, 13 and that the foregoing transcript is a true, 14 correct and complete report of the testimony 15 so taken at the time and place hereinabove set 16 forth. 17 18 19 20 21 22 23 24</p> <p style="text-align: center;"><i>Linda M. Ciosek</i> CERTIFIED SHORTHAND REPORTER</p> <p>My Commission Expires: July 26, 2026.</p>

0	a	affects 7:7,8	attachment
084-2892 25:4	ability 11:15	affidavit 12:24	12:23 14:11,16
1	above 24:3	13:3	15:24 16:1,3
1 5:20 14:12	25:11	agenda 9:18	attended 22:9
15:24 16:1,3	absence 10:13	agree 6:5 10:4	attest 13:10
10 1:5	10:14 11:16	11:5	aye 5:7,10 8:18
2	absent 12:3	agreeing 7:20	8:20,22,24 9:2
2025 1:5 4:14	accept 15:12	8:4	9:5 23:1,4
4:18	17:24 21:14	allow 5:19,21	b
2026 25:24	accepted 18:15	allows 20:2	b 5:20
25-021 4:13	act 3:23 11:15	amend 18:10	back 13:2
25-035 5:17	acting 10:2,6	amended 20:22	20:13
26 25:24	10:21,24	anybody 12:19	backwards
28180 25:20	action 9:19	17:8	18:22
29 4:14	activity 8:2	anyway 21:1	based 8:1
4	actual 19:14	apart 17:12	basically 7:7
421 1:10	actually 18:19	apparently	basis 21:22
5	add 11:11 14:9	10:20	begs 16:20
5 4:17	adding 10:15	appeals 1:2,9	belief 11:21
5:30 1:6	addressed 3:22	4:9,17 14:13	bend 18:22
7	adjourn 23:23	14:15 21:4	beyond 15:5
7/10 3:13	adjourned	25:7	bizarre 22:8
7/7 3:15,17	23:23	appear 11:24	blow 17:1
7/7/25 3:14	adjustments	appeared 22:7	board 1:2,8,14
7/8 3:14,17	16:18	appoint 10:21	3:4 4:9,16
7/8/2025 3:10	administration	appointed	11:15 14:13,14
7/9 3:18	1:10 2:3,4	11:21	21:3,19 25:7
8	administrative	approve 4:21	board's 12:11
8th 4:10	21:23	4:24 12:20	boat 15:21
	adopted 23:8	22:17	body 11:22
	adopting 16:4	asked 17:20	bottom 18:24
	16:5	assembly 5:23	19:18 20:6
		8:14	

<p>bring 23:15 building 1:10 business 5:20 9:20 23:17,18 23:20,22,22</p>	<p>7:23 9:3,5,17 11:18 13:11,17 13:23 14:2,8 14:20 15:7,11 15:15,17,20,23</p>	<p>comfortable 17:18 comment 3:8 comments 3:19 3:22 11:9</p>	<p>connection 3:23,24 consider 8:5 11:23 12:8 consideration 7:11 9:18</p>
<p>c</p>	<p>16:5,12,17,20</p>	<p>commission 25:23</p>	<p>considered 4:7</p>
<p>c.s.r. 1:12 25:3 cafe 5:19,21 call 3:1,3 8:15 care 6:23 carl 1:18 11:11 14:21 case 3:21 4:7 6:1 9:13 21:22 21:22 cause 24:3 25:11 cents 8:14 11:2 certification 14:22 certified 25:21 certify 17:1 25:6 cetera 11:1 chair 10:2,2,6,7 10:7,9,11,12,13 10:16,17,21,21 10:22 21:19 chair's 10:14 chairman 1:15 3:1 4:23 5:5,11 5:13 6:6,10,14 6:16 7:4,12,17</p>	<p>17:23 18:4,19 19:6 20:5 21:2 21:5,7,16,20 22:16,19,24 23:5,7,12,15,19 chairman's 11:15 church 8:5 ciosek 1:12 25:3 circulate 14:21 16:22 circulated 13:17 16:24 17:2 19:19 circumstances 10:17 clarifies 11:14 clarify 7:12 clear 14:10 15:4 16:1 17:7 17:7 clearly 10:4 closer 7:1 collapse 10:6 collins 3:15 come 14:4</p>	<p>commissioned 1:13 25:4 commissioner 1:16,17,18,19 1:20 4:20,22 6:2,9,12,15,20 7:6,15,19 8:18 8:20,22,24 9:2 11:13 12:22 13:13,19,24 14:6,12,19 15:2,9,13,16 16:7,10 17:6 17:24 18:16 21:10,13 22:15 22:18 commissioners 5:9 23:3 committee 9:9 complete 25:13 concept 11:6 concern 14:18 conditional 5:18 6:8 8:8,9 conditions 25:8 confuse 16:2</p>	<p>9:20 consistent 8:9 17:19 20:15 context 13:6 coordinator 2:3,5 copies 23:15 correct 16:9 18:2 25:13 counting 11:24 county 1:1,8,9 1:10 9:8 12:11 25:2,5,7 covers 11:13,17 creates 21:22</p>
			<p>d</p>
			<p>date 23:16 datzman 2:2 8:17,19,21,23 9:1,3 23:11,14 23:17 day 20:11,11 22:5,5,10 deal 12:17 19:4 decision 21:18</p>

<p>define 12:6 definition 11:19 12:13 demonstrated 7:22 denied 8:9 22:1 dennis 1:16 deny 6:3,7,16 7:14,16 8:7,8 8:16 9:6 denying 6:13 designate 10:16 designated 10:12 details 3:9 determine 12:9 development 9:8 different 10:24 differently 18:4 difficult 7:24 10:1 disability 10:14 discussion 5:2 6:1,18 9:21 22:22 dispute 20:7 disqualificati... 10:15 distinction 10:1 distributed 9:23 district 5:20 8:12</p>	<p>document 16:4 17:13,17 18:11 18:14 19:8,11 documentation 19:5 documents 17:11,15 19:22 21:1 draft 10:6 du 1:1,8 25:2,7 duly 25:4 dupage 1:9 25:5</p> <p style="text-align: center;">e</p> <p>earlier 7:20 eisenberg 3:16 email 3:9 employment 12:2 entitled 24:3 25:11 erin 3:18 essentially 8:4 16:4 18:12 establish 12:4 establishing 11:20 20:9 et 11:1 evening 4:4 event 10:16 12:1,15 everybody 13:5 17:4</p>	<p>exist 20:7 existing 10:9 10:11 expires 25:23</p> <p style="text-align: center;">f</p> <p>face 20:7 facsimile 15:8 fails 10:16 fair 14:24 16:11 21:8 fall 20:13 far 21:21 farm 1:10 favor 5:6 9:7 22:24 feel 10:5 15:3 feet 5:23 6:4 7:2,22 8:3,13 fill 12:12 17:11 17:21 19:15 find 9:13 fine 9:24 15:9 15:19,22 17:23 21:2,5 first 3:10 9:23 12:7,23 fix 23:10 folks 9:12 follow 18:1,7 18:12,14 20:2 follows 6:10 fool 17:8</p>	<p>foot 8:1 foregoing 10:17 25:12 forgot 22:11 form 16:21 19:5 format 18:3,12 20:3 former 12:5 forms 14:4 forth 25:15 forward 17:9 frankly 10:4 14:4 18:22 front 19:6 further 22:21 23:21 future 14:3 20:13 23:16</p> <p style="text-align: center;">g</p> <p>gaming 5:19,21 getting 19:17 give 20:18 21:8 go 6:1 12:9 19:14 going 7:6,13,14 7:15 9:13 15:11 20:12 good 16:14 18:8 great 19:4 grow 7:1</p>
---	--	--	---

<p>grunwald 3:11 guess 4:2 guys 11:5 15:18 22:2</p>	<p>21:11,18 houses 7:9</p>	<p>jess 20:22 jessica 2:2 11:5 joe 17:1 jonathan 3:12 jones 12:3 jones's 12:5 jotted 10:8 judge 21:24 22:2,3,6,7 july 1:3,5 25:24 june 4:17,17</p>	<p>l</p>
<p>h</p>	<p>i</p>	<p>k</p>	<p>language 11:4 large 6:23 lawsuit 22:1 lawyer 14:7 learned 19:2,3 19:12 leave 12:13 legit 21:15 lesson 19:13 lessons 19:13 letter 19:5 level 8:2 linda 1:11 25:3 line 9:24 20:6 living 8:10 local 5:20 located 5:22 long 12:15,16 13:10 look 11:6,6 looked 10:3 11:18 looking 6:22 lot 9:10 19:21 low 12:9 lower 12:6 luetkehans 9:15,16</p>
<p>hand 21:1 handing 21:9 handout 13:2 hanna's 1:3 5:17 happens 10:22 hardship 6:21 6:21 7:3 heard 9:14 19:6 22:8 hearing 3:21 4:1 14:15,17 25:11 hearings 22:10 help 22:5 helped 22:4 helps 14:17 hereinabove 25:14 historically 17:19 19:1 hoss 2:4 14:10 14:13,24 15:19 15:22 16:1,6,9 16:11,14,19 17:10 18:2,8 18:18 19:1 20:23 21:3,7</p>	<p>illinois 1:11,13 25:1,5 include 4:1 18:10,11 indicate 3:3 individually 19:16 infelise 2:2 8:17 8:19,21,23 9:1 9:3 23:11,14 23:17 information 19:22 instructed 4:5 intended 10:20 inure 14:14 issue 11:3,20 13:8 21:22 issues 19:2,4 item 9:17,19 items 3:7,8 4:6 20:8</p>	<p>kartholl 1:15 3:1 4:23 5:5,11 5:13 6:6,10,14 6:16 7:4,12,17 7:23 9:4,5,17 11:18 13:11,17 13:23 14:2,8 14:20 15:7,11 15:15,17,20,23 16:5,12,17,20 17:23 18:4,19 20:5 21:2,5,16 21:20 22:16,19 22:24 23:5,7 23:12,15,19 kind 6:10 13:21 know 4:2 9:10 10:4 13:3 14:2 20:18 21:24 22:6</p>	<p>m</p>
<p>jack 1:17 james 1:19 jarog 1:19 7:17 7:19 8:21,22 jenna 3:16 jerry 3:17</p>	<p>m</p>	<p>m 1:11 25:3 macroy 3:19</p>	<p>m 1:11 25:3 macroy 3:19</p>

<p>made 3:11 9:22 12:2 majority 10:18 11:23 12:4 make 4:20 6:3 7:18 16:17 17:18 22:14 map 22:3 material 22:1 matter 16:2 22:11 mean 20:8 meet 6:24 meeting 1:3 3:2 3:24 4:9,13,17 9:11 12:3 meetings 3:23 5:1 member 8:17 8:19,21,23 9:1 11:21 members 1:14 3:4 10:23 11:23 membership 10:9,12,18 milton 5:17 minutes 4:9,11 4:12,16 5:1 missing 15:20 mistakes 19:3 moran 1:16 4:20,24 6:2,9 6:12,17,20</p>	<p>8:17,18 16:7 17:24 18:16 21:13 22:18,19 motion 4:19,20 5:3,6,14,24 6:3 6:7,16,19 7:14 8:16 9:6 12:20 22:14,20,22 motioned 4:23 move 22:15 moves 22:16 multiple 19:18 murphy 1:17 4:22,24 6:15 6:17 7:5,6,15 8:19,20 22:15 22:16</p> <p style="text-align: center;">n</p> <p>names 13:20 necessarily 8:7 15:3 need 12:20 13:8 14:22 15:3 16:21 20:10,13 20:24 needed 19:23 needs 17:22 20:21 neighbors 7:8 new 9:18 23:18 23:22 normally 18:16</p>	<p>north 1:10 notarized 17:4 notarizing 19:19 notary 1:12 14:23 number 11:24 12:7 16:13</p> <p style="text-align: center;">o</p> <p>objector 17:20 observation 9:22,23 occurred 20:17 officer 14:15,17 oh 4:2 16:7 19:10 22:3,12 okay 6:14 7:17 9:15 14:6,24 15:16,23 16:10 16:17 21:10 old 9:19 23:17 23:20,21 once 20:8 open 3:23 11:8 opposed 5:11 5:14 9:7 23:5 order 3:2 owner 17:20</p> <p style="text-align: center;">p</p> <p>p.m. 1:6 page 1:1,8 13:2 13:19 25:2,7</p>	<p>pallmeyer 22:3 paperwork 20:19 21:15 parcel 8:11,12 parse 8:1 part 3:12,20 4:7 21:3 particular 8:11 passes 5:14 9:6 paul 2:4 14:8 18:17 20:18,22 peggy 3:15 people 9:11 16:22 17:2 18:12,16,21 permit 4:6 person 12:24 13:15 14:22 16:24 19:19 person's 18:6 petition 4:4,13 5:16,17 13:1,7 13:16,18,21 14:21 16:8,13 16:22 17:2,3,5 17:21 18:6,11 19:14,15,17,20 petitioner 17:15 19:5 22:4 petitioners 17:11 place 5:23 6:22 6:23 8:13</p>
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<p>25:14 please 5:6 point 14:3 16:14 18:8 position 3:5 20:23 possible 11:7 13:9 20:7 presence 17:3 present 1:14 2:1 3:4 presumably 13:20 pretty 9:24 10:10 prior 11:16 pro 10:2,7,7,9 10:11,17 11:1 problem 18:20 20:12,21 22:1 procedure 17:13,17,22 18:10,13 19:24 20:3,6 procedures 16:16 18:7 proceeding 4:11,15 proceedings 1:7 24:1 25:10 program 14:17 property 17:20 prove 19:9</p>	<p>provide 17:14 18:9 19:4,14 19:22 public 1:12 3:8 3:19,22 25:11 purport 4:3 put 18:4 20:1</p> <p style="text-align: center;">q</p> <p>qualified 1:12 25:4 question 12:23 13:2,12,13 16:21 quick 12:23 quite 13:6 quorum 11:19 11:20,22 12:4 12:7,13 20:10</p> <p style="text-align: center;">r</p> <p>rachel 3:10 rahman 1:20 8:23,24 raised 11:4 rather 12:14 read 3:8 4:3 reading 10:8 ready 23:23 really 6:5 14:7 16:15 18:20 21:24 reasonable 15:8,14</p>	<p>receive 19:7 received 13:15 recommenda... 1:3 4:17 5:16 9:11 record 3:12,20 4:7 8:6 recusal 10:15 redefine 11:22 redistribute 23:13 referred 15:24 referring 17:14 reject 18:5,6 20:4 relate 3:20 4:4 relative 16:15 remark 7:18 remarks 7:4 10:3 report 25:13 reported 25:9 reporter 25:21 request 5:18 25:6 requirement 8:1 13:7 14:1 14:23 15:5 resolve 11:3 respect 16:13 responded 5:9 23:3 response 5:4,12 22:23 23:6</p>	<p>responsibility 12:12 restaurant 5:19 5:22 review 21:23 revision 10:5 11:7 right 5:5 13:23 15:17 17:9 20:22 21:5 road 1:11 robert 1:15 roll 3:3 8:16 rule 10:8 rules 3:23 4:6 9:19 11:7,10 14:14 15:24 16:5,15 17:12 17:16,22 18:5 18:10,13 19:24 20:3,6,9,10,13 20:15,20 23:7</p> <p style="text-align: center;">s</p> <p>saw 7:3 saying 5:6 9:21 15:6 23:1 says 6:24 19:8 21:24 22:2 schultz 1:18 9:1,2,22 11:3 11:13 12:22 13:13,19,24 14:6,12,19</p>
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15:2,9,13,16 16:10 17:6 21:10 schwoosher 3:17 scott 22:5,5,10 scribble 17:1 seago 3:18 second 3:11,12 4:22 6:15 22:18 seconded 4:24 6:17 seconds 22:19 see 6:21 seemed 12:11 send 19:9 serve 4:12,15 10:13 serving 11:24 session 5:16 set 25:14 seven 12:4 several 3:7 share 17:17 shorthand 25:9 25:21 show 21:9 shuptar 3:13 sign 13:15 16:3 16:24 18:23 19:10,15 signature 16:23 17:4 25:20	signatures 13:4 13:9 19:18 signed 17:3,3 signify 5:6 23:1 signs 17:5 six 3:5,8 9:7 size 8:5 small 6:23 somebody 22:14 sorry 3:13 21:7 specific 18:11 spot 12:1,5 spots 12:10,12 ss 25:1 staff 19:8 standard 8:10 standards 7:21 start 5:24 7:24 9:21 state 1:13 25:1 25:5 statement 16:11 straight 17:8 stray 21:21 subject 4:2 25:8 submitted 3:9 3:10,13,14,15 3:16,17,18,24 sue 3:19 suggest 10:5	sure 9:12 17:18 swear 22:6 t take 3:2 4:19 7:10 13:6 taken 1:8,9 21:23 24:2 25:10,14 takes 12:24 talking 14:11 tell 16:22 19:1 tem 10:2,7,7,9 10:11,17 11:1 tempted 12:8 ten 18:21 term 12:15,16 terms 14:18 25:8 testimony 1:7 24:2 25:10,13 texted 11:4 thank 23:9,9 thanks 9:16 thing 11:14 13:14 22:8 things 20:9 think 6:5 7:2 7:23 8:7 11:16 17:21 19:23 20:11,21 thought 12:8 14:20 23:19	thousand 5:22 6:4 7:2,22 8:1 8:3,13 three 5:1 throw 20:9 time 19:7,7 25:14 times 22:7 tinker 12:14 title 13:21 titles 10:24 today 3:13 tonight 3:21,22 took 13:4 toward 18:9 township 5:18 tracking 10:10 transcript 4:10 4:11,14,18 25:12 transmitted 9:8 treat 20:19 trouble 21:21 true 25:12 try 12:14 trying 17:8 two 8:14 10:24 11:2 u unappointed 3:5 unbeknownst 11:16
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<p>under 15:8 understand 10:1 13:11 15:1 understanding 21:12 unfortunately 4:5 unique 8:11 uniqueness 8:12 update 12:18 use 5:19 6:8 8:2 8:8,9 14:16 usual 25:8</p>	<p>21:17 wanted 15:4 17:6 we've 19:2,3,12 19:21 weekends 7:1 went 13:4 wheaton 1:11 wing 20:11 wins 22:5 word 8:10 words 10:19 work 17:12 worship 6:22 6:24 worth 11:3 write 15:8 18:23</p>	<p>14:15,16 21:3 25:7 zoom 1:21 zoomed 22:11</p>
v		
<p>vacancy 12:16 12:16 vacant 12:1,5 12:10,12 values 7:8 variation 5:21 6:3,7,8 7:21 8:7 varied 14:4 veritext 25:9 video 5:19,21 vote 7:6,13,14 7:15 9:7 22:13</p>	<p style="text-align: center;">y</p> <p>yeah 6:20 7:23 14:12 15:15,19 22:2 years 7:10 18:21</p>	
	z	
w	<p>z25-035 1:3 zain 1:20 zba 10:9,11 16:13 zoning 1:2,8 2:2,4 3:21 4:9 4:13,16 5:16 5:20 14:13,14</p>	
<p>want 6:19 7:18 11:11 14:8,10 16:2 17:8 20:1</p>		

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, July 7, 2025 7:05 PM
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Formstack Submission For: **PublicComment**

Submitted at 07/07/25 7:04 PM

Meeting Date: 07/10/25

Meeting: Zoning Board of Appeals

Name: Peggy Collins

Organization:

Address: 26W340 Jerome Ave
Wheaton, IL 60187

Daytime Phone: (630) 251-1655

Subject: Zoning Petition 25-000035 Hanna's Wheaton LLC

Comment:

I would like to express my concern with the proposed business. I DO NOT support this proposal to open a bar and gaming/gambling establishment (Hannah's). I do not like the hours of business 7 days a week as it will impact people of all ages who walk on our streets daily since we do not have sidewalks. I am concerned that someone could be hit by an inebriated or angry driver from that establishment. The proposed use of this space is not something I support as it will diminish my property value and will put safety of our families at risk.

Thank you for keeping our children safe,
Peggy Collins

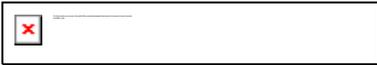
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Submitted at 07/07/25 4:38 PM

Meeting Date:	07/10/25
Meeting:	Zoning Board of Appeals
Name:	Jenna Eisenberg
Organization:	
Address:	0N730 Pleasant Hill Road Wheaton, IL 60187
Daytime Phone:	(630) 460-8708
Subject:	Zoning Petition25-000035 Hanna's-Wheaton LLC
Comment:	This new business will not be good for the value of land in the are. It will dangerous to the surrounding streets with increased traffic at all hours. It is detrimental to the pubic welfare. Please deny access to this business. Thank you.

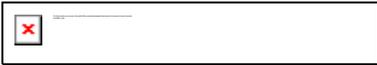
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Submitted at 07/07/25 4:37 PM

Meeting Date: 07/10/25

Meeting: Zoning Board of Appeals

Name: Jerry Slusher

Organization:

Address: 0n740 Delano st
Wheaton , IL 60187

Daytime Phone: (630) 779-4959

Subject: Zoning Petition 25-000035 Hanna's- Wheaton LLC

Comment: In regards to the proposed re-zoning for a bar and grill, This location is not appropriate for such a place, given the proximity of the grade school, and the many children and adults that need to walk past the location. We do not have sidewalks in our neighborhood so you have to walk in the street, which makes for a very dangerous situation when people pull out and come down Delano street Drunk, and or just lost all their money. Please vote no on this issue, There is a reason gaming is not allowed in a B-1 business zoning. We all trust you will do the right thing and vote no, also the proposed use will not meet the

standards set forth for a conditional use permit.
Thank you

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Formstack Submission For: [PublicComment](#)

Submitted at 07/08/25 9:54 AM

Meeting Date: 07/10/25

Meeting: Zoning Board of Appeals

Name: Jonathan Shuptar

Organization:

Address: 26W240 Marion Avenue
Wheaton, IL 60187

Daytime Phone: 5174208481

Subject: Zoning Petition 25-000035 Hanna's - Wheaton LLC

Comment:

As a homeowner who lives within 250ft of the subject property, I am against the variance to allow a video gambling and bar to be established at that property. I offer the following arguments against this variance.

- The proposed use of the property centers around two activities (gambling and alcohol consumption) that are known to be potential addictions. Although not everyone who gambles or drinks becomes addicted, these business profit and target people with addiction. I don't believe this is a reason to outlaw these

activities all together, but I do think there should be careful consideration in terms of where these activities are zoned.

- Our neighborhood is predominantly residential and single-family homes. There is minimal commercial space in our neighborhood and they are currently business that fit the needs of the neighborhood, operate with regular business hours and do not cause a nuisance. Gambling and drinking are activities that have a greater potential to be a nuisance and this business is requesting hours of operation that could be a nuisance. Gambling and drinking are activities belong in "entertainment districts" or areas of denser commercial use.

- This business is not a benefit to our neighborhood and only has the potential to negatively impact our community. The real issue is that these activities are in conflict with the current land use. This business is selling "vice". Attracting vice to our neighborhood will negatively impact our community. There is no upside for the people that live here.

-I know there is a common real estate term known as "NIMBY" or "Not In My Back Yard" and it refers to the resistance to change and people wanting to protect their community as it is. Well, I believe this is a legitimate case of for NIMBY. This proposed business is "in our back yard", and we don't want gambling and drinking in our back yard.

- There are special zoning regulations and conditions for gambling a reason. Those regulations recognize that having gambling has an affect on the community and that it needs to be placed in a particular way to avoid negative impacts. This is exactly why the regulations exist.

Allowing this variance will have a negative impact on our neighborhood and property values, and I feel it will impair the public health, safety, comfort, morals and general welfare of our neighborhood. Some video gaming can be placed and designed to provide legitimate entertainment for people that enjoy that. This location and business is not doing that. This business is designed to capitalize on addiction. Approving the variance goes against the intent of the existing zoning regulations. It would have a negative impact and there is no benefit to us. Please listen to our community and consider the implications of this decision.

Thank you.

Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 07/08/25 6:31 PM

Meeting Date: 07/10/25

Meeting: Zoning Board of Appeals

Name: Erin Sego

Organization:

Address: 0 N 678 Delano St.
Wheaton, IL 60187

Daytime Phone: (630) 310-2242

Subject: Hanna's

Comment:

Dear Zoning Board of Appeals,

Our family has lived on Delano Street since 1987. It is a quiet, peaceful family centered neighborhood. Every day when I look out my bedroom window I see many families with their little ones walking behind them. I see many people walking their dogs. My elderly father is 83 years old and he enjoys walking on our street.

PLEASE!!! DENY this conditional use permit for Hanna's! This will have a very

negative impact for our neighborhood! We don't want a bar and gambling establishment right down our street. Since this establishment is open seven days a week from 9 am to 12 am. The traffic down our street may increase. What happens if they drive slightly buzzed and they hit someone and kill them? Could this possibly bring crime into our neighborhood? Would our property values go down? Please vote this down on Wednesday July 10.

Sincerely Erin Sego and family

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Formstack Submission For: [PublicComment](#)

Submitted at 07/08/25 7:09 PM

Meeting Date:	07/08/25
Meeting:	Zoning Board of Appeals
Name:	Rachel Gruenwald
Organization:	
Address:	0N727 Peter Road Wheaton, IL 60187-2979
Daytime Phone:	14146143220
Subject:	Hanna's
Comment:	One of our neighbors reached out to us regarding Hanna's, the proposed bar and gaming cafe that would like to operate out of the former Kline Creek Cleaners located on Geneva Road and Delano Street. I strongly oppose having a bar/gaming cafe around the corner from us. The business does not meet the standards set forth for a conditional use permit. Having a bar in the area will diminish the value of our properties and more importantly, it impairs the safety of the children in our neighborhood.

Thank you for your time, Rachel Gruenwald

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