

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

December Recommendation Meeting.) Flash Property
Z23-070

December 7, 2023

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.

MS. JANICE ANDERSON, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. ZAIN RAHMAN, Commissioner.

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1 ALSO PRESENT:
 2 MS. JESSICA INFELISE, Planning & Zoning.
 3 OFFICE OF ROBERT B. BERLIN
 4 DU PAGE COUNTY STATE'S ATTORNEY, by
 5 MR. CONOR MC CARTHY
 6 ASSISTANT STATE'S ATTORNEY
 7 503 N. County Farm Road
 8 Wheaton, IL 60187

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Appeared on behalf of the Zoning Board
 of Appeals.

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1 CHAIRMAN KARTHOLL: I'll call the December
 2 meeting of the DuPage County Zoning Board of
 3 Appeals to order. We're here for our
 4 recommendation meeting, and we have a few items on
 5 the agenda which include, first of all, the
 6 approval of minutes. The minutes that we have to
 7 approve are the November recommendation meeting
 8 minutes, the Medinah Road Residences minutes
 9 hearing on November 7th, and the Flash Properties
 10 Management minutes from the public hearing, that
 11 hearing on November 9.

12 So, do I have a motion on the
 13 approval of those minutes?

14 COMMISSIONER KETTER: Move to approve as
 15 presented.

16 COMMISSIONER MORAN: I'll second it.

17 CHAIRMAN KARTHOLL: Motioned by Mr. Ketter,
 18 and seconded by Mr. Moran. Any discussion on the
 19 motion?

20 (No response.)

21 CHAIRMAN KARTHOLL: Okay, all in favor of
 22 the motion, signify by saying aye.

23 (Whereupon, all commissioners
 24 responded aye.)

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1 CHAIRMAN KARTHOLL: Any opposed?
 2 (No response.)

3 CHAIRMAN KARTHOLL: The motion carries.
 4 That takes us to the
 5 consideration of the Flash Properties Management
 6 case, a Milton Township case. And, let's see,
 7 this is Milton Township.

8 COMMISSIONER ANDERSON: I'll move. I'll
 9 make a motion to approve the Zoning Board of
 10 Appeals 22-00070 for Flash Property Management.

11 CHAIRMAN KARTHOLL: With conditions as
 12 outlined?

13 COMMISSIONER ANDERSON: Yes.

14 COMMISSIONER KETTER: I'd second it, the
 15 case was proved up.

16 CHAIRMAN KARTHOLL: Is there any discussion
 17 on that motion?

18 (No response.)

19 CHAIRMAN KARTHOLL: Can we, I guess -- do
 20 we want to just adopt the findings of fact as set
 21 forth in the report?

22 COMMISSIONER KETTER: I thought that's what
 23 you asked Janice and she said yes.

24 CHAIRMAN KARTHOLL: Well, no, I asked her

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1 about the conditions.

2 COMMISSIONER ANDERSON: Yes.

3 CHAIRMAN KARTHOLL: Okay, fine. No further
 4 discussion, let's call a roll call vote on the
 5 motion to approve having been made by Ms. Anderson
 6 and seconded by Mr. Ketter.

7 MS. INFELISE: Member Anderson?

8 COMMISSIONER ANDERSON: Aye.

9 MS. INFELISE: Member Ketter?

10 COMMISSIONER KETTER: Aye.

11 MS. INFELISE: Member Rahman?

12 COMMISSIONER RAHMAN: Aye.

13 MS. INFELISE: Member Schultz?

14 COMMISSIONER SCHULTZ: Aye.

15 MS. INFELISE: Member Murphy?

16 COMMISSIONER MURPHY: Aye.

17 MS. INFELISE: Member Moran?

18 COMMISSIONER MORAN: Aye.

19 MS. INFELISE: Chairman Kartholl?

20 CHAIRMAN KARTHOLL: Aye.

21 Motion passes by a vote of 7 in
 22 favor and none opposed. Get out of here before we
 23 change our minds.

24 Then I'll just note for the

1 record there's no old business, no new business,
2 and I've been advised there is no public comment
3 that's been offered, so we'll close the
4 recommendation hearing.

5 (Which were all the proceedings
6 had and testimony taken in the
7 above-entitled cause.)
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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
3 I, LINDA M. CIOSEK, C.S.R. No.
4 084-2892, duly qualified and commissioned for the
5 State of Illinois, County of DuPage, do hereby
6 certify that at the request of the DU PAGE COUNTY
7 ZONING BOARD OF APPEALS, subject to the usual
8 terms and conditions of Veritext, reported in
9 shorthand the proceedings had and testimony taken
10 at the public hearing of the above-entitled cause,
11 and that the foregoing transcript is a true,
12 correct and complete report of the testimony so
13 taken at the time and place hereinabove set forth.
14
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16 *Linda M. Ciosek*
17

18 CERTIFIED SHORTHAND REPORTER
19

20 My Commission Expires:
21 July 26, 2026.
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