

1 DuPage County Zoning Board of Appeals Public Hearing

2

3 Zoning Case No. 25-000048 Lucky 7 Bistro

4

5

6 Moderated by Robert J. Kartholl

7

Thursday, November 20, 2025

8

6:02 p.m.

9

10

11 Jack T. Knuepfer Administration Building

12

421 North County Farm Road, Room 3-500B

13

Wheaton, IL 60187

14

15

16

17

18

19

Reported by: Haley Goodwin

20

JOB NO: 7550128

21

22

23

24

<p>1 A P P E A R A N C E S</p> <p>2 List of Attendees:</p> <p>3 Robert J. Kartholl, Chairman</p> <p>4 Jim Jarog, Member</p> <p>5 Dennis Moran, Member</p> <p>6 Jack L. Murphy, Member</p> <p>7 Zain Rahman, Member</p> <p>8 Carl Schultz, Member</p> <p>9 Ashlyn Kirby, Zoning Administrative Coordinator</p> <p>10 Brian J. Armstrong, Presenter</p> <p>11 Ranchhodbai "Harry" Patel, Petitioner</p> <p>12 Paul Hoss, Planning and Zoning Administration</p> <p>13 Coordinator</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>Page 2</p> <p>1 P R O C E E D I N G S</p> <p>2 MR. KARTHOLL: Okay. All right. I'll</p> <p>3 call the meeting to order.</p> <p>4 This is the DuPage County Zoning Board</p> <p>5 of Appeals, November 20, 2025, meeting. We have --</p> <p>6 I'll indicate that all of the members are present with</p> <p>7 the exception of Mr. Rahman, who wishes to be admitted</p> <p>8 remotely.</p> <p>9 We need to take a motion to admit him</p> <p>10 remotely. Reason for -- is, well, he has a business</p> <p>11 conflict. So move a motion to admit.</p> <p>12 MR. MORAN: Motion.</p> <p>13 MR. KARTHOLL: Motion by Mr. Moran.</p> <p>14 MR. SCHULTZ: Second.</p> <p>15 MR. KARTHOLL: Second by Mr. Schultz.</p> <p>16 Is there any discussion on the motion?</p> <p>17 All in favor of the motion signify by saying Aye.</p> <p>18 MR. MORAN: Aye.</p> <p>19 MR. SCHULTZ: Aye.</p> <p>20 MR. KARTHOLL: The opposed? Mr. Rahman</p> <p>21 will be admitted.</p> <p>22 We have no minutes to approve. We have</p> <p>23 one continued case. This is a continuation of the</p> <p>24 case first heard on October 30, 2025, which is a</p>																																																																					
<p>1 E X H I B I T S</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;">2 NO.</th> <th style="text-align: left; width: 40%;">DESCRIPTION</th> <th style="text-align: right; width: 30%;">PAGE</th> </tr> </thead> <tbody> <tr> <td>3 Exhibit 1</td> <td>Survey</td> <td style="text-align: right;">7</td> </tr> <tr> <td>4 Exhibit 2</td> <td>Invoice for G1 Gaming License,</td> <td></td> </tr> <tr> <td>5 Dated May 12, 2025</td> <td></td> <td style="text-align: right;">7</td> </tr> <tr> <td>6 Exhibit 3</td> <td>Fire Department Approval</td> <td style="text-align: right;">7</td> </tr> <tr> <td>7 Exhibit 4</td> <td>Building Permit, Issued 11/6/2023</td> <td style="text-align: right;">7</td> </tr> <tr> <td>8 Exhibit 5</td> <td>Certificate of Occupancy</td> <td style="text-align: right;">7</td> </tr> <tr> <td>9 Exhibit 6</td> <td>Color Printout from County GIS</td> <td style="text-align: right;">7</td> </tr> <tr> <td>10 Exhibit 7</td> <td>Aerial Photo of Subject Property</td> <td style="text-align: right;">7</td> </tr> <tr> <td>11 Exhibit 8</td> <td>Aerial Photo of Subject Property</td> <td></td> </tr> <tr> <td>12 with Higher Perspective</td> <td></td> <td style="text-align: right;">7</td> </tr> <tr> <td>13 Exhibit 9</td> <td>Petition Signatures</td> <td style="text-align: right;">7</td> </tr> <tr> <td>14 Exhibit 10</td> <td>Letter from Owner of Royal Liquor</td> <td style="text-align: right;">7</td> </tr> <tr> <td>15 Exhibit 11</td> <td>Summary of Costs Incurred</td> <td style="text-align: right;">7</td> </tr> <tr> <td>16 Exhibit 12</td> <td>Project Narrative</td> <td style="text-align: right;">7</td> </tr> <tr> <td>17 Exhibit 13</td> <td>Authorization for Legal</td> <td></td> </tr> <tr> <td>18 Representation</td> <td></td> <td style="text-align: right;">7</td> </tr> <tr> <td>19</td> <td></td> <td></td> </tr> <tr> <td>20</td> <td></td> <td></td> </tr> <tr> <td>21</td> <td></td> <td></td> </tr> <tr> <td>22</td> <td></td> <td></td> </tr> <tr> <td>23</td> <td></td> <td></td> </tr> <tr> <td>24</td> <td></td> <td></td> </tr> </tbody> </table>	2 NO.	DESCRIPTION	PAGE	3 Exhibit 1	Survey	7	4 Exhibit 2	Invoice for G1 Gaming License,		5 Dated May 12, 2025		7	6 Exhibit 3	Fire Department Approval	7	7 Exhibit 4	Building Permit, Issued 11/6/2023	7	8 Exhibit 5	Certificate of Occupancy	7	9 Exhibit 6	Color Printout from County GIS	7	10 Exhibit 7	Aerial Photo of Subject Property	7	11 Exhibit 8	Aerial Photo of Subject Property		12 with Higher Perspective		7	13 Exhibit 9	Petition Signatures	7	14 Exhibit 10	Letter from Owner of Royal Liquor	7	15 Exhibit 11	Summary of Costs Incurred	7	16 Exhibit 12	Project Narrative	7	17 Exhibit 13	Authorization for Legal		18 Representation		7	19			20			21			22			23			24			<p>Page 3</p> <p>1 variation to allow video gaming cafe restaurant within</p> <p>2 a thousand feet of an existing video gaming cafe</p> <p>3 restaurant, video gaming terminal establishment. And</p> <p>4 Mr. Armstrong is now representing the petitioner. So</p> <p>5 I'll ask Mr. Armstrong to take over.</p> <p>6 MR. ARMSTRONG: Thank you, Mr.</p> <p>7 Kartholl. Nice to see you everyone again. Brian</p> <p>8 Armstrong for the applicant. Just one --</p> <p>9 MR. KARTHOLL: Let's, let's have you --</p> <p>10 MR. ARMSTRONG: Sworn.</p> <p>11 MR. KARTHOLL: -- be sworn in.</p> <p>12 You're -- I guess you guys can be sworn in again. You</p> <p>13 were first time, but everybody raise your hand.</p> <p>14 THE REPORTER: Okay.</p> <p>15 Do you solemnly swear the testimony</p> <p>16 given in tonight's cause will be the truth, the whole</p> <p>17 truth, and nothing but the truth?</p> <p>18 MR. KARTHOLL: I do.</p> <p>19 THE REPORTER: Thank you.</p> <p>20 MR. ARMSTRONG: I do.</p> <p>21 MR. KARTHOLL: Sorry.</p> <p>22 MR. ARMSTRONG: That's all right. I</p> <p>23 know there were some exhibits marked last time. I</p> <p>24 have tried to duplicate those and I've added some</p>
2 NO.	DESCRIPTION	PAGE																																																																				
3 Exhibit 1	Survey	7																																																																				
4 Exhibit 2	Invoice for G1 Gaming License,																																																																					
5 Dated May 12, 2025		7																																																																				
6 Exhibit 3	Fire Department Approval	7																																																																				
7 Exhibit 4	Building Permit, Issued 11/6/2023	7																																																																				
8 Exhibit 5	Certificate of Occupancy	7																																																																				
9 Exhibit 6	Color Printout from County GIS	7																																																																				
10 Exhibit 7	Aerial Photo of Subject Property	7																																																																				
11 Exhibit 8	Aerial Photo of Subject Property																																																																					
12 with Higher Perspective		7																																																																				
13 Exhibit 9	Petition Signatures	7																																																																				
14 Exhibit 10	Letter from Owner of Royal Liquor	7																																																																				
15 Exhibit 11	Summary of Costs Incurred	7																																																																				
16 Exhibit 12	Project Narrative	7																																																																				
17 Exhibit 13	Authorization for Legal																																																																					
18 Representation		7																																																																				
19																																																																						
20																																																																						
21																																																																						
22																																																																						
23																																																																						
24																																																																						

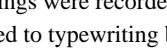
2 (Pages 2 - 5)

<p>1 exhibits, so I'll just run through the exhibits. You 2 have the packets.</p> <p>3 Exhibit 1 is a survey.</p> <p>4 Exhibit 2 is a copy of an invoice for a 5 G1 gaming license, dated May 12, '25. And at the 6 bottom of that is a copy of a check to pay for that 7 license, dated -- check dated May, 19, '25.</p> <p>8 Exhibit 3 is the fire department 9 recommendation for approval.</p> <p>10 Exhibit 4 is the issued building 11 permit, dated 11/6/2023.</p> <p>12 Exhibit 5 is the certificate of 13 occupancy, dated March 20, 2025.</p> <p>14 Exhibit 6 is a color printout from the 15 county's GIS website. And the purpose of this exhibit 16 is to show the board that -- you see this little -- we 17 have this little island of unincorporated area where 18 the subject property is surrounded -- completely 19 surrounded by Incorporated Village of Addison.</p> <p>20 So this is just a visual, so you get to 21 see how it is the property's totally surrounded by 22 Incorporated Village of Addison.</p> <p>23 Next is Exhibit 7, which is an aerial 24 photo of the property. Property's in the center,</p>	Page 6	Page 8
<p>1 showing some of the nearby businesses, of -- across 2 the street and next door.</p> <p>3 Exhibit 8 is also an aerial, but from a 4 slightly higher perspective, so it shows more of the 5 surrounding area.</p> <p>6 Exhibit Number 9 is our petition 7 signatures that the applicants secured from neighbors 8 and nearby businesses stating that they do not object 9 to their proposed use.</p> <p>10 Exhibit 10 is a letter from the owner 11 of Royal Liquor in the same strip mall, stating that 12 he does not object to the gaming cafe that the 13 applicants are applying for.</p> <p>14 Exhibit 11 as a summary of costs 15 incurred in trying to open the store.</p> <p>16 Exhibit 12 is a project narrative. 17 I'll go through most of that.</p> <p>18 And Exhibit 13 is just the applicant's 19 authorization for me and my firm to act on their 20 behalf tonight.</p> <p>21 MR. KARTHOLL: Okay. They're all 22 admitted.</p> <p>23 (Exhibits 1 through 13 were marked for 24 identification.)</p>	Page 7	Page 9
<p>1 MR. ARMSTRONG: I will try to minimize 2 how much I repeat what you heard for the first 3 hearing. I know you don't want to hear it again, but 4 some of it'll be duplicative because you know these 5 applicants currently rent the space at 19 W 344 Lake 6 Street in Addison, which is zoned B2. And of course 7 the gaming use is permitted use in B2.</p> <p>8 They applied for a gaming license back 9 in 2023, as you know. And as you heard last time, 10 expended quite a bit of money, and then we figured out 11 it's about \$250,000 in getting to this point now.</p> <p>12 And then when they applied for the 13 gaming permit, and when they were -- when they applied 14 for the building permit, and when they were issued the 15 building permit, of course, this 1000-foot restriction 16 was not in place. That didn't occur until about June 17 of '24. They were well into their project for that, 18 had done work on build-out and had spent a lot of 19 money by that time.</p> <p>20 So -- and I know Mr. Kartholl had some 21 comments about estoppel. I know that goes, you know, 22 partially as part of an estoppel argument, but it also 23 is to explain some of the hardship here that they've 24 suffered.</p> <p>1 They've proposed to operate six 2 machines at the location. They are experienced gaming 3 cafe owners. They own other gaming cafes. Based on 4 that experience, they know that they'll get about 5 three to four guests per hour. Those guests will stay 6 an average of 30 to 40 minutes.</p> <p>7 Of course, they do offer alcohol for 8 sale. In their experience, very few of the guests 9 actually consume alcohol. If they do, they might have 10 one glass of wine, one beer. That's all they sell. 11 No hard liquor, just beer and wine.</p> <p>12 And they -- you know, the owners, or 13 the operators limit customers to four drinks during 14 their visit. So nobody could have more than four 15 drinks when they're there. The location would be open 16 from 9 a.m. to 1 a.m. on weekdays, and until 2 a.m. on 17 weekends.</p> <p>18 I think you're -- you're probably all 19 familiar with Lake Street. It's two lanes each 20 direction plus a center turn lane, so a five-lane 21 road. Very heavily traveled, very busy road. A lot 22 of commercial businesses with this particular 23 location.</p> <p>24 Just to the east is a tattoo shop and</p>		

<p>1 an auto repair shop. Across the street, on the south 2 side of Lake Street is three fast food restaurants, 3 and a Jiffy Lube, and the American Tap bar and 4 restaurant. And then to the west, there's a retail 5 tile store and a massage facility.</p> <p>6 They completed their build-out work in 7 March of '25. And then after that is when they 8 learned about the 1000 foot restriction that had been 9 put in place.</p> <p>10 As I said, that restriction didn't 11 exist when they started this process. I showed you 12 the exhibit, Exhibit 6, which depicted how the 13 property is totally surrounded by Village of 14 Addison -- Incorporated Village of Addison.</p> <p>15 Village of Addison does not have 1000 16 foot restriction. In fact, they don't have any 17 restriction in their ordinance at all as far as 18 distance between facilities.</p> <p>19 So in Addison, you see American Tap 20 across the street has a facilities -- has gaming. 21 Millie's Pancake, just a couple doors down on Lake 22 Street, also has gaming. There's a Lacey's Tavern a 23 little bit farther down Lake Street, on the north side 24 of Lake Street. It also has gaming.</p>	<p>Page 10</p> <p>1 the County Board selected 1000 feet. 2 I know from my work doing zoning that 3 that's a common barrier, common distance separation 4 requirement that's imposed by a lot of municipalities, 5 and typically it's imposed on, like, vice-type uses. 6 Alcohol, tobacco, adult uses.</p> <p>7 And it originated -- part of the -- 8 part of the origination of -- for it was to address 9 potential concerns about negative secondary effects 10 from these uses, most especially adult uses. That's 11 where you see this reasoning most often, is, you know, 12 the potential negative secondary effects from these 13 uses, so we want to keep distance between them. 14 They're -- that doesn't really apply 15 here. That doesn't apply here for a couple of 16 reasons. There's no school within a thousand feet. 17 There's no church within a thousand feet. The Royal 18 Liquor, as I said, is not operating.</p> <p>19 I think what Addison has done, I think, 20 is really probably the best evidence of why that -- 21 this thousand feet does not apply here, and why those 22 negative secondary effects are not a justification for 23 it at this location, here because Addison has so many 24 gaming facilities, and all so close together, and they</p>
<p>1 And the only gaming facility within a 2 thousand feet that is in unincorporated DuPage County 3 is the Royal Liquor store that is in the same strip 4 mall. Royal Liquor was not licensed for gaming when 5 the applicant started this process. And in fact, they 6 currently still do not have a gaming license from the 7 State of Illinois.</p> <p>8 So they're not operating per gaming 9 currently because they're not permitted by the state 10 to do so yet. I think that, you know, should -- I 11 think that means that the 1000 foot restriction that 12 the county enacted shouldn't apply to these applicants 13 because that nearby facility is not operating from 14 gaming because the state hasn't licensed them.</p> <p>15 Also, Royal Liquor is a completely 16 different type of facility. It's a liquor store that 17 sells packaged liquor and has gaming. The applicants 18 here are going to have a gaming cafe where primary 19 purpose and use will be the gaming. Selling alcohol 20 for consumption on site is ancillary to the use.</p> <p>21 The -- talk briefly about the 1000 foot 22 separation. You know, I did some research, tried to 23 find information, and I was not able to locate any 24 legislative history from the County Board as to why</p>	<p>Page 11</p> <p>1 don't have any problem with it.</p> <p>2 We -- I've never been made aware of any 3 issues within Addison with their gaming facilities. 4 You don't hear about people getting arrested at gaming 5 facilities, or coming out of gaming facilities about 6 violence, or fights at gaming facilities. I've never 7 heard that.</p> <p>8 So the -- the reason for the thousand 9 foot separation really doesn't apply here. In 10 addition to the fact that it's probably not even 11 triggered since Royal Liquor is not operating as 12 gaming.</p> <p>13 I will quickly go through, try to 14 quickly go through how the applicant meets the 15 standards for variation. And some of this may be 16 repetitive, so I apologize.</p> <p>17 First standard, "that there are 18 practical difficulties or particular hardships 19 carrying out the strict letter zoning ordinance." As 20 I said, the Royal Liquor was not in place when they 21 applied, and when they started, and before they 22 expended all this money.</p> <p>23 They would not have spent all this 24 money and time on this process had they known that</p>

<p style="text-align: right;">Page 14</p> <p>1 1000 foot restriction would be applied to them. If 2 they're not permitted to open, they're -- they will 3 default on their lease. They will not be able to pay 4 their lease. That lease will be defaulted. This -- 5 the facility will not open and they will have lost all 6 of that time and money.</p> <p>7 And I know how much money they spent is 8 not necessarily a zoning consideration, but the 9 hardship that results from losing that lease is 10 relevant to whether they should get a variation 11 because it is a real hardship.</p> <p>12 "The use of variation would be in 13 harmony with their general purpose and intent." It 14 would not be injurious to the neighborhood because I 15 said, as you know, gaming facilities like this are 16 permitted uses in B2, in this district. So that's a 17 legislative determination by the County Board that 18 such a use is in harmony with the zoning code and is 19 not injurious or detrimental to the neighborhood.</p> <p>20 Also, as I said, the area is already 21 very heavily commercial with fast food restaurants, 22 bars, Jiffy Lubes, auto repair, and auto service 23 stations. So there, you know, having a couple people 24 come in per hour to the gaming is not going to result</p>	<p>1 the land.</p> <p>2 "Will not unduly increase traffic 3 congestion in the public streets and highways," for 4 all the reasons I said already about the use and 5 the -- their level of use from customers. There are 6 16 parking spaces in this parking lot, which is, you 7 know, certainly more than adequate for an average of 8 three -- three to four customers per hour.</p> <p>9 "It will not increase potential for 10 flood damage to adjacent property." Since they're not 11 doing any modification to the outside of the building. 12 They only modify the inside of the building.</p> <p>13 "It will not incur additional public 14 expense for fire protection." As I mentioned, one of 15 the exhibits is the fire department -- fire protection 16 district's recommendation of approval.</p> <p>17 And then the last one, "that it will 18 not impair public health, safety and welfare."</p> <p>19 Obviously, the County has determined that gaming is 20 permissible, and these types of facilities generally 21 do not have negative effects on the public, which is 22 why they allow them.</p> <p>23 Of course, the Village of Addison, even 24 though this is not in the Village of Addison, it's</p>
<p style="text-align: right;">Page 15</p> <p>1 in any adverse consequence to the neighborhood.</p> <p>2 They -- when they operate the gaming 3 of -- their gaming facilities, they do check IDs, of 4 course, because they sell alcohol. So they have to be 5 vigilant about checking IDs, which they do. They do 6 not allow underage people to enter the gaming portion 7 or the gaming facility.</p> <p>8 As I said, this is not going to 9 generate a lot of traffic. It's not going to generate 10 a lot of foot traffic. It's not going to generate a 11 lot of car traffic with, well, about three customers 12 per hour on average.</p> <p>13 The next standard, "Will not imply an 14 adequate supply of light and air." They're not 15 proposing to do any exterior -- they have not done 16 exterior modifications to the building. So it's not 17 going to have any effect in that regard.</p> <p>18 Fourth standard, "Will it diminish the 19 value of the land and the building in the vicinity."</p> <p>20 Again, given the heavy traffic area and the uses 21 already existing at this location, and that the County 22 has already determined that this use is appropriate in 23 this district, their use will not value the land and 24 granting the variation will not decrease the value of</p>	<p>1 surrounded by Addison, they have the same opinion 2 because they have -- they allow gaming facilities 3 without any restriction of their own on how far apart 4 they have to be.</p> <p>5 The facility -- the other locations 6 that are in Addison, as I said, also demonstrate that 7 there's no injury to the public from these uses and 8 there wouldn't be an injury if the variation is 9 granted.</p> <p>10 So I think for those reasons, the 11 applicant does meet the standards for the variation, 12 and we respectfully request that you recommend 13 approval of the variation from the 1000 foot distance 14 separation at large.</p> <p>15 MR. KARTHOLL: Okay. Thank you.</p> <p>16 Mr. Armstrong, on your Exhibit 6, could 17 you show us the location of the Royal Liquor facility?</p> <p>18 MR. ARMSTRONG: Yeah, so the -- there's 19 a property line there that's about two-thirds, you 20 know, about two-thirds of the lot is west of the 21 property line, and one-third of the lot is east of the 22 property line. Do you follow me there?</p> <p>23 MR. KARTHOLL: Yep.</p> <p>24 MR. ARMSTRONG: Okay, so east of the</p>

<p>1 property line is a tattoo shop. Okay. Now, west of 2 the property line, there is the -- the applicant's 3 facility, which is at the western edge of the building 4 that's shown on that exhibit. Then, the next unit in 5 that building, to the east, is where the Royal Liquor 6 is. And then, to the east of Royal Liquor there is a 7 pawn shop.</p> <p>8 MR. KARTHOLL: Is there anything else 9 in there besides those two? The pawn shop --</p> <p>10 MR. ARMSTRONG: No.</p> <p>11 MR. KARTHOLL: Okay.</p> <p>12 MR. ARMSTRONG: So those are the three 13 units in that building.</p> <p>14 MR. KARTHOLL: So the 1000 feet is, 15 like, right next door?</p> <p>16 MR. ARMSTRONG: Yes.</p> <p>17 MR. KARTHOLL: Okay. I don't have any 18 other questions. Anybody have any questions?</p> <p>19 MR. MORAN: I don't have any.</p> <p>20 MR. SCHULTZ: I have one.</p> <p>21 MR. KARTHOLL: Just go right ahead.</p> <p>22 MR. SCHULTZ: The health department 23 commented that the facility will not meet Health Code 24 Chapter 18 -- 18, I want to say it's 303.5. And I</p>	Page 18	<p>1 MR. HOSS: Correct.</p> <p>2 MR. KARTHOLL: All right. We'll let 3 them resolve that -- I think that's resolved.</p> <p>4 MR. ARMSTRONG: Okay. Yeah, and my -- 5 my client just advised me. He believes he has an 6 email from the health department, I think, saying they 7 are okay with it. He had some follow-up discussion 8 with them. I don't have that. I can, like -- if I 9 get that, I can submit that as an exhibit, if you'd 10 like.</p> <p>11 MR. KARTHOLL: Well, yeah, that would 12 be helpful. I mean it seems to me that if the 13 health -- the -- what's before the board at this 14 moment is the health department has a general 15 objection that says certain section of code, follow-up 16 information from the staff is, that's not applicable 17 because food won't be served.</p> <p>18 The testimony from the -- in this case 19 has not been that food would be served, just liquor.</p> <p>20 MR. ARMSTRONG: Correct.</p> <p>21 MR. KARTHOLL: So it's all academic, 22 but your email would be of benefit.</p> <p>23 All right. Any other questions?</p> <p>24 All right, well we can close the</p>	Page 20
<p>1 was -- did you address that?</p> <p>2 MR. ARMSTRONG: Let's see. I see where 3 there's the comment from the health department, but I 4 don't see what their actual objection is.</p> <p>5 MR. KARTHOLL: Well, it doesn't say. 6 It just says, "will not meet that particular section 7 of the health code." Mr. Hoss, do you have any 8 information about that?</p> <p>9 MR. PATEL: I did, and --</p> <p>10 MR. HOSS: It's my understanding --</p> <p>11 MR. PATEL: -- clearance from them --</p> <p>12 MR. KARTHOLL: Okay. Wait, wait, wait. 13 Sir, talk to me.</p> <p>14 MR. HOSS: Okay. Paul Hoss, DuPage 15 County Building and Zoning. It's my understanding 16 that because this is considered a -- as a video gaming 17 cafe, there's the presumption that there could be food 18 being served here, and being developed on the 19 property. And that's what the objection is from the 20 health department. But it's my understanding that 21 this is only going to be liquor and video gaming.</p> <p>22 MR. KARTHOLL: So the health department 23 is -- in the event that there's foods to be served, 24 they may have a health department issue?</p>	Page 19	<p>1 hearing, and it seems to me the record is complete, so 2 we can consider this at our December 4 recommendation 3 meeting, which is 5:30.</p> <p>4 There's quite a number of these cases, 5 all of which are really -- while they appear to be 6 identical requests, they all have unique fact 7 patterns, and so it's going to be a real marathon to 8 keep them all straightened, and render our 9 recommendations. But it's 5:30 on December 4th.</p> <p>10 MR. SCHULTZ: Okay, great.</p> <p>11 MR. KARTHOLL: Thank you very much. 12 I'll indicate there's no old business, 13 no new business. So we are ready to adjourn.</p> <p>14 (Whereupon, the meeting concluded at 15 6:25 p.m.)</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>	Page 21

1 CERTIFICATE
2 I, HALEY GOODWIN, the officer before whom
3 the foregoing proceedings were taken, do hereby
4 certify that any witness(es) in the foregoing
5 proceedings, prior to testifying, were duly sworn;
6 that the proceedings were recorded by me and
7 thereafter reduced to typewriting by a qualified
8 transcriptionist; that said digital audio recording of
9 said proceedings are a true and accurate record to the
10 best of my knowledge, skills, and ability; that I am
11 neither counsel for, related to, nor employed by any
12 of the parties to the action in which this was taken;
13 and, further, that I am not a relative or employee of
14 any counsel or attorney employed by the parties
15 hereto, nor financially or otherwise interested in the
16 outcome of thi: 

17 HALEY GOODWIN
18 Notary Public in and for the
19 State of Illinois

VERITEXT
A Division of **VeriFone**

Electronic Signature Authorization

The recipient that all legal transcriptions have a copy of their electronic signature on the insertion page of the transcript. Please sign below to indicate you consent to having your signature on the insertion page appended to the transcript submitted by us to you through our portal.

Initials/Signature:

1. Please fill in this form and sign your name in the box below using a black felt tip or roller ball pen. (Do not touch the words in the box while writing.)

15 LITERATURE

1	30 4:24 9:6 303.5. 18:24 344 8:5 35460 23:14	a	admit 4:9,11 admitted 4:7 4:21 7:22 adult 12:6,10 adverse 15:1 advised 20:5 aerial 3:10,11 6:23 7:3 ahead 18:21 air 15:14 alcohol 9:7,9 11:19 12:6 15:4 allow 5:1 15:6 16:22 17:2 american 10:3 10:19 ancillary 11:20 anybody 18:18 apart 17:3 apologize 13:16 appeals 1:1 4:5 appear 21:5 applicable 20:16 applicant 5:8 11:5 13:14 17:11 applicant's 7:18 18:2 applicants 7:7 7:13 8:5 11:12 11:17
1	4	a.m. 9:16,16,16 ability 22:10 23:7 able 11:23 14:3 academic 20:21 accurate 22:9 23:5 act 7:19 action 22:12,16 23:8,12 actual 19:4 actually 9:9 added 5:24 addison 6:19 6:22 8:6 10:14 10:14,15,19 12:19,23 13:3 16:23,24 17:1 17:6 addition 13:10 additional 16:13 address 12:8 19:1 adequate 15:14 16:7 adjacent 16:10 adjourn 21:13 administration 1:11 2:12 administrative 2:9	
10	10		
1000	10		
11	11		
11/2023	11		
12	12		
13	13		
16	16		
18	18		
19	19		
2	2		
20	20		
2023	20		
2025	20		
24	24		
25	25		
25-000048	25		
250,000	25		
29674	29674		
3	3		
3	3		
3-500b	3-500b		

applied 8:8,12 8:13 13:21 14:1	aware 13:2 aye 4:17,18,19	businesses 7:1 7:8 9:22	client 20:5 close 12:24 20:24
	b	busy 9:21	
		c	
	b 3:1 b2 8:6,7 14:16	c 2:1 4:1 cafe 5:1,2 7:12 9:3 11:18 19:17	code 14:18 18:23 19:7 20:15
apply 11:12 12:14,15,21 13:9	back 8:8 bar 10:3 barrier 12:3	cafes 9:3 call 4:3 car 15:11 carl 2:8 carrying 13:19	color 3:9 6:14 come 14:24 coming 13:5 comment 19:3 commented 18:23
applying 7:13	bars 14:22 based 9:3 beer 9:10,11	case 1:3 4:23 4:24 20:18	comments 8:21 commercial 9:22 14:21
appropriate 15:22	behalf 7:20 believes 20:5	cases 21:4 cause 5:16	common 12:3,3 complete 21:1
approval 3:6 6:9 16:16 17:13	benefit 20:22 best 12:20 22:10 23:6	center 6:24 9:20	completed 10:6 completely 6:18 11:15
approve 4:22	bistro 1:3 bit 8:10 10:23	certain 20:15 certainly 16:7	concerns 12:9
area 6:17 7:5 14:20 15:20	board 1:1 4:4 6:16 11:24 12:1 14:17 20:13	certificate 3:8 6:12 22:1 23:1	concluded 21:14
argument 8:22	bottom 6:6 brian 2:10 5:7	certify 22:4 23:2	conflict 4:11
armstrong 2:10 5:4,5,6,8,10,20 5:22 8:1 17:16 17:18,24 18:10 18:12,16 19:2 20:4,20	briefly 11:21 build 8:18 10:6	chairman 2:3 chapter 18:24	congestion 16:3
arrested 13:4	building 1:11 3:7 6:10 8:14 8:15 15:16,19 16:11,12 18:3 18:5,13 19:15	check 6:6,7 15:3	consequence 15:1
ashlyn 2:9	business 4:10 21:12,13	checking 15:5 church 12:17 clearance 19:11	consider 21:2 consideration 14:8
attendees 2:2			considered 19:16
attorney 22:14 23:10			consume 9:9
audio 22:8 23:3			
authorization 3:17 7:19			
auto 10:1 14:22 14:22			
average 9:6 15:12 16:7			

consumption 11:20	december 21:2 21:9	district 14:16 15:23	establishment 5:3
continuation 4:23	decrease 15:24	district's 16:16	estoppel 8:21 8:22
continued 4:23	default 14:3	doing 12:2 16:11	event 19:23
coordinator 2:9,13	defaulted 14:4	door 7:2 18:15	everybody 5:13
copy 6:4,6	demonstrate 17:6	doors 10:21	evidence 12:20
correct 20:1,20	dennis 2:5	drinks 9:13,15	exception 4:7
costs 3:15 7:14	department 3:6 6:8 16:15	duly 22:5	exhibit 3:3,4,6 3:7,8,9,10,11
counsel 22:11 22:14 23:7,10	18:22 19:3,20	dupage 1:1 4:4 11:2 19:14	3:13,14,15,16
county 1:1,12 3:9 4:4 11:2,12 11:24 12:1 14:17 15:21 16:19 19:15	19:22,24 20:6 20:14	duplicate 5:24	3:17 6:3,4,8,10 6:12,14,15,23
county's 6:15	depicted 10:12	duplicative 8:4	
couple 10:21 12:15 14:23	description 3:2	e	7:3,6,10,14,16
course 8:6,15 9:7 15:4 16:23	determination 14:17	e 2:1,1 3:1 4:1,1	7:18 10:12,12 17:16 18:4
currently 8:5 11:6,9	determined 15:22 16:19	east 9:24 17:21 17:24 18:5,6	20:9
curth 23:2,15	detrimental 14:19	edge 18:3	exhibits 5:23 6:1,1 7:23 16:15
customers 9:13 15:11 16:5,8	developed 19:18	effect 15:17	exist 10:11
	different 11:16	effects 12:9,12 12:22 16:21	existing 5:2 15:21
d	difficulties 13:18	email 20:6,22	expended 8:10 13:22
d 4:1	digital 22:8 23:3	employed 22:11,14 23:8 23:11	expense 16:14
damage 16:10	diminish 15:18	employee 22:13 23:10	experience 9:4 9:8
dated 3:5 6:5,7 6:7,11,13	direction 9:20	enacted 11:12	experienced 9:2
	discussion 4:16 20:7	enter 15:6	explain 8:23
	distance 10:18 12:3,13 17:13	es 22:4	exterior 15:15 15:16

f	flood 16:10 follow 17:22 20:7,15 food 10:2 14:21 19:17 20:17,19 foods 19:23 foot 8:15 10:8 10:16 11:11,21 13:9 14:1 15:10 17:13 foregoing 22:3 22:4 23:4 four 9:5,13,14 16:8 fourth 15:18 further 22:13 23:9	generally 16:20 generate 15:9,9 15:10 getting 8:11 13:4 gis 3:9 6:15 given 5:16 15:20 glass 9:10 go 7:17 13:13 13:14 18:21 goes 8:21 going 11:18 14:24 15:8,9 15:10,17 19:21 21:7 goodwin 1:19 22:2,17 granted 17:9 granting 15:24 great 21:10 guess 5:12 guests 9:5,5,8 guys 5:12	hardships 13:18 harmony 14:13 14:18 harry 2:11 health 16:18 18:22,23 19:3 19:7,20,22,24 20:6,13,14 hear 8:3 13:4 heard 4:24 8:2 8:9 13:7 hearing 1:1 8:3 21:1 heavily 9:21 14:21 heavy 15:20 helpful 20:12 hereto 22:15 23:11 higher 3:12 7:4 highways 16:3 history 11:24 hoss 2:12 19:7 19:10,14,14 20:1 hour 9:5 14:24 15:12 16:8
	g	granted 17:9 granting 15:24 great 21:10 guess 5:12 guests 9:5,5,8 guys 5:12	h
	g 4:1 g1 3:4 6:5 gaming 3:4 5:1 5:2,3 6:5 7:12 8:7,8,13 9:2,3 10:20,22,24 11:1,4,6,8,14 11:17,18,19 12:24 13:3,4,5 13:6,12 14:15 14:24 15:2,3,6 15:7 16:19 17:2 19:16,21 general 14:13 20:14	haley 1:19 22:2 22:17 hand 5:13 hard 9:11 hardship 8:23 14:9,11	i
			identical 21:6 identification 7:24

ids 15:3,5 il 1:13 illinois 11:7 22:19 impair 16:18 imply 15:13 imposed 12:4,5 incorporated 6:19,22 10:14 increase 16:2,9 incur 16:13 incurred 3:15 7:15 indicate 4:6 21:12 information 11:23 19:8 20:16 injurious 14:14 14:19 injury 17:7,8 inside 16:12 intent 14:13 interested 22:15 23:12 invoice 3:4 6:4 island 6:17 issue 19:24 issued 3:7 6:10 8:14 issues 13:3 it'll 8:4	j j 1:6 2:3,10 jack 1:11 2:6 jarog 2:4 jiffy 10:3 14:22 jim 2:4 job 1:20 june 8:16 justification 12:22	l l 2:6 lacey's 10:22 lake 8:5 9:19 10:2,21,23,24 land 15:19,23 16:1 lane 9:20,20 lanes 9:19 large 17:14 learned 10:8 lease 14:3,4,4,9 legal 3:17 legislative 11:24 14:17 letter 3:14 7:10 13:19 level 16:5 license 3:4 6:5 6:7 8:8 11:6 licensed 11:4 11:14 light 15:14 limit 9:13 line 17:19,21 17:22 18:1,2 liquor 3:14 7:11 9:11 11:3 11:4,15,16,17 12:18 13:11,20 17:17 18:5,6 19:21 20:19	list 2:2 little 6:16,17 10:23 locate 11:23 location 9:2,15 9:23 12:23 15:21 17:17 locations 17:5 losing 14:9 lost 14:5 lot 8:18 9:21 12:4 15:9,10 15:11 16:6 17:20,21 lube 10:3 lubes 14:22 lucky 1:3
	k kartholl 1:6 2:3 4:2,13,15,20 5:7,9,11,18,21 7:21 8:20 17:15,23 18:8 18:11,14,17,21 19:5,12,22 20:2,11,21 21:11 keep 12:13 21:8 kirby 2:9 know 5:23 8:3 8:4,9,20,21,21 9:4,12 11:10 11:22 12:2,11 14:7,15,23 16:7 17:20 knowledge 22:10 23:6 known 13:24 knuepfer 1:11	m machines 9:2 made 13:2 mall 7:11 11:4 marathon 21:7 march 6:13 10:7 marked 5:23 7:23 massage 10:5 mean 20:12 means 11:11 meet 17:11 18:23 19:6 meeting 4:3,5 21:3,14	

meets 13:14	nearby 7:1,8 11:13	october 4:24	p
member 2:4,5,6 2:7,8	necessarily 14:8	offer 9:7	p 2:1,1 4:1
members 4:6	need 4:9	officer 22:2	p.m. 1:8 21:15
mentioned 16:14	negative 12:9 12:12,22 16:21	okay 4:2 5:14 7:21 17:15,24 18:1,11,17 19:12,14 20:4 20:7 21:10	packaged 11:17
millie's 10:21	neighborhood 14:14,19 15:1	old 21:12	packets 6:2
minimize 8:1	neighbors 7:7	open 7:15 9:15 14:2,5	page 3:2
minutes 4:22 9:6	neither 22:11 23:7	operate 9:1 15:2	pancake 10:21
moderated 1:6	never 13:2,6	operating 11:8 11:13 12:18 13:11	parking 16:6,6
modification 16:11	new 21:13	operators 9:13	part 8:22 12:7 12:8
modifications 15:16	nice 5:7	opinion 17:1	partially 8:22
modify 16:12	north 1:12	opposed 4:20	particular 9:22 13:18 19:6
moment 20:14	10:23	order 4:3	parties 22:12 22:14 23:8,11
money 8:10,19 13:22,24 14:6 14:7	notary 22:18	ordinance 10:17 13:19	patel 2:11 19:9 19:11
moran 2:5 4:12 4:13,18 18:19	november 1:7 4:5	originated 12:7	patterns 21:7
motion 4:9,11 4:12,13,16,17	number 7:6 21:4	origination 12:8	paul 2:12 19:14
move 4:11	o		pawn 18:7,9
municipalities 12:4	o 4:1	outcome 22:16 23:12	pay 6:6 14:3
murphy 2:6	object 7:8,12	outside 16:11	people 13:4 14:23 15:6
n		own 9:3 17:3	permissible 16:20
n 2:1 4:1	objection 19:4 19:19 20:15	owner 3:14 7:10	permit 3:7 6:11 8:13,14,15
narrative 3:16 7:16	obviously 16:19	owners 9:3,12	permitted 8:7 11:9 14:2,16
			perspective 3:12 7:4

petition 3:13 7:6	project 3:16 7:16 8:17	raise 5:13 ranchhodbai 2:11	rent 8:5 repair 10:1 14:22
petitioner 2:11 5:4	property 3:10 3:11 6:18,24	ready 21:13 real 14:11 21:7	repeat 8:2 repetitive 13:16
photo 3:10,11 6:24	10:13 16:10 17:19,21,22	really 12:14,20 13:9 21:5	reported 1:19 reporter 5:14 5:19
place 8:16 10:9 13:20	18:1,2 19:19	reason 4:10 13:8	representation 3:18
planning 2:12	property's 6:21 6:24	reasoning 12:11	representing 5:4
plus 9:20	proposed 7:9 9:1	reasons 12:16 16:4 17:10	request 17:12
point 8:11	proposing 15:15	recommend 17:12	requests 21:6
portion 15:6	protection 16:14,15	recommendat... 6:9 16:16 21:2	requirement 12:4
potential 12:9 12:12 16:9	public 1:1 16:3 16:13,18,21	recommendat... 21:9	research 11:22
practical 13:18	17:7 22:18	record 21:1 22:9 23:5	resolve 20:3
prepared 23:3	purpose 6:15 11:19 14:13	recorded 22:6	resolved 20:3
present 4:6	put 10:9	recording 22:8 23:4	respectfully 17:12
presenter 2:10	q	reduced 22:7	restaurant 5:1 5:3 10:4
presumption 19:17	qualified 22:7	regard 15:17	restaurants 10:2 14:21
primary 11:18	questions 18:18 18:18 20:23	related 22:11 23:7	restriction 8:15 10:8,10,16,17
printout 3:9 6:14	quickly 13:13 13:14	relative 22:13 23:10	11:11 14:1 17:3
prior 22:5	quite 8:10 21:4	relevant 14:10	result 14:24
probably 9:18 12:20 13:10	r	remotely 4:8,10	results 14:9
problem 13:1	r 2:1 4:1	render 21:8	retail 10:4
proceeding 23:4	rahman 2:7 4:7 4:20		
proceedings 22:3,5,6,9 23:6			
process 10:11 11:5 13:24			

right 4:2 5:22 18:15,21 20:2 20:23,24 road 1:12 9:21 9:21 robert 1:6 2:3 room 1:12 royal 3:14 7:11 11:3,4,15 12:17 13:11,20 17:17 18:5,6 run 6:1	seems 20:12 21:1 selected 12:1 sell 9:10 15:4 selling 11:19 sells 11:17 separation 11:22 12:3 13:9 17:14 served 19:18,23 20:17,19 service 14:22 shop 9:24 10:1 18:1,7,9 show 6:16 17:17 showed 10:11 showing 7:1 shown 18:4 shows 7:4 side 10:2,23 signature 22:16 23:14 signatures 3:13 7:7 signify 4:17 sir 19:13 site 11:20 six 9:1 skills 22:10 23:6 slightly 7:4 solemnly 5:15	sorry 5:21 south 10:1 space 8:5 spaces 16:6 spent 8:18 13:23 14:7 staff 20:16 standard 13:17 15:13,18 standards 13:15 17:11 started 10:11 11:5 13:21 state 11:7,9,14 22:19 stating 7:8,11 stations 14:23 stay 9:5 store 7:15 10:5 11:3,16 straightened 21:8 street 7:2 8:6 9:19 10:1,2,20 10:22,23,24 streets 16:3 strict 13:19 strip 7:11 11:3 subject 3:10,11 6:18 submit 20:9 suffered 8:24 summary 3:15 7:14	supply 15:14 surrounded 6:18,19,21 10:13 17:1 surrounding 7:5 survey 3:3 6:3 swear 5:15 sworn 5:10,11 5:12 22:5 t t 1:11 3:1 take 4:9 5:5 taken 22:3,12 23:9 talk 11:21 19:13 tap 10:3,19 tattoo 9:24 18:1 tavern 10:22 terminal 5:3 testifying 22:5 testimony 5:15 20:18 thank 5:6,19 17:15 21:11 think 9:18 11:10,11 12:19 12:19 17:10 20:3,6 third 17:21
s s 2:1 3:1 4:1 safety 16:18 sale 9:8 saying 4:17 20:6 says 19:6 20:15 school 12:16 schultz 2:8 4:14,15,19 18:20,22 21:10 second 4:14,15 secondary 12:9 12:12,22 section 19:6 20:15 secured 7:7 see 5:7 6:16,21 10:19 12:11 19:2,2,4			

thirds 17:19,20	try 8:1 13:13	15:24 17:8,11	x
thousand 5:2	trying 7:15	17:13	x 3:1
11:2 12:16,17	turn 9:20	vice 12:5	y
12:21 13:8	two 9:19 17:19	vicinity 15:19	yeah 17:18
three 9:5 10:2	17:20 18:9	video 5:1,2,3	20:4,11
15:11 16:8,8	tyler 23:2,15	19:16,21	yep 17:23
18:12	type 11:16 12:5	vigilant 15:5	z
thursday 1:7	types 16:20	village 6:19,22	zain 2:7
tile 10:5	typewriting	10:13,14,15	zoned 8:6
time 5:13,23	22:7	16:23,24	zoning 1:1,3
8:9,19 13:24	typically 12:5	violence 13:6	2:9,12 4:4 12:2
14:6	u	visit 9:14	13:19 14:8,18
tobacco 12:6	underage 15:6	visual 6:20	19:15
together 12:24	understanding	w	
tonight 7:20	19:10,15,20	w 8:5	
tonight's 5:16	unduly 16:2	wait 19:12,12	
totally 6:21	unincorporated	19:12	
10:13	6:17 11:2	want 8:3 12:13	
traffic 15:9,10	unique 21:6	18:24	
15:11,20 16:2	unit 18:4	website 6:15	
transcriber	units 18:13	weekdays 9:16	
23:1	use 7:9 8:7,7	weekends 9:17	
transcript 23:3	11:19,20 14:12	welfare 16:18	
23:5	14:18 15:22,23	west 10:4 17:20	
transcriptionist	16:4,5	18:1	
22:8	uses 12:5,6,10	western 18:3	
traveled 9:21	12:10,13 14:16	wheaton 1:13	
tried 5:24	15:20 17:7	wine 9:10,11	
11:22	v	wishes 4:7	
triggered 13:11	value 15:19,23	witness 22:4	
true 22:9 23:5	15:24	work 8:18 10:6	
truth 5:16,17	variation 5:1	12:2	
5:17	13:15 14:10,12		