

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Appeal of denial for video gaming)
terminal applications due to zoning) Z25-001
issues.)

December 18, 2025

6:00 p.m.

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

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

MR. CARL SCHULTZ, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. JIM JAROG, Commissioner.

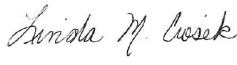
ALSO PRESENT:

MR. PAUL HOSS, Zoning & Planning
Administration Coordinator.

MS. ASHLYN KIRBY, Zoning
Administration Coordinator.

Page 2 1 MS. JESSICA INFELISE DATZMAN, Zoning 2 Administration Coordinator. 3 OFFICE OF ROBERT B. BERLIN 4 DU PAGE COUNTY STATE'S ATTORNEY, by 5 MR. NICHOLAS ALFONSO 6 ASSISTANT STATE'S ATTORNEY, 7 8 Appeared on behalf of the 9 County of DuPage 10 OFFICE OF ROBERT B. BERLIN 11 DU PAGE COUNTY STATE'S ATTORNEY, by 12 MR. CONOR MC CARTHY 13 ASSISTANT STATE'S ATTORNEY, 14 Appeared on behalf of the 15 Zoning Board of Appeals 16 17 18 19 20 21 22 23 24	Page 4 1 have to be sworn in. 2 (Whereupon, the oath was 3 duly administered by the 4 Notary.) 5 CHAIRMAN KARTHOLL: First state your 6 name and your address and then spell your 7 name for the court reporter, please. 8 MR. MIRACLE: My name is Vey, V-e-y, 9 Miracle, M-i-r-a-c-l-e. Address 0N745 10 Knollwood, Wheaton, Illinois. 11 CHAIRMAN KARTHOLL: Okay. So you've 12 got -- we have a time limit on these public 13 comments which is usually three minutes, so I 14 don't know if you'll take three minutes, but 15 go ahead and make your statement. 16 MR. MIRACLE: Okay. I live near the 17 Sully's Bar and Grill and near the Lacey's 18 and Wheaton North, and that's all -- the 19 Montessori School. I believe that the ruling 20 for a new law putting limits on having 21 schools, near the schools, and so I'm here to 22 -- I think that is the rule that should be 23 put in to process. I want to have the Board 24 affirm the ruling of -- the ruling of the
Page 3 1 CHAIRMAN KARTHOLL: This is the DuPage 2 County Zoning Board of Appeals. We're here 3 this evening for our December 18th meeting. 4 And, Jessica, would you 5 call the roll of the members, please. 6 MS. INFELISE DATZMAN: Member Jarog? 7 COMMISSIONER JAROG: Here. 8 MS. INFELISE DATZMAN: Member Schultz? 9 COMMISSIONER SCHULTZ: Here. 10 MS. INFELISE DATZMAN: Member Murphy? 11 COMMISSIONER MURPHY: Here. 12 MS. INFELISE DATZMAN: Member Moran? 13 COMMISSIONER MORAN: Here. 14 MS. INFELISE DATZMAN: Chairman 15 Kartholl? 16 CHAIRMAN KARTHOLL: Here. We have one 17 absent member and one seat that's unfilled. 18 I'll now call for public 19 comment for our meeting. This is not related 20 to the hearing, I'll going to get to the 21 hearing in a moment. But, sir, did you want 22 to make public comment tonight? 23 MR. MIRACLE: Sure. 24 CHAIRMAN KARTHOLL: Okay. Well, you	Page 5 1 amount, the limits to policies limiting -- 2 I'm sorry, I'm kind of not used to -- but 3 basically I'm here to say I want to affirm or 4 have the Zoning people go forward with making 5 the limit to -- limit to -- 6 CHAIRMAN KARTHOLL: Do I understand, 7 sir, that you have reviewed the law or the 8 Ordinance, that you agree with the substance 9 of the Ordinance, and that you believe that 10 we should continue to enforce it as has been? 11 MR. MIRACLE: Exactly. 12 MS. MIRACLE: For Sully's and for 13 Lacey's, too. That's another gambling 14 facility there. 15 CHAIRMAN KARTHOLL: Okay. 16 MS. MIRACLE: For both. 17 CHAIRMAN KARTHOLL: I'm not familiar 18 with Lacey's. Do you have -- I mean, but 19 we'll take that as your public comment. 20 THE COURT REPORTER: Can you state 21 your name, please. 22 MS. MIRACLE: Julie Miracle, J-u-l-i-e 23 M-i-r-a-c-l-e. 24

Page 6 1 (Whereupon, the oath was 2 duly administered by the 3 Notary.) 4 MS. MIRACLE: And we do have 5 neighbors' signatures from when we originally 6 tried to stop Lacey's for going in with our 7 concerns of schools. 8 CHAIRMAN KARTHOLL: Okay. Well, 9 Lacey's is not technically before us, but 10 we'll take your public comment and if you 11 care to do so, you know, you can talk to the 12 enforcement authorities. We can't deal with 13 Lacey's really because they're not before us, 14 but I've taken your statement as a general 15 public comment. 16 MS. MIRACLE: Okay. 17 MR. MIRACLE: Yeah, our neighbors -- I 18 have a page of signatures from my neighbors 19 that also feel as I do, that the law should 20 be enforced. 21 CHAIRMAN KARTHOLL: I guess we can 22 append that to your public comment. 23 MS. MIRACLE: Okay. 24 CHAIRMAN KARTHOLL: So hand that in	Page 8 1 public comment for this evening. We have no 2 minutes to approve. We have one case to be 3 heard on public hearing which is Appeal 4 25-01, Sully's Place. This is an appeal for 5 denial for video gaming terminal applications 6 due to zoning issues. And that matter was 7 published in the Daily Herald on December 2, 8 2025. 9 May I ask the 10 representative from Sully's Place to identify 11 yourself. 12 MS. PAULING: Debra Pauling. 13 CHAIRMAN KARTHOLL: Ms. Pauly, P-a-u-e 14 -- 15 MS. PAULING: P-a-u-l-i-n-g. 16 CHAIRMAN KARTHOLL: Okay. And your 17 address? 18 MS. PAULING: 1112 Kingston Court, 19 Glendale Heights, Illinois, 60139. 20 CHAIRMAN KARTHOLL: Great. And, 21 Counsel, would you identify yourself? 22 MS. PAULING: Assistant State's 23 Attorney Nicholas Alfonso, A-l-f-o-n-s-o, 24 appearing on behalf of the County of DuPage.
Page 7 1 and we'll give it to our staff representative 2 and we'll include that in public comment. 3 Didn't we have another 4 written public comment? 5 MS. INFELISE DATZMAN: Yes, we did for 6 a case that was not unincorporated. 7 CHAIRMAN KARTHOLL: Is it to be 8 included in tonight's public comment section? 9 MS. INFELISE DATZMAN: Yes. 10 CHAIRMAN KARTHOLL: I think it was 11 quite brief. Thank you very much, folks. 12 Hand that in if you would to the lady at the 13 desk. 14 Can you read that into the 15 record? 16 MS. INFELISE DATZMAN: The public 17 comment was submitted for a 12/9/2025 Zoning 18 Board of Appeals from Maria Legg, L-e-g-g, a 19 private resident of Villa Park. And she was 20 formally denied a new development for After 21 Car Developers scheduled on 4/4. End of 22 comment. 23 CHAIRMAN KARTHOLL: Okay, that's what 24 I thought. All right, that concludes the	Page 9 1 CHAIRMAN KARTHOLL: Great, thank you. 2 There was some -- before the hearing 3 commenced, there was some discussion between 4 the parties and they presented us with a 5 request for a continuance so that they might, 6 one, obtain an attorney; and two, with that 7 attorney prepare their case. I have the 8 dates of January 15th and January 22nd 9 available. Do you think you can accomplish 10 this by either of those dates? 11 MS. PAULING: Yes. 12 CHAIRMAN KARTHOLL: Which would you 13 prefer? Do you want the extra week? 14 MS. PAULING: I'm not positive. I'm 15 going to be going on vacation. I don't know 16 exactly when we leave, what date. 17 If we have a lawyer, do I 18 have to be here? 19 CHAIRMAN KARTHOLL: No. Well, who are 20 you? 21 MS. PAULING: I'm Debra Pauling. 22 CHAIRMAN KARTHOLL: What is your 23 position? 24 MS. PAULING: I'm the manager.

Page 10 1 CHAIRMAN KARTHOLL: And who are you 2 then? 3 UNIDENTIFIED SPEAKER: Well, I'm the 4 son of the owner, and she's my wife. So 5 we're involved with the property. 6 CHAIRMAN KARTHOLL: So you're -- 7 MS. PAULING: He's also on as manager 8 for the bar. 9 CHAIRMAN KARTHOLL: I'm going to set 10 the hearing for either the 15th or 22nd, and 11 if your attorney concludes that you are an 12 indispensable witness, he just says I'm not 13 ready to proceed, I want more time. 14 MS. PAULING: Which day do you want? 15 UNIDENTIFIED SPEAKER: The 22nd. 16 MS. PAULING: The 22nd. 17 CHAIRMAN KARTHOLL: Okay, we'll set it 18 for January 22nd, 2026 in this room beginning 19 at 6:00; okay? 20 MS. PAULING: Okay. 21 CHAIRMAN KARTHOLL: Thank you very 22 much. 23 And then I'll indicate 24 that there is no -- I already said there's no	Page 12 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, 6 do hereby certify that at the request of the 7 DU PAGE COUNTY ZONING BOARD OF APPEALS, 8 subject to the usual terms and conditions of 9 Veritext, reported in shorthand the 10 proceedings had and testimony taken at the 11 public hearing of the above-entitled cause, 12 and that the foregoing transcript is a true, 13 correct and complete report of the testimony 14 so taken at the time and place hereinabove 15 set forth. 16 17 18 19 20 21  22 CERTIFIED SHORTHAND REPORTER 23 My Commission Expires: 24 July 26, 2026.
Page 11 1 minutes to approve. There's no old business, 2 no new business, and so we're ready to 3 adjourn for the evening, and we are so 4 adjourned. Thanks very much. 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	

&	absent 3:17	authorities	chairman 1:15
& 1:21	accomplish 9:9	6:12	3:1,14,16,24
0	address 4:6,9	available 9:9	4:5,11 5:6,15
084-2892 12:4	8:17	b	5:17 6:8,21,24
0n745 4:9	adjourn 11:3	b 2:3,7	7:7,10,23 8:13
1	adjourned 11:4	bar 4:17 10:8	8:16,20 9:1,12
1112 8:18	administered	basically 5:3	9:19,22 10:1,6
12/9/2025 7:17	4:3 6:2	beginning	10:9,17,21
15th 9:8 10:10	administration	10:18	ciosek 1:12
18 1:5	1:10,22,24 2:2	behalf 2:5,9	12:3
18th 3:3	affirm 4:24 5:3	8:24	commenced 9:3
2	agree 5:8	believe 4:19 5:9	comment 3:19
2 8:7	ahead 4:15	berlin 2:3,7	3:22 5:19 6:10
2025 1:5 8:8	alfonso 2:4	board 1:2,8,14	6:15,22 7:2,4,8
2026 10:18	8:23	2:9 3:2 4:23	7:17,22 8:1
12:24	amount 5:1	7:18 12:7	comments 4:13
22nd 9:8 10:10	appeal 1:3 8:3	brief 7:11	commission
10:15,16,18	8:4	building 1:10	12:23
25-01 8:4	appeals 1:2,9	business 11:1,2	commissioned
26 12:24	2:9 3:2 7:18	c	1:13 12:4
28180 12:20	12:7	c 4:9 5:23	commissioner
4	appeared 2:5,9	c.s.r. 1:12 12:3	1:16,17,18,19
4/4 7:21	appearing 8:24	call 3:5,18	3:7,9,11,13
421 1:10	append 6:22	car 7:21	complete 12:13
6	applications	care 6:11	concerns 6:7
60139 8:19	1:4 8:5	carl 1:16	concludes 7:24
6:00 1:6 10:19	approve 8:2	carthy 2:8	10:11
a	11:1	case 7:6 8:2 9:7	conditions 12:8
above 11:8	ashlyn 1:23	cause 11:8	conor 2:8
12:11	assistant 2:4,8	12:11	continuance
	8:22	certified 12:21	9:5
	attorney 2:3,4	certify 12:6	continue 5:10
	2:7,8 8:23 9:6		coordinator
	9:7 10:11		1:22,24 2:2

correct 12:13 counsel 8:21 county 1:1,8,9 1:10 2:3,6,7 3:2 8:24 12:2,5 12:7 court 4:7 5:20 8:18	duly 4:3 6:2 12:4 dupage 1:9 2:6 3:1 8:24 12:5	forth 12:15 forward 5:4	include 7:2 included 7:8 indicate 10:23 indispensable 10:12 infelise 2:1 3:6 3:8,10,12,14 7:5,9,16 involved 10:5 issues 1:4 8:6
		g	
d	e	g 7:18,18 8:15 gambling 5:13 gaming 1:3 8:5 general 6:14 give 7:1 glendale 8:19 go 4:15 5:4 going 3:20 6:6 9:15,15 10:9 great 8:20 9:1 grill 4:17 guess 6:21	j
	either 9:10 10:10 enforce 5:10 enforced 6:20 enforcement 6:12 entitled 11:8 12:11 evening 3:3 8:1 11:3 exactly 5:11 9:16 expires 12:23 extra 9:13	h	
daily 8:7 date 9:16 dates 9:8,10 datzman 2:1 3:6,8,10,12,14 7:5,9,16 day 10:14 deal 6:12 debra 8:12 9:21 december 1:5 3:3 8:7 denial 1:3 8:5 denied 7:20 dennis 1:18 desk 7:13 developers 7:21 development 7:20 discussion 9:3 du 1:1,8 2:3,7 12:2,7 due 1:4 8:6	f	hand 6:24 7:12 heard 8:3 hearing 3:20,21 8:3 9:2 10:10 12:11 heights 8:19 herald 8:7 hereinabove 12:14 hoss 1:21	j 5:22 jack 1:17 january 9:8,8 10:18 jarog 1:19 3:6 3:7 jessica 2:1 3:4 jim 1:19 julie 5:22 july 12:24
	f 8:23 facility 5:14 familiar 5:17 farm 1:11 feel 6:19 first 4:5 folks 7:11 foregoing 12:12 formally 7:20	i	k
		identify 8:10 8:21 illinois 1:11,13 4:10 8:19 12:1 12:5	kartholl 1:15 3:1,15,16,24 4:5,11 5:6,15 5:17 6:8,21,24 7:7,10,23 8:13 8:16,20 9:1,12 9:19,22 10:1,6 10:9,17,21 kind 5:2 kingston 8:18

kirby 1:23 knollwood 4:10 know 4:14 6:11 9:15	meeting 3:3,19 member 3:6,8 3:10,12,17 members 1:14 3:5 minutes 4:13 4:14 8:2 11:1 miracle 3:23 4:8,9,16 5:11 5:12,16,22,22 6:4,16,17,23 moment 3:21 montessori 4:19 moran 1:18 3:12,13 murphy 1:17 3:10,11	o o 8:23,23 oath 4:2 6:1 obtain 9:6 office 2:3,7 okay 3:24 4:11 4:16 5:15 6:8 6:16,23 7:23 8:16 10:17,19 10:20 old 11:1 ordinance 5:8,9 originally 6:5 owner 10:4	please 3:5 4:7 5:21 policies 5:1 position 9:23 positive 9:14 prefer 9:13 prepare 9:7 present 1:14,20 presented 9:4 private 7:19 proceed 10:13 proceedings 1:7 11:6 12:10 process 4:23 property 10:5 public 1:12 3:18,22 4:12 5:19 6:10,15 6:22 7:2,4,8,16 8:1,3 12:11 published 8:7 put 4:23 putting 4:20
l l 4:9 5:22,23 7:18 8:15,23 lacey's 4:17 5:13,18 6:6,9 6:13 lady 7:12 law 4:20 5:7 6:19 lawyer 9:17 leave 9:16 legg 7:18 limit 4:12 5:5,5 limiting 5:1 limits 4:20 5:1 linda 1:11 12:3 live 4:16	n n 8:15,23 name 4:6,7,8 5:21 near 4:16,17,21 neighbors 6:5 6:17,18 new 4:20 7:20 11:2 nicholas 2:4 8:23 north 1:10 4:18 notary 1:12 4:4 6:3	p p 8:13,15 p.m. 1:6 page 1:1,8 2:3,7 6:18 12:2,7 park 7:19 parties 9:4 paul 1:21 pauling 8:12,12 8:15,18,22 9:11,14,21,21 9:24 10:7,14 10:16,20 pauly 8:13 people 5:4 place 8:4,10 12:14 planning 1:21	qualified 1:12 12:4 quite 7:11
m m 1:11 4:9 5:23 12:3 make 3:22 4:15 making 5:4 manager 9:24 10:7 maria 7:18 matter 8:6 mc 2:8 mean 5:18			r r 4:9 5:23 read 7:14 ready 10:13 11:2

really 6:13 record 7:15 related 3:19 report 12:13 reported 12:9 reporter 4:7 5:20 12:21 representative 7:1 8:10 request 9:5 12:6 resident 7:19 reviewed 5:7 right 7:24 road 1:11 robert 1:15 2:3 2:7 roll 3:5 room 10:18 rule 4:22 ruling 4:19,24 4:24	section 7:8 set 10:9,17 12:15 shorthand 12:9 12:21 signature 12:20 signatures 6:5 6:18 sir 3:21 5:7 son 10:4 sorry 5:2 speaker 10:3 10:15 spell 4:6 ss 12:1 staff 7:1 state 1:13 4:5 5:20 12:1,5 state's 2:3,4,7,8 8:22 statement 4:15 6:14 stop 6:6 subject 12:8 submitted 7:17 substance 5:8 sully's 4:17 5:12 8:4,10 sure 3:23 sworn 4:1	taken 1:8,9 6:14 11:7 12:10,14 talk 6:11 technically 6:9 terminal 1:4 8:5 terms 12:8 testimony 1:7 11:7 12:10,13 thank 7:11 9:1 10:21 thanks 11:4 think 4:22 7:10 9:9 thought 7:24 three 4:13,14 time 4:12 10:13 12:14 tonight 3:22 tonight's 7:8 transcript 12:12 tried 6:6 true 12:12 two 9:6	unincorporated 7:6 used 5:2 usual 12:8 usually 4:13
s			v
s 8:23 says 10:12 scheduled 7:21 school 4:19 schools 4:21,21 6:7 schultz 1:16 3:8,9 seat 3:17	take 4:14 5:19 6:10		v 4:8 vacation 9:15 veritext 12:9 vey 4:8 video 1:3 8:5 villa 7:19
			w
			want 3:21 4:23 5:3 9:13 10:13 10:14 week 9:13 wheaton 1:11 4:10,18 wife 10:4 witness 10:12 written 7:4
			y
			y 4:8 yeah 6:17
		u	z
		u 5:22 8:13,15 understand 5:6 unfilled 3:17 unidentified 10:3,15	z25-001 1:4 zoning 1:2,4,8 1:21,23 2:1,9 3:2 5:4 7:17 8:6 12:7

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 9, 2025 5:29 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]



Formstack Submission For: **PublicComment**

Submitted at 12/09/25 5:28 PM

Meeting Date: 12/09/25

Meeting: Zoning Board of Appeals

Name: Maria Legg Maria Legg

Organization: Private Resident of Villa Park, IL

Address: 18W155 14th St
Villa Park, IL 60181

**Daytime
Phone:** 7734013570

Subject: Formally denying new development from Afsar developers scheduled on 4/4

Comment: Formally denying new development from Afsar developers scheduled on 4/4.
Overcrowding concern.



© 2025 Intellistack (formerly Formstack). All rights reserved.

This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209