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BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Conditional Use for a Planned)
Development to allow two adjacent)
lots in the R-4 Single Family)Z25-015
Zoning with exceptions.)Mamalat LLC

May 8, 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. DENNIS MORAN, Commissioner.
- MR. JACK MURPHY, Commissioner.
- MR. CARL SCHULTZ, Commissioner.
- MR. ZAIN RAHMAN, Commissioner.
- MS. JAMES JAROG, Commissioner.

ALSO PRESENT:

- MS. JESSICA INFELISE DATZMAN.

<p style="text-align: right;">Page 2</p> <p style="text-align: center;">E X H I B I T S</p> <p style="text-align: center;">Page No.</p> <p>Petitioner's Exhibits 1 and 2 8</p> <p>Petitioner's Exhibits 3 through 9 9</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</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 style="text-align: right;">Page 4</p> <p>1 letter of resignation. I wanted to express</p> <p>2 that it was a privilege serving with this</p> <p>3 board, the prior boards, one chairman the</p> <p>4 whole time in the almost 20 years, and thank</p> <p>5 the various chairmen that have appointed me</p> <p>6 and I've served under there, and I look</p> <p>7 forward to in the future appearing before</p> <p>8 this board on some other zoning matters</p> <p>9 representing clients.</p> <p>10 CHAIRMAN KARTHOLL: Great, great, look</p> <p>11 forward to seeing you.</p> <p>12 MR. BLUMENTHAL: Mr. Chairman, if I</p> <p>13 may make one comment?</p> <p>14 CHAIRMAN KARTHOLL: Certainly.</p> <p>15 MR. BLUMENTHAL: Jason Blumenthal,</p> <p>16 Assistant Director of Operations. On behalf</p> <p>17 of the County Court Office, thank you very</p> <p>18 much for your dedicated service. We truly</p> <p>19 appreciate everything you did in your --</p> <p>20 MR. KETTER: Well, I appreciate that.</p> <p>21 MR. BLUMENTHAL: So we truly</p> <p>22 appreciate it.</p> <p>23 MR. KETTER: That is great. Yeah, my</p> <p>24 answer to the letter, or the email to the</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN KARTHOLL: We can go on the</p> <p>2 record. This is zoning petition -- oh, I'm</p> <p>3 sorry, I need to call the meeting to order.</p> <p>4 Then would you call the</p> <p>5 roll, please.</p> <p>6 MS. INFELISE DATZMAN: Member Jarog?</p> <p>7 COMMISSIONER JAROG: Here.</p> <p>8 MS. INFELISE DATZMAN: Member Rahman?</p> <p>9 COMMISSIONER RAHMAN: Here.</p> <p>10 MS. INFELISE DATZMAN: Member Schultz?</p> <p>11 COMMISSIONER SCHULTZ: Here.</p> <p>12 MS. INFELISE DATZMAN: Member Moran?</p> <p>13 COMMISSIONER MORAN: Here.</p> <p>14 MS. INFELISE DATZMAN: Member Murphy?</p> <p>15 COMMISSIONER MURPHY: Here.</p> <p>16 MS. INFELISE DATZMAN: Chairman</p> <p>17 Kartholl?</p> <p>18 CHAIRMAN KARTHOLL: Here.</p> <p>19 And I trust we have no</p> <p>20 public comment or --</p> <p>21 MR. KETTER: I was going to.</p> <p>22 CHAIRMAN KARTHOLL: Go right ahead.</p> <p>23 MR. KETTER: I was just going to</p> <p>24 formally tell you guys that I did submit my</p>	<p style="text-align: right;">Page 5</p> <p>1 chairman, was by her administrative assistant</p> <p>2 saying we accept your resignation.</p> <p>3 MR. BLUMENTHAL: And that was because</p> <p>4 I'm going to send you a formal one, just so</p> <p>5 you know.</p> <p>6 MR. KETTER: Okay, thank you.</p> <p>7 CHAIRMAN KARTHOLL: We don't get to</p> <p>8 vote on that, do we?</p> <p>9 MR. BLUMENTHAL: Sadly, no.</p> <p>10 CHAIRMAN KARTHOLL: All right, we have</p> <p>11 no minutes to approve, and then that takes us</p> <p>12 to our public hearing, the petition 25-015</p> <p>13 Mamalat, LLC, and this is a request for</p> <p>14 conditional use for a planned development to</p> <p>15 allow two attached dwelling units on two</p> <p>16 adjacent lots in the R-4 Single-Family</p> <p>17 Residence District with the following</p> <p>18 exceptions: Number one, reduce the front</p> <p>19 yard setback for proposed Lot 1 and Lot 2</p> <p>20 from the required 30 feet to approximately</p> <p>21 20.5 feet.</p> <p>22 Number two, to reduce the</p> <p>23 north interior side setback for proposed Lot</p> <p>24 1 from required 20 feet to approximately 10</p>

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1 feet.
 2 Number three, to reduce
 3 the south interior side setback for proposed
 4 Lot 1 from the required 20 feet to
 5 approximately 6.44 feet.
 6 Number four, to reduce the
 7 north interior side setback for proposed Lot
 8 2 from the required 20 feet to approximately
 9 6.44 feet.
 10 Next, five, to reduce the
 11 south interior side setback for proposed Lot
 12 2 from required 20 feet to approximately 10
 13 feet.
 14 And, finally number six,
 15 to increase the floor area ratio from the
 16 permitted 0.25 to approximately 0.5 for
 17 proposed Lots 1, and approximately 0.48 for
 18 proposed Lot 2.
 19 I have the matter's been
 20 circulated to the various County authorities
 21 and neighboring municipalities; we have no
 22 comments.
 23 And then we customarily
 24 start out with a survey as Exhibit 1 and a

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1 site plan as Exhibit 2. I know we have a
 2 packet here, but do you have a formal survey
 3 for the record for a hearing exhibit?
 4 MR. MAMALAT: That would be this.
 5 CHAIRMAN KARTHOLL: Okay, so that's --
 6 what is that? I can't tell from here.
 7 MR. MAMALAT: This is a survey, and
 8 then the site plan is on the back.
 9 CHAIRMAN KARTHOLL: Okay. What's the
 10 dates? Well, are they current?
 11 MR. MAMALAT: These were from
 12 3/11/2025.
 13 CHAIRMAN KARTHOLL: And let's have you
 14 be sworn in, sir, and then we'll go over the
 15 rest of the exhibits.
 16 (Whereupon, the oath was
 17 duly administered by the
 18 Notary.)
 19 CHAIRMAN KARTHOLL: State your name
 20 and spell your name, please, and then tell us
 21 your address.
 22 MR. MAMALAT: It's Dan Mamalat, it's
 23 D-a-n M-a-m-a-l-a-t. My full name is Bogdan,
 24 B-o-g-d-a-n.

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1 CHAIRMAN KARTHOLL: Speak up a little
 2 bit, please.
 3 MR. MAMALAT: My address is 0N654
 4 Brandon Boulevard in Winfield, right down the
 5 street from here. And today I'd like to talk
 6 to you guys about doing a zoning request for
 7 two properties that I own with the company
 8 under Mamalat, LLC, which is a company I own
 9 with my dad.
 10 CHAIRMAN KARTHOLL: Let's get the
 11 exhibits first. You gave us a packet, is
 12 that -- are you going to refer to all of
 13 these in your presentation so that they have
 14 to be exhibits?
 15 MR. MAMALAT: Yes, sir. I was just
 16 going to go down the list and I have
 17 everything paged out. We can kind of jump to
 18 the survey.
 19 CHAIRMAN KARTHOLL: I've already said
 20 the survey is 1 and the site plan is 2.
 21 (Whereupon, Petitioner's
 22 Exhibits 1 and 2 were
 23 marked for
 24 identification.)

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1 CHAIRMAN KARTHOLL: So we have a
 2 municipality map here?
 3 MR. MAMALAT: Yeah, just something I
 4 wanted to touch on for the City of Eola.
 5 CHAIRMAN KARTHOLL: So that will be 3,
 6 rental map is 4, zoning map is 5, wetlands
 7 map is 6, sidewalk extension picture I guess
 8 is 7, indication of street parking is 8, and
 9 petitions are 9.
 10 (Whereupon, Petitioner's
 11 Exhibits 3, 4, 5, 6, 7, 8
 12 and 9 were marked for
 13 identification.)
 14 CHAIRMAN KARTHOLL: Let's see, let me
 15 look at the petitions. Petition for two new
 16 duplexes. Well, that states -- this is a
 17 list of names and addresses of four people
 18 with their signatures, but it's not in the --
 19 I don't quite know what's going on. First of
 20 all, I don't know what this notary -- what is
 21 being notarized? It does not indicate.
 22 MR. MAMALAT: That was a form that I
 23 went and spent a couple hours this week, I
 24 stopped by the neighborhood and I pretty much

<p style="text-align: right;">Page 10</p> <p>1 went and knocked on doors and I told them 2 what I was doing. I showed them the survey, 3 the blueprint, that I was going to try to put 4 a duplex in an area that was single-family, 5 and I just asked if people were against it. 6 And if they weren't, or if they were for it, 7 if I could just get their address and sign 8 off on it. So that's all that page was. I 9 had four people that signed off on it. 10 There's like a bunch of renters over there 11 because they said they weren't owners, so I 12 didn't put them on the list. But I was told 13 to get that page notarized, so I did today 14 and I put it on our list. 15 CHAIRMAN KARTHOLL: Whose signature -- 16 MR. MAMALAT: Mine's right above that. 17 CHAIRMAN KARTHOLL: Okay, well, you 18 better fix this petition up. First of all, I 19 think a petition should say what it is that's 20 being petitioned for. So, this does not 21 indicate that. And then the notaries have to 22 be -- I see a stamp and a signature 23 apparently of a notary, but usually there's a 24 name printed beneath both your signature</p>	<p style="text-align: right;">Page 12</p> <p>1 meet that requirement, that was an easy fix 2 on our end. But all the other ones 3 definitely we will need. 4 So what we have here is a 5 proposed development for two duplex units and 6 two units that will have pretty much four 7 doors. Each lot has 7,331 square feet on it, 8 and they will hold a two-story structure with 9 one garage per unit and three total parking 10 spots outside, and one in the garage. 11 So right now it's zoned 12 R-4 Single-Family which includes no 13 constraints or preserve features that I'm 14 aware of right now. And the current setbacks 15 are 10 foot side yards, 30-foot front and 16 20-foot rear. And if we were to go to a 17 multi-family, it's 20 foot side, 30 foot 18 setback, and 20-foot rear, according to my 19 knowledge. But having that multi-family 20 restriction on this particular build, that 21 would give us a 20-foot buildable lot. So it 22 would just pretty much make it impossible to 23 put, like, a living space there for two 24 individuals, or you'd have to make like one</p>
<p style="text-align: right;">Page 11</p> <p>1 blank and the notary's. 2 So, if you could fix that 3 and then resubmit it. But then go right 4 ahead with your presentation. 5 MR. MAMALAT: Okay, thank you. 6 Well, thank you guys for 7 meeting me today in the afternoon hours. 8 It's my first time doing this, so I didn't 9 know it was done in the afternoon so it's 10 kind of your dinner time, so thank you. 11 But, just starting from 12 the beginning, I know we have six lists that 13 I was requesting for conditional use for the 14 planned development. The line item one, if 15 we could cross that out, actually fix that on 16 this survey and site plan. We just moved the 17 building back to correct that, so that's a 18 non-issue anymore. 19 CHAIRMAN KARTHOLL: So you're 20 withdrawing front yard setback for proposed 21 Lot 1 and Lot 2 from 30 feet to 20.5 feet? 22 MR. MAMALAT: Yes, sir. 23 CHAIRMAN KARTHOLL: All right. 24 MR. MAMALAT: Yeah, so we're going to</p>	<p style="text-align: right;">Page 13</p> <p>1 on top of the other. It would look like an 2 apartment, it wouldn't really match that 3 neighborhood at all. 4 So our combined lots are 5 14,633 square feet, and they were already 6 pre-split when I bought them last year. 7 There's excellent utility access and road 8 frontage. We don't have no environmental 9 constraints or wetland issues, which I will 10 touch on the wetland issue with the wetland 11 map a little further on in our meeting. 12 The current and previous 13 service planned is 2,472 square feet per lot. 14 We are required to do post construction best 15 management practice, the volume is 257.5 16 cubic feet per lot. That will be integrated 17 to manage stormwater and to run off 18 effectively and improve water quality to meet 19 DuPage County Stormwater Ordinance 20 requirements, and these may include rain 21 gardens and underground storage or pervious 22 surfaces where feasible. 23 Since we are asking to 24 increase the floor area ratio from 0.25 to</p>

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1 0.5, we will be installing a dry well on each
2 lot to accommodate water running off and help
3 stormwater drain better and not cause any
4 issues to the neighbors or anybody around.
5 You can see that here in
6 the plan we have a big box that would show
7 where we would pretty much take any water
8 that's coming off the roof and we would
9 funnel it to the back. And also to keep in
10 mind this neighborhood has a 15-foot easement
11 back here, which is like an alleyway, that is
12 designed for the water to run off smoothly.
13 And I think it has something to do with old
14 septic system lines would run through this as
15 well, so everybody is kind of using that.
16 But I wanted to put in that dry well just to,
17 you know, be able to reach the higher square
18 footage number.
19 So, if you look a little
20 bit closer here on this plan, there's a
21 sidewalk that is cut off on both sides of the
22 lot from the one neighbor to the other, and
23 it stretches about 120 feet. So we would be
24 installing a new sidewalk and connecting

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1 those to increase neighborhood safety for
2 pedestrians, and just to keep the
3 neighborhood trend of development going.
4 During construction, here
5 you could see where a dumpster goes, our
6 gravel would be where our concrete dump would
7 go. We would have a silt fence around the
8 property to not encroach any dirt while
9 digging to the neighbors. We'll also have a
10 chainlink fence going around the whole
11 property to help manage proper safety and to
12 lock everything up at night so no kids can
13 get in there or anything like that. So that
14 was some of the things for the survey
15 portion.
16 If you guys don't have any
17 questions for that, I would be ready to jump
18 into probably page 10.
19 CHAIRMAN KARTHOLL: Well, I don't have
20 any numbers on my pages.
21 MR. MAMALAT: They're the blue one on
22 the bottom right. They're kind of small. I
23 tried to make them color coded.
24 CHAIRMAN KARTHOLL: Okay, some of the

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1 pages are numbered.
2 MR. MAMALAT: Sorry about that.
3 CHAIRMAN KARTHOLL: What are we
4 looking for?
5 MR. MAMALAT: It was just the
6 elevation page pretty much, just what we were
7 proposing to build on there.
8 COMMISSIONER JAROG: We're on this
9 page here. They're real tiny numbers on the
10 bottom right in blue.
11 CHAIRMAN KARTHOLL: Oh my God, okay.
12 MR. MAMALAT: I tried to make them as
13 big as possible and put a different color on
14 it, but they are small. I apologize about
15 that.
16 CHAIRMAN KARTHOLL: All right, go
17 right ahead.
18 MR. MAMALAT: So this is what the
19 exterior elevation would look like for one of
20 the lots. I have a similar drawing, if you
21 would just skip four pages and you would see
22 that all we did is it's a mirror copy, but
23 it's just got a different layout for the
24 siding. You're a little bit too far ahead.

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1 CHAIRMAN KARTHOLL: Is there a number
2 for this now?
3 MR. MAMALAT: There is a number for
4 that, but you'd be at page 14, sir.
5 CHAIRMAN KARTHOLL: Okay. I was on
6 page 14. What am I supposed to go to now?
7 MR. MAMALAT: There's two of those.
8 You could stay on that one.
9 CHAIRMAN KARTHOLL: All right.
10 MR. MAMALAT: Pretty much all I have
11 is I just have two samples. I'll hold it up
12 here so you guys don't have to flip. But all
13 it is is just showing a little bit of a
14 different design for how the elevation would
15 be in the front of the house. That's pretty
16 much it.
17 What we would have on the
18 first floor is, you know, a kitchen and like
19 a typical family room, and upstairs it would
20 be a three bedroom with a two and-a-half bath
21 with a one garage attached duplex.
22 For the inside we would
23 also have a fire safety wall out of CMU, so
24 that would also protect the neighbors if

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1 there's anything to happen, also helps with
 2 any type of noise constraints from the
 3 neighbors. And I believe our dimension here
 4 is about 46 foot wide by 41.
 5 So, it's pretty much like
 6 a little box. If we were to build a single-
 7 family home here, it would be pretty much the
 8 same dimension. But here we're able to get
 9 more doors and a more higher tax value for
 10 the city, and also utilize the water that
 11 they brought in from Aurora, because it
 12 wouldn't be well and septic anymore, it would
 13 be the Aurora water and their sewer. We
 14 would be the first ones to tap into that on
 15 that street so far that I'm aware of, so that
 16 would be one big benefit.
 17 Also, we would put a fence
 18 around the whole property. I know some
 19 neighbors were concerned of kids running
 20 around. There's definitely going to be a
 21 feature for that there.
 22 Also, there's going to be
 23 -- any of our roof lines will meet height
 24 requirements. It'll maximize the proper curb

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1 appeal of the neighborhood. We're not doing
 2 anything too modern or too simple, it's just
 3 going to match whatever is there. The street
 4 behind us is a new subdivision or portion of
 5 the neighborhood that was built in 2002, and
 6 they're all bigger houses that are over 2,000
 7 square feet, maybe 3,000 square feet
 8 properties. So we're going to try to match
 9 with them. I talked with a lot of those
 10 owners, they're all for this because all the
 11 homes that are left are pretty much like over
 12 100 years old.
 13 We're going to be
 14 maintaining all the code compliance summaries
 15 for life safety, ADA, fire and drainage. I
 16 will have an estimated construction timeline
 17 and contractor information on site easy to
 18 access. I do have letters of support or
 19 public outreach with that petition that we
 20 can touch on later.
 21 So the proposed duplex I
 22 believe is consistent with the goals of
 23 DuPage County comprehensive land use
 24 policies. It provides increased housing and

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1 flexibility, efficient land use without
 2 overburdening the infrastructure.
 3 Some of the benefits that
 4 this build would do to the neighborhood is
 5 increase the housing supply and diversity.
 6 It's a modest increase without any
 7 neighborhood disruption. The lots are there,
 8 the availability is there, the street. You
 9 know, it has another duplex down the street.
 10 There's actually an industrial zone like
 11 right past it so we're not going to be doing
 12 any type of high traffic or inflicting on any
 13 traffic issues by putting these homes there.
 14 It's going to maintain a
 15 residential character; we're going to meet
 16 all the parking. I know there's some parking
 17 issues that arose from one of the neighbors,
 18 but we will be able to have parking for three
 19 cars in the driveway per door and one in the
 20 garage, which is more than sufficient. I
 21 would say most single families will have two
 22 cars. We'll be able to have four. I think
 23 we're looking out for even if somebody was to
 24 have people over, they're not going to be

Page 21

1 putting cars on the street. But to touch on
 2 that, I do have a picture here.
 3 If you guys want to go to
 4 page 20, it's the second to last page. If
 5 you look on the kind of center to the right,
 6 a lot of -- in that neighborhood when you
 7 first pull in, there's like a lot of
 8 permanent street parking. I figure if there
 9 was an issue of anybody parking on an
 10 incorporated street like that, they would
 11 have probably put in a parking sign by now.
 12 So if for some adequate reason we had to
 13 exceed our four parking spots in the
 14 driveway, we would still be able to safely
 15 park on the side of the road like everybody
 16 else.
 17 If we could touch on the
 18 -- if we could flip to page 15. That will
 19 take us to the municipality map. You can see
 20 the highlighted portion, that's where our
 21 lots' located. It's pretty much this little
 22 subdivision. My understanding is all that's
 23 left of that Eola area, and they're trying to
 24 get it to kind of come over to either Aurora

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1 or Naperville. But the water would be
2 coming from Aurora, but we would be still
3 under the township of Naperville. It's a bit
4 confusing to me, but I just wanted to show
5 how little the town of Eola actually is and
6 how close we are to the main road and the
7 railroad tracks.
8 And then if you want to
9 flip to the next page, to page 16. So after
10 walking around, I spoke with as many
11 neighbors as I could, and I learned a lot
12 about the neighborhood. Everybody is super
13 happy to, you know, to talk with me.
14 I probably spent like 30, 40 minutes with
15 each person, it was crazy, just to be honest.
16 But I put a red cloud around all the
17 properties that are currently rented, and
18 then there was one that I found out that was
19 a boarding home. You could see in the legend
20 I just put red as rental property, purple as
21 boarding house. The ones that have no cloud
22 are private homes. Maybe some of those
23 private homes are rented, but you could see
24 that I'm pretty much surrounded by rental

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1 properties from the back and front and left
2 and right of me. So, I feel that this
3 neighborhood already supports a lot of rental
4 homes, which would be perfect for what we're
5 trying to do. And also on the bottom left
6 you'll see that that is already a duplex that
7 got changed a few years back and has been
8 like that -- I think it started as a duplex,
9 went to single-family and then came back to
10 duplex, all within 100 years or so.
11 So if you guys want to
12 flip to page 17, which is next one. I was on
13 the map for the county viewer and I was
14 trying to get the subdivisions kind of broken
15 up per zone as best I could, so I highlighted
16 everything that was R-2 or -- sorry, R-4 is
17 the orange, R-5 is the multi-family that's in
18 gray. And you could see that little duplex,
19 you can see that across the main street is a
20 bunch of townhomes. Right as you pull in on
21 the right is a bunch of townhomes on the
22 north left side. And there's a Jewel Osco
23 that is that B-2. That's the red, there's a
24 bunch of restaurants there in proximity to

Page 24

1 all these zones. They're super close.
2 And also down the street
3 on Old Eola that you'll see that we have that
4 big purple area which is zoned I-2
5 Industrial, so we get a ton of big semi
6 trucks that come through there. There's a
7 post office on the corner there. That road
8 can handle, you know, any big traffic.
9 There's actually a turnaround for their semi
10 trucks for the railroad station because they
11 bring in a ton of metal, or whatever
12 equipment they might need over there.
13 If you guys want to flip
14 to the next page, page 18. I marked the two
15 lots with a blue square just so it's easier
16 to reference. I know there's a ton of lines
17 on this one, but this is just referencing the
18 wetlands from 2022 in one-foot contours. As
19 you could see, we have a good drainage that
20 goes down a couple feet as it goes south and
21 to the left. We don't have any wet or
22 critically wetlands that would come up as red
23 on the map anywhere near the house. You
24 could see that valley or that easement in the

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1 back yard for everybody. It helps for the
2 water to flow down.
3 And then for the last one,
4 if you guys want to flip one more page, this
5 is just a picture showing the property right
6 now that's in reference to us installing the
7 sidewalk to continue the neighborhood trend
8 from this lot to the other. It's missing.
9 You could see that that path is walked on,
10 it's tampered down. I saw people walking
11 their dog on it this week. We would be
12 continuing that to try to help the
13 neighborhood look better, have it be safer,
14 kids can ride their bikes on it, do whatever
15 they please. And this is the only part of
16 the street that actually has this, and we
17 would be extending it and kind of connecting
18 that kind of empty spot.
19 So, with that said, I
20 really appreciate your guys's time and
21 listening to everything I had to say on this.
22 If we can really have your help on getting
23 this changed over from the R-4 to the R-5 to
24 be able to put this into there.

<p style="text-align: right;">Page 26</p> <p>1 CHAIRMAN KARTHOLL: Go over that piece 2 again. You want help doing what? 3 MR. MAMALAT: Just to get the approval 4 for the zoning relief. 5 CHAIRMAN KARTHOLL: What did you say 6 R-4 to R-5, what was that about? 7 MR. MAMALAT: Well, we'd be going from 8 residential to a multi-family. 9 CHAIRMAN KARTHOLL: Okay, you're not 10 asking for a request to change the underlying 11 zoning in your petition. 12 MR. MAMALAT: Yeah, it would be a 13 conditional use, I apologize. Sorry for 14 that. It would be for a conditional use to 15 get those restrictions. 16 And, yeah, if you guys 17 have any questions, I would be happy to 18 answer to the best of my knowledge. 19 CHAIRMAN KARTHOLL: Well, you gave us 20 a lot of information, but it was a little 21 thin on the zoning requirements. 22 I'm not going to ask any 23 questions. Anybody else have any questions? 24 COMMISSIONER MURPHY: I have a</p>	<p style="text-align: right;">Page 28</p> <p>1 way up to -- 2 MR. MAMALAT: No, it would be 3 concrete. 4 COMMISSIONER MORAN: I meant for 5 separation for a firewall. 6 MR. MAMALAT: Yes, that will be CMU. 7 COMMISSIONER MORAN: And then was 8 there a reason, because 1400 is a nice size, 9 I'm just looking at your front view, was 10 there a reason you didn't want to go two-car 11 garage? 12 MR. MAMALAT: It just wouldn't fit 13 with the lot restrictions, because we needed 14 someplace to put a front door without doing 15 like a side entrance. 16 COMMISSIONER MORAN: Yeah, I could see 17 that. 18 MR. MAMALAT: I thought about putting 19 a sidewalk on the side, but I thought I would 20 get in trouble by being even closer to the 21 other neighbors, but we are already trying to 22 push the boundary, so I just thought we'll 23 make it one car and try to fit with what we 24 have to work with.</p>
<p style="text-align: right;">Page 27</p> <p>1 question. He didn't publish that he wanted 2 this changed, though; right? 3 CHAIRMAN KARTHOLL: He published this 4 conditional use. 5 COMMISSIONER MURPHY: That would cover 6 the R-5? 7 CHAIRMAN KARTHOLL: He's not asking 8 for R-5. 9 COMMISSIONER MURPHY: He's not asking 10 for R-5? 11 CHAIRMAN KARTHOLL: Well, he said he 12 was, but then he's not. 13 COMMISSIONER MURPHY: Oh, okay. 14 CHAIRMAN KARTHOLL: Anybody else? 15 COMMISSIONER MORAN: I have a couple. 16 How many square feet is each duplex? 17 MR. MAMALAT: Each duplex is about 18 1400, but the total I believe is like 24 and 19 some change if you combine them together. I 20 have it right here. 21 COMMISSIONER MORAN: And these will be 22 -- I'm noticing crawl spaces? 23 MR. MAMALAT: Yeah. 24 CHAIRMAN KARTHOLL: CMU from all the</p>	<p style="text-align: right;">Page 29</p> <p>1 COMMISSIONER MORAN: Okay, and then so 2 these are going to be rentals, you're not 3 selling them? 4 MR. MAMALAT: I'm not selling them, 5 we're keeping them. 6 COMMISSIONER MORAN: That's the only 7 questions I had. 8 CHAIRMAN KARTHOLL: Anybody else? 9 (No response.) 10 CHAIRMAN KARTHOLL: Is that your 11 presentation? 12 MR. MAMALAT: Yes, sir. 13 CHAIRMAN KARTHOLL: Well, we'll close 14 the hearing and consider the matter at our 15 recommendation meeting, which is -- what's 16 the dates for that? 17 MS. INFELISE DATZMAN: June 5th. 18 CHAIRMAN KARTHOLL: June 5 at 5:30 in 19 this room. We're only going to consider 20 what's in this record. There's a lot of 21 collateral stuff, but as I said a little thin 22 on the zoning requirements. 23 We'll proceed on the June 24 5 at 5:30 with recommendation. Thanks.</p>

1 We'll close the hearing
 2 and indicate there's no old business or new
 3 business, so we are ready to adjourn.
 4 (Which were all the
 5 proceedings had and
 6 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.
 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.

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Linda M. Ciosek

CERTIFIED SHORTHAND REPORTER

23 My Commission Expires:
 24 July 26, 2026.

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