

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

June recommendation Meeting.) Z23-069, Z24-006,
Z24-017, Z24-022, T-1-24

June 6, 2024

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. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. BARRY KETTER, Commissioner,

MR. CARL SCHULTZ, Commissioner.

MS. JANICE ANDERSON, Commissioner.

MR. ZAIN RAHMAN, Commissioner.

Page 2 1 ALSO PRESENT: 2 MS. JESSICA INFELISE DATZMAN, Planning & 3 Zoning. 4 MR. PAUL HOSS, Planning & Zoning. 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Page 4 1 keeping beehives in DuPage County. And while 2 4-H projects, which were mentioned on the site 3 for educational enrichment are valuable, we're 4 concerned that that could lead to larger 5 possibility of beekeeping, and that might be 6 troublesome. 7 The specific reason I'm here 8 today is to raise that concern with increasing 9 the availability for honey bees in 10 unincorporated DuPage because they are actually 11 a threat to our native bee populations. 12 Honey Bees are an introduced 13 species, they are a managed livestock. 14 They are not endangered. They are tended for 15 and cared for by their owners. The current 16 zoning you have is appropriate with larger 17 tracts of land. It recognizes bees as a farm 18 animal like a chicken; however, unlike 19 chickens, the 300,000 worker bees per hive 20 leave their enclosure, they forage widely, and 21 they are capable of actually foraging two miles 22 from the hive, which creates a 12-mile forage 23 zone. They are gathering food on public and 24 private land. The [unintelligible] Society is
Page 3 1 CHAIRMAN KARTHOLL: This is a meeting of 2 the DuPage County Zoning Board of Appeals. I'm 3 calling the meeting to order and I'll indicate 4 for the record that all members of the Zoning 5 Board of Appeals are present in person. 6 The next item on the agenda for 7 the meeting is public comment, and I understand 8 there are -- there is one person who wishes to 9 make public comment. If you would like to step 10 up to the microphone. You've made public 11 comment before me in the past, and so you 12 understand it's limited to three minutes. 13 MS. SCHMIDT: I do, sir. Thank you very 14 much for letting me speak today. My name's 15 Connie Schmidt, I'm a resident of Warrenville, 16 I'm also the chair of the River Prairie Group 17 Sierra Club. I am here as a concerned citizen 18 and the chair of the Sierra Club in DuPage 19 County. And we are concerned that healthy 20 native habitats are dwindling, and as a result 21 many species are in remission as well. After 22 research, I am -- after researching your 23 website, it has been difficult to find wording 24 on the changes that are being proposed for	Page 5 1 the largest association that studies insects. 2 In fact, they have stated that one study 3 calculated over a period of three months, a 4 single hive collects as much pollen as could 5 support 100,000 native solitary bees. Research 6 shows that native bee populations are declining 7 due to the loss of their available food, in 8 addition to disease. And we know that Honey 9 Bees are known for the spread of diseases and 10 parasites. The Rusty Patched Bumble Bee is a 11 listed bee that's endangered and others are 12 under consideration for that listing as well. 13 Native bees are effective 14 cross-pollinators. For example, Bumble Bees 15 can cross-pollinate and Honey Bees cannot. So 16 Bumble Bees are what's needed for your 17 tomatoes, your eggplant, peppers, things like 18 that. Native bees are effective -- excuse me, 19 our largest agricultural crops here in Illinois 20 are soy beans and corn, and those are not 21 populated by insects -- pollinated by insects, 22 they're pollinated by wind. 23 So beehives, as you know, 24 they're not allowed on forest preserve

Page 6 1 property. The forest preserve is very 2 concerned about our native bee populations. 3 The one example -- exception to that comment is 4 that at Klein Creek Farm there is an 5 educational group of hives for the public to 6 learn about the farming that's done at 7 beehives. 8 I'm not against, and we are 9 not against, Honey Bees but they need to be on 10 a larger tract of land where the landowner can 11 grow native species to support both 12 populations, their introduced species, as well 13 as the native species. 14 We hope you'll keep your 15 current zoning as it is. Condensing it and 16 allowing it to be on smaller properties could 17 be a danger to our native bee operations which 18 are already dwindling. 19 Thank you. I hope I didn't 20 go over. 21 CHAIRMAN KARTHOLL: That's fine. Thank 22 you very much. 23 Do we have any other public 24 comment?	Page 8 1 of habitat by far. 2 And what she didn't mention 3 is that other than Bumble Bees there are 4 thousands of species of native bees, most of 5 which only pollinate a single species of 6 flower. And if you wipe that flower out, by 7 loss of habitat they're gone, too, and they 8 will never come back. 9 Honey Bees mostly gather 10 nectar from plants that produce a lot of 11 nectar, mostly from weeds and things along 12 roadsides. These are not the -- these are not 13 the plants that rely on native bees. 14 And I might also point out 15 that we're not native either. So, I'll rest my 16 case. Thank you. 17 CHAIRMAN KARTHOLL: Okay, thank you very 18 much. I just want to point out for the record 19 that no public comment whatsoever made during 20 the open meetings required public comment 21 section is part of the hearing record for any 22 case, including tonight's text amendment; 23 however, we've discussed this with the Board in 24 the past, and in order to be, it seems to me to
Page 7 1 MR. MEISER: Yes, I'd like to comment on 2 her presentation. 3 CHAIRMAN KARTHOLL: Yes, step right up. 4 MR. MEISER: I'm Keith Meiser, a long 5 time beekeeper since 1972. I'm a member of 6 Cook DuPage Beekeepers Association. I grew up 7 in Downers Grove, don't live there now, but I 8 had many beehives there. Some of the premises 9 that were discussed here are just wrong. 10 Beekeepers are very concerned about native 11 bees, about all flying pollinating insects, and 12 we take our bees to places to educate people, 13 talk about that. She pointed out that bees fly 14 a long ways, so effectively unless you can cut 15 a five-mile circle out of your habitat, that's 16 the only way you can keep Honey Bees out, and 17 they live in trees all by themselves. They are 18 no threat to native bees. In fact, they're 19 protective. When there are Honey Bees in the 20 area when there's hives, people can't spray. 21 They have to take many precautions that they 22 don't if there's only native bees around. The 23 number one, by many orders of magnitude, threat 24 to native insects, native pollinators is loss	Page 9 1 be appropriately fair to those who missed some 2 nicety of when to make their public comment, 3 and at which point during the hearing to make 4 the public comment, we may, if we so choose, 5 take notice of any public comment, just as we 6 can take notice of the fact that today is D- 7 Day. 8 So, having said that, I'm 9 now going to go to the next item on the agenda, 10 which is approval of the minutes. And we have 11 several minutes, all which have been circulated 12 previously. The first is the April 13 recommendation meeting. The next is 24-014, 14 All For His Glory, meeting held April 11. The 15 next is 069, Medinah Road Residences, meeting 16 held April 16. The next is -- well, this is a 17 typo, I think, but it's 27W121 80th Street 18 Investments, meeting held April 18th, and that 19 is Z24-017. The next is 24-022, Somerset 20 Plaza, meeting held April 25, 2024. And, 21 finally, the May recommendation meeting held 22 May 2nd, 2024. 23 Can I take -- if there is a 24 discussion or need to consider any of those

Page 10 1 items independently I'll do that, but may I 2 request a motion to approve all of those 3 minutes? 4 COMMISSIONER KETTER: I would move to 5 approve as presented. 6 COMMISSIONER ANDERSON: Second. 7 CHAIRMAN KARTHOLL: Motion by Mr. 8 Ketter, seconded by Ms. Anderson. 9 Is there any discussion on 10 any of those items? 11 (No response.) 12 CHAIRMAN KARTHOLL: All right, no 13 discussion being offered. Let's take an all in 14 favor of the motion to approve those minutes, 15 please signify by saying aye. 16 (Whereupon, all 17 Commissioners responded 18 aye.) 19 CHAIRMAN KARTHOLL: Any opposed? 20 (No response.) 21 CHAIRMAN KARTHOLL: Motion carries. 22 That takes us to our 23 recommendation cases for this evening. We have 24 A through E, the first is Zoning Petition 069,	Page 12 1 CHAIRMAN KARTHOLL: Motion to deny by 2 Mr. Ketter, is there a second to that motion? 3 COMMISSIONER MURPHY: I second it. 4 CHAIRMAN KARTHOLL: I didn't hear who 5 seconded it, is that Mr. Murphy? 6 COMMISSIONER MURPHY: Yes. 7 CHAIRMAN KARTHOLL: Seconded then by Mr. 8 Murphy. Any discussion on the motion? 9 I'll have to pass the microphone if there is. 10 (No response.) 11 CHAIRMAN KARTHOLL: There's no 12 discussion on the motion? Well, generally I'll 13 just say that I didn't find anything compelling 14 about the case in order to reconsider my view 15 as expressed at the first hearing, and I would 16 adopt those comments. There were not material 17 changes in the presentation which would have 18 changed my opinion. 19 I don't know why it was 20 remanded to us, but we did our duty and held a 21 follow-up hearing. 22 So, let's take a roll call 23 vote on the motion to deny, please. 24 MS. INFELISE DATZMAN: Member Ketter?
Page 11 1 the Medinah Road Residences, a Bloomingdale 2 Township case. And I would ask someone to make 3 a motion. 4 COMMISSIONER KETTER: I'd make a motion 5 on this to deny. It was remanded. While it 6 was a great presentation on remanding it to the 7 original presentation, I saw no reason to 8 change my opinion. I think it's just not -- it 9 doesn't fit into there, it's not harmonious 10 just with the surroundings. 11 Lately Living Word and 12 workforce housing has been coming up 13 repeatedly. I went back and reread Living 14 Word. I don't think that applies here because 15 there are some -- what do they call, 16 exceptions, and I think that would take it out 17 of that. 18 And then the last one is 19 part of this project is based on workforce 20 housing and there is no bonafide workforce 21 housing ordinance in DuPage yet, so I am 22 hesitant to make any type of finding that would 23 bind the County. For those reasons, I would 24 vote no on the approval.	Page 13 1 COMMISSIONER KETTER: Aye. 2 MS. INFELISE DATZMAN: Member Murphy? 3 COMMISSIONER MURPHY: Aye. 4 MS. INFELISE DATZMAN: Member Moran? 5 COMMISSIONER MORAN: Aye. 6 MS. INFELISE DATZMAN: Member Schultz? 7 COMMISSIONER SCHULTZ: Aye. 8 MS. INFELISE DATZMAN: Member Anderson? 9 COMMISSIONER ANDERSON: No. 10 MS. INFELISE DATZMAN: Member Rahman? 11 COMMISSIONER RAHMAN: Aye. 12 MS. INFELISE DATZMAN: Chairman 13 Kartholl? 14 CHAIRMAN KARTHOLL: Aye. 15 The motion passes by a vote 16 of 6 in favor and 1 opposed. So it's 6 to 17 deny. 18 And that takes us then to 19 the Sur Mac Builders case. This is a 20 Naperville Township case. It is a conditional 21 use for the duplex to remain on the subject 22 property. 23 Motion offered by someone 24 from the area?

Page 14 1 COMMISSIONER SCHULTZ: I'll make a 2 motion to approve. 3 THE COURT REPORTER: Can you take the 4 microphone? I can't see who's talking. 5 CHAIRMAN KARTHOLL: Mr. Schultz made a 6 motion to approve. Is there a second? 7 COMMISSIONER ANDERSON: Second. 8 CHAIRMAN KARTHOLL: Ms. Anderson makes a 9 second to the motion to approve. 10 Discussion on the motion? 11 COMMISSIONER KETTER: My concern is it 12 seemed like the owners came in originally, they 13 were very cavalier, saying we should get this. 14 Then there was a presentation and a 15 representation as they went down the list to 16 find something. But, for compelling reasons, 17 maybe by -- I could be swayed. 18 My other problem with this 19 is they're a business, LLC. They went into 20 this as a business, they bought this property 21 to make money and they didn't do due diligence, 22 and it does not fall into a conditional use. 23 It's a variance. And I don't even know if I'd 24 vote for the variance, but a conditional use	Page 16 1 having satisfied the conditional use standards, 2 that I would approve it. 3 CHAIRMAN KARTHOLL: I think this is an 4 abomination. It came before us as a 5 conditional use, but there was no use cited in 6 the ordinance that it could have been a 7 conditional use to, so it was restyled as a 8 conditional use for a planned development. At 9 the hearing the attorney was unable to describe 10 how is this a planned development. To 11 legitimize the mistake made by these investors 12 is wrong. And if we do it and it is challenged 13 in court, it will set a terrible precedent 14 which will affect other cases. 15 Having said that, there is 16 some appetite I understand to have this 17 approved, and so I think it should be -- I 18 think we should establish, if we approve it, 19 some conditions because, number one, it's my 20 understanding that the County Board will soon 21 consider text amendments which would authorize 22 a case like this in this zoning district, or 23 similar zoning district. So, if it's to be 24 authorized, we should put some conditions on
Page 15 1 doesn't go. But I'm amenable to hearing some 2 type of argument to maybe -- for them for some 3 type of -- 4 CHAIRMAN KARTHOLL: Just as a point of 5 clarification, it was originally brought as a 6 variance and then restyled as a conditional 7 use, as I recall. It clearly now is before us 8 as a conditional use for a planned development. 9 COMMISSIONER SCHULTZ: Yeah, when we 10 were looking at it before I felt there was some 11 questions and specific legal things, but I do 12 think that they met the standards for a 13 conditional use in terms of, you know, when 14 you're looking at it they're not changing the 15 building itself so there's not affecting light 16 and air to the community. It's not going to 17 significantly change the traffic. When you go 18 down this list, it looks like it fits. The 19 fact that it had been a duplex for most of its 20 existence, I'm not sure about every moment, but 21 certainly most of it, and there is ample 22 evidence that it had been used as a duplex for 23 a majority of the time, I think in my looking 24 at it that it seems appropriate, that its	Page 17 1 it. I think the condition should include a 2 three-year deadline, three-year condition 3 period which we often impose, so that three 4 years would give time for the County to 5 consider the text amendments. 6 Next, I think we should -- I 7 think the relief, if granted, should expire if 8 the property is sold to a new investor. 9 Next -- or if it is 10 discontinued as a duplex, because this property 11 has gone back and forth from duplex to single 12 family over its history. And, yes, a long time 13 ago it was legal and it existed as a duplex as 14 a pre-existing nonconforming use. 15 And then, finally, I think 16 so that an investor who is a sophisticated 17 investor and does check title and does things 18 like get a zoning endorsement from the title 19 company, which most investors do, they will -- 20 if we record this relief, it will appear in the 21 record for anybody who does any research 22 whatsoever if the property is resold. 23 So, I would suggest to the 24 maker of the motion and the second that these

Page 18 1 time limits and recording and my other item 2 about discontinued uses in duplex or sale of 3 the property be considered as additional 4 conditions. But, I was holding my piece, so 5 now I need to hear from the maker of the 6 motion. 7 COMMISSIONER SCHULTZ: I'm agreeable to 8 all those amendments to the conditional uses. 9 CHAIRMAN KARTHOLL: Okay. And Ms. 10 Anderson? 11 COMMISSIONER ANDERSON: Yes. 12 CHAIRMAN KARTHOLL: Also agreed. 13 Any other further comments? 14 COMMISSIONER KETTER: Can we just 15 highlight one thing, too? 16 CHAIRMAN KARTHOLL: You can. 17 COMMISSIONER KETTER: They kept arguing 18 that it was either legal nonconforming or 19 grandfathered. Once that for sale took place, 20 those ended, so I'd like that somehow put in 21 the deed so there is no misunderstanding. 22 CHAIRMAN KARTHOLL: Well, now I'm 23 confused about that. If it's recorded, how are 24 we going -- what's going to be recorded is the	Page 20 1 MS. INFELISE DATZMAN: Chairman 2 Kartholl? 3 CHAIRMAN KARTHOLL: Aye. 4 The motion passes by a vote 5 of 6 in favor and 1 opposed and will be 6 recommended to the County Development Committee 7 accordingly. 8 Then if I can find my 9 agenda, we have Zoning Petition 24-17, 27W121 10 80th Street. That is the conditional use for 11 group quarters. Can I take a motion on that 12 case? 13 COMMISSIONER ANDERSON: I'll make that 14 motion to approve. 15 CHAIRMAN KARTHOLL: Ms. Anderson moves 16 to approve. 17 COMMISSIONER KETTER: I'll second that. 18 CHAIRMAN KARTHOLL: Mr. Ketter seconds 19 the motion to approve. 20 Is there any discussion on 21 this motion? 22 COMMISSIONER KETTER: I think they 23 proved up the basis for this conditional 24 request. I don't think we need to put another
Page 19 1 zoning relief that we grant. 2 COMMISSIONER KETTER: What is that, a 3 granting of a conditional use for three years? 4 CHAIRMAN KARTHOLL: Yeah, so that you 5 see conditional use, three years, it expires, 6 et cetera, et cetera, so if you go to search 7 the title, you'll find it. 8 COMMISSIONER KETTER: Okay. 9 CHAIRMAN KARTHOLL: All right. What the 10 County Board does, I don't know. But let's 11 take a roll call on the motion to approve 12 subject to those various conditions. 13 MS. INFELISE DATZMAN: Member Schultz? 14 COMMISSIONER SCHULTZ: Aye. 15 MS. INFELISE DATZMAN: Member Anderson? 16 COMMISSIONER ANDERSON: Aye. 17 MS. INFELISE DATZMAN: Member Murphy? 18 COMMISSIONER MURPHY: Aye. 19 MS. INFELISE DATZMAN: Member Moran? 20 COMMISSIONER MORAN: Aye. 21 MS. INFELISE DATZMAN: Member Ketter? 22 COMMISSIONER KETTER: Nay. 23 MS. INFELISE DATZMAN: Member Rahman? 24 COMMISSIONER RAHMAN: Aye.	Page 21 1 term limit on this. They proved themselves up 2 on the first conditional use, and I think 3 they've done it, and if any violations would 4 come up, they have adequate remedies available 5 to the neighbors to seek action. So I'd say 6 grant it without any revisiting in the three or 7 five years. 8 CHAIRMAN KARTHOLL: And what about 9 expiration if the property is sold? All of our 10 standard conditional use expiration conditions, 11 if the property is sold, if the operation or 12 the facility is operated by different people 13 than we've heard from with their expertise. 14 COMMISSIONER KETTER: I think Ms. 15 Anderson and I assumed those were the general 16 ones they would go on each time. 17 COMMISSIONER ANDERSON: Yes, but I feel 18 for the neighbors, I want -- I want to approve 19 this development as is. I hear your point, but 20 I think it's important to have the neighbors 21 speak up. If there are, then this gives them 22 many remedies, but this gives them a chance for 23 us to know. We may not hear the others. So, I 24 have no problem keeping it as it is.

Page 22 1 CHAIRMAN KARTHOLL: I don't understand, 2 that. 3 COMMISSIONER ANDERSON: Just I think 4 Barry's -- it can go to, you know, for a year. 5 Just keep it the same as it was, they've got to 6 come back if they do stuff. 7 CHAIRMAN KARTHOLL: Well, okay. 8 I understand what you're saying. I agree with 9 Ms. Anderson. I think this is a fantastic 10 operation, very -- presented in a manner that's 11 very expert. I do believe that for conditional 12 uses we should have time limits on the other 13 items that are enumerated for expiration like 14 sale, et cetera. Three years might be a little 15 short. And I know they don't want to come 16 back, but you know, it's fair to the neighbors 17 as you point out. What number would you 18 suggest as -- 19 COMMISSIONER ANDERSON: I would look to 20 the staff on that, but I would go to five 21 years, from three to five. 22 CHAIRMAN KARTHOLL: That seems okay. 23 Probably none of us will be on the Board in 24 five years. Okay, any other comments?	Page 24 1 Kartholl? 2 CHAIRMAN KARTHOLL: Aye. 3 The motion passes by a vote 4 of 7 in favor and none opposed. Thank you. 5 And then I don't know, I 6 guess Somerset Plaza. I lost my agenda, but 7 I've got the cheat sheet. The next item on the 8 agenda is 022, Somerset Plaza, LLC. It's a 9 request for conditional use to allow auto sales 10 with auto repair in a B-1 Local Business 11 District. 12 Anybody want to make a 13 motion on this case? 14 COMMISSIONER RAHMAN: I present a motion 15 to deny because the petitioner failed to 16 provide -- 17 CHAIRMAN KARTHOLL: Hold on one second. 18 COMMISSIONER RAHMAN: I present a motion 19 to deny because the petitioner failed to 20 provide a detailed plan on managing and 21 maintaining the auto sales and repair operation 22 without negatively impacting the broader 23 community, businesses, and public spaces that 24 are around.
Page 23 1 COMMISSIONER MORAN: I agree, the five. 2 CHAIRMAN KARTHOLL: We do have some of 3 those items included. So, we now are imposing 4 an additional condition of a five-year 5 limitation, which would be incorporated as a 6 part of existing condition 2 in our staff 7 report, so everybody understands that. 8 Now, if there's no further 9 discussion, may I take a roll call vote on the 10 motion to approve subject to those various 11 conditions? 12 MS. INFELISE DATZMAN: Member Anderson? 13 COMMISSIONER ANDERSON: Aye. 14 MS. INFELISE DATZMAN: Member Ketter? 15 COMMISSIONER KETTER: Aye. 16 MS. INFELISE DATZMAN: Member Murphy? 17 COMMISSIONER MURPHY: Aye. 18 MS. INFELISE DATZMAN: Member Moran? 19 COMMISSIONER MORAN: Aye. 20 MS. INFELISE DATZMAN: Member Schultz? 21 COMMISSIONER SCHULTZ: Aye. 22 MS. INFELISE DATZMAN: Member Rahman? 23 COMMISSIONER RAHMAN: Aye. 24 MS. INFELISE DATZMAN: Chairman	Page 25 1 CHAIRMAN KARTHOLL: Motion by Mr. Rahman 2 to deny. Is there a second? 3 COMMISSIONER KETTER: I would second it. 4 CHAIRMAN KARTHOLL: Seconded by Mr. 5 Ketter. 6 COMMISSIONER KETTER: I think they 7 should be separated. It was a good 8 presentation by the attorney, but it just 9 didn't seem right to me and that you were going 10 to bring cars in from auctions, repair the 11 engines and then sell them, but down the block 12 they have a lot. I think do the engine work 13 there, put the lot as their sales area, and 14 that's why I would be against it. 15 CHAIRMAN KARTHOLL: No further 16 discussion? 17 (No response.) 18 CHAIRMAN KARTHOLL: We'll take a roll 19 call on the notion to deny. 20 MS. INFELISE DATZMAN: Member Rahman? 21 COMMISSIONER RAHMAN: Aye. 22 MS. INFELISE DATZMAN: Member Ketter? 23 COMMISSIONER KETTER: Aye. 24 MS. INFELISE DATZMAN: Member Murphy?

Page 26 1 COMMISSIONER MURPHY: Aye. 2 MS. INFELISE DATZMAN: Member Moran? 3 COMMISSIONER MORAN: Aye. 4 MS. INFELISE DATZMAN: Member Schultz? 5 COMMISSIONER SCHULTZ: Aye. 6 MS. INFELISE DATZMAN: Member Anderson? 7 COMMISSIONER ANDERSON: No. 8 MS. INFELISE DATZMAN: Chairman 9 Kartholl? 10 CHAIRMAN KARTHOLL: Aye. 11 The motion to deny passes by 12 a vote of 6 in favor and 1 opposed. 13 And now where am I? Text 14 amendment, I guess. The next item on the 15 agenda is consideration of T-1-24, the text 16 amendment. 17 So, let's take a motion on 18 the text amendment in order to open discussion. 19 COMMISSIONER ANDERSON: I make that 20 motion for open discussion to approve. 21 CHAIRMAN KARTHOLL: Motion by Ms. 22 Anderson to approve. Second? 23 COMMISSIONER KETTER: I'll second it 24 subject to discussion and some change possibly.	Page 28 1 concern. I've had a couple of ZHO cases where 2 somebody wants to have video gaming, you know, 3 I know I can get six licenses, but I got to 4 have a restaurant. Please describe your 5 restaurant. I got an Igloo cooler, my wife 6 made some sandwiches, I wrapped them up and if 7 anybody wants them, I'll sell them to them. 8 Done. I don't want to legitimize that. I'd 9 like to hear staff comments about how we can 10 resolve that issue. 11 Anybody else want to comment 12 on this point? I know we're going to discuss 13 bees, we'll probably discuss other parts of 14 this, but let's hear from staff about this 15 particular aspect of the text amendment. 16 MR. HOSS: So video gaming is licensed 17 by the State of Illinois. One of the 18 requirements to get a video gaming device 19 license from the State is that you have to get 20 a liquor license from your local community, and 21 that liquor license has to be a license to pour 22 liquor. 23 There are several different 24 types of liquor licenses the County has. One's
Page 27 1 CHAIRMAN KARTHOLL: Okay, seconded -- 2 conditional use seconded by Mr. Ketter. 3 COMMISSIONER KETTER: We'll revisit it 4 in three years. 5 CHAIRMAN KARTHOLL: Yeah. 6 So let's open discussion. 7 How should we begin here? Much of it is 8 straightforward, but what points does anyone 9 want to make? 10 COMMISSIONER KETTER: I think it's 11 coming up, and we alluded to it, it's with the 12 video gambling that our text amendment is now 13 saying it's for cafes. Municipalities are 14 saying unless you have the equivalent of some 15 type, be it a small restaurant, you shouldn't 16 -- they're not approving it, and they're not 17 approving it by just not giving a liquor 18 license then and then not helping with the 19 state giving the gambling. So I think that 20 could be tweaked unless there's -- maybe Paul 21 has a rational basis that clears it up for me. 22 CHAIRMAN KARTHOLL: Before we hear from 23 staff, let's exhaust the comments. 24 Generally I have the same	Page 29 1 package, those are your convenience stores; one 2 is pour. The only pour license that is 3 available in DuPage County is for a restaurant 4 or a tavern. When you get a liquor license to 5 pour for a restaurant or tavern and you 6 juxtapose that against the land use 7 consideration in the Zoning Ordinance, the only 8 land use where you could have that liquor 9 license is in a restaurant or tavern. In the 10 Zoning Ordinance, restaurants, there are five 11 different types of restaurants: There are 12 carryout, takeouts, and there are class A and B 13 and C restaurants. Class B and C restaurants 14 are the only restaurants where you can also 15 have a pour liquor license. 16 In the Zoning Ordinance, the 17 only place you can have a class B or C 18 restaurant by right is in a B-2 or Industrial 19 Zoning District. They are not permitted in a 20 B-1 Zoning District. You're allowed to have 21 takeout and class A restaurants, which have no 22 liquor licenses associated with them as of 23 right in a B-1 and B-2 Zoning District. 24 In addition, there are

Page 30 1 parking regulations for class -- for takeout, 2 for Class A, B and C restaurants. The parking 3 requirements for Class B and C, which again is 4 where you can have a liquor license to pour, 5 have a requirement of 15 parking spaces or 20 6 parking spaces per thousand square feet of 7 gross floor area of your restaurant facility. 8 What we have found over time 9 is that when someone wants a video gaming 10 license, they are not interested in having a 11 restaurant, but the only license that is 12 available equates to a restaurant or tavern. 13 So what we have found is the practical 14 application of these licenses is that the 15 County has issued both Class A -- I'm sorry, 16 Class A package licenses and Class B liquor 17 licenses to an establishment without going 18 through the zoning process in some instances. 19 We have found that where those situations have 20 occurred, whether -- where those situations 21 have occurred, we have had no complaints, no 22 issues with parking, no issues with the 23 relationship of restaurants and taverns 24 relative to the gaming activities that are	Page 32 1 serve food and you would have to get a liquor 2 license to pour, but your parking requirements 3 would be dramatically less than the parking 4 requirements for a typical class B or C 5 restaurant. So that's why we're distinguishing 6 between a video gaming cafe and the standard 7 restaurant. And the main reason there, once 8 again, is that parking for a restaurant would 9 be 15 to 20 parking spaces per thousand, for a 10 video cafe it would be 4 per thousand. 11 What we have found in some 12 of the testimony that has been submitted at 13 public hearings where video gaming cafe -- I'm 14 sorry, where video gaming facilities have come 15 in and talked with the County is that these 16 type of facilities don't need the typical 15 or 17 20 parking spaces per thousand because of the 18 way they are operate. There are metrics that 19 have been submitted that show they are 20 consistent with, A, the typical parking 21 requirements for retail-type establishments. 22 And in the places where they would be allowed 23 in the B-1 and B-2 Zoning Districts in the 24 County, they're typically in strip shopping
Page 31 1 going on in those facilities. And when I say 2 no issues, there are no policing issues, there 3 are no liquor license violations, there are no 4 zoning issues relative to, for instance, people 5 calling and complaining about lack of parking, 6 not enough spaces for parking. 7 So practically what we have 8 found is that where we have had establishments 9 that have had both Class A and Class B liquor 10 licenses to sell package liquor and also to 11 pour package liquor, there have been no actual 12 instances where problems have been created. 13 So, in order to correct the 14 County's liquor control codes and the County 15 zoning codes relative to the ability to have 16 video gaming in establishments, we believe that 17 creating a standalone land use where you can 18 have both a restaurant and video gaming devices 19 in the same area without some of the other 20 requirements that are associated with a typical 21 restaurant is the acceptable way to go. 22 And with establishing these cafe licenses, they 23 would allow for a cafe to be a standalone, a 24 video gaming cafe, where you would have to	Page 33 1 centers where the type of activities that occur 2 in the strip shopping centers occur at 3 different times than the video gaming cafes 4 would operate. We've seen testimony and 5 evidence presented by folks that have done the 6 due diligence on that. 7 So, the bottom line is this 8 is not a way to get video gaming out from 9 underneath still being able to serve food and 10 serve liquor, it just puts them into a 11 different category where some of the ancillary 12 activities that are associated with them don't 13 need, for instance, as much parking as a 14 typical restaurant would have. And that's why 15 we've separated the gaming cafes out from the 16 restaurants. 17 CHAIRMAN KARTHOLL: Okay. Thank you for 18 the explanation. 19 It seems to me that we would 20 expect nothing other than the operator of a 21 strip center to say -- to give the testimony 22 that you gave that says we don't need that much 23 parking. It also seems to me, as Ms. Anderson 24 said with respect to another issue earlier,

Page 34 1 there is great value in public hearings, so to 2 make this a matter of right avoids public 3 hearing. Probably, in my view, a mistake. 4 It also seems to me that 5 that this is a fait accompli, so I give up. 6 I'm going to vote to approve this. 7 Now, Mr. Ketter, do you want 8 to -- 9 COMMISSIONER KETTER: I do remember it 10 and you did clarify it then and it didn't sit 11 with me. You brought up one other thing is, 12 too, when they were framing off areas in the, 13 like, 7-Eleven's because they can't have video 14 for under 21 and they were doing it, and they 15 were getting some type of special license, not 16 a pour license, but is that the package 17 license? 18 MR. HOSS: We have about 14 or 15 19 properties that are convenience stores that 20 have package liquor licenses, Class A liquor 21 licenses. They also have received Class B 22 liquor licenses, not to be confused with Class 23 B restaurants, but Class B liquor licenses to 24 pour in the same facility, but in order to do	Page 36 1 on a residential zoned property unless you are 2 considered an agricultural use. You have to 3 have five acres of land, and the primary use is 4 agriculture. Those are our farms. If you're 5 less than five acres in size, you cannot have 6 any agricultural activity on your property, 7 including beekeeping, unless you are engaged in 8 a 4-H project. If you are engaged in a 4-H 9 project and your property is over an acre in 10 size, 40,000 square feet, a builder's acre, 11 then you can apply for and receive a 4-H 12 project from the Illinois Cooperative Extension 13 here in DuPage County, and you have to do that 14 on an annual basis. You have to provide us 15 with a site plan and we have to certify that 16 you are 4-H and you can have any type of 17 agricultural activity on your property, 18 including beekeeping. 19 This code would allow for 20 beekeeping on properties that are less than 21 20,000 square feet. We're also requiring you 22 to -- and the State requires you to get an 23 agricultural -- this is a debate on what the 24 term is, but let's just call it a certification
Page 35 1 that, they partitioned off a portion of their 2 C-store with a glass enclosed area where it's 3 restricted to people over 21 years of age, and 4 in theory that's where you can pour and drink 5 your alcohol. And that's where the gaming 6 facilities are. 7 CHAIRMAN KARTHOLL: All right. Does 8 anyone want to address the difference of 9 opinion about these bees and what we're doing 10 to amend the Ordinance with respect to these 11 Honey Bee hives? Mr. Schultz? 12 COMMISSIONER SCHULTZ: I have some 13 comments for this, but one thing maybe Mr. Hoss 14 -- you can't hear me? 15 THE COURT REPORTER: No, it's too far. 16 COMMISSIONER SCHULTZ: I'll speak up. 17 So, Mr. Hoss, currently -- I 18 guess I didn't really grab this from when we 19 met before on this, but currently how many 20 hives can somebody have if they're under the 21 4,000 [sic]? Here they're saying you can do 22 two. 23 MR. HOSS: So in the Ordinance right 24 now, the keeping of livestock is not permitted	Page 37 1 from the state department of -- State Ag 2 Department that your bees are registered with 3 the State. We're also requiring in this 4 Ordinance to get a 4-H certificate, and the 5 rationale for all of that is these bees are 6 really being treated as hobbies on the 7 property, similar to what 4-H is on properties 8 over 40,000 square feet. 9 We're also limiting the 10 number of hives to no more than two on 11 properties that are less than 40,000 square 12 feet. 13 COMMISSIONER SCHULTZ: Well, thanks, 14 that answers pretty much my questions for 15 staff. But one thing, I am concerned about the 16 Rusty Patched Bee and other native bees. I do 17 think that it's good that we pay attention to 18 that. We have the forest preserves that 19 actively pay attention. 20 But I did look up -- I'm not 21 sure I'm going to say it right, the Sierra 22 Society. I've been researching some of their 23 things, and their comment about the number of 24 hives for -- well, they want to have hives be

Page 38 1 four miles part, which is a two-mile when you 2 make a circumference. But in that circle, at 3 the center of that circle, their suggestion is 4 no more than 20 hives. Now I'm thinking that 5 same space around my house, I've spent some 6 time looking, and I only know of one beekeeper 7 in that space and he doesn't have 20 hives. 8 So, I guess what my point is, I think I'm going 9 to vote to approve this, but I think that it's 10 good that we have all this registration because 11 if we do see an issue specifically in an area, 12 we can address it because we know where the 13 Honey Bees are and we can also, you know, spot 14 where we have native bees that are having 15 trouble, if they are. And that's kind of my 16 thought is that this allows -- this gives us 17 some safeguards so that we're not just plopping 18 beehives everywhere and having drastic declines 19 based on the activities through 4-H. 20 MR. HOSS: Again, if I could point 21 something out. That's an important notation 22 because you're going to have to get a 4-H 23 license or certification on an annual basis. 24 So you will have to be doing this annually with	Page 40 1 satisfied that won't be a problem. 2 I'd like Mr. Hoss to explain 3 generally the line-of-sight impact for this 4 text amendment. 5 MR. HOSS: So on a zoning lot you have 6 front yards, you have rear yards, and you have 7 side yards. When your property is at the 8 intersection of two streets, one of those side 9 yards is considered what's called a corner side 10 yard. The rule that we're talking about here 11 is that currently in the corner side yard the 12 fence can only be -- within the first 10 feet 13 of the corner side yard can only be -- within 14 the first 10 feet can only be 4 feet tall and 15 it has to be 50 percent open. 16 The proposed change would 17 allow that fence now to go 3 inches from the 18 property line, be 6'6" tall and be 100 percent 19 closed. 20 The concern -- historically 21 why we had that code in place, keep it 10 feet 22 away, is the line-of-sight of potentially a 23 house behind the corner side yard that might be 24 a front yard, and the concern that people
Page 39 1 at least 4-H club program. 2 COMMISSIONER SCHULTZ: Sure, thank you. 3 CHAIRMAN KARTHOLL: I'm not ready to 4 make a decision about this. I'm very 5 concerned, and I don't want to make a mistake. 6 I don't see any reason to rush this, and I 7 think the bee issue should be carved out until 8 the County Development Committee and County 9 Board has an opportunity to evaluate the 10 information that Mr. Schultz discussed, that we 11 heard in public comment from both sides, et 12 cetera. So my own view is this text amendment 13 should proceed without the portion that's 14 related to the bee hives and the 4-H, et 15 cetera, but we'll get to that later. 16 One of my other concerns 17 about the text amendment is the fencing in the 18 corner side yards. I've discussed this with 19 staff, I'm satisfied, I'd like -- and my 20 concern is the line-of-sight question. Again, 21 it always seems appropriate to me to have a 22 public hearing so you can determine that 23 there's no impact on line-of-sight; however, 24 after having discussed it with staff, I'm	Page 41 1 driving in and out of that driveway might be 2 being blocked by a fence that's closer to the 3 property line. We've had this in place 4 probably for about 10 years now, and we've had 5 a lot of zoning requests where people come in 6 and say there's no line-of-sight issue and 7 those zoning requests have been approved. 8 The concern that Mr. 9 Kartholl is raising here is the line-of-sight 10 relative to cars driving up and down that 11 street that might be blocked by the fence. 12 The way we feel that concern is mitigated is 13 that the only place that you are able to put 14 this fence if the law is changed is in the 15 corner side yard. You still have the front 16 yard setback which is 30 feet, and that's 17 distinguished to the corner side yard. You 18 might think that we're allowing the fence to go 19 all the way up to the front property line where 20 there is the intersection of the street. We're 21 not. That's not going to be allowed because 22 that front yard goes across the entire width of 23 the property from the interior property line 24 all the way to the intersection of the streets.

Page 42 1 That fence will have to remain at 4'6" tall and 2 50 percent open. So you won't have a 6-foot 3 tall fence in that front yard, it will only be 4 in the corner side yard. 5 In addition, where we have 6 the intersection of two streets, we have an 7 additional regulation that says that within 8 what's called a line-of-sight triangle 9 easement, that is essentially where the two lot 10 lines come together, you take a point from the 11 intersection of the two lines, come back 25 12 feet, draw two dots, connect those dots and you 13 create a triangle. Within that triangle, which 14 is at the intersection of those two streets and 15 the intersection of those property lines, the 16 fence can't be higher than 3 feet tall. Not 17 only can you not have a fence higher than 3 18 feet tall, you can't even have any vegetation 19 in that line-of-sight easement. 20 So, I think the concern here 21 was are we going to be allowing fences to be 6 22 feet tall up to that intersection of those two 23 streets or the intersection of the property 24 lines? The answer is no, there will still be	Page 44 1 COMMISSIONER ANDERSON: I did, and I'm 2 fine with that. We can carve that out. 3 CHAIRMAN KARTHOLL: All right. 4 COMMISSIONER KETTER: I have one 5 question for staff: Am I understanding the 6 State of Illinois Agriculture oversees this and 7 sets the rules, 4-H has their own rules, too. 8 So we can have the most public discussion 9 that's ever been had, but it's probably we're 10 not the proper one, they should go in front of 11 the Agriculture Department and get them to 12 change any regulation; correct? 13 MR. HOSS: Well, in theory yes, but to 14 answer your question it's yes to both of those 15 questions that they -- you have to get the 16 certification from the State and we are 17 requiring a 4-H certification as well. The 4-H 18 certification provides the educational aspects, 19 whether you're a child or adult, so that's the 20 value of that. And it keeps it on an annual 21 basis where this is being checked by someone 22 who -- we're not -- we don't have apiaries here 23 in the County, we're not bee specialists, so 24 we're saying get documentation from the
Page 43 1 30 feet of essentially open area where people 2 won't have their line-of-sight blocked when 3 they're at the intersection. 4 CHAIRMAN KARTHOLL: Okay. Are there any 5 other concerns about the text amendment 6 generally? 7 (No response.) 8 CHAIRMAN KARTHOLL: Well, I think we've 9 resolved all of our issues with the exception 10 of my issue about to-bee or -- to include the 11 text amendment as it relates to Honey Bees. My 12 own view is we should carve it out and deal 13 with it down the line. If there's no other 14 appetite for that, I'll simply abstain from the 15 vote on the text amendment. But I'm not trying 16 to control -- yeah, Mr. Schultz? 17 COMMISSIONER SCHULTZ: I agree with you, 18 Bob. I don't see any urgency we have to have 19 it right this moment. And, you know, having 20 them take a second look at it probably is not a 21 bad thing. So, carving it out makes sense to 22 me. 23 CHAIRMAN KARTHOLL: Who offered the 24 amendment to approve?	Page 45 1 specialists and submit that as part of your 2 application to us. We think that's good 3 coverage. And if there's an issue at the 4 State, or there's an issue with 4-H, those 5 certificates and those licenses won't be 6 issued, and therefore even though they might be 7 in compliance with the County Zoning 8 regulations, they won't be in compliance with 9 essentially two affidavits they have to get 10 from the State or from the 4-H. 11 CHAIRMAN KARTHOLL: Okay. We now have a 12 motion that has been amended to approve all of 13 the text amendments that are before us, with 14 the exception of those portions which relate to 15 the bee issue. We've had sufficient discussion 16 on that, I'd like to call the roll on the 17 motion to approve the majority of the text 18 amendment, absent the sections on bees. 19 Would you call the roll on 20 that motion. 21 MS. INFELISE DATZMAN: Member Anderson? 22 COMMISSIONER ANDERSON: Aye. 23 MS. INFELISE DATZMAN: Member Ketter? 24 COMMISSIONER KETTER: Aye.

Page 46 1 MS. INFELISE DATZMAN: Member Murphy? 2 COMMISSIONER MURPHY: Aye. 3 MS. INFELISE DATZMAN: Member Moran? 4 COMMISSIONER MORAN: Aye. 5 MS. INFELISE DATZMAN: Member Schultz? 6 COMMISSIONER SCHULTZ: Aye. 7 MS. INFELISE DATZMAN: Member Rahman? 8 COMMISSIONER RAHMAN: Aye. 9 MS. INFELISE DATZMAN: Chairman 10 Kartholl? 11 CHAIRMAN KARTHOLL: Aye. 12 The motion passes by a vote 13 of 7 in favor and none opposed. 14 I'd now like to take a 15 motion on the text amendment as it relates to 16 the sections concerning beehives, Honey Bees. 17 We can do a lot of things here. It seems to me 18 that we should make no recommendation 19 whatsoever, because our issue -- I don't want 20 people to come back to me and try to persuade 21 me what's right and what's wrong about bees, I 22 want the County, the staff, the Development 23 Committee to do that evaluation. 24 If we defer this, it's	Page 48 1 with the side comment that we hope the County 2 Board/County Development Committee will 3 evaluate this carefully? 4 MS. INFELISE DATZMAN: Member Anderson? 5 COMMISSIONER ANDERSON: Aye. 6 MS. INFELISE DATZMAN: Member Moran? 7 COMMISSIONER MORAN: Aye. 8 MS. INFELISE DATZMAN: Member Murphy? 9 COMMISSIONER MURPHY: Aye. 10 MS. INFELISE DATZMAN: Member Ketter? 11 COMMISSIONER KETTER: Aye. 12 MS. INFELISE DATZMAN: Member Schultz? 13 COMMISSIONER SCHULTZ: Aye. 14 MS. INFELISE DATZMAN: Member Rahman? 15 COMMISSIONER RAHMAN: Aye. 16 MS. INFELISE DATZMAN: Chairman 17 Kartholl? 18 CHAIRMAN KARTHOLL: Aye. 19 So, we make no 20 recommendation to the County Development 21 Committee with respect to the issue and request 22 that they consider it. That motion passes. 23 24 Thank you, that's the last
Page 47 1 simply going to come back to us. If we take a 2 motion for no recommendation, then the 3 Development Committee can proceed as it sees 4 fit. 5 Make sense? 6 COMMISSIONER ANDERSON: I'll make that 7 motion. 8 CHAIRMAN KARTHOLL: Motion for no 9 recommendation. Is there a second to that 10 motion? 11 COMMISSIONER KETTER: I still see this 12 coming back to us. 13 CHAIRMAN KARTHOLL: Who knows? I'm 14 doing my best to move it along. 15 Motion for no recommendation 16 by Ms. Anderson. Is there a second to that? 17 COMMISSIONER MORAN: I'll second it. 18 CHAIRMAN KARTHOLL: Seconded by Mr. 19 Moran. Is there discussion on the motion? I 20 don't know if we've ever had such a motion, but 21 I don't see any need to discuss it further. 22 (No response.) 23 CHAIRMAN KARTHOLL: Would you call the 24 roll on the motion for no recommendation, and	Page 49 1 item on the agenda, so I think we're adjourned. 2 (Which were all the 3 proceedings had and 4 testimony taken in the 5 above-entitled cause.) 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

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, do

6 hereby certify that at the request of the DU

7 PAGE COUNTY ZONING BOARD OF APPEALS, subject to

8 the usual terms and conditions of Veritext,

9 reported in shorthand the proceedings had and

10 testimony taken at the public hearing of the

11 above-entitled cause, and that the foregoing

12 transcript is a true, correct and complete

13 report of the testimony so taken at the time

14 and place hereinabove set forth.

15

16

17

18

19



20

CERTIFIED SHORTHAND REPORTER

21

22 My Commission Expires:

23 July 26, 2026.

24

&	24-014 9:13	6'6 40:18	adequate 21:4
& 2:2,4	24-022 9:19	7	adjourned 49:1
0	24-17 20:9	7 24:4 34:13 46:13	administration 1:9
022 24:8	25 9:20 42:11	8	adopt 12:16
069 9:15 10:24	26 50:23	80th 9:17 20:10	adult 44:19
084-2892 50:4	27w121 9:17 20:9	a	affect 16:14
1	28180 50:19	ability 31:15	affecting 15:15
1 13:16 20:5 24:10 26:12 29:20,23 32:23	2nd 9:22	able 33:9 41:13	affidavits 45:9
1-24 1:3 26:15	3	abomination 16:4	ag 37:1
10 40:12,14,21 41:4	3 40:17 42:16 42:17	above 49:5 50:11	age 35:3
100 40:18	30 41:16 43:1	absent 45:18	agenda 3:6 9:9 20:9 24:6,8 26:15 49:1
100,000 5:5	300,000 4:19	abstain 43:14	ago 17:13
11 9:14	4	acceptable 31:21	agree 22:8 23:1 43:17
12 4:22	4 4:2 32:10 36:8,8,11,16 37:4,7 38:19 38:22 39:1,14 40:14 44:7,17 44:17 45:4,10	accompli 34:5	agreeable 18:7
14 34:18	4'6 42:1	acre 36:9,10	agreed 18:12
15 30:5 32:9,16 34:18	4,000 35:21	acres 36:3,5	agricultural 5:19 36:2,6,17 36:23
16 9:16	40,000 36:10 37:8,11	action 21:5	agriculture 36:4 44:6,11
18th 9:18	421 1:9	actively 37:19	air 15:16
1972 7:5	5	activities 30:24 33:1,12 38:19	alcohol 35:5
2	50 40:15 42:2	activity 36:6,17	allow 24:9 31:23 36:19 40:17
2 23:6 29:18,23 32:23	5:30 1:5	actual 31:11	allowed 5:24 29:20 32:22 41:21
20 30:5 32:9,17 38:4,7	6	actually 4:10 4:21	allowing 6:16 41:18 42:21
20,000 36:21	6 1:4 13:16,16 20:5 26:12 42:2,21	addition 5:8 29:24 42:5	
2024 1:4 9:20 9:22		additional 18:3 23:4 42:7	
2026 50:23		address 35:8 38:12	
21 34:14 35:3			

allows 38:16 alluded 27:11 amenable 15:1 amend 35:10 amended 45:12 amendment 8:22 26:14,16 26:18 27:12 28:15 39:12,17 40:4 43:5,11 43:15,24 45:18 46:15 amendments 16:21 17:5 18:8 45:13 ample 15:21 ancillary 33:11 anderson 1:20 10:6,8 13:8,9 14:7,8 18:10 18:11 19:15,16 20:13,15 21:15 21:17 22:3,9 22:19 23:12,13 26:6,7,19,22 33:23 44:1 45:21,22 47:6 47:16 48:4,5 animal 4:18 annual 36:14 38:23 44:20 annually 38:24 answer 42:24 44:14	answers 37:14 anybody 17:21 24:12 28:7,11 apiaries 44:22 appeals 1:1,8 3:2,5 50:7 appear 17:20 appetite 16:16 43:14 application 30:14 45:2 applies 11:14 apply 36:11 appropriate 4:16 15:24 39:21 appropriately 9:1 approval 9:10 11:24 approve 10:2,5 10:14 14:2,6,9 16:2,18 19:11 20:14,16,19 21:18 23:10 26:20,22 34:6 38:9 43:24 45:12,17 approved 16:17 41:7 approving 27:16,17 april 9:12,14 9:16,18,20	area 7:20 13:24 25:13 30:7 31:19 35:2 38:11 43:1 areas 34:12 arguing 18:17 argument 15:2 aspect 28:15 aspects 44:18 associated 29:22 31:20 33:12 association 5:1 7:6 assumed 21:15 attention 37:17 37:19 attorney 16:9 25:8 auctions 25:10 authorize 16:21 authorized 16:24 auto 24:9,10,21 availability 4:9 available 5:7 21:4 29:3 30:12 avoids 34:2 aye 10:15,18 13:1,3,5,7,11 13:14 19:14,16 19:18,20,24 20:3 23:13,15	23:17,19,21,23 24:2 25:21,23 26:1,3,5,10 45:22,24 46:2 46:4,6,8,11 48:5,7,9,11,13 48:15,18 b b 24:10 29:12 29:13,17,18,20 29:23,23 30:2 30:3,16 31:9 32:4,23,23 34:21,23,23 back 8:8 11:13 17:11 22:6,16 42:11 46:20 47:1,12 bad 43:21 barry 1:18 barry's 22:4 based 11:19 38:19 basis 20:23 27:21 36:14 38:23 44:21 beans 5:20 bee 4:11 5:6,10 5:11 6:2,17 35:11 37:16 39:7,14 43:10 44:23 45:15 beehives 4:1 5:23 6:7 7:8 38:18 46:16
--	--	---	--

beekeeper 7:5 38:6 beekeepers 7:6 7:10 beekeeping 4:5 36:7,18,20 bees 4:9,12,17 4:19 5:5,9,13 5:14,15,16,18 6:9 7:11,12,13 7:16,18,19,22 8:3,4,9,13 28:13 35:9 37:2,5,16 38:13,14 43:11 45:18 46:16,21 believe 22:11 31:16 best 47:14 bind 11:23 block 25:11 blocked 41:2 41:11 43:2 bloomingdale 11:1 board 1:1,7,14 3:2,5 8:23 16:20 19:10 22:23 39:9 48:2 50:7 bob 43:18 bonafide 11:20 bottom 33:7 bought 14:20	bring 25:10 broader 24:22 brought 15:5 34:11 builder's 36:10 builders 13:19 building 1:9 15:15 bumble 5:10,14 5:16 8:3 business 14:19 14:20 24:10 businesses 24:23	carefully 48:3 carl 1:19 carries 10:21 carryout 29:12 cars 25:10 41:10 carve 43:12 44:2 carved 39:7 carving 43:21 case 8:16,22 11:2 12:14 13:19,20 16:22 20:12 24:13 cases 10:23 16:14 28:1 category 33:11 cause 49:5 50:11 cavalier 14:13 center 33:21 38:3 centers 33:1,2 certainly 15:21 certificate 37:4 certificates 45:5 certification 36:24 38:23 44:16,17,18 certified 50:20 certify 36:15 50:6 cetera 19:6,6 22:14 39:12,15	chair 3:16,18 chairman 1:15 3:1 6:21 7:3 8:17 10:7,12 10:19,21 12:1 12:4,7,11 13:12,14 14:5 14:8 15:4 16:3 18:9,12,16,22 19:4,9 20:1,3 20:15,18 21:8 22:1,7,22 23:2 23:24 24:2,17 25:1,4,15,18 26:8,10,21 27:1,5,22 33:17 35:7 39:3 43:4,8,23 44:3 45:11 46:9,11 47:8 47:13,18,23 48:16,18 challenged 16:12 chance 21:22 change 11:8 15:17 26:24 40:16 44:12 changed 12:18 41:14 changes 3:24 12:17 changing 15:14 cheat 24:7
---	--	--	---

check 17:17 checked 44:21 chicken 4:18 chickens 4:19 child 44:19 choose 9:4 ciosek 1:11 50:3 circle 7:15 38:2 38:3 circulated 9:11 circumference 38:2 cited 16:5 citizen 3:17 clarification 15:5 clarify 34:10 class 29:12,13 29:17,21 30:1 30:2,3,15,16,16 31:9,9 32:4 34:20,21,22,23 clearly 15:7 clears 27:21 closed 40:19 closer 41:2 club 3:17,18 39:1 code 36:19 40:21 codes 31:14,15 collects 5:4 come 8:8 21:4 22:6,15 32:14	41:5 42:10,11 46:20 47:1 coming 11:12 27:11 47:12 comment 3:7,9 3:11 6:3,24 7:1 8:19,20 9:2,4,5 28:11 37:23 39:11 48:1 comments 12:16 18:13 22:24 27:23 28:9 35:13 commission 50:22 commissioned 1:12 50:4 commissioner 1:16,17,18,19 1:20,21 10:4,6 11:4 12:3,6 13:1,3,5,7,9,11 14:1,7,11 15:9 18:7,11,14,17 19:2,8,14,16,18 19:20,22,24 20:13,17,22 21:14,17 22:3 22:19 23:1,13 23:15,17,19,21 23:23 24:14,18 25:3,6,21,23 26:1,3,5,7,19 26:23 27:3,10 34:9 35:12,16	37:13 39:2 43:17 44:1,4 45:22,24 46:2 46:4,6,8 47:6 47:11,17 48:5 48:7,9,11,13,15 commissioners 10:17 committee 20:6 39:8 46:23 47:3 48:2,21 community 15:16 24:23 28:20 company 17:19 compelling 12:13 14:16 complaining 31:5 complaints 30:21 complete 50:12 compliance 45:7,8 concern 4:8 14:11 28:1 39:20 40:20,24 41:8,12 42:20 concerned 3:17 3:19 4:4 6:2 7:10 37:15 39:5 concerning 46:16	concerns 39:16 43:5 condensing 6:15 condition 17:1 17:2 23:4,6 conditional 13:20 14:22,24 15:6,8,13 16:1 16:5,7,8 18:8 19:3,5 20:10 20:23 21:2,10 22:11 24:9 27:2 conditions 16:19,24 18:4 19:12 21:10 23:11 50:8 confused 18:23 34:22 connect 42:12 connie 3:15 consider 9:24 16:21 17:5 48:22 consideration 5:12 26:15 29:7 considered 18:3 36:2 40:9 consistent 32:20 control 31:14 43:16
--	--	--	--

convenience 29:1 34:19 cook 7:6 cooler 28:5 cooperative 36:12 corn 5:20 corner 39:18 40:9,11,13,23 41:15,17 42:4 correct 31:13 44:12 50:12 county 1:1,7,8 1:9 3:2,19 4:1 11:23 16:20 17:4 19:10 20:6 28:24 29:3 30:15 31:14 32:15,24 36:13 39:8,8 44:23 45:7 46:22 48:1,2 48:20 50:2,5,7 county's 31:14 couple 28:1 court 14:3 16:13 35:15 coverage 45:3 create 42:13 created 31:12 creates 4:22 creating 31:17 creek 6:4 crops 5:19	cross 5:14,15 current 4:15 6:15 currently 35:17 35:19 40:11 cut 7:14 d d 9:6 danger 6:17 datzman 2:2 12:24 13:2,4,6 13:8,10,12 19:13,15,17,19 19:21,23 20:1 23:12,14,16,18 23:20,22,24 25:20,22,24 26:2,4,6,8 45:21,23 46:1 46:3,5,7,9 48:4 48:6,8,10,12,14 48:16 day 9:7 deadline 17:2 deal 43:12 debate 36:23 decision 39:4 declines 38:18 declining 5:6 deed 18:21 defer 46:24 dennis 1:17 deny 11:5 12:1 12:23 13:17 24:15,19 25:2	25:19 26:11 department 37:1,2 44:11 describe 16:9 28:4 detailed 24:20 determine 39:22 development 15:8 16:8,10 20:6 21:19 39:8 46:22 47:3 48:2,20 device 28:18 devices 31:18 difference 35:8 different 21:12 28:23 29:11 33:3,11 difficult 3:23 diligence 14:21 33:6 discontinued 17:10 18:2 discuss 28:12 28:13 47:21 discussed 7:9 8:23 39:10,18 39:24 discussion 9:24 10:9,13 12:8 12:12 14:10 20:20 23:9 25:16 26:18,20 26:24 27:6	44:8 45:15 47:19 disease 5:8 diseases 5:9 distinguished 41:17 distinguishing 32:5 district 16:22 16:23 24:11 29:19,20,23 districts 32:23 documentation 44:24 doing 34:14 35:9 38:24 47:14 dots 42:12,12 downers 7:7 dramatically 32:3 drastic 38:18 draw 42:12 drink 35:4 driveway 41:1 driving 41:1,10 du 1:1,7 50:2,6 due 5:7 14:21 33:6 duly 50:4 dupage 1:8 3:2 3:18 4:1,10 7:6 11:21 29:3 36:13 50:5
---	---	---	--

duplex 13:21 15:19,22 17:10 17:11,13 18:2 duty 12:20 dwindling 3:20 6:18	enumerated 22:13 equates 30:12 equivalent 27:14 essentially 42:9 43:1 45:9 establish 16:18 establishing 31:22 establishment 30:17 establishments 31:8,16 32:21 et 19:6,6 22:14 39:11,14 evaluate 39:9 48:3 evaluation 46:23 evening 10:23 everybody 23:7 evidence 15:22 33:5 example 5:14 6:3 exception 6:3 43:9 45:14 exceptions 11:16 excuse 5:18 exhaust 27:23 existed 17:13 existence 15:20	existing 17:14 23:6 expect 33:20 expert 22:11 expertise 21:13 expiration 21:9 21:10 22:13 expire 17:7 expires 19:5 50:22 explain 40:2 explanation 33:18 expressed 12:15 extension 36:12	favor 10:14 13:16 20:5 24:4 26:12 46:13 feel 21:17 41:12 feet 30:6 36:10 36:21 37:8,12 40:12,14,14,21 41:16 42:12,16 42:18,22 43:1 felt 15:10 fence 40:12,17 41:2,11,14,18 42:1,3,16,17 fences 42:21 fencing 39:17 finally 9:21 17:15 find 3:23 12:13 14:16 19:7 20:8 finding 11:22 fine 6:21 44:2 first 9:12 10:24 12:15 21:2 40:12,14 fit 11:9 47:4 fits 15:18 five 7:15 21:7 22:20,21,24 23:1,4 29:10 36:3,5 floor 30:7 flower 8:6,6
e		f	
e 10:24 earlier 33:24 easement 42:9 42:19 educate 7:12 educational 4:3 6:5 44:18 effective 5:13 5:18 effectively 7:14 eggplant 5:17 either 8:15 18:18 eleven's 34:13 enclosed 35:2 enclosure 4:20 endangered 4:14 5:11 ended 18:20 endorsement 17:18 engaged 36:7,8 engine 25:12 engines 25:11 enrichment 4:3 entire 41:22 entitled 49:5 50:11			

fly 7:13 flying 7:11 folks 33:5 follow 12:21 food 4:23 5:7 32:1 33:9 foot 42:2 forage 4:20,22 foraging 4:21 foregoing 50:11 forest 5:24 6:1 37:18 forth 17:11 50:14 found 30:8,13 30:19 31:8 32:11 four 38:1 framing 34:12 front 40:6,24 41:15,19,22 42:3 44:10 further 18:13 23:8 25:15 47:21	gather 8:9 gathering 4:23 general 21:15 generally 12:12 27:24 40:3 43:6 getting 34:15 give 17:4 33:21 34:5 gives 21:21,22 38:16 giving 27:17,19 glass 35:2 glory 9:14 go 6:20 9:9 15:1,17 19:6 21:16 22:4,20 31:21 40:17 41:18 44:10 goes 41:22 going 9:9 15:16 18:24,24 25:9 28:12 30:17 31:1 34:6 37:21 38:8,22 41:21 42:21 47:1 good 25:7 37:17 38:10 45:2 grab 35:18 grandfathered 18:19 grant 19:1 21:6	granted 17:7 granting 19:3 great 11:6 34:1 grew 7:6 gross 30:7 group 3:16 6:5 20:11 grove 7:7 grow 6:11 guess 24:6 26:14 35:18 38:8	held 9:14,16,18 9:20,21 12:20 helping 27:18 hereinabove 50:14 hesitant 11:22 higher 42:16,17 highlight 18:15 historically 40:20 history 17:12 hive 4:19,22 5:4 hives 6:5 7:20 35:11,20 37:10 37:24,24 38:4 38:7 39:14 hobbies 37:6 hold 24:17 holding 18:4 honey 4:9,12 5:8,15 6:9 7:16 7:19 8:9 35:11 38:13 43:11 46:16 hope 6:14,19 48:1 hoss 2:4 28:16 34:18 35:13,17 35:23 38:20 40:2,5 44:13 house 38:5 40:23 housing 11:12 11:20,21
g		h	
gambling 27:12 27:19 gaming 28:2,16 28:18 30:9,24 31:16,18,24 32:6,13,14 33:3,8,15 35:5	good 25:7 37:17 38:10 45:2 grab 35:18 grandfathered 18:19 grant 19:1 21:6	h 4:2 36:8,8,11 36:16 37:4,7 38:19,22 39:1 39:14 44:7,17 44:17 45:4,10 habitat 7:15 8:1,7 habitats 3:20 harmonious 11:9 healthy 3:19 hear 12:4 18:5 21:19,23 27:22 28:9,14 35:14 heard 21:13 39:11 hearing 8:21 9:3 12:15,21 15:1 16:9 34:3 39:22 50:10 hearings 32:13 34:1	

i	25:20,22,24 26:2,4,6,8 45:21,23 46:1 46:3,5,7,9 48:4 48:6,8,10,12,14 48:16	issued 30:15 45:6 issues 30:22,22 31:2,2,4 43:9 item 3:6 9:9 18:1 24:7 26:14 49:1 items 10:1,10 22:13 23:3	43:8,23 44:3 45:11 46:10,11 47:8,13,18,23 48:17,18 keep 6:14 7:16 22:5 40:21 keeping 4:1 21:24 35:24 keeps 44:20 keith 7:4 kept 18:17 ketter 1:18 10:4,8 11:4 12:2,24 13:1 14:11 18:14,17 19:2,8,21,22 20:17,18,22 21:14 23:14,15 25:3,5,6,22,23 26:23 27:2,3 27:10 34:7,9 44:4 45:23,24 47:11 48:10,11
igloo 28:5 illinois 1:10,12 5:19 28:17 36:12 44:6 50:1,5 impact 39:23 40:3 impacting 24:22 important 21:20 38:21 impose 17:3 imposing 23:3 inches 40:17 include 17:1 43:10 included 23:3 including 8:22 36:7,18 incorporated 23:5 increasing 4:8 independently 10:1 indicate 3:3 industrial 29:18 infelise 2:2 12:24 13:2,4,6 13:8,10,12 19:13,15,17,19 19:21,23 20:1 23:12,14,16,18 23:20,22,24	information 39:10 insects 5:1,21 5:21 7:11,24 instance 31:4 33:13 instances 30:18 31:12 interested 30:10 interior 41:23 intersection 40:8 41:20,24 42:6,11,14,15 42:22,23 43:3 introduced 4:12 6:12 investments 9:18 investor 17:8 17:16,17 investors 16:11 17:19 issue 28:10 33:24 38:11 39:7 41:6 43:10 45:3,4 45:15 46:19 48:21	j jack 1:16 janice 1:20 jessica 2:2 july 50:23 june 1:3,4 juxtapose 29:6 k kartholl 1:15 3:1 6:21 7:3 8:17 10:7,12 10:19,21 12:1 12:4,7,11 13:13,14 14:5 14:8 15:4 16:3 18:9,12,16,22 19:4,9 20:2,3 20:15,18 21:8 22:1,7,22 23:2 24:1,2,17 25:1 25:4,15,18 26:9,10,21 27:1,5,22 33:17 35:7 39:3 41:9 43:4	keep 6:14 7:16 22:5 40:21 keeping 4:1 21:24 35:24 keeps 44:20 keith 7:4 kept 18:17 ketter 1:18 10:4,8 11:4 12:2,24 13:1 14:11 18:14,17 19:2,8,21,22 20:17,18,22 21:14 23:14,15 25:3,5,6,22,23 26:23 27:2,3 27:10 34:7,9 44:4 45:23,24 47:11 48:10,11 kind 38:15 klein 6:4 know 5:8,23 12:19 14:23 15:13 19:10 21:23 22:4,15 22:16 24:5 28:2,3,12 38:6 38:12,13 43:19 47:20 known 5:9

knows 47:13	light 15:15	look 22:19	makes 14:8
l	limit 21:1	37:20 43:20	43:21
lack 31:5	limitation 23:5	looking 15:10	managed 4:13
land 4:17,24	limited 3:12	15:14,23 38:6	managing
6:10 29:6,8	limiting 37:9	looks 15:18	24:20
31:17 36:3	limits 18:1	loss 5:7 7:24	manner 22:10
landowner	22:12	8:7	material 12:16
6:10	linda 1:10 50:3	lost 24:6	matter 34:2
larger 4:4,16	line 33:7 39:20	lot 8:10 25:12	medinah 9:15
6:10	39:23 40:3,18	25:13 40:5	11:1
largest 5:1,19	40:22 41:3,6,9	41:5 42:9	meeting 1:3 3:1
lately 11:11	41:19,23 42:8	46:17	3:3,7 9:13,14
law 41:14	42:19 43:2,13	m	9:15,18,20,21
lead 4:4	lines 42:10,11	m 1:10 50:3	meetings 8:20
learn 6:6	42:15,24	mac 13:19	meiser 7:1,4,4
leave 4:20	liquor 27:17	made 3:10 8:19	member 7:5
legal 15:11	28:20,21,22,24	14:5 16:11	12:24 13:2,4,6
17:13 18:18	29:4,8,15,22	28:6	13:8,10 19:13
legitimize	30:4,16 31:3,9	magnitude	19:15,17,19,21
16:11 28:8	31:10,11,14	7:23	19:23 23:12,14
letting 3:14	32:1 33:10	main 32:7	23:16,18,20,22
license 27:18	34:20,20,22,23	maintaining	25:20,22,24
28:19,20,21,21	list 14:15 15:18	24:21	26:2,4,6 45:21
29:2,4,9,15	listed 5:11	majority 15:23	45:23 46:1,3,5
30:4,10,11	listing 5:12	45:17	46:7 48:4,6,8
31:3 32:2	little 22:14	make 3:9 9:2,3	48:10,12,14
34:15,16,17	live 7:7,17	11:2,4,22 14:1	members 1:14
38:23	livestock 4:13	14:21 20:13	3:4
licensed 28:16	35:24	24:12 26:19	mention 8:2
licenses 28:3,24	living 11:11,13	27:9 34:2 38:2	mentioned 4:2
29:22 30:14,16	llc 14:19 24:8	39:4,5 46:18	met 15:12
30:17 31:10,22	local 24:10	47:5,6 48:19	35:19
34:20,21,22,23	28:20	maker 17:24	metrics 32:18
45:5	long 7:4,14	18:5	microphone
	17:12		3:10 12:9 14:4

mile 4:22 7:15 38:1 miles 4:21 38:1 minutes 3:12 9:10,11 10:3 10:14 missed 9:1 mistake 16:11 34:3 39:5 misunderstan... 18:21 mitigated 41:12 moment 15:20 43:19 money 14:21 months 5:3 moran 1:17 13:4,5 19:19 19:20 23:1,18 23:19 26:2,3 46:3,4 47:17 47:19 48:6,7 motion 10:2,7 10:14,21 11:3 11:4 12:1,2,8 12:12,23 13:15 13:23 14:2,6,9 14:10 17:24 18:6 19:11 20:4,11,14,19 20:21 23:10 24:3,13,14,18 25:1 26:11,17 26:20,21 45:12	45:17,20 46:12 46:15 47:2,7,8 47:10,15,19,20 47:24 48:22 move 10:4 47:14 moves 20:15 municipalities 27:13 murphy 1:16 12:3,5,6,8 13:2 13:3 19:17,18 23:16,17 25:24 26:1 46:1,2 48:8,9	neighbors 21:5 21:18,20 22:16 never 8:8 new 17:8 nicety 9:2 nonconforming 17:14 18:18 north 1:9 notary 1:11 notation 38:21 notice 9:5,6 notion 25:19 number 7:23 16:19 22:17 37:10,23	operated 21:12 operation 21:11 22:10 24:21 operations 6:17 operator 33:20 opinion 11:8 12:18 35:9 opportunity 39:9 opposed 10:19 13:16 20:5 24:4 26:12 46:13 order 3:3 8:24 12:14 26:18 31:13 34:24 orders 7:23 ordinance 11:21 16:6 29:7,10,16 35:10,23 37:4 original 11:7 originally 14:12 15:5 oversees 44:6 own 39:12 43:12 44:7 owners 4:15 14:12
	n	o	
name's 3:14 naperville 13:20 native 3:20 4:11 5:5,6,13 5:18 6:2,11,13 6:17 7:10,18 7:22,24,24 8:4 8:13,15 37:16 38:14 nay 19:22 nectar 8:10,11 need 6:9 9:24 18:5 20:24 32:16 33:13,22 47:21 needed 5:16 negatively 24:22		occur 33:1,2 occurred 30:20 30:21 offered 10:13 13:23 43:23 okay 8:17 18:9 19:8 22:7,22 22:24 27:1 33:17 43:4 45:11 once 18:19 32:7 one's 28:24 ones 21:16 open 8:20 26:18,20 27:6 40:15 42:2 43:1 operate 32:18 33:4	operated 21:12 operation 21:11 22:10 24:21 operations 6:17 operator 33:20 opinion 11:8 12:18 35:9 opportunity 39:9 opposed 10:19 13:16 20:5 24:4 26:12 46:13 order 3:3 8:24 12:14 26:18 31:13 34:24 orders 7:23 ordinance 11:21 16:6 29:7,10,16 35:10,23 37:4 original 11:7 originally 14:12 15:5 oversees 44:6 own 39:12 43:12 44:7 owners 4:15 14:12
			p
			p.m. 1:5 package 29:1 30:16 31:10,11 34:16,20

page 1:1,7 50:2 50:7 parasites 5:10 parking 30:1,2 30:5,6,22 31:5 31:6 32:2,3,8,9 32:17,20 33:13 33:23 part 8:21 11:19 23:6 38:1 45:1 particular 28:15 partitioned 35:1 parts 28:13 pass 12:9 passes 13:15 20:4 24:3 26:11 46:12 48:22 past 3:11 8:24 patched 5:10 37:16 paul 2:4 27:20 pay 37:17,19 people 7:12,20 21:12 31:4 35:3 40:24 41:5 43:1 46:20 peppers 5:17 percent 40:15 40:18 42:2 period 5:3 17:3	permitted 29:19 35:24 person 3:5,8 persuade 46:20 petition 10:24 20:9 petitioner 24:15,19 piece 18:4 place 18:19 29:17 40:21 41:3,13 50:14 places 7:12 32:22 plan 24:20 36:15 planned 15:8 16:8,10 planning 2:2,4 plants 8:10,13 plaza 9:20 24:6 24:8 please 10:15 12:23 28:4 plopping 38:17 point 8:14,18 9:3 15:4 21:19 22:17 28:12 38:8,20 42:10 pointed 7:13 points 27:8 policing 31:2 pollen 5:4 pollinate 5:15 8:5	pollinated 5:21 5:22 pollinating 7:11 pollinators 5:14 7:24 populated 5:21 populations 4:11 5:6 6:2,12 portion 35:1 39:13 portions 45:14 possibility 4:5 possibly 26:24 potentially 40:22 pour 28:21 29:2,2,5,15 30:4 31:11 32:2 34:16,24 35:4 practical 30:13 practically 31:7 prairie 3:16 pre 17:14 precautions 7:21 precedent 16:13 premises 7:8 present 1:14 2:1 3:5 24:14 24:18	presentation 7:2 11:6,7 12:17 14:14 25:8 presented 10:5 22:10 33:5 preserve 5:24 6:1 preserves 37:18 pretty 37:14 previously 9:12 primary 36:3 private 4:24 probably 22:23 28:13 34:3 41:4 43:20 44:9 problem 14:18 21:24 40:1 problems 31:12 proceed 39:13 47:3 proceedings 1:6 49:3 50:9 process 30:18 produce 8:10 program 39:1 project 11:19 36:8,9,12 projects 4:2 proper 44:10 properties 6:16 34:19 36:20 37:7,11
---	---	---	--

property 6:1 13:22 14:20 17:8,10,22 18:3 21:9,11 36:1,6,9,17 37:7 40:7,18 41:3,19,23,23 42:15,23 proposed 3:24 40:16 protective 7:19 proved 20:23 21:1 provide 24:16 24:20 36:14 provides 44:18 public 1:11 3:7 3:9,10 4:23 6:5 6:23 8:19,20 9:2,4,5 24:23 32:13 34:1,2 39:11,22 44:8 50:10 put 16:24 18:20 20:24 25:13 41:13 puts 33:10	r rahman 1:21 13:10,11 19:23 19:24 23:22,23 24:14,18 25:1 25:20,21 46:7 46:8 48:14,15 raise 4:8 raising 41:9 rational 27:21 rational 37:5 ready 39:3 really 35:18 37:6 rear 40:6 reason 4:7 11:7 32:7 39:6 reasons 11:23 14:16 recall 15:7 receive 36:11 received 34:21 recognizes 4:17 recommenda... 1:3 9:13,21 10:23 46:18 47:2,9,15,24 48:20	recorded 18:23 18:24 recording 18:1 registered 37:2 registration 38:10 regulation 42:7 44:12 regulations 30:1 45:8 relate 45:14 related 39:14 relates 43:11 46:15 relationship 30:23 relative 30:24 31:4,15 41:10 relief 17:7,20 19:1 rely 8:13 remain 13:21 42:1 remanded 11:5 12:20 remanding 11:6 remedies 21:4 21:22 remember 34:9 remission 3:21 repair 24:10,21 25:10 repeatedly 11:13	report 23:7 50:13 reported 50:9 reporter 14:3 35:15 50:20 representation 14:15 request 10:2 20:24 24:9 48:21 50:6 requests 41:5,7 required 8:20 requirement 30:5 requirements 28:18 30:3 31:20 32:2,4 32:21 requires 36:22 requiring 36:21 37:3 44:17 reread 11:13 research 3:22 5:5 17:21 researching 3:22 37:22 residences 9:15 11:1 resident 3:15 residential 36:1 resold 17:22 resolve 28:10 resolved 43:9
q qualified 1:11 50:4 quarters 20:11 question 39:20 44:5,14 questions 15:11 37:14 44:15	recommended 20:6 reconsider 12:14 record 3:4 8:18 8:21 17:20,21		

respect 33:24 35:10 48:21 responded 10:17 response 10:11 10:20 12:10 25:17 43:7 47:22 rest 8:15 restaurant 27:15 28:4,5 29:3,5,9,18 30:7,11,12 31:18,21 32:5 32:7,8 33:14 restaurants 29:10,11,13,13 29:14,21 30:2 30:23 33:16 34:23 restricted 35:3 restyled 15:6 16:7 result 3:20 retail 32:21 revisit 27:3 revisiting 21:6 right 7:3 10:12 19:9 25:9 29:18,23 34:2 35:7,23 37:21 43:19 44:3 46:21 river 3:16	road 1:10 9:15 11:1 roadsides 8:12 robert 1:15 roll 12:22 19:11 23:9 25:18 45:16,19 47:24 rule 40:10 rules 44:7,7 rush 39:6 rusty 5:10 37:16	19:13,14 23:20 23:21 26:4,5 35:11,12,16 37:13 39:2,10 43:16,17 46:5 46:6 48:12,13 search 19:6 second 10:6 12:2,3 14:6,7,9 17:24 20:17 24:17 25:2,3 26:22,23 43:20 47:9,16,17 seconded 10:8 12:5,7 25:4 27:1,2 47:18 seconds 20:18 section 8:21 sections 45:18 46:16 see 14:4 19:5 38:11 39:6 43:18 47:11,21 seek 21:5 seem 25:9 seemed 14:12 seems 8:24 15:24 22:22 33:19,23 34:4 39:21 46:17 seen 33:4 sees 47:3 sell 25:11 28:7 31:10	sense 43:21 47:5 separated 25:7 33:15 serve 32:1 33:9 33:10 set 16:13 50:14 setback 41:16 sets 44:7 several 9:11 28:23 sheet 24:7 shopping 32:24 33:2 short 22:15 shorthand 50:9 50:20 show 32:19 shows 5:6 sic 35:21 side 39:18 40:7 40:8,9,11,13,23 41:15,17 42:4 48:1 sides 39:11 sierra 3:17,18 37:21 sight 39:20,23 40:3,22 41:6,9 42:8,19 43:2 signature 50:19 significantly 15:17 signify 10:15
	s		
	safeguards 38:17 sale 18:2,19 22:14 sales 24:9,21 25:13 sandwiches 28:6 satisfied 16:1 39:19 40:1 saw 11:7 saying 10:15 14:13 22:8 27:13,14 35:21 44:24 says 33:22 42:7 schmidt 3:13 3:15 schultz 1:19 13:6,7 14:1,5 15:9 18:7		

similar 16:23 37:7 simply 43:14 47:1 single 5:4 8:5 17:11 sir 3:13 sit 34:10 site 4:2 36:15 situations 30:19,20 six 28:3 size 36:5,10 small 27:15 smaller 6:16 society 4:24 37:22 sold 17:8 21:9 21:11 solitary 5:5 somebody 28:2 35:20 somerset 9:19 24:6,8 soon 16:20 sophisticated 17:16 sorry 30:15 32:14 soy 5:20 space 38:5,7 spaces 24:23 30:5,6 31:6 32:9,17	speak 3:14 21:21 35:16 special 34:15 specialists 44:23 45:1 species 3:21 4:13 6:11,12 6:13 8:4,5 specific 4:7 15:11 specifically 38:11 spent 38:5 spot 38:13 spray 7:20 spread 5:9 square 30:6 36:10,21 37:8 37:11 ss 50:1 staff 22:20 23:6 27:23 28:9,14 37:15 39:19,24 44:5 46:22 standalone 31:17,23 standard 21:10 32:6 standards 15:12 16:1 state 1:12 27:19 28:17,19 36:22 37:1,1,3 44:6,16 45:4 45:10 50:1,5	stated 5:2 step 3:9 7:3 store 35:2 stores 29:1 34:19 straightforward 27:8 street 9:17 20:10 41:11,20 streets 40:8 41:24 42:6,14 42:23 strip 32:24 33:2,21 studies 5:1 study 5:2 stuff 22:6 subject 13:21 19:12 23:10 26:24 50:7 submit 45:1 submitted 32:12,19 sufficient 45:15 suggest 17:23 22:18 suggestion 38:3 support 5:5 6:11 sur 13:19 sure 15:20 37:21 39:2 surroundings 11:10	swayed 14:17 t t 1:3 26:15 take 7:12,21 9:5,6,23 10:13 11:16 12:22 14:3 19:11 20:11 23:9 25:18 26:17 42:10 43:20 46:14 47:1 taken 1:7,8 49:4 50:10,13 takeout 29:21 30:1 takeouts 29:12 takes 10:22 13:18 talk 7:13 talked 32:15 talking 14:4 40:10 tall 40:14,18 42:1,3,16,18,22 tavern 29:4,5,9 30:12 taverns 30:23 tended 4:14 term 21:1 36:24 terms 15:13 50:8 terrible 16:13 testimony 1:6 32:12 33:4,21
---	--	---	--

49:4 50:10,13 text 8:22 16:21 17:5 26:13,15 26:18 27:12 28:15 39:12,17 40:4 43:5,11 43:15 45:13,17 46:15 thank 3:13 6:19 6:21 8:16,17 24:4 33:17 39:2 48:24 thanks 37:13 theory 35:4 44:13 thing 18:15 34:11 35:13 37:15 43:21 things 5:17 8:11 15:11 17:17 37:23 46:17 think 9:17 11:8 11:14,16 15:12 15:23 16:3,17 16:18 17:1,6,7 17:15 20:22,24 21:2,14,20 22:3,9 25:6,12 27:10,19 37:17 38:8,9 39:7 41:18 42:20 43:8 45:2 49:1 thinking 38:4	thought 38:16 thousand 30:6 32:9,10,17 thousands 8:4 threat 4:11 7:18,23 three 3:12 5:3 17:2,2,3 19:3,5 21:6 22:14,21 27:4 time 7:5 15:23 17:4,12 18:1 21:16 22:12 30:8 38:6 50:13 times 33:3 title 17:17,18 19:7 today 3:14 4:8 9:6 together 42:10 tomatoes 5:17 tonight's 8:22 took 18:19 township 11:2 13:20 tract 6:10 tracts 4:17 traffic 15:17 transcript 50:12 treated 37:6 trees 7:17 triangle 42:8 42:13,13	trouble 38:15 troublesome 4:6 true 50:12 try 46:20 trying 43:15 tweaked 27:20 two 4:21 35:22 37:10 38:1 40:8 42:6,9,11 42:12,14,22 45:9 type 11:22 15:2 15:3 27:15 32:16,21 33:1 34:15 36:16 types 28:24 29:11 typical 31:20 32:4,16,20 33:14 typically 32:24 typo 9:17	understands 23:7 unincorporated 4:10 unintelligible 4:24 urgency 43:18 use 13:21 14:22 14:24 15:7,8 15:13 16:1,5,5 16:7,8 17:14 19:3,5 20:10 21:2,10 24:9 27:2 29:6,8 31:17 36:2,3 used 15:22 uses 18:2,8 22:12 usual 50:8
v			
valuable 4:3 value 34:1 44:20 variance 14:23 14:24 15:6 various 19:12 23:10 vegetation 42:18 veritext 50:8 video 27:12 28:2,16,18 30:9 31:16,18 31:24 32:6,10 32:13,14 33:3			
u			
unable 16:9 under 5:12 34:14 35:20 underneath 33:9 understand 3:7 3:12 16:16 22:1,8 understanding 16:20 44:5			

33:8 34:13 view 12:14 34:3 39:12 43:12 violations 21:3 31:3 vote 11:24 12:23 13:15 14:24 20:4 23:9 24:3 26:12 34:6 38:9 43:15 46:12	whatsoever 8:19 17:22 46:19 wheaton 1:10 widely 4:20 width 41:22 wife 28:5 wind 5:22 wipe 8:6 wishes 3:8 word 11:11,14 wording 3:23 work 25:12 worker 4:19 workforce 11:12,19,20 wrapped 28:6 wrong 7:9 16:12 46:21	z z23-069 1:3 z24-006 1:3 z24-017 1:3 9:19 z24-022 1:3 zain 1:21 zho 28:1 zone 4:23 zoned 36:1 zoning 1:1,7 2:3,4 3:2,4 4:16 6:15 10:24 16:22,23 17:18 19:1 20:9 29:7,10 29:16,19,20,23 30:18 31:4,15 32:23 40:5 41:5,7 45:7 50:7
w	y	
want 8:18 21:18,18 22:15 24:12 27:9 28:8,11 34:7 35:8 37:24 39:5 46:19,22 wants 28:2,7 30:9 warrenville 3:15 way 7:16 31:21 32:18 33:8 41:12,19,24 ways 7:14 we've 8:23 21:13 33:4,15 41:3,4 43:8 45:15 47:20 website 3:23 weeds 8:11 went 11:13 14:15,19	yard 40:10,11 40:13,23,24 41:15,16,17,22 42:3,4 yards 39:18 40:6,6,7,9 yeah 15:9 19:4 27:5 43:16 year 17:2,2 22:4 23:4 years 17:4 19:3 19:5 21:7 22:14,21,24 27:4 35:3 41:4	