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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.

<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT:  2 MS. JESSICA INFELISE DATZMAN, Planning &amp;  3 Zoning.  4 MR. PAUL HOSS, Planning &amp; Zoning.  5  6  7  8  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24</p>	<p style="text-align: right;">Page 4</p> <p>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</p>
<p style="text-align: right;">Page 3</p> <p>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</p>	<p style="text-align: right;">Page 5</p> <p>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</p>

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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?

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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

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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

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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

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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,

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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.

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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?

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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?

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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

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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

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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

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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

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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

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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.

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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

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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.

<p style="text-align: right;">Page 22</p> <p>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?</p>	<p style="text-align: right;">Page 24</p> <p>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.</p>
<p style="text-align: right;">Page 23</p> <p>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</p>	<p style="text-align: right;">Page 25</p> <p>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?</p>

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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.

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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

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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

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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



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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

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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

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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

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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,

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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

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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

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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

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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

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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

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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

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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

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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.

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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

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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?

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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

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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.

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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

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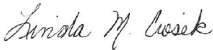
1 simply going to come back to us. If we take a  
 2 motion for no recommendation, then the  
 3 Development Committee can proceed as it sees  
 4 fit.  
 5 Make sense?  
 6 COMMISSIONER ANDERSON: I'll make that  
 7 motion.  
 8 CHAIRMAN KARTHOLL: Motion for no  
 9 recommendation. Is there a second 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

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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

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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.)  
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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, 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

<b>&amp;</b>	<b>24-014</b> 9:13	<b>6'6</b> 40:18	<b>adequate</b> 21:4
<b>&amp;</b> 2:2,4	<b>24-022</b> 9:19	<b>7</b>	<b>adjourned</b> 49:1
<b>0</b>	<b>24-17</b> 20:9	<b>7</b> 24:4 34:13 46:13	<b>administration</b> 1:9
<b>022</b> 24:8	<b>25</b> 9:20 42:11	<b>8</b>	<b>adopt</b> 12:16
<b>069</b> 9:15 10:24	<b>26</b> 50:23	<b>80th</b> 9:17 20:10	<b>adult</b> 44:19
<b>084-2892</b> 50:4	<b>27w121</b> 9:17 20:9	<b>a</b>	<b>affect</b> 16:14
<b>1</b>	<b>28180</b> 50:19	<b>ability</b> 31:15	<b>affecting</b> 15:15
<b>1</b> 13:16 20:5 24:10 26:12 29:20,23 32:23	<b>2nd</b> 9:22	<b>able</b> 33:9 41:13	<b>affidavits</b> 45:9
<b>1-24</b> 1:3 26:15	<b>3</b>	<b>abomination</b> 16:4	<b>ag</b> 37:1
<b>10</b> 40:12,14,21 41:4	<b>3</b> 40:17 42:16 42:17	<b>above</b> 49:5 50:11	<b>age</b> 35:3
<b>100</b> 40:18	<b>30</b> 41:16 43:1	<b>absent</b> 45:18	<b>agenda</b> 3:6 9:9 20:9 24:6,8 26:15 49:1
<b>100,000</b> 5:5	<b>300,000</b> 4:19	<b>abstain</b> 43:14	<b>ago</b> 17:13
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