

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

BEFORE THE DU PAGE COUNTY  
ZONING BOARD OF APPEALS

Variation to allow an Adult )  
Use Cannabis Dispensing ) Z25-052  
organization. ) PTS Cannabis

August 21, 2025  
6:00 p.m.

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

BOARD MEMBERS PRESENT:

- MR. ROBERT KARTHOLL, Chairman.
- MR. DENNIS MORAN, Commissioner.
- MR. JACK MURPHY, Commissioner.
- MR. CARL SCHULTZ, Commissioner.
- MR. ZAIN RAHMAN, Commissioner.

ALSO PRESENT:

- MS. JESSICA INFELISE DATZMAN, Zoning  
Administration Coordinator via Zoom.
- MR. PAUL HOSS, Zoning Administration  
Coordinator.

<p style="text-align: right;">Page 2</p> <p>1                    E X H I B I T S</p> <p>2</p> <p>3                                    Admitted</p> <p>4</p> <p>5 Petitioner's Exs. 1, 2, 4, 5 and 6      5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p style="text-align: right;">Page 4</p> <p>1 case that has a request for variation to</p> <p>2 allow an adult use cannabis dispensing</p> <p>3 organization within 1500 feet from a</p> <p>4 pre-existing public or private nursery</p> <p>5 school, preschool, primary or secondary</p> <p>6 school.</p> <p>7                    The property is</p> <p>8 approximately nine-tenths of an acre, and the</p> <p>9 matter was published in the Daily Herald on</p> <p>10 August 6th, 2025. As is the custom, we have</p> <p>11 circulated the petition to the neighboring</p> <p>12 authorities of various departments of the</p> <p>13 township. We received no comments from any</p> <p>14 such authority with the exception of the</p> <p>15 Village of Addison which has filed a letter</p> <p>16 in protest.</p> <p>17                    I'll recognize Mr.</p> <p>18 Luetkehans, and if you have other witnesses</p> <p>19 let's have everybody sworn in at the same</p> <p>20 time.</p> <p>21                    MR. LUETKEHANS: I don't know if</p> <p>22 anybody else will testify, but they're here</p> <p>23 for questions so why don't you stand up.</p> <p>24                    (Whereupon, the oath was</p>
<p style="text-align: right;">Page 3</p> <p>1                    CHAIRMAN KARTHOLL: I'm going to call</p> <p>2 the meeting to order. This is the meeting of</p> <p>3 the DuPage County Zoning Board of Appeals,</p> <p>4 we're here this evening August 21st, 2025.</p> <p>5 And, Mr. Hoss, would you call the roll?</p> <p>6                    MR. HOSS: Mr. Rahman?</p> <p>7                    COMMISSIONER RAHMAN: Here.</p> <p>8                    MR. HOSS: Mr. Schultz?</p> <p>9                    COMMISSIONER SCHULTZ: Here.</p> <p>10                    MR. HOSS: Mr. Murphy?</p> <p>11                    COMMISSIONER MURPHY: Here.</p> <p>12                    MR. HOSS: Mr. Moran?</p> <p>13                    COMMISSIONER MORAN: Here.</p> <p>14                    MR. HOSS: Mr. Kartholl?</p> <p>15                    CHAIRMAN KARTHOLL: Here.</p> <p>16                    And let the record reflect</p> <p>17 that we are one person short on our Board and</p> <p>18 Mr. Jarog is not in attendance, though he may</p> <p>19 join us by Zoom.</p> <p>20                    There's no public comment</p> <p>21 to be offered, there's no minutes to be</p> <p>22 approved.</p> <p>23                    That take us to our public</p> <p>24 hearing for Case Z25-052, the PTS Cannabis</p>	<p style="text-align: right;">Page 5</p> <p>1                    duly administered by the</p> <p>2                    notary.)</p> <p>3                    CHAIRMAN KARTHOLL: We have the packet</p> <p>4 of exhibits that's been distributed in</p> <p>5 advance. The survey and site plan are 1 and</p> <p>6 2. There's a tax bill presumably intended to</p> <p>7 prove ownership, which is Exhibit 3. Exhibit</p> <p>8 4 is an aerial. Exhibit 5 is a -- Group</p> <p>9 Exhibit 5 is some photographs of the site,</p> <p>10 and then there's a narrative which is marked</p> <p>11 as Exhibit 6. Those are admitted.</p> <p>12                    (Whereupon, Petitioner's</p> <p>13                    Exhibits 1 through 6 were</p> <p>14                    marked and admitted into</p> <p>15                    the record.)</p> <p>16                    MR. LUETKEHANS: Let me -- thank you.</p> <p>17 As you have all the exhibits, I'll try and</p> <p>18 move through it quickly. The applicant is</p> <p>19 Lake 53, LLC, which is the owner of the strip</p> <p>20 mall at the northwest corner of -- you can't</p> <p>21 see all of the strip mall, but the northwest</p> <p>22 corner of Lake Street, State Route 20, and</p> <p>23 State Route 53, which I guess is still called</p> <p>24 Old Rohlwing Road, at least in my world.</p>

Page 6

1 The project is located in  
2 the B-2 Business District in an existing  
3 retail strip center. The strip center has,  
4 as we'll talk about, multiple uses on it.  
5 It's kind of anchored on the south end by a  
6 restaurant, DeMarco's restaurant, an Italian  
7 restaurant in unincorporated Itasca.  
8 And we're requesting a  
9 variation, as the Chairman said, allowing for  
10 the permitted use of an adult use cannabis  
11 dispensing organization within 1500 feet from  
12 two pre-existing preschools and a nursery.  
13 The neighborhood -- let me  
14 get to the other side. I hope I'm not  
15 getting in anybody's way, but the  
16 neighborhood is, for those of you who know  
17 it, it's a very commercial area. You have  
18 here the strip mall that we're talking about.  
19 On this northeast -- northwest corner, excuse  
20 me, is an old gas station, and then I think  
21 there's still a U-haul dealership to the east  
22 -- west of that. And to the north is a  
23 billboard. The southeast corner is the gas  
24 station, I think that's a Bucky's or it's a

Page 7

1 larger gas station, I can't remember. And  
2 south of that you have -- south and east of  
3 that you have hotels and other strip malls,  
4 other strip centers. To the southwest corner  
5 you have -- I think that's a Verizon  
6 dealership. You have a strip mall and then a  
7 Walmart and a very like a larger industrial.  
8 The two areas that have  
9 preschools, and I didn't really do a really  
10 good job blowing this up so I apologize, are  
11 the two in black in the corner here. That's  
12 a Rawdah, R-a-w-d-a-h, if I remember correct.  
13 Yes. It's an Islamic homeschool co-op,  
14 according to its website preschool. The  
15 other -- and that is approximately 1400-and  
16 some feet away. And then the other one which  
17 is about 1177 feet from -- and this is  
18 property line to property line, so I think  
19 that's important in this case because they're  
20 both on relatively large pieces of property.  
21 And the other one is the Addison Park  
22 District facility which runs a nursery and a  
23 preschool. Now that property is almost 40  
24 acres, so that's one of the problems why it's

Page 8

1 so close. It's not really the use, it's a  
2 property owned -- this preschool is on a  
3 40-acre parcel, so that's over 1500 feet from  
4 property line to the building, and even more  
5 so from use-to-use.  
6 We have -- and as you can  
7 see, both schools are located on Route 53.  
8 This is obviously a major intersection. And  
9 to the south -- to the west you also have  
10 355. So this is a very heavily-trafficked  
11 area. It is residential to the north of the  
12 property, north and northeast. To the east  
13 of the property, again, is all fairly much  
14 commercial, at least on Lake Street. So it's  
15 a very commercial, very developed area.  
16 While the Rawdah is not quite 1500 from the  
17 property, it is over 1500 feet from the  
18 actual proposed use. These are not really in  
19 the same neighborhood. I think most of us  
20 who know that area would say there's kind of  
21 a split at Lake Street that goes north versus  
22 south as far as the neighborhood. The  
23 preschools are not really in kind of the same  
24 neighborhood actually as what we're looking

Page 9

1 to do with the cannabis situation. It's a  
2 cannabis dispensary.  
3 As you can see, these two  
4 properties now start with the Addison Park  
5 District property is separated from ours by  
6 Lake Street which is four or five lanes  
7 there, you have the major gas station, you  
8 have a large detention center, and then this  
9 band coming through here, which is just north  
10 of both properties, is ComEd high power  
11 lines, high tension lines. So, it's not --  
12 this park district use and the Lake Street  
13 use or the proposed project are not really in  
14 the same -- they're not really affecting each  
15 other. I know we have a 1500 distance that's  
16 in the Ordinance, but this situation, both  
17 properties are heavily separated by other  
18 commercial uses from the uses.  
19 Also, because they're  
20 preschools, it's not like some kid's coming  
21 out and walking down the street and going to  
22 end up kind of bothered by the cannabis or  
23 say oh my gosh, cannabis is such a big thing  
24 that I want to be smoking pot tomorrow. It's

<p style="text-align: right;">Page 10</p> <p>1 not like they're teenagers coming through  2 here. And, honestly, you can't come into  3 these facilities unless you are of age. I  4 couldn't bring my 5-year-old son, not that  5 I'm young enough to have a 5-year-old son,  6 into this with me. And there is a security  7 guard at all times in the facility.  8           The facility will be open  9 9:00 to 9:00 Monday through Saturday, 9:00 to  10 6:00 on Sunday.  11           Let me kind of talk about  12 the -- Lake 53 is the owner. The proposed  13 tenant is -- let me spell this for you,  14 Kechwa, K-e-c-h-w-a, LLC, which has retained  15 PTS Corporation as its management company to  16 run the dispensary.  17           PTS is a vertically-  18 integrated cannabis company. It has  19 dispensary, it has distribution, it has  20 cultivation. And it's operating in four  21 states; Illinois, Arizona, Michigan and Ohio,  22 and they have a total of 14 dispensaries in  23 those four states, six of them I believe are  24 already in Illinois.</p>	<p style="text-align: right;">Page 12</p> <p>1       MR. LUETKEHANS: And that would be --  2 I think we have at least two family members  3 from there.  4       CHAIRMAN KARTHOLL: Do you object to  5 telling us who the shareholders are?  6       MR. LUETKEHANS: Of PTS?  7       CHAIRMAN KARTHOLL: Of all of these  8 entities?  9       MR. LUETKEHANS: I don't believe so.  10 I mean maybe.  11       CHAIRMAN KARTHOLL: Well, let us know.  12 We don't have to go through the list right  13 now because you may not know, but at some  14 point let us know.  15       MR. LUETKEHANS: Yeah. I know that  16 the LLC, Lake 53, LLC is owned by the Greco  17 family. There may be other people, but it's  18 mostly owned by the Greco family.  19       MR. JAFFE: The managing partner.  20       MR. LUETKEHANS: The managing partner  21 is Grecos. Two of them are here tonight.  22       CHAIRMAN KARTHOLL: Okay.  23       MR. LUETKEHANS: If you wish, I have  24 no problem, I don't think, providing a list</p>
<p style="text-align: right;">Page 11</p> <p>1       CHAIRMAN KARTHOLL: Is it a  2 privately-held corporation?  3       MR. LUETKEHANS: Yes.  4       CHAIRMAN KARTHOLL: And with a limited  5 number of shareholders?  6       MR. JAFFE: Yes.  7       CHAIRMAN KARTHOLL: Don't we need to  8 know who the shareholders are?  9       MR. LUETKEHANS: I never have had to  10 do that before.  11       CHAIRMAN KARTHOLL: Well, but if you  12 publish this as the owner or operator rather  13 than this sub, you would have had to disclose  14 that. You have to disclose --  15       MR. LUETKEHANS: I have to disclose  16 the owner, which is what we did, which is  17 Lake 53.  18       CHAIRMAN KARTHOLL: And the  19 petitioner. Okay, well --  20       MR. LUETKEHANS: The petitioner is the  21 owner in this case because they're asking for  22 the zoning relief. Zoning relief runs with  23 the land.  24       CHAIRMAN KARTHOLL: Right.</p>	<p style="text-align: right;">Page 13</p> <p>1 of major shareholders, I've just never --  2       CHAIRMAN KARTHOLL: It's important.  3 For one thing, we have to make certain that  4 we don't have any conflicts for recusal  5 requirements.  6       MR. LUETKEHANS: Honestly, I guess  7 I've just never had to do that. If that's a  8 concern, we'll obviously give you a list by  9 the recommendation meeting.  10       CHAIRMAN KARTHOLL: I would like to  11 know for my own -- particularly because of  12 recusal requirements.  13       MR. LUETKEHANS: I kind of understand  14 where you're at, and we'll get those for you.  15           The subject property has  16 multiple users. As I said, it's anchored by  17 DeMarco's, and DeMarco's has a gaming  18 license. The subject property has a further  19 mix of other users. If you kind of look at  20 Exhibit 5, you'll see Group Exhibit 5 are  21 photographs of the strip mall and shows you  22 some of the users. I'll go through a couple  23 of them. You have a dry cleaners, you have a  24 massage spa, you have hookah sales, takeout</p>

Page 14

1 restaurants, coffee shop and a tattoo parlor  
 2 currently existing and other takeout. There  
 3 may be some that I'm missing, but that's kind  
 4 of the main users.  
 5         The proposed variation  
 6 meets the standards of the DuPage County  
 7 Zoning Ordinance as set forth below. It's in  
 8 the narrative, but we'll kind of go through  
 9 it quickly.  
 10         Are there practical  
 11 difficulties or particular hardships in the  
 12 way of carrying out the strict letter of the  
 13 regulations? In this case we think that a  
 14 special circumstance clearly exists here. As  
 15 I said earlier, the subject property is not  
 16 in the same neighborhood as the preschools,  
 17 it's separated by many non-residential uses,  
 18 including some open space with large  
 19 detention areas, a gas station, hotels. And  
 20 the strip mall has already a mix of uses that  
 21 have much greater effect on the area than  
 22 would a dispensary.  
 23         Moreover, suitable  
 24 properties in the BLS5 region, I know that

Page 15

1 doesn't make a lot of sense to most of you,  
 2 but when they grant these licenses, they're  
 3 by region and this license has been allocated  
 4 to that region. There's not a lot of  
 5 locations in this particular region that can  
 6 have these. And the license that was granted  
 7 is for social equity issues, probably not  
 8 your problem or major concern, but it is to  
 9 help further -- the variance helps further  
 10 the goals and the initiatives of the Cannabis  
 11 Regulation and Tax Act.  
 12         Is it in harmony with the  
 13 general purpose and intent of the chapter,  
 14 not injurious to the neighborhood,  
 15 detrimental to public welfare, or in conflict  
 16 with the County's comprehensive plan: The  
 17 proposed use is a permitted use under B-2, so  
 18 it's presumed to be in accordance from a  
 19 compatibility standard with the neighboring  
 20 uses. Further, the County has decided these  
 21 types of uses are not detrimental to the  
 22 public welfare in this neighborhood. And as  
 23 we said, it's 1500 -- it's a heavily  
 24 commercial area and property line to property

Page 16

1 line is not 1500 feet, but use or building to  
 2 building is 1500 feet.  
 3         As I said before,  
 4 preschools are not able to walk -- first of  
 5 all, they're not walking in this age to far  
 6 distances, but this is not an area that's  
 7 connected by much in the way of sidewalks.  
 8 It's not a walking area that you would  
 9 traverse. In fact, in all the years I was in  
 10 Itasca I can promise I never walked down that  
 11 street. There's strict age gating and I.D.  
 12 verification for anyone walking in. It  
 13 ensures that no minors will have access to  
 14 the store and its products. As I said, we'll  
 15 have not 24/7, but whenever the operations  
 16 are open there will be security guards there  
 17 by statute.  
 18         The third is will not  
 19 impair an adequate supply of light and air to  
 20 adjacent premises: We're not having any  
 21 changes to the building, that standard  
 22 doesn't really apply here.  
 23         The fourth is will not  
 24 diminish the value of land and building in

Page 17

1 the vicinity of the proposed conditional use:  
 2 The proposed development is already on a  
 3 major -- two major arterial roadways which  
 4 are both four- and five-lanes in this area,  
 5 and it's the type of use that is not going to  
 6 -- that is going to fit in with the current  
 7 uses in the strip center and area, and as  
 8 shown by the Zoning Ordinance includes  
 9 cannabis dispensaries be permitted uses as I  
 10 said before.  
 11         Due to enhanced security  
 12 features, the value of security for the  
 13 subject property, all of the subject  
 14 property, in the immediate vicinity will  
 15 actually create a safer environment because  
 16 there will be security at all times in this  
 17 area to make sure if something were to occur  
 18 in this area, we would have security nearby  
 19 to help assist with anything that may occur.  
 20 Accordingly, there will be no diminution of  
 21 value of land to the surrounding properties.  
 22         Will not unduly increase  
 23 traffic congestion to the public streets and  
 24 highways: This is not going to create

Page 18

1 additional traffic compared to any other use  
 2 that is allowed in B-2, takeout restaurants,  
 3 et cetera. This is not the kind of use that  
 4 is more intense from a personnel standpoint  
 5 or a customer standpoint than those already  
 6 existing uses or available uses when you have  
 7 dry cleaners, takeouts, coffees shops. Those  
 8 are just uses that are occurring on a regular  
 9 basis.

10           Number six, does not  
 11 increase the potential for flood damages to  
 12 adjacent property: Obviously no more  
 13 impervious surface. So we're not adding any  
 14 further stormwater risks.

15           Seven, will not incur  
 16 additional public expense for fire  
 17 protection, rescue or relief: There will not  
 18 be any additional burden due to that in this  
 19 particular area. Everything is already in  
 20 compliance with the codes.

21           Eight and final, will not  
 22 otherwise impair the public health, safety,  
 23 comfort, morals or general welfare of the  
 24 inhabitants: Cannabis sales in Illinois and

Page 19

1 DuPage County are already highly regulated.  
 2 And that's to safeguard against any negative  
 3 effect upon the general public. The County  
 4 Board has pretty much said this is not a  
 5 negative effect except, you know, they have  
 6 the one exclusion for 1500 feet which we've  
 7 discussed.

8           State-mandated required  
 9 security measures including surveillance will  
 10 ensure the public health, safety, and welfare  
 11 of the general public. It will comply with  
 12 all State and local regulations. And these  
 13 regulations and security measures, along with  
 14 other reasonable steps that can be taken,  
 15 will be carried out to ensure that the use on  
 16 the subject property will not impair or  
 17 interfere with the public health, safety,  
 18 comfort or general welfare of the people  
 19 within DuPage County.

20           I know we do have one  
 21 objection from Addison. It's kind of a  
 22 general objection in my mind which is, you  
 23 know, it's not in compliance because we need  
 24 the variance and it wouldn't meet the village

Page 20

1 codes. Well, that's nice, but DuPage County  
 2 has its own codes and Addison has a  
 3 requirement of 250 feet from a residential  
 4 district. That is not obviously in the code  
 5 in front of you today.

6           So, in sum, the project  
 7 meets the standards for a variation including  
 8 the special circumstances under the Ordinance  
 9 and Lake 53, LLC should be granted the  
 10 requested variation from the required  
 11 500-foot distance requirement from a  
 12 pre-existing public or private nursery  
 13 school, preschool, primary or secondary  
 14 school.

15           And if you have any  
 16 questions, we're happy to answer them.

17       CHAIRMAN KARTHOLL: On your site plan  
 18 you show which unit is proposed to be  
 19 occupied by this new facility.

20       MR. LUETKEHANS: Yes.

21       CHAIRMAN KARTHOLL: What is in that --  
 22 what occupies that unit now?

23       MR. JAFFE: Currently vacant units.

24       CHAIRMAN KARTHOLL: What was there

Page 21

1 last, a coffee shop or something?

2       MR. LUETKEHANS: Why don't you  
 3 identify yourself, your name for the record.

4       MR. JAFFE: My name's A.J. Jaffe,  
 5 J-a-f-f-e, I'm the property manager. So  
 6 currently it would be unit 8 through 11. So  
 7 there's a dog cleaners in 10 and 11. Unit 9  
 8 was always vacant since I've been around, and  
 9 Unit 8 used to be like the cappuccino coffee  
 10 espresso place.

11       CHAIRMAN KARTHOLL: Okay, thanks.

12           You know, I'm intrigued  
 13 with this notion that the interpretation of  
 14 the Ordinance seems to be a 1500 foot  
 15 difference from the closest point of the  
 16 parcel to the closest point of the other  
 17 parcel. And while this shopping center seems  
 18 to be -- well, A, it's not an enormous  
 19 center, it is somewhat integrated. On the  
 20 contrary, the Addison facility is a massive  
 21 facility and to my knowledge is not that  
 22 integrated. So, can I ask you is that little  
 23 green spot there in the Addison facility, is  
 24 that the school?

Page 22

1 MR. LUETKEHANS: The school is  
 2 actually way down here. The school in at the  
 3 southern border, so it's even further away.  
 4 CHAIRMAN KARTHOLL: How far from the  
 5 school is it to the closest point of the  
 6 parcel that the shop is?  
 7 MR. LUETKEHANS: It's about 1600 feet.  
 8 CHAIRMAN KARTHOLL: 1600 feet from the  
 9 school?  
 10 MR. LUETKEHANS: Yeah, 16, 1700 feet.  
 11 CHAIRMAN KARTHOLL: And is that a  
 12 greater distance or a lesser distance to the  
 13 other school?  
 14 MR. LUETKEHANS: The other school is  
 15 about from the -- about 1550 I would say,  
 16 maybe a little more. They're both about 15,  
 17 1600.  
 18 CHAIRMAN KARTHOLL: Yeah, that's  
 19 interesting to me.  
 20 MR. LUETKEHANS: It's actually 16, 17  
 21 because you look at it from the angle --  
 22 CHAIRMAN KARTHOLL: But I'm not asking  
 23 sort of unit-to-unit, I'm asking you the  
 24 school unit to the closest point of the

Page 23

1 parcel.  
 2 MR. LUETKEHANS: Yes. Just for  
 3 reference, I think it's 1133 -- it's about  
 4 1150 from here, which is the southern part of  
 5 the parcel, to the northern part of  
 6 Centennial Park.  
 7 CHAIRMAN KARTHOLL: Okay.  
 8 MR. LUETKEHANS: And it's 1430 or  
 9 something to this corner of the Rawdah  
 10 facility at the northeast corner of that  
 11 facility.  
 12 CHAIRMAN KARTHOLL: Okay, well this is  
 13 a variation so I don't have any questions  
 14 about hours of operations and all of those  
 15 things that would be appropriate for a  
 16 conditional use.  
 17 And I want to just say for  
 18 the record, you know, I'm an old codger and I  
 19 have my own views of cannabis facilities. My  
 20 views don't count, and I'm not going to say  
 21 what they are, by the way, but my views don't  
 22 count because as you've pointed out, the  
 23 Ordinance is the Ordinance. This is a  
 24 permitted use within this B-2 District, and I

Page 24

1 think our decision has to be made on that  
 2 basis. So this to me is a real crisp  
 3 question as to whether some relief should  
 4 being granted because of the peculiarities of  
 5 the size of these two respective parcels.  
 6 Does anyone have any  
 7 questions about this case?  
 8 COMMISSIONER MORAN: I do. It would  
 9 be more if it was a conditional use.  
 10 Will there be a lounge where they can smoke,  
 11 or is it just sales?  
 12 MR. KAY: No. To be clear, this is  
 13 just retail sales.  
 14 MR. LUETKEHANS: And for the record,  
 15 this is Mitchell Kay, K-a-y.  
 16 MR. KAY: It's strictly retail sales,  
 17 no consumption whatever. So no consumption  
 18 outside of the building or inside of the  
 19 building. People buy their products, it's  
 20 put in a brown bag that is branded, it's not  
 21 like a quartly bag, and stapled shut, and they  
 22 go in their car and they go on their way.  
 23 They are not allowed to --  
 24 MR. LUETKEHANS: It's actually illegal

Page 25

1 to consume.  
 2 CHAIRMAN KARTHOLL: All right, thank  
 3 you very much.  
 4 There's two members of the  
 5 audience here, or do either of you have any  
 6 comments or questions? If so, you have to be  
 7 sworn in.  
 8 (Whereupon, the oath was  
 9 duly administered by the  
 10 Notary.)  
 11 CHAIRMAN KARTHOLL: Please state your  
 12 name and spell your last name and then tell  
 13 us your address and where that is in relation  
 14 to any of these parcels.  
 15 MS. ARGUILLES: Sure. I'm Consuelo,  
 16 C-o-n-s-u-e-l-o, last name Arguilles,  
 17 A-r-g-u-i-l-l-e-s. And I'm the Assistant  
 18 Director of Community Development for the  
 19 Village of Addison. Address One Friendship  
 20 Drive, Addison, Illinois.  
 21 CHAIRMAN KARTHOLL: All right.  
 22 MS. ARGUILLES: If I may, thank you  
 23 Chairman Kartholl and Zoning Board of  
 24 Appeals, I'm here to represent the view of

<p style="text-align: right;">Page 26</p> <p>1 the Village of Addison. I'm here to  2 represent the Village of Addison's Mayor  3 Hundley and the Village Board. Like I  4 stated, I'm Consuelo Arguilles and I'm here  5 to object to the zoning petition that's  6 before your consideration.  7 CHAIRMAN KARTHOLL: Could you either  8 speak a little louder or step a little  9 closer?  10 MS. ARGUILLES: Sure, I don't mind. I  11 could go up there if you'd like, whatever  12 you'd like.  13 CHAIRMAN KARTHOLL: No, you can speak  14 from there.  15 MS. ARGUILLES: I'm Consuelo  16 Arguilles, I'm here to represent the Village  17 of Addison.  18 CHAIRMAN KARTHOLL: Right, we got that  19 part.  20 MS. ARGUILLES: And I'm here to object  21 to the request. The reasons are stated in  22 the petition that we responded to. And  23 primarily the reasons we object is because  24 the proposed use is not compatible with</p>	<p style="text-align: right;">Page 28</p> <p>1 distance requirement from any existing public  2 or private nursery school, preschool, primary  3 or secondary school which is what the  4 variation that's being seeked here tonight.  5 Some additional  6 information: Addison does not allow cannabis  7 dispensaries in business districts. An  8 industrial manufacturing district is best for  9 the proposed usage, which is what in the  10 Village of Addison code would be allowed.  11 We do recommend the  12 petitioner seeks alternative sites. This  13 property is in unincorporated DuPage, but  14 most of the public thinks that's the Village  15 of Addison, that intersection. The Village  16 of Addison does abut it directly to the  17 southwest and to the -- south of it with the  18 exception of some pockets of unincorporated.  19 Thank you for your time,  20 and we respectfully request that you deny  21 this request.  22 CHAIRMAN KARTHOLL: Thank you very  23 much.  24 Can I ask you did you pass</p>
<p style="text-align: right;">Page 27</p> <p>1 immediate areas. As you can see by the map  2 here, we focus on the southern part of Lake  3 Street; however, I would like to point out to  4 the Board the areas to the north of the  5 subject property and to the east of the  6 subject property. There are a lot of  7 residential homes that are unincorporated  8 DuPage property, and further east, that fall  9 within the Village of Addison. Those are  10 residential homes that are closest to this  11 parcel. We do not feel that the request  12 meets the minimum distance requirements for  13 the variances that are being seeked. It does  14 abut residential homes located to the north  15 and east of the subject property.  16 Further, general retail and restaurant  17 properties are located in the Village of  18 Addison to the southwest, south and east of  19 the subject property along Lake Street.  20 The proposal would not  21 meet the Village of Addison's Zoning  22 Ordinance which requires a minimum of 250  23 feet from the residential structure, nor  24 would it meet the DuPage County's minimum</p>	<p style="text-align: right;">Page 29</p> <p>1 a formal resolution so that this is a formal  2 objection, or is this an advisory objection?  3 MS. ARGUILLES: We did not pass a  4 formal resolution.  5 CHAIRMAN KARTHOLL: Okay, thank you  6 very much.  7 Does that engender any  8 question by any member of the Board?  9 (No response.)  10 CHAIRMAN KARTHOLL: In that event, Mr.  11 Luetkehans, do you want to respond or give us  12 a summary statement?  13 MR. LUETKEHANS: I think I kind of  14 already said my response to that is this is  15 in DuPage and we're dealing with DuPage  16 County Zoning Board. This is not residential  17 -- or not Addison's, and the fact that DuPage  18 has decided that even though you're next to  19 residential does not ban or bar you from  20 having a cannabis facility. That is a  21 decision made by our legislative body, in  22 this case the County Board, that we are all  23 living with.  24 We all may have, as Mr.</p>

Page 30

1 Kartholl does, I'm not sure, and all of our  
 2 opinions aren't pro-cannabis, but it's the  
 3 business that this County Board decided. And  
 4 I think we've shown the special circumstances  
 5 for the variation, so thank you for your  
 6 time.  
 7 CHAIRMAN KARTHOLL: Can I -- so you  
 8 presented a tax bill which you did not  
 9 testify about as part of your exhibit  
 10 package.  
 11 MR. LUETKEHANS: Uh-huh.  
 12 CHAIRMAN KARTHOLL: May I ask for your  
 13 consideration that you withdraw it because I  
 14 presume it was presented in order to prove  
 15 ownership, but ownership is -- and,  
 16 therefore, your authority to proceed with  
 17 this case. That is already resolved, and  
 18 because there are tax numbers and taxes on  
 19 here, I don't want -- I want the decision to  
 20 be made exclusively on the record of this  
 21 case. Tax payments arguably cloud that  
 22 record. Do you understand my point?  
 23 MR. LUETKEHANS: I do. And we were  
 24 required -- requested under the letter we

Page 31

1 received to provide proof of ownership.  
 2 That's why we did it, but as long as  
 3 everybody admits that we own -- that Lake 53,  
 4 LLC owns the property, no one is going to  
 5 object, I can pull it.  
 6 MR. HOSS: It's part of the file, not  
 7 of the record.  
 8 CHAIRMAN KARTHOLL: That's my point.  
 9 I think this could be part of the file to  
 10 demonstrate ownership but not part of the  
 11 record of this hearing.  
 12 MR. LUETKEHANS: We will withdraw  
 13 Exhibit 3.  
 14 CHAIRMAN KARTHOLL: Thank you very  
 15 much.  
 16 All right, well, that  
 17 concludes the matter. I think it's a fairly  
 18 clean record so we don't need additional  
 19 information. We can consider this case on  
 20 September 3rd at our recommendation meeting.  
 21 We have a couple of cases that night. That  
 22 recommendation meeting will commence at 5:30  
 23 and be held in this room. So, we'll see you  
 24 then.

Page 32

1 MR. HOSS: I apologize, it's September  
 2 4th.  
 3 CHAIRMAN KARTHOLL: September 4 is the  
 4 date for the recommendation meeting.  
 5 As you know, Mr.  
 6 Luetkehans, there's no further testimony to  
 7 be heard.  
 8 MR. LUETKEHANS: Just in the meantime  
 9 we will submit the list you want so people  
 10 are aware of any possible conflict.  
 11 CHAIRMAN KARTHOLL: Great, thank you  
 12 very much. We'll close the hearing and  
 13 indicate there's no old business, no new  
 14 business, and we're ready to adjourn the  
 15 meeting.  
 16 (Which were all the  
 17 proceedings had and  
 18 testimony taken in the  
 19 above-entitled cause.)  
 20  
 21  
 22  
 23  
 24

Page 33

1 STATE OF ILLINOIS )  
 ) SS.  
 2 COUNTY OF DU PAGE )  
 3 I, LINDA M. CIOSEK, C.S.R.  
 4 No. 084-2892, duly qualified and commissioned  
 5 for the State of Illinois, County of DuPage,  
 6 do hereby certify that at the request of the  
 7 DU PAGE COUNTY ZONING BOARD OF APPEALS,  
 8 subject to the usual terms and conditions of  
 9 Veritext, reported in shorthand the  
 10 proceedings had and testimony taken at the  
 11 public hearing of the above-entitled cause,  
 12 and that the foregoing transcript is a true,  
 13 correct and complete report of the testimony  
 14 so taken at the time and place hereinabove  
 15 set forth.  
 16  
 17  
 18  
 19  
 20   
 21 CERTIFIED SHORTHAND REPORTER  
 22  
 23 My Commission Expires:  
 24 July 26, 2026.

<b>0</b>	<b>21st</b> 3:4	<b>9</b>	<b>address</b> 25:13
<b>084-2892</b> 33:4	<b>24/7</b> 16:15	<b>9</b> 21:7	25:19
<b>1</b>	<b>250</b> 20:3 27:22	<b>9:00</b> 10:9,9,9	<b>adequate</b> 16:19
<b>1</b> 2:5 5:5,13	<b>26</b> 33:24	<b>a</b>	<b>adjacent</b> 16:20
<b>10</b> 21:7	<b>28180</b> 33:20	<b>a.j.</b> 21:4	18:12
<b>11</b> 21:6,7	<b>3</b>	<b>able</b> 16:4	<b>adjourn</b> 32:14
<b>1133</b> 23:3	<b>3</b> 5:7 31:13	<b>above</b> 32:19	<b>administered</b>
<b>1150</b> 23:4	<b>355</b> 8:10	33:11	5:1 25:9
<b>1177</b> 7:17	<b>3rd</b> 31:20	<b>abut</b> 27:14	<b>administration</b>
<b>14</b> 10:22	<b>4</b>	28:16	1:11,22,23
<b>1400</b> 7:15	<b>4</b> 2:5 5:8 32:3	<b>access</b> 16:13	<b>admits</b> 31:3
<b>1430</b> 23:8	<b>40</b> 7:23 8:3	<b>accordance</b>	<b>admitted</b> 2:3
<b>15</b> 22:16	<b>421</b> 1:11	15:18	5:11,14
<b>1500</b> 4:3 6:11	<b>4th</b> 32:2	<b>acre</b> 4:8 8:3	<b>adult</b> 1:3 4:2
8:3,16,17 9:15	<b>5</b>	<b>acres</b> 7:24	6:10
15:23 16:1,2	<b>5</b> 2:5,5 5:8,9	<b>act</b> 15:11	<b>advance</b> 5:5
19:6 21:14	10:4,5 13:20	<b>actual</b> 8:18	<b>advisory</b> 29:2
<b>1550</b> 22:15	<b>500</b> 20:11	<b>actually</b> 8:24	<b>aerial</b> 5:8
<b>16</b> 22:10,20	<b>53</b> 5:19,23 8:7	17:15 22:2,20	<b>affecting</b> 9:14
<b>1600</b> 22:7,8,17	10:12 11:17	24:24	<b>age</b> 10:3 16:5
<b>17</b> 22:20	12:16 20:9	<b>adding</b> 18:13	16:11
<b>1700</b> 22:10	31:3	<b>addison</b> 4:15	<b>air</b> 16:19
<b>2</b>	<b>6</b>	7:21 9:4 19:21	<b>allocated</b> 15:3
<b>2</b> 2:5 5:6 6:2	<b>6</b> 2:5 5:11,13	20:2 21:20,23	<b>allow</b> 1:3 4:2
15:17 18:2	<b>6:00</b> 1:7 10:10	25:19,20 26:1	28:6
23:24	<b>6th</b> 4:10	26:17 27:9,18	<b>allowed</b> 18:2
<b>20</b> 5:22	<b>8</b>	28:6,10,15,16	24:23 28:10
<b>2025</b> 1:6 3:4	<b>8</b> 21:6,9	<b>addison's</b> 26:2	<b>allowing</b> 6:9
4:10		27:21 29:17	<b>alternative</b>
<b>2026</b> 33:24		<b>additional</b> 18:1	28:12
<b>21</b> 1:6		18:16,18 28:5	<b>anchored</b> 6:5
		31:18	13:16
			<b>angle</b> 22:21

<p><b>answer</b> 20:16  <b>anybody</b> 4:22  <b>anybody's</b> 6:15  <b>apologize</b> 7:10              32:1  <b>appeals</b> 1:2,10              3:3 25:24 33:7  <b>applicant</b> 5:18  <b>apply</b> 16:22  <b>appropriate</b>              23:15  <b>approved</b> 3:22  <b>approximately</b>              4:8 7:15  <b>area</b> 6:17 8:11              8:15,20 14:21              15:24 16:6,8              17:4,7,17,18              18:19  <b>areas</b> 7:8 14:19              27:1,4  <b>arguably</b> 30:21  <b>arguilles</b> 25:15              25:16,22 26:4              26:10,15,16,20              29:3  <b>arizona</b> 10:21  <b>arterial</b> 17:3  <b>asking</b> 11:21              22:22,23  <b>assist</b> 17:19  <b>assistant</b> 25:17  <b>attendance</b>              3:18</p>	<p><b>audience</b> 25:5  <b>august</b> 1:6 3:4              4:10  <b>authorities</b>              4:12  <b>authority</b> 4:14              30:16  <b>available</b> 18:6  <b>aware</b> 32:10</p> <p style="text-align: center;"><b>b</b></p> <p><b>b</b> 2:1 6:2 15:17              18:2 23:24  <b>bag</b> 24:20,21  <b>ban</b> 29:19  <b>band</b> 9:9  <b>bar</b> 29:19  <b>basis</b> 18:9 24:2  <b>believe</b> 10:23              12:9  <b>best</b> 28:8  <b>big</b> 9:23  <b>bill</b> 5:6 30:8  <b>billboard</b> 6:23  <b>black</b> 7:11  <b>blowing</b> 7:10  <b>bls5</b> 14:24  <b>board</b> 1:2,9,15              3:3,17 19:4              25:23 26:3              27:4 29:8,16              29:22 30:3              33:7</p>	<p><b>body</b> 29:21  <b>border</b> 22:3  <b>bothered</b> 9:22  <b>branded</b> 24:20  <b>bring</b> 10:4  <b>brown</b> 24:20  <b>bucky's</b> 6:24  <b>building</b> 1:11              8:4 16:1,2,21              16:24 24:18,19  <b>burden</b> 18:18  <b>business</b> 6:2              28:7 30:3              32:13,14  <b>buy</b> 24:19</p> <p style="text-align: center;"><b>c</b></p> <p><b>c</b> 10:14 25:16  <b>c.s.r.</b> 1:13 33:3  <b>call</b> 3:1,5  <b>called</b> 5:23  <b>cannabis</b> 1:4,4              3:24 4:2 6:10              9:1,2,22,23              10:18 15:10              17:9 18:24              23:19 28:6              29:20 30:2  <b>cappuccino</b>              21:9  <b>car</b> 24:22  <b>carl</b> 1:19  <b>carried</b> 19:15</p>	<p><b>carrying</b> 14:12  <b>case</b> 3:24 4:1              7:19 11:21              14:13 24:7              29:22 30:17,21              31:19  <b>cases</b> 31:21  <b>cause</b> 32:19              33:11  <b>centennial</b> 23:6  <b>center</b> 6:3,3 9:8              17:7 21:17,19  <b>centers</b> 7:4  <b>certain</b> 13:3  <b>certified</b> 33:21  <b>certify</b> 33:6  <b>cetera</b> 18:3  <b>chairman</b> 1:16              3:1,15 5:3 6:9              11:1,4,7,11,18              11:24 12:4,7              12:11,22 13:2              13:10 20:17,21              20:24 21:11              22:4,8,11,18,22              23:7,12 25:2              25:11,21,23              26:7,13,18              28:22 29:5,10              30:7,12 31:8              31:14 32:3,11  <b>changes</b> 16:21  <b>chapter</b> 15:13</p>
--	--	---	--

<b>ciosek</b> 1:13 33:3 <b>circulated</b> 4:11 <b>circumstance</b> 14:14 <b>circumstances</b> 20:8 30:4 <b>clean</b> 31:18 <b>cleaners</b> 13:23 18:7 21:7 <b>clear</b> 24:12 <b>clearly</b> 14:14 <b>close</b> 8:1 32:12 <b>closer</b> 26:9 <b>closest</b> 21:15,16 22:5,24 27:10 <b>cloud</b> 30:21 <b>code</b> 20:4 28:10 <b>codes</b> 18:20 20:1,2 <b>codger</b> 23:18 <b>coffee</b> 14:1 21:1 21:9 <b>coffees</b> 18:7 <b>come</b> 10:2 <b>comed</b> 9:10 <b>comfort</b> 18:23 19:18 <b>coming</b> 9:9,20 10:1 <b>commence</b> 31:22 <b>comment</b> 3:20	<b>comments</b> 4:13 25:6 <b>commercial</b> 6:17 8:14,15 9:18 15:24 <b>commission</b> 33:23 <b>commissioned</b> 1:14 33:4 <b>commissioner</b> 1:17,18,19,20 3:7,9,11,13 24:8 <b>community</b> 25:18 <b>company</b> 10:15 10:18 <b>compared</b> 18:1 <b>compatibility</b> 15:19 <b>compatible</b> 26:24 <b>complete</b> 33:13 <b>compliance</b> 18:20 19:23 <b>comply</b> 19:11 <b>comprehensive</b> 15:16 <b>concern</b> 13:8 15:8 <b>concludes</b> 31:17 <b>conditional</b> 17:1 23:16	24:9 <b>conditions</b> 33:8 <b>conflict</b> 15:15 32:10 <b>conflicts</b> 13:4 <b>congestion</b> 17:23 <b>connected</b> 16:7 <b>consider</b> 31:19 <b>consideration</b> 26:6 30:13 <b>consuelo</b> 25:15 26:4,15 <b>consume</b> 25:1 <b>consumption</b> 24:17,17 <b>contrary</b> 21:20 <b>coordinator</b> 1:22,23 <b>corner</b> 5:20,22 6:19,23 7:4,11 23:9,10 <b>corporation</b> 10:15 11:2 <b>correct</b> 7:12 33:13 <b>count</b> 23:20,22 <b>county</b> 1:1,9,10 1:11 3:3 14:6 15:20 19:1,3 19:19 20:1 29:16,22 30:3 33:2,5,7	<b>county's</b> 15:16 27:24 <b>couple</b> 13:22 31:21 <b>create</b> 17:15,24 <b>crisp</b> 24:2 <b>cultivation</b> 10:20 <b>current</b> 17:6 <b>currently</b> 14:2 20:23 21:6 <b>custom</b> 4:10 <b>customer</b> 18:5  <b>d</b>  <b>d</b> 7:12 <b>daily</b> 4:9 <b>damages</b> 18:11 <b>date</b> 32:4 <b>datzman</b> 1:22 <b>dealership</b> 6:21 7:6 <b>dealing</b> 29:15 <b>decided</b> 15:20 29:18 30:3 <b>decision</b> 24:1 29:21 30:19 <b>demarco's</b> 6:6 13:17,17 <b>demonstrate</b> 31:10 <b>dennis</b> 1:17 <b>deny</b> 28:20
---	--	---	--

<p><b>departments</b> 4:12  <b>detention</b> 9:8 14:19  <b>detrimental</b> 15:15,21  <b>developed</b> 8:15  <b>development</b> 17:2 25:18  <b>difference</b> 21:15  <b>difficulties</b> 14:11  <b>diminish</b> 16:24  <b>diminution</b> 17:20  <b>directly</b> 28:16  <b>director</b> 25:18  <b>disclose</b> 11:13 11:14,15  <b>discussed</b> 19:7  <b>dispensaries</b> 10:22 17:9 28:7  <b>dispensary</b> 9:2 10:16,19 14:22  <b>dispensing</b> 1:4 4:2 6:11  <b>distance</b> 9:15 20:11 22:12,12 27:12 28:1  <b>distances</b> 16:6  <b>distributed</b> 5:4</p>	<p><b>distribution</b> 10:19  <b>district</b> 6:2 7:22 9:5,12 20:4 23:24 28:8  <b>districts</b> 28:7  <b>dog</b> 21:7  <b>drive</b> 25:20  <b>dry</b> 13:23 18:7  <b>du</b> 1:1,9 33:2,7  <b>due</b> 17:11 18:18  <b>duly</b> 5:1 25:9 33:4  <b>dupage</b> 1:10 3:3 14:6 19:1 19:19 20:1 27:8,24 28:13 29:15,15,17 33:5</p>	<p><b>engender</b> 29:7  <b>enhanced</b> 17:11  <b>enormous</b> 21:18  <b>ensure</b> 19:10 19:15  <b>ensures</b> 16:13  <b>entities</b> 12:8  <b>entitled</b> 32:19 33:11  <b>environment</b> 17:15  <b>equity</b> 15:7  <b>espresso</b> 21:10  <b>et</b> 18:3  <b>evening</b> 3:4  <b>event</b> 29:10  <b>everybody</b> 4:19 31:3  <b>except</b> 19:5  <b>exception</b> 4:14 28:18  <b>exclusion</b> 19:6  <b>exclusively</b> 30:20  <b>excuse</b> 6:19  <b>exhibit</b> 5:7,7,8 5:9,11 13:20 13:20 30:9 31:13  <b>exhibits</b> 5:4,13 5:17</p>	<p><b>existing</b> 4:4 6:2 6:12 14:2 18:6 20:12 28:1  <b>exists</b> 14:14  <b>expense</b> 18:16  <b>expires</b> 33:23  <b>exs</b> 2:5</p>
		<p><b>e</b></p>	<p><b>f</b></p>
			<p><b>f</b> 21:5,5  <b>facilities</b> 10:3 23:19  <b>facility</b> 7:22 10:7,8 20:19 21:20,21,23 23:10,11 29:20  <b>fact</b> 16:9 29:17  <b>fairly</b> 8:13 31:17  <b>fall</b> 27:8  <b>family</b> 12:2,17 12:18  <b>far</b> 8:22 16:5 22:4  <b>farm</b> 1:12  <b>features</b> 17:12  <b>feel</b> 27:11  <b>feet</b> 4:3 6:11 7:16,17 8:3,17 16:1,2 19:6 20:3 22:7,8,10 27:23  <b>file</b> 31:6,9</p>

<p><b>filed</b> 4:15  <b>final</b> 18:21  <b>fire</b> 18:16  <b>first</b> 16:4  <b>fit</b> 17:6  <b>five</b> 9:6 17:4  <b>flood</b> 18:11  <b>focus</b> 27:2  <b>foot</b> 20:11  21:14  <b>foregoing</b>  33:12  <b>formal</b> 29:1,1,4  <b>forth</b> 14:7  33:15  <b>four</b> 9:6 10:20  10:23 17:4  <b>fourth</b> 16:23  <b>friendship</b>  25:19  <b>front</b> 20:5  <b>further</b> 13:18  15:9,9,20  18:14 22:3  27:8,16 32:6</p>	<p>19:18,22 27:16  <b>getting</b> 6:15  <b>give</b> 13:8 29:11  <b>go</b> 12:12 13:22  14:8 24:22,22  26:11  <b>goals</b> 15:10  <b>goes</b> 8:21  <b>going</b> 3:1 9:21  17:5,6,24  23:20 31:4  <b>good</b> 7:10  <b>gosh</b> 9:23  <b>grant</b> 15:2  <b>granted</b> 15:6  20:9 24:4  <b>great</b> 32:11  <b>greater</b> 14:21  22:12  <b>greco</b> 12:16,18  <b>grecos</b> 12:21  <b>green</b> 21:23  <b>group</b> 5:8  13:20  <b>guard</b> 10:7  <b>guards</b> 16:16  <b>guess</b> 5:23 13:6</p>	<p><b>harmony</b> 15:12  <b>haul</b> 6:21  <b>health</b> 18:22  19:10,17  <b>heard</b> 32:7  <b>hearing</b> 3:24  31:11 32:12  33:11  <b>heavily</b> 8:10  9:17 15:23  <b>held</b> 11:2 31:23  <b>help</b> 15:9 17:19  <b>helps</b> 15:9  <b>herald</b> 4:9  <b>hereinabove</b>  33:14  <b>high</b> 9:10,11  <b>highly</b> 19:1  <b>highways</b> 17:24  <b>homes</b> 27:7,10  27:14  <b>homeschool</b>  7:13  <b>honestly</b> 10:2  13:6  <b>hookah</b> 13:24  <b>hope</b> 6:14  <b>hoss</b> 1:23 3:5,6  3:8,10,12,14  31:6 32:1  <b>hotels</b> 7:3  14:19  <b>hours</b> 23:14</p>	<p><b>huh</b> 30:11  <b>hundley</b> 26:3</p> <p style="text-align: center;"><b>i</b></p> <p><b>i.d.</b> 16:11  <b>identify</b> 21:3  <b>illegal</b> 24:24  <b>illinois</b> 1:12,14  10:21,24 18:24  25:20 33:1,5  <b>immediate</b>  17:14 27:1  <b>impair</b> 16:19  18:22 19:16  <b>impervious</b>  18:13  <b>important</b> 7:19  13:2  <b>includes</b> 17:8  <b>including</b> 14:18  19:9 20:7  <b>increase</b> 17:22  18:11  <b>incur</b> 18:15  <b>indicate</b> 32:13  <b>industrial</b> 7:7  28:8  <b>infelise</b> 1:22  <b>information</b>  28:6 31:19  <b>inhabitants</b>  18:24  <b>initiatives</b>  15:10</p>
<b>g</b>	<b>h</b>		
<p><b>g</b> 25:17  <b>gaming</b> 13:17  <b>gas</b> 6:20,23 7:1  9:7 14:19  <b>gating</b> 16:11  <b>general</b> 15:13  18:23 19:3,11</p>	<p><b>h</b> 2:1 7:12  10:14  <b>happy</b> 20:16  <b>hardships</b>  14:11</p>		

<p><b>injurious</b> 15:14  <b>inside</b> 24:18  <b>integrated</b>  10:18 21:19,22  <b>intended</b> 5:6  <b>intense</b> 18:4  <b>intent</b> 15:13  <b>interesting</b>  22:19  <b>interfere</b> 19:17  <b>interpretation</b>  21:13  <b>intersection</b> 8:8  28:15  <b>intrigued</b> 21:12  <b>islamic</b> 7:13  <b>issues</b> 15:7  <b>italian</b> 6:6  <b>itasca</b> 6:7 16:10</p>	<p>11:1,4,7,11,18  11:24 12:4,7  12:11,22 13:2  13:10 20:17,21  20:24 21:11  22:4,8,11,18,22  23:7,12 25:2  25:11,21,23  26:7,13,18  28:22 29:5,10  30:1,7,12 31:8  31:14 32:3,11</p>	<p><b>lake</b> 5:19,22  8:14,21 9:6,12  10:12 11:17  12:16 20:9  27:2,19 31:3  <b>land</b> 11:23  16:24 17:21  <b>lanes</b> 9:6 17:4  <b>large</b> 7:20 9:8  14:18  <b>larger</b> 7:1,7  <b>legislative</b>  29:21  <b>lesser</b> 22:12  <b>letter</b> 4:15  14:12 30:24  <b>license</b> 13:18  15:3,6  <b>licenses</b> 15:2  <b>light</b> 16:19  <b>limited</b> 11:4  <b>linda</b> 1:12 33:3  <b>line</b> 7:18,18 8:4  15:24 16:1  <b>lines</b> 9:11,11  <b>list</b> 12:12,24  13:8 32:9  <b>little</b> 21:22  22:16 26:8,8  <b>living</b> 29:23  <b>llc</b> 5:19 10:14  12:16,16 20:9  31:4</p>	<p><b>local</b> 19:12  <b>located</b> 6:1 8:7  27:14,17  <b>locations</b> 15:5  <b>long</b> 31:2  <b>look</b> 13:19  22:21  <b>looking</b> 8:24  <b>lot</b> 15:1,4 27:6  <b>louder</b> 26:8  <b>lounge</b> 24:10  <b>luetkehans</b>  4:18,21 5:16  11:3,9,15,20  12:1,6,9,15,20  12:23 13:6,13  20:20 21:2  22:1,7,10,14,20  23:2,8 24:14  24:24 29:11,13  30:11,23 31:12  32:6,8</p>
<b>j</b>			<b>m</b>
<p><b>j</b> 21:5  <b>jack</b> 1:18  <b>jaffe</b> 11:6 12:19  20:23 21:4,4  <b>jarog</b> 3:18  <b>jessica</b> 1:22  <b>job</b> 7:10  <b>join</b> 3:19  <b>july</b> 33:24</p>	<p><b>kay</b> 24:12,15  24:16  <b>kechwa</b> 10:14  <b>kid's</b> 9:20  <b>kind</b> 6:5 8:20  8:23 9:22  10:11 13:13,19  14:3,8 18:3  19:21 29:13  <b>know</b> 4:21 6:16  8:20 9:15 11:8  12:11,13,14,15  13:11 14:24  19:5,20,23  21:12 23:18  32:5  <b>knowledge</b>  21:21</p>		
<b>k</b>	<b>l</b>		
<p><b>k</b> 10:14 24:15  <b>kartholl</b> 1:16  3:1,14,15 5:3</p>	<p><b>l</b> 25:16,17,17</p>		<p><b>m</b> 1:12 33:3  <b>made</b> 24:1  29:21 30:20  <b>main</b> 14:4  <b>major</b> 8:8 9:7  13:1 15:8 17:3  17:3  <b>make</b> 13:3 15:1  17:17</p>

<p><b>mall</b> 5:20,21 6:18 7:6 13:21 14:20 <b>malls</b> 7:3 <b>management</b> 10:15 <b>manager</b> 21:5 <b>managing</b> 12:19,20 <b>mandated</b> 19:8 <b>manufacturing</b> 28:8 <b>map</b> 27:1 <b>marked</b> 5:10 5:14 <b>massage</b> 13:24 <b>massive</b> 21:20 <b>matter</b> 4:9 31:17 <b>mayor</b> 26:2 <b>mean</b> 12:10 <b>measures</b> 19:9 19:13 <b>meet</b> 19:24 27:21,24 <b>meeting</b> 3:2,2 13:9 31:20,22 32:4,15 <b>meets</b> 14:6 20:7 27:12 <b>member</b> 29:8 <b>members</b> 1:15 12:2 25:4</p>	<p><b>michigan</b> 10:21 <b>mind</b> 19:22 26:10 <b>minimum</b> 27:12,22,24 <b>minors</b> 16:13 <b>minutes</b> 3:21 <b>missing</b> 14:3 <b>mitchell</b> 24:15 <b>mix</b> 13:19 14:20 <b>monday</b> 10:9 <b>morals</b> 18:23 <b>moran</b> 1:17 3:12,13 24:8 <b>move</b> 5:18 <b>multiple</b> 6:4 13:16 <b>murphy</b> 1:18 3:10,11</p>	<p>8:22,24 14:16 15:14,22 <b>neighboring</b> 4:11 15:19 <b>never</b> 11:9 13:1 13:7 16:10 <b>new</b> 20:19 32:13 <b>nice</b> 20:1 <b>night</b> 31:21 <b>nine</b> 4:8 <b>non</b> 14:17 <b>north</b> 1:11 6:22 8:11,12,21 9:9 27:4,14 <b>northeast</b> 6:19 8:12 23:10 <b>northern</b> 23:5 <b>northwest</b> 5:20 5:21 6:19 <b>notary</b> 1:13 5:2 25:10 <b>notion</b> 21:13 <b>number</b> 11:5 18:10 <b>numbers</b> 30:18 <b>nursery</b> 4:4 6:12 7:22 20:12 28:2</p>	<p><b>object</b> 12:4 26:5,20,23 31:5 <b>objection</b> 19:21 19:22 29:2,2 <b>obviously</b> 8:8 13:8 18:12 20:4 <b>occupied</b> 20:19 <b>occupies</b> 20:22 <b>occur</b> 17:17,19 <b>occurring</b> 18:8 <b>offered</b> 3:21 <b>oh</b> 9:23 <b>ohio</b> 10:21 <b>okay</b> 11:19 12:22 21:11 23:7,12 29:5 <b>old</b> 5:24 6:20 10:4,5 23:18 32:13 <b>op</b> 7:13 <b>open</b> 10:8 14:18 16:16 <b>operating</b> 10:20 <b>operations</b> 16:15 23:14 <b>operator</b> 11:12 <b>opinions</b> 30:2 <b>order</b> 3:2 30:14 <b>ordinance</b> 9:16 14:7 17:8 20:8 21:14 23:23,23</p>
	<p style="text-align: center;"><b>n</b></p> <p><b>n</b> 25:16 <b>name</b> 21:3 25:12,12,16 <b>name's</b> 21:4 <b>narrative</b> 5:10 14:8 <b>nearby</b> 17:18 <b>need</b> 11:7 19:23 31:18 <b>negative</b> 19:2,5 <b>neighborhood</b> 6:13,16 8:19</p>	<p style="text-align: center;"><b>o</b></p> <p><b>o</b> 25:16,16 <b>oath</b> 4:24 25:8</p>	

<p>27:22  <b>organization</b>                  1:4 4:3 6:11  <b>outside</b> 24:18  <b>own</b> 13:11 20:2                  23:19 31:3  <b>owned</b> 8:2                  12:16,18  <b>owner</b> 5:19                  10:12 11:12,16                  11:21  <b>ownership</b> 5:7                  30:15,15 31:1                  31:10  <b>owns</b> 31:4</p>	<p><b>particular</b>                  14:11 15:5                  18:19  <b>particularly</b>                  13:11  <b>partner</b> 12:19                  12:20  <b>pass</b> 28:24 29:3  <b>paul</b> 1:23  <b>payments</b>                  30:21  <b>peculiarities</b>                  24:4  <b>people</b> 12:17                  19:18 24:19                  32:9  <b>permitted</b> 6:10                  15:17 17:9                  23:24  <b>person</b> 3:17  <b>personnel</b> 18:4  <b>petition</b> 4:11                  26:5,22  <b>petitioner</b>                  11:19,20 28:12  <b>petitioner's</b> 2:5                  5:12  <b>photographs</b>                  5:9 13:21  <b>pieces</b> 7:20  <b>place</b> 21:10                  33:14  <b>plan</b> 5:5 15:16                  20:17</p>	<p><b>please</b> 25:11  <b>pockets</b> 28:18  <b>point</b> 12:14                  21:15,16 22:5                  22:24 27:3                  30:22 31:8  <b>pointed</b> 23:22  <b>possible</b> 32:10  <b>pot</b> 9:24  <b>potential</b> 18:11  <b>power</b> 9:10  <b>practical</b> 14:10  <b>pre</b> 4:4 6:12                  20:12  <b>premises</b> 16:20  <b>preschool</b> 4:5                  7:14,23 8:2                  20:13 28:2  <b>preschools</b> 6:12                  7:9 8:23 9:20                  14:16 16:4  <b>present</b> 1:15,21  <b>presented</b> 30:8                  30:14  <b>presumably</b>                  5:6  <b>presume</b> 30:14  <b>presumed</b>                  15:18  <b>pretty</b> 19:4  <b>primarily</b>                  26:23  <b>primary</b> 4:5                  20:13 28:2</p>	<p><b>private</b> 4:4                  20:12 28:2  <b>privately</b> 11:2  <b>pro</b> 30:2  <b>probably</b> 15:7  <b>problem</b> 12:24                  15:8  <b>problems</b> 7:24  <b>proceed</b> 30:16  <b>proceedings</b>                  1:8 32:17                  33:10  <b>products</b> 16:14                  24:19  <b>project</b> 6:1                  9:13 20:6  <b>promise</b> 16:10  <b>proof</b> 31:1  <b>properties</b> 9:4                  9:10,17 14:24                  17:21 27:17  <b>property</b> 4:7                  7:18,18,20,23                  8:2,4,12,13,17                  9:5 13:15,18                  14:15 15:24,24                  17:13,14 18:12                  19:16 21:5                  27:5,6,8,15,19                  28:13 31:4  <b>proposal</b> 27:20  <b>proposed</b> 8:18                  9:13 10:12                  14:5 15:17</p>
<b>p</b>			
<p><b>p.m.</b> 1:7  <b>package</b> 30:10  <b>packet</b> 5:3  <b>page</b> 1:1,9 33:2                  33:7  <b>parcel</b> 8:3                  21:16,17 22:6                  23:1,5 27:11  <b>parcels</b> 24:5                  25:14  <b>park</b> 7:21 9:4                  9:12 23:6  <b>parlor</b> 14:1  <b>part</b> 23:4,5                  26:19 27:2                  30:9 31:6,9,10</p>			

<p>17:1,2 20:18 26:24 28:9 <b>protection</b> 18:17 <b>protest</b> 4:16 <b>prove</b> 5:7 30:14 <b>provide</b> 31:1 <b>providing</b> 12:24 <b>pts</b> 1:4 3:24 10:15,17 12:6 <b>public</b> 1:13 3:20,23 4:4 15:15,22 17:23 18:16,22 19:3 19:10,11,17 20:12 28:1,14 33:11 <b>publish</b> 11:12 <b>published</b> 4:9 <b>pull</b> 31:5 <b>purpose</b> 15:13 <b>put</b> 24:20</p>	<p><b>quickly</b> 5:18 14:9 <b>quite</b> 8:16</p>	<p><b>recusal</b> 13:4,12 <b>reference</b> 23:3 <b>reflect</b> 3:16</p>	<p><b>requires</b> 27:22 <b>rescue</b> 18:17 <b>residential</b> 8:11</p>
<p><b>q</b></p>	<p><b>r</b></p>	<p><b>region</b> 14:24 15:3,4,5</p>	<p>14:17 20:3 27:7,10,14,23 29:16,19</p>
<p><b>qualified</b> 1:13 33:4 <b>quarty</b> 24:21 <b>question</b> 24:3 29:8 <b>questions</b> 4:23 20:16 23:13 24:7 25:6</p>	<p><b>r</b> 7:12 25:17 <b>rahman</b> 1:20 3:6,7 <b>rather</b> 11:12 <b>rawdah</b> 7:12 8:16 23:9 <b>ready</b> 32:14 <b>real</b> 24:2 <b>really</b> 7:9,9 8:1 8:18,23 9:13 9:14 16:22 <b>reasonable</b> 19:14 <b>reasons</b> 26:21 26:23 <b>received</b> 4:13 31:1 <b>recognize</b> 4:17 <b>recommend</b> 28:11 <b>recommenda...</b> 13:9 31:20,22 32:4 <b>record</b> 3:16 5:15 21:3 23:18 24:14 30:20,22 31:7 31:11,18</p>	<p><b>regular</b> 18:8 <b>regulated</b> 19:1 <b>regulation</b> 15:11 <b>regulations</b> 14:13 19:12,13 <b>relation</b> 25:13 <b>relatively</b> 7:20 <b>relief</b> 11:22,22 18:17 24:3 <b>remember</b> 7:1 7:12 <b>report</b> 33:13 <b>reported</b> 33:9 <b>reporter</b> 33:21 <b>represent</b> 25:24 26:2,16 <b>request</b> 4:1 26:21 27:11 28:20,21 33:6 <b>requested</b> 20:10 30:24 <b>requesting</b> 6:8 <b>required</b> 19:8 20:10 30:24 <b>requirement</b> 20:3,11 28:1 <b>requirements</b> 13:5,12 27:12</p>	<p><b>resolution</b> 29:1 29:4 <b>resolved</b> 30:17 <b>respectfully</b> 28:20 <b>respective</b> 24:5 <b>respond</b> 29:11 <b>responded</b> 26:22 <b>response</b> 29:9 29:14 <b>restaurant</b> 6:6 6:6,7 27:16 <b>restaurants</b> 14:1 18:2 <b>retail</b> 6:3 24:13 24:16 27:16 <b>retained</b> 10:14 <b>right</b> 11:24 12:12 25:2,21 26:18 31:16 <b>risks</b> 18:14 <b>road</b> 1:12 5:24 <b>roadways</b> 17:3 <b>robert</b> 1:16 <b>rohlwing</b> 5:24 <b>roll</b> 3:5</p>

<b>room</b> 31:23 <b>route</b> 5:22,23 8:7 <b>run</b> 10:16 <b>runs</b> 7:22 11:22	<b>s</b>	<b>seeked</b> 27:13 28:4 <b>seeks</b> 28:12 <b>seems</b> 21:14,17 <b>sense</b> 15:1 <b>separated</b> 9:5 9:17 14:17 <b>september</b> 31:20 32:1,3 <b>set</b> 14:7 33:15 <b>seven</b> 18:15 <b>shareholders</b> 11:5,8 12:5 13:1 <b>shop</b> 14:1 21:1 22:6 <b>shopping</b> 21:17 <b>shops</b> 18:7 <b>short</b> 3:17 <b>shorthand</b> 33:9 33:21 <b>show</b> 20:18 <b>shown</b> 17:8 30:4 <b>shows</b> 13:21 <b>shut</b> 24:21 <b>side</b> 6:14 <b>sidewalks</b> 16:7 <b>signature</b> 33:20 <b>site</b> 5:5,9 20:17 <b>sites</b> 28:12 <b>situation</b> 9:1,16 <b>six</b> 10:23 18:10	<b>size</b> 24:5 <b>smoke</b> 24:10 <b>smoking</b> 9:24 <b>social</b> 15:7 <b>somewhat</b> 21:19 <b>son</b> 10:4,5 <b>sort</b> 22:23 <b>south</b> 6:5 7:2,2 8:9,22 27:18 28:17 <b>southeast</b> 6:23 <b>southern</b> 22:3 23:4 27:2 <b>southwest</b> 7:4 27:18 28:17 <b>spa</b> 13:24 <b>space</b> 14:18 <b>speak</b> 26:8,13 <b>special</b> 14:14 20:8 30:4 <b>spell</b> 10:13 25:12 <b>split</b> 8:21 <b>spot</b> 21:23 <b>ss</b> 33:1 <b>stand</b> 4:23 <b>standard</b> 15:19 16:21 <b>standards</b> 14:6 20:7 <b>standpoint</b> 18:4,5	<b>stapled</b> 24:21 <b>start</b> 9:4 <b>state</b> 1:14 5:22 5:23 19:8,12 25:11 33:1,5 <b>stated</b> 26:4,21 <b>statement</b> 29:12 <b>states</b> 10:21,23 <b>station</b> 6:20,24 7:1 9:7 14:19 <b>statute</b> 16:17 <b>step</b> 26:8 <b>steps</b> 19:14 <b>store</b> 16:14 <b>stormwater</b> 18:14 <b>street</b> 5:22 8:14 8:21 9:6,12,21 16:11 27:3,19 <b>streets</b> 17:23 <b>strict</b> 14:12 16:11 <b>strictly</b> 24:16 <b>strip</b> 5:19,21 6:3,3,18 7:3,4,6 13:21 14:20 17:7 <b>structure</b> 27:23 <b>sub</b> 11:13 <b>subject</b> 13:15 13:18 14:15 17:13,13 19:16 27:5,6,15,19
--	----------	--	--	--

<p>33:8  <b>submit</b> 32:9  <b>suitable</b> 14:23  <b>sum</b> 20:6  <b>summary</b> 29:12  <b>sunday</b> 10:10  <b>supply</b> 16:19  <b>sure</b> 17:17  25:15 26:10  30:1  <b>surface</b> 18:13  <b>surrounding</b>  17:21  <b>surveillance</b>  19:9  <b>survey</b> 5:5  <b>sworn</b> 4:19  25:7</p>	<p><b>taxes</b> 30:18  <b>teenagers</b> 10:1  <b>tell</b> 25:12  <b>telling</b> 12:5  <b>tenant</b> 10:13  <b>tension</b> 9:11  <b>tenths</b> 4:8  <b>terms</b> 33:8  <b>testify</b> 4:22  30:9  <b>testimony</b> 1:8  32:6,18 33:10  33:13  <b>thank</b> 5:16 25:2  25:22 28:19,22  29:5 30:5  31:14 32:11  <b>thanks</b> 21:11  <b>thing</b> 9:23 13:3  <b>things</b> 23:15  <b>think</b> 6:20,24  7:5,18 8:19  12:2,24 14:13  23:3 24:1  29:13 30:4  31:9,17  <b>thinks</b> 28:14  <b>third</b> 16:18  <b>time</b> 4:20 28:19  30:6 33:14  <b>times</b> 10:7  17:16  <b>today</b> 20:5</p>	<p><b>tomorrow</b> 9:24  <b>tonight</b> 12:21  28:4  <b>total</b> 10:22  <b>township</b> 4:13  <b>traffic</b> 17:23  18:1  <b>trafficked</b> 8:10  <b>transcript</b>  33:12  <b>traverse</b> 16:9  <b>true</b> 33:12  <b>try</b> 5:17  <b>two</b> 6:12 7:8,11  9:3 12:2,21  17:3 24:5 25:4  <b>type</b> 17:5  <b>types</b> 15:21</p>	<p><b>units</b> 20:23  <b>usage</b> 28:9  <b>use</b> 1:4 4:2 6:10  6:10 8:1,5,5,18  9:12,13 15:17  15:17 16:1  17:1,5 18:1,3  19:15 23:16,24  24:9 26:24  <b>used</b> 21:9  <b>users</b> 13:16,19  13:22 14:4  <b>uses</b> 6:4 9:18  9:18 14:17,20  15:20,21 17:7  17:9 18:6,6,8  <b>usual</b> 33:8</p>
<b>t</b>		<b>u</b>	<b>v</b>
<p><b>t</b> 2:1  <b>take</b> 3:23  <b>taken</b> 1:9,10  19:14 32:18  33:10,14  <b>takeout</b> 13:24  14:2 18:2  <b>takeouts</b> 18:7  <b>talk</b> 6:4 10:11  <b>talking</b> 6:18  <b>tattoo</b> 14:1  <b>tax</b> 5:6 15:11  30:8,18,21</p>		<p><b>u</b> 6:21 25:16,17  <b>uh</b> 30:11  <b>under</b> 15:17  20:8 30:24  <b>understand</b>  13:13 30:22  <b>unduly</b> 17:22  <b>unincorporated</b>  6:7 27:7 28:13  28:18  <b>unit</b> 20:18,22  21:6,7,9 22:23  22:23,24</p>	<p><b>vacant</b> 20:23  21:8  <b>value</b> 16:24  17:12,21  <b>variance</b> 15:9  19:24  <b>variances</b>  27:13  <b>variation</b> 1:3  4:1 6:9 14:5  20:7,10 23:13  28:4 30:5  <b>various</b> 4:12  <b>verification</b>  16:12</p>

<p><b>veritext</b> 33:9  <b>verizon</b> 7:5  <b>versus</b> 8:21  <b>vertically</b> 10:17  <b>vicinity</b> 17:1,14  <b>view</b> 25:24  <b>views</b> 23:19,20                  23:21  <b>village</b> 4:15                  19:24 25:19                  26:1,2,3,16                  27:9,17,21                  28:10,14,15</p>	<p><b>wheaton</b> 1:12  <b>wish</b> 12:23  <b>withdraw</b>                  30:13 31:12  <b>witnesses</b> 4:18  <b>world</b> 5:24</p>
	<b>x</b>
	<b>x</b> 2:1
	<b>y</b>
	<p><b>y</b> 24:15  <b>yeah</b> 12:15                  22:10,18  <b>year</b> 10:4,5  <b>years</b> 16:9  <b>young</b> 10:5</p>
<b>w</b>	<b>z</b>
<p><b>w</b> 7:12 10:14  <b>walk</b> 16:4  <b>walked</b> 16:10  <b>walking</b> 9:21                  16:5,8,12  <b>walmart</b> 7:7  <b>want</b> 9:24                  23:17 29:11                  30:19,19 32:9  <b>way</b> 6:15 14:12                  16:7 22:2                  23:21 24:22  <b>we've</b> 19:6 30:4  <b>website</b> 7:14  <b>welfare</b> 15:15                  15:22 18:23                  19:10,18  <b>west</b> 6:22 8:9</p>	<p><b>z25-052</b> 1:4                  3:24  <b>zain</b> 1:20  <b>zoning</b> 1:2,9,22                  1:23 3:3 11:22                  11:22 14:7                  17:8 25:23                  26:5 27:21                  29:16 33:7  <b>zoom</b> 1:22 3:19</p>