BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

March recommendation meeting. ) Z16-032 Wolf
) Z18-001 Rutledge
) Z18-002 Bertsche
) Z18-003 Tempco

March 1, 2018
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 N. 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. BARRY KETTER, Acting Chairman.
MR. MICHAEL LOFTUS, Commissioner.
MR. THOMAS LAZ, Commissioner.
MR. JOHN HAKIM, Commissioner.
MR. DENNIS MORAN, Commissioner.
MR. JACK MURPHY, Commissioner.

ALSO PRESENT:
MR. PAUL HOSS, Zoning & Planning Supervisor.

ACTING CHAIRMAN KETTER: We will call the March 1st
meeting to order. There were no minutes. We have four
cases up for voting. You guys, are you here on a case?

COMMISSIONER LOFTUS: I thought that the case was
made very clearly. The property has had some work that
needed to be done on it. They really covered all the bases.
They seem amenable to everything, and there were handicaps
within the property that kept them from being able to do
everything they wanted. I think it's the best use they
could get out of the property, so that's why I'm going to be
voting to support it.

ACTING CHAIRMAN KETTER: The only other comment I'd
make is the record reflects they met the requirements to
prove up a variance, and as such --

COMMISSIONER LOFTUS: That's correct.

ACTING CHAIRMAN KETTER: I would then call for the
vote.

MR. HOSS: Mr. Murphy?

MR. HOSS: Mr. Moran?

MR. HOSS: Mr. Loftus?

MR. HOSS: Mr. Hakim?

MR. HOSS: Mr. Laz?

MR. HOSS: Mr. Ketter?

ACTING CHAIRMAN KETTER: Aye.

MR. HOSS: It passes by a vote of
six for and none against. It will move on to the
Development Committee.

I would next call Z18-003, the Tempco
matter.

COMMISSIONER MORAN: Mr. Chairman, for the record, I
was absent Thursday the 22nd, but I have reviewed the case
and I am prepared to vote.

ACTING CHAIRMAN KETTER: Okay.

COMMISSIONER LOFTUS: I will make the same comment as
well. I conflicted that evening and couldn't be here, so
I've caught up with that all day reading and I think I'm
ready to say I'm caught up.

ACTING CHAIRMAN KETTER: Okay. The only thing that
should be noted, and it was discussed at the last meeting,
we are putting a condition on that if this particular
property should ever cease to be a parking lot, it would
revert back. Pretty much everything else was there. The
presentation was made, they met the requirements for
conditional use for a change from R-4 to O-Office, and they
met the requirements for a variation, but we are putting a
condition on it because it encompasses a conditional use.

Having said that, I would look for a
COMMISSIONER LAZ: I have to say when I initially looked at the petition, I thought it just didn't hit me well, but the presentation that was here, the fact that on the opposite side of the street it's office and all, your facility is just to the north of it. Your adjacent neighbor, to the south and to the west did not object. The manner in which you want to use the property, I know there was discussion about, well, why don't you just move the lines in and then you wouldn't be here at all, but then for all intents and purposes, it wouldn't serve much as a parking lot. So I would echo Mr. Ketter's sentiments that I think the presentation shows you are entitled to the relief, and that's why I'm voting in favor of it.

ACTING CHAIRMAN KETTER: And I would just, for the record, I think based on those comments, the only other thing that made it easier for us was they were an established entity in this area and there are no complaints, and they've run their business in a manner that's acceptable to us, as well as to the community in general at least.

COMMISSIONER LAZ: There it is.
MR. HOSS: Mr. Laz?
COMMISSIONER LAZ: Aye.
MR. HOSS: Mr. Murphy?
COMMISSIONER MURPHY: Aye.
MR. HOSS: Mr. Moran?
COMMISSIONER MORAN: Aye.
MR. HOSS: Mr. Hakim?
COMMISSIONER HAKIM: Aye.
MR. HOSS: Mr. Loftus?
COMMISSIONER LOFTUS: Aye.
MR. HOSS: And Mr. Ketter?
ACTING CHAIRMAN KETTER: Aye. It passes by a vote of six for and none against. It will go to the Development Committee. Good luck.

Then we will call Z18-001, the Rutledge motion from the Board.

COMMISSIONER LAZ: Motion to approve.
COMMISSIONER MURPHY: Second.

ACTING CHAIRMAN KETTER: It's been moved and seconded. Any discussion?
COMMISSIONER LAZ: I have to say when I initially looked at the petition, I thought it just didn't hit me well, but the presentation that was here, the fact that on the opposite side of the street it's office and all, your facility is just to the north of it. Your adjacent neighbor, to the south and to the west did not object. The manner in which you want to use the property, I know there was discussion about, well, why don't you just move the lines in and then you wouldn't be here at all, but then for all intents and purposes, it wouldn't serve much as a parking lot. So I would echo Mr. Ketter's sentiments that I think the presentation shows you are entitled to the relief, and that's why I'm voting in favor of it.

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COMMISSIONER LAZ: There it is.
MR. HOSS: Mr. Laz?
COMMISSIONER LAZ: Aye.
MR. HOSS: Mr. Murphy?
COMMISSIONER MURPHY: Aye.
MR. HOSS: Mr. Moran?
COMMISSIONER MORAN: Aye.
MR. HOSS: Mr. Hakim?
COMMISSIONER HAKIM: Aye.
MR. HOSS: Mr. Loftus?
COMMISSIONER LOFTUS: Aye.
MR. HOSS: And Mr. Ketter?

ACTING CHAIRMAN KETTER: Aye. It passes by a vote of six for and none against. It will go to the Development Committee. Good luck.

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COMMISSIONER LAZ: There it is.
MR. HOSS: Mr. Laz?
COMMISSIONER LAZ: Aye.
MR. HOSS: Mr. Murphy?
COMMISSIONER MURPHY: Aye.
MR. HOSS: Mr. Moran?
COMMISSIONER MORAN: Aye.
MR. HOSS: Mr. Hakim?
COMMISSIONER HAKIM: Aye.
MR. HOSS: Mr. Loftus?
COMMISSIONER LOFTUS: Aye.
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Recommendation Meeting  
March 1, 2018

1  MR. HOSS: Mr. Moran?
2  COMMISSIONER MORAN: Aye.
3  MR. HOSS: Mr. Murphy?
4  COMMISSIONER MURPHY: Aye.
5  MR. HOSS: Mr. Laz?
6  COMMISSIONER LAZ: Aye.
7  MR. HOSS: Mr. Hakim?
8  COMMISSIONER HAKIM: Aye.
9  MR. HOSS: Mr. Ketter?
10  ACTING CHAIRMAN KETTER: Aye. Passes by a vote of six for and none against and moves on to the Development Committee.

We will now move on to the third case, Z18-002, a variation to allow a detached accessory building, a hobby room, to be located in front of the front wall of the principal building. I'd entertain a motion from the Board.

COMMISSIONER MURPHY: I so move, subject to the following conditions.

ACTING CHAIRMAN KETTER: It's been moved. Do we have a second?

COMMISSIONER LOFTUS: I'll second it.

ACTING CHAIRMAN KETTER: It's been moved and seconded. I think it was a pretty solid presentation, covered all the bases.

COMMISSIONER LOFTUS: I think so, too. As they -- when I had kids around, I liked getting the family together. And this is a step, that he can do this, if they could afford to do this and want to do it, I say more power to them. They're not infringing on neighbors, because the neighbors apparently are or going to be family, and it seems like a good use for the property if that's what they want to do, so I'm not going to stand in the way.

COMMISSIONER MURPHY: And not only that, there's three other homes out there that have garages in front of their houses along there. There are four-car garages which amounts to they have seven- and eight-car garages on the houses.

ACTING CHAIRMAN KETTER: I think this is a very secluded area. There's almost three acres, and I think there's -- down in the future this is going to end up being forest preserve property anyways. When they finally pass on, it goes to the forest preserve. Hopefully they'll do something with it.

Having said that, let's take a vote.

MR. HOSS: Mr. Murphy?

COMMISSIONER MURPHY: Aye.

MR. HOSS: Mr. Loftus?

COMMISSIONER LOFTUS: Aye.

MR. HOSS: Mr. Moran?

COMMISSIONER MORAN: Aye.

MR. HOSS: Mr. Laz?

COMMISSIONER LAZ: Aye.

MR. HOSS: Mr. Hakim?

COMMISSIONER HAKIM: Aye.

MR. HOSS: And Mr. Ketter?

ACTING CHAIRMAN KETTER: Aye.

Nothing further. No old business, no new business, we stand adjourned.

(Which were all the proceedings had and testimony taken in the above-entitled cause.)

STATE OF ILLINOIS )
) SS.
COUNTY OF DU PAGE )

I, LINDA M. CIOSEK, C.S.R. No. 084-2892 Notary Public duly qualified and commissioned for the State of Illinois, County of DuPage, do hereby certify that at the request of the DU PAGE COUNTY ZONING BOARD OF APPEALS, subject to the usual terms and conditions of County Court Reporters, Inc, reported in shorthand the proceedings had and testimony taken at the public hearing of the above-entitled cause, and that the foregoing transcript is a true, correct and complete report of the testimony so taken at the time and place hereinabove set forth.

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