

**In the Matter Of:**  
**HAYMARKET DuPAGE LLC**

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**PLAN COMMISSION MEETING**

*July 14, 2021*

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1 PRESENT:

2 MR. BRENDAN DALY, Chairman;

3 MR. FRANK CARELLO, Commissioner;

4 MS. LORI DRUMMOND, Commissioner;

5 MR. JEFFREY HOLMES, Commissioner;

6 MS. KRISTA RAY, Commissioner;

7 MR. ANTHONY RUSSO, Commissioner.

8 ALSO PRESENT:

9 MS. YORDANA WYSOCKI, Village Attorney;

10 MR. MO KHAN, Village Planner;

11 HERVAS, CONDON & BERSANI, P.C., by

12 MR. CHARLES E. HERVAS

13 333 Pierce Road, Suite 195

Itasca, Illinois 60143

14 (630) 773-4774

chervas@hcbattorneys.com

Appeared on behalf of City of Itasca;

15 DASPIN & AUMENT, LLP, by

16 MS. BRIDGET M. O'KEEFE

300 South Wacker Drive, Suite 2200

Chicago, Illinois 60606

17 (312) 258-3795

bokeefe@daspinaument.com and

18 BOND, DICKSON & CONWAY, by

19 MS. MARY E. DICKSON

400 South Knoll Street, Unit C

20 Wheaton, Illinois 60187

(630) 681-1000

21 marydickson@bond-dickson.com

Appeared on behalf of Haymarket DuPage LLC;

1 ALSO PRESENT: (Cont'd.)

2 FRANCZEK, P.C., by  
3 MS. JENNIFER SMITH  
4 300 South Wacker Drive, Suite 3400  
5 Chicago, Illinois 60606  
6 (312) 786-6589  
7 jas@franczek.com

8 Appeared on behalf of Itasca School District;

9 JOHNSON & BELL, LTD., by  
10 MR. STEPHEN P. ELLENBECKER  
11 33 West Monroe Street, Suite 2700  
12 Chicago, Illinois 60603  
13 (312) 984-0221  
14 ellenbeckers@jbltd.com

15 Appeared on behalf of 865 West Irving Park  
16 Road, LLC;

17 OTTOSEN, DiNOLFO, HASENBLAG & CASTALDO, LTD., by  
18 MR. STEPHEN H. DI NOLFO  
19 1804 North Naper Boulevard, Suite 350  
20 Naperville, Illinois 60563  
21 (630) 682-0085  
22 sdinolfo@ottosenlaw.com

23 Appeared on behalf of Itasca Fire Protection  
24 District.

DR. DAN LUSTIG,  
MS. KAREN L. KISSEL,  
CHIEF JAMES BURKE, and  
SUPERINTENDENT CRAIG BENES.

WITNESSES PRESENT FOR PUBLIC QUESTIONS:

MR. AARON GRUEN, GRUEN, GRUEN & ASSOCIATES;  
MS. SARAH KETCHUM, HKA GLOBAL, INC.;  
MR. LUAY ABOONA, KLOA, INC.;  
MR. GEORGE KISIEL; OKRENT, KISIEL ASSOCIATES, INC.;  
MR. KENNETH POLACH; POLACH APPRAISAL GROUP, INC.

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1 CHAIRMAN DALY: Okay. At this time I would  
2 like to welcome everyone this evening. It is  
3 Wednesday, July 14th.

4 The case before the Plan Commission  
5 is PC #19-014 continued from June 30th. The  
6 petitioner and owner is Haymarket DuPage, LLC. The  
7 location is 860 West Irving Park Road.

8 Opening comments are as follows: On  
9 the Village's website is a step-by-step guide for the  
10 public hearing. We are now at step 7. This is the  
11 public questions phase. I would like to reiterate,  
12 public questions. Public comment will come in the  
13 next step.

14 Public questions have been reserved  
15 for four nights with each night covering different  
16 experts and witnesses. This evening we have five  
17 experts and witnesses in attendance. Your questions  
18 this evening are to be focused on these five  
19 individuals.

20 They are: Mr. Aaron Gruen of Gruen  
21 Gruen & Associates; Ms. Sarah Ketchum of HKA Global,  
22 Inc.; Mr. Luay Aboona of KLOA -- KLOA, Inc. ;  
23 Mr. George Kisiel of Okrent, Kisiel Associates, Inc. ;  
24 and Mr. Kenneth Polach from Polach Appraisal Group,

1 Inc.

2 July 28th the two witnesses will be  
3 Mr. Craig Benes and Dr. Dan Lustig. Okay, so that's  
4 two weeks from tonight, because next week is our  
5 regular Plan Commission meeting.

6 August 4th will be Chief Jim Burke,  
7 Mr. James Dominik, and Mr. Bruce Moeller.

8 And, finally, on August 11th the  
9 witness will be Director Bob O'Connor.

10 If you have not previously signed up  
11 to ask a question for tonight on the Village's  
12 website, you may do so at the signup table in the  
13 center aisle. Thank you.

14 Please understand that public  
15 comment is not until step 8 of the step-by-step  
16 guide. Public comment will occur after public  
17 questions in August 2021. Tonight we will only  
18 address questions for tonight's panel of experts.

19 Please address your questions to me,  
20 the Chair, and I will ask the appropriate expert to  
21 respond.

22 At this time I would like to invite  
23 Village counsel, Mr. Charles Hervas, for his opening  
24 comments.

1 MR. HERVAS: Thank you, Mr. Chairman.

2 Again, my name is Chuck Hervas, and  
3 I am the attorney advising the Plan Commission in  
4 this matter.

5 As a reminder, this is a legal  
6 proceeding with legal significance. A court reporter  
7 is swearing in witnesses and is transcribing the  
8 testimony. This is not a trial, but we are  
9 developing a record of proceedings before the Plan  
10 Commission. This is a legal public hearing on a  
11 pending zoning petition.

12 My job is to protect the rights of  
13 the petitioner, any objectors, and the public.

14 The Plan Commission will make  
15 findings and a recommendation to the Village Board.  
16 Please understand that the Plan Commission is a  
17 recommending body. The Village Board will make the  
18 final decision on the Haymarket zoning petition.

19 Although the Plan Commission  
20 meetings will still be live-streamed through YouTube,  
21 we are back to meeting in person. In-person meetings  
22 will continue through the remainder of the hearing.

23 The procedures used by the Plan  
24 Commission for large hearings during the pandemic are

1 available on the Village's website, and these  
2 procedures have now been updated at tonight's  
3 meeting.

4 Also, the website has a lot of  
5 information, including a comprehensive step-by-step  
6 guide about the hearing.

7 We are doing the best we can to have  
8 an orderly process that allows for both public  
9 questions and public comment, and I ask that everyone  
10 please abide by the ground rules of the Commission.

11 Thank you, Mr. Chairman.

12 CHAIRMAN DALY: Thank you, Mr. Hervas.

13 The business before the Commission  
14 this evening is the public hearing on case  
15 No. PC #19-014. The request is for a petition for a  
16 planned development by special use with exceptions  
17 and Class I Site approval all in order to permit a  
18 mixed-use residential and healthcare facility and  
19 other accessory uses in the B-2 Community Business  
20 District located at 860 W. Irving Park Road.

21 At this time, I will now entertain a  
22 motion to open this continued public hearing.

23 COMMISSIONER HOLMES: So moved, Chairman.

24 COMMISSIONER CARELLO: Second.

1 CHAIRMAN DALY: There is a motion and a  
2 second.

3 Will the secretary please call the  
4 vote.

5 MR. KHAN: Commissioner Carello.

6 COMMISSIONER CARELLO: For.

7 MR. KHAN: Commissioner Drummond.

8 COMMISSIONER DRUMMOND: For.

9 MR. KHAN: Commissioner Holmes.

10 COMMISSIONER HOLMES: For.

11 MR. KHAN: Commissioner Ray.

12 COMMISSIONER RAY: For.

13 MR. KHAN: Commissioner Russo.

14 COMMISSIONER RUSSO: For.

15 MR. KHAN: Chairman Daly.

16 CHAIRMAN DALY: For.

17 The motion carries, and this public  
18 hearing is now open.

19 Does anyone have any questions? If  
20 so, please come to the signup sheet.

21 MR. HERVAS: I think we are going to start  
22 with attorney comment.

23 I'm sorry. Actually, there is an  
24 attorney matter to handle before the first question,

1 and so I apologize.

2 I'm going to -- Ms. O'Keefe, you  
3 wanted to address the Commission?

4 MS. O'KEEFE: Yes. Thank you, Mr. Hervas.

5 CHAIRMAN DALY: Your microphone's not on.

6 MR. KHAN: It's on now. We have to turn it on  
7 individually.

8 MS. O'KEEFE: Okay. Thank you. Thank you  
9 Mr. Hervas.

10 Before we get started, on behalf of  
11 Haymarket DuPage LLC, I am making an objection for  
12 the record concerning the Village attorney's  
13 interpretation of the large hearing procedures which  
14 have been approved by the Itasca Plan Commission.

15 Now Section IX of the procedures  
16 govern questions from the public and provide that  
17 members of the public have the right to question the  
18 petitioner and interested parties during the public  
19 hearing.

20 As we move forward with the public  
21 question portion of the Haymarket hearings, we note  
22 that representatives of the school district, the fire  
23 district, and the Village of Itasca, all of whom are  
24 interested parties, have been scheduled to

1 participate in the public hearing.

2 The following interested parties  
3 have not yet been scheduled for participation as  
4 required by the procedures:

5 First, the owners of properties  
6 located at 260 North Oak Street, 308 West Center and  
7 943 Willow for which public records indicate that the  
8 owner to be attorney Stephen Ellenbecker or a family  
9 member of Mr. Ellenbecker; the owner of the property  
10 located at 107 West George, which records indicate is  
11 owned by a Mr. James Diestel; the owner of the  
12 property located at 505 Catalpa, which records  
13 indicate is owned by Mr. Dustin Sneath; 865 West  
14 Irving Park Road LLC; 960 Maplewood LLC; and the  
15 Concerned Citizens of Itasca.

16 The clear language of the procedures  
17 provides that the interested parties be presented for  
18 public questioning before the Itasca Plan Commission.  
19 These groups have had the opportunity to question the  
20 reputation of Haymarket, raise safety, EMS, fire,  
21 police concerns, question the size of the facility,  
22 argue about the site's proximity to homes and that's  
23 problematic, cross-examine each witness represented  
24 and present their own witness. Their participation

1 in the public hearing was previously agreed to by all  
2 parties and is necessary to ensure a fair hearing and  
3 the protection of all parties' due process rights.

4 We have brought our request to the  
5 Village attorney that a time be scheduled so that  
6 these interested parties can be subject to public  
7 questions. Mr. Hervas has denied the request.  
8 Additionally, Mr. Ellenbecker, who is both an  
9 interested party and represents the interested  
10 parties, has objected to this request.

11 We object to this decision and ask  
12 for a ruling from the Chairman of the Plan Commission  
13 on this issue before we proceed further.

14 MR. HERVAS: Thank you, Ms. O'Keefe.

15 Just so that the public understands  
16 the general nature, this is a procedural matter in  
17 which an objection is being lodged with respect to  
18 people who have been recognized as interested parties  
19 are not required to be actually present to answer any  
20 public questions. That's the nature of the  
21 objection.

22 MS. O'KEEFE: Uh-huh.

23 MR. HERVAS: Have I fairly stated that?

24 And at this time, I would ask if any

1 of the attorneys have any response or something they  
2 want to put on the record with respect to the  
3 objection?

4 MR. ELLENBECKER: Are we live now?

5 MR. KHAN: I believe you are.

6 MR. ELLENBECKER: Steve Ellenbecker directly  
7 responding to Ms. O'Keefe's objection and statement  
8 to the Plan Commission.

9 Most of the parties she just  
10 identified do not qualify as interested parties as  
11 defined in the rules of the hearing process that she  
12 is invoking.

13 960 Maplewood LLC does, as does  
14 865 West Irving Park Road, which because of the  
15 change in ownership is FFV LLC. Those two are  
16 interested persons.

17 They did not testify. Neither one  
18 of those parties testified. Therefore, they are not  
19 akin or similar to the other witnesses that are being  
20 presented for public questioning. The rules do not  
21 provide for it.

22 To the extent that there is a  
23 question for 960 Maplewood LLC or FFV LLC, I can  
24 answer as their representative. And to the extent I

1 cannot, I will get the information and then respond  
2 to the Commission or to the person who might have the  
3 question. But there's no requirement that someone  
4 from either of those be present for those questions.

5 MR. HERVAS: Any other comments with respect  
6 to the objection?

7 MR. ELLENBECKER: No.

8 MS. O'KEEFE: None.

9 MR. HERVAS: Okay. This matter had taken  
10 place off the record with respect to communications  
11 among the attorneys, and I had indicated on behalf of  
12 the Plan Commission that the objection would be  
13 denied. And Ms. O'Keefe did express that in making  
14 the objection, and that is, in fact, true.

15 The position will be if Mr. -- if  
16 Mr. -- if there are questions for any of  
17 Mr. Ellenbecker's clients, that Mr. Ellenbecker is  
18 capable of answering those questions, as he said, or  
19 providing the Commission with additional information  
20 as requested.

21 And so that's the status of that.  
22 We're done with that. It's on the record, and we can  
23 now move on to public questions.

24 MS. O'KEEFE: Can I ask one follow-up

1 question?

2 MR. HERVAS: Yes.

3 MS. O'KEEFE: Mr. Ellenbecker offered to  
4 answer any questions the public may have. Will he be  
5 scheduled for a particular date so if there is any  
6 questions, people can come and ask?

7 MS. DICKSON: And placed under oath for that  
8 purpose?

9 MR. HERVAS: I didn't hear that.

10 MS. DICKSON: And placed under oath for that  
11 purpose?

12 MR. HERVAS: That is -- I'm going to just note  
13 this for the record, and we can discuss whether there  
14 would be any alternative arrangement with any of the  
15 future meetings. But for now, we're going to leave  
16 it with the objections having been made on the  
17 record.

18 I don't have a -- necessarily a  
19 solution or have had a chance to discuss with  
20 Mr. Ellenbecker if there is any sort of a -- of a  
21 compromise or something of that nature. So it's on  
22 the record, and -- yes?

23 MS. DICKSON: I'm sorry, I didn't want to have  
24 to scream again.

1                   You know, I just want to say, I  
2 appreciate the fact that you want to discuss that  
3 with Mr. Ellenbecker, but really this is a Village  
4 decision. It has nothing to do with Mr Ellenbecker.

5                   What we're asking is that the Chair  
6 make a ruling on the interpretation of the rules.  
7 And if the Chair's determination of the rules is that  
8 the interested parties need not appear personally,  
9 that Mr. Ellenbecker can appear and testify on their  
10 behalf, we ask that the Village make the  
11 determination as to whether that's going to happen  
12 and how.

13                   It shouldn't be done in consultation  
14 with one of the interested parties. It's only my  
15 opinion, but I think that it's important to note.

16                   MR. HERVAS: Okay. Your record has been made.

17                   We can move on to public questions.

18                   CHAIRMAN DALY: Okay. At this time I would  
19 invite the public to begin the questions for the five  
20 witnesses who are here this evening.

21                   MS. PETKUS: Mr. Chairman, since this all  
22 comes down to zoning, my question is whether  
23 Haymarket's use is allowed by current zoning?

24                   THE REPORTER: Your name?

1 MS. PETKUS: Oh, my name? I'm sorry. Rena  
2 Petkus -- Rena Humbert Petkus, R-e-n-a,  
3 H-u-m-b-e-r-t, P-e-t-k-u-s.

4 CHAIRMAN DALY: All right. Ma'am, would you  
5 please repeat the question a little bit louder so --

6 MS. PETKUS: Mr. Chairman, since all of this  
7 comes down to zoning, my main question here is  
8 whether Haymarket's use is allowed by the current  
9 zoning?

10 CHAIRMAN DALY: Which -- well --

11 MR. HERVAS: That would be, I believe,  
12 Mr. Kisiel would --

13 CHAIRMAN DALY: All right. Mr. Kisiel, I  
14 would invite you to respond to that question.

15 MS. O'KEEFE: Can I ask a point of  
16 clarification?

17 If a question is asked and we have  
18 an opinion who might be the best party --

19 MR. HERVAS: I can't hear.

20 MS. O'KEEFE: Oh, I'm sorry.

21 If a question is asked and we have  
22 an opinion who might be the best expert to reply,  
23 could we request -- Mr. Kisiel in this case is the  
24 correct, but just going forward, I just want to make

1 sure we've got the right expert answering the  
2 questions.

3 MR. HERVAS: Right, we're trying to -- and  
4 that's fine. We have no problem with you suggesting  
5 the correct expert when it's not clearly identified  
6 who it's to.

7 CHAIRMAN DALY: Yeah, and I would -- I would  
8 just say, ma'am, we will address your question, but  
9 from my seat, what I'm trying to do is tie the  
10 questions from the public to specific testimony given  
11 by one of the five witnesses. So your question is  
12 really at the core of why we've been through this  
13 public hearing process now for almost two years.

14 MS. PETKUS: I understand.

15 CHAIRMAN DALY: So that's why it's taken me a  
16 minute to try and process your question so that we  
17 can navigate that.

18 MS. PETKUS: I appreciate that.

19 CHAIRMAN DALY: So at this time I would ask if  
20 Mr. Kisiel can answer that based on prior testimony.

21 I hope that satisfies your question  
22 this evening.

23 MS. PETKUS: I have three of them. That was  
24 the first one.

1 CHAIRMAN DALY: Okay. So, Mr. Kisiel, would  
2 you care to answer or respond to that question?

3 MR. KISIEL: Certainly.

4 MR. KHAN: Just a point of order for those  
5 with microphones, the microphones will be turned on  
6 by Al, who is controlling the sound board. So you  
7 don't have to turn it on and off. We'll do it for  
8 you.

9 MR. KISIEL: Thank you. Is it necessary to be  
10 sworn in again?

11 MR. HERVAS: Technically we should swear in  
12 the whole panel together.

13 CHAIRMAN DALY: Okay. Mr. Kisiel, thank you  
14 for that question. That's a great question. The  
15 answer is yes.

16 So at this time I would ask the  
17 court reporter to please swear in the five witnesses  
18 concurrently.

19 (Witnesses sworn.)

20 CHAIRMAN DALY: Thank you.

21 Mr. Kisiel, please proceed.

22 MR. KISIEL: Certainly. So the question is  
23 whether the proposed use by the applicant Haymarket  
24 is allowed in the B-2 Zoning District.

1                   The short answer is yes, the uses  
2 proposed are allowed as special uses inside the B-2  
3 District.

4                   Just as a way of a little bit of  
5 explanation, zoning districts basically have lists of  
6 uses that are either permitted uses, meaning they're  
7 permitted by right, or conditional or special uses,  
8 meaning they're compatible with those permitted uses,  
9 however, because of their nature, they require a  
10 little bit more review. So the public hearings occur  
11 to review what the impact of those may be.

12                   So the answer is yes, both of the  
13 uses, the healthcare use and the residential use as  
14 interpreted by staff are both special uses in the B-2  
15 district and allowed.

16                   MS. PETKUS: Thank you.

17                   My second question, Mr. Chairman, is  
18 does the lack of accessibility from the highway and  
19 the current competition from newer, better located  
20 hotels make the old Holiday Inn location a viable as  
21 a hotel in today's market.

22                   CHAIRMAN DALY: Ms. O'Keefe, I believe that  
23 question is also appropriate for Mr. Kisiel?

24                   MS. O'KEEFE: Yes, please.

1 CHAIRMAN DALY: Mr. Kisiel, if you'd care to  
2 answer that, please.

3 MR. KISIEL: Sure. The thing to understand  
4 about the subject property and the Holiday Inn that's  
5 formerly operated on that site is it was built in the  
6 early '70s, and during that period of time, it was  
7 really the only game in town. The access situation  
8 there was still not absolutely ideal; in other words,  
9 it's not adjacent to an expressway interchange. But  
10 you could exit at Thorndale, make a left on  
11 Thorndale, left on 53 to Irving, and you could get  
12 there in a relatively short period of time. In fact,  
13 there used to be a billboard on the site that  
14 basically had those instructions.

15 As the Village developed and  
16 Hamilton Lakes was developed, that sort of shifted  
17 the center of business and office north, and that  
18 really did sort of change the flavor. And I think  
19 during -- you know, since that period of time, and,  
20 you know, after the construction of 390, the access  
21 considerations changed, and it would -- it makes it  
22 even less desirable as a -- as a hotel site now when  
23 it was marginal to begin with.

24 MS. PETKUS: Thank you. Mr. Chairman, has the

1 Village studied the economic impact if the hotel had  
2 failed and not found a buyer?

3 CHAIRMAN DALY: All right. Ma'am, I don't  
4 know if that question is appropriate for any of the  
5 five witnesses at that table.

6 Mr. Hervas.

7 MR. HERVAS: I'm having a little bit of  
8 trouble hearing everything.

9 You said has the Village --

10 MS. PETKUS: Studied the economic impact if  
11 the hotel had actually failed and there had not been  
12 a buyer for it?

13 CHAIRMAN DALY: Ms. Ketchum, did you do any of  
14 that as part of your study?

15 MS. KETCHUM: No.

16 CHAIRMAN DALY: Okay. No, we did not -- we do  
17 not have an answer of the five people up here this  
18 evening to answer that question.

19 MS. PETKUS: All right. Thank you so much for  
20 your time.

21 CHAIRMAN DALY: Thank you very much.

22 Is there anyone else on the signup  
23 list for questions at this time?

24 At this time, would anyone like to

1 come up to the signup sheet in order to ask questions  
2 of these five witnesses we have here this evening?

3 Seeing none, I would ask for a  
4 motion to continue this public hearing until  
5 July 28th, at which time our witnesses will be -- let  
6 me put my glasses back on. Excuse me -- Mr. Craig  
7 Benes and Dr. Dan Lustig.

8 COMMISSIONER HOLMES: So moved.

9 COMMISSIONER RAY: Second. Ray.

10 CHAIRMAN DALY: We have a motion and a second.

11 Will the secretary please call the  
12 vote.

13 MR. KHAN: Commissioner Carello.

14 COMMISSIONER CARELLO: For.

15 MR. KHAN: Commissioner Drummond.

16 COMMISSIONER DRUMMOND: For.

17 MR. KHAN: Commissioner Holmes.

18 COMMISSIONER HOLMES: For.

19 MR. KHAN: Commissioner Ray.

20 COMMISSIONER RAY: For.

21 MR. KHAN: Commissioner Russo.

22 COMMISSIONER RUSSO: For.

23 MR. KHAN: Chairman Daly.

24 CHAIRMAN DALY: For.

1                   This hearing is continued until  
2 July 28th.

3                   At this time I would ask for a  
4 motion to close this meeting.

5           COMMISSIONER HOLMES: So moved.

6           COMMISSIONER RAY: Second. Ray.

7           CHAIRMAN DALY: Will the secretary please call  
8 the vote.

9           MR. KHAN: Commissioner Carello.

10          COMMISSIONER CARELLO: For.

11          MR. KHAN: Commissioner Drummond.

12          COMMISSIONER DRUMMOND: For.

13          MR. KHAN: Commissioner Holmes.

14          COMMISSIONER HOLMES: For.

15          MR. KHAN: Commissioner Ray.

16          COMMISSIONER RAY: For.

17          MR. KHAN: Commissioner Russo.

18          COMMISSIONER RUSSO: For.

19          MR. KHAN: Chairman Daly.

20          CHAIRMAN DALY: For.

21                   This meeting is now closed. Thank  
22 you very much.

23                   (Whereupon the public hearing was  
24 continued to 07-28-21 at 7:00 p.m.)

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

3 I, Kathleen M. Grove, CSR. No. 84-002197, RPR,  
4 do hereby certify that I reported in shorthand the  
5 proceedings had at the Public Hearing of the  
6 above-entitled cause and that the foregoing Report of  
7 Proceedings, Pages 1 through 24, inclusive, is a  
8 true, correct, and complete transcript of my  
9 shorthand notes taken at the time and place  
10 aforesaid.

11 I further certify that I am not counsel for  
12 nor in any way related to any of the parties to this  
13 suit, nor am I in any way, directly or indirectly  
14 interested in the outcome thereof.

15 This certification applies only to those  
16 transcripts, original and copies, produced under my  
17 direction and control; and I assume no responsibility  
18 for the accuracy of any copies which are not so  
19 produced.

20 IN WITNESS WHEREOF I have hereunto set my hand  
21 this 26th day of July, 2021.

22  
23 

24 Certified Shorthand Reporter

<b>#</b>	<b>860</b> 4:7 7:20	<b>applicant</b> 18:23	<b>C</b>
<b>#19-014</b> 4:5 7:15	<b>865</b> 10:13 12:14	<b>Appraisal</b> 4:24	<b>call</b> 8:3 22:11 23:7
<b>0</b>	<b>9</b>	<b>appropriate</b> 5:20 19:23 21:4	<b>capable</b> 13:18
<b>07-28-21</b> 23:24	<b>943</b> 10:7	<b>approval</b> 7:17	<b>care</b> 18:2 20:1
<b>1</b>	<b>960</b> 10:14 12:13,23	<b>approved</b> 9:14	<b>Carello</b> 7:24 8:5,6 22:13, 14 23:9,10
<b>107</b> 10:10	<b>A</b>	<b>argue</b> 10:22	<b>carries</b> 8:17
<b>11th</b> 5:8	<b>Aaron</b> 4:20	<b>arrangement</b> 14:14	<b>case</b> 4:4 7:14 16:23
<b>14th</b> 4:3	<b>abide</b> 7:10	<b>Associates</b> 4:21,23	<b>case</b> 4:4 7:14 16:23
<b>2</b>	<b>Aboona</b> 4:22	<b>attendance</b> 4:17	<b>Catalpa</b> 10:12
<b>2021</b> 5:17	<b>about</b> 7:6 10:22 20:4	<b>attorney</b> 6:3 8:22,24 10:8 11:5	<b>center</b> 5:13 10:6 20:17
<b>260</b> 10:6	<b>absolutely</b> 20:8	<b>attorney's</b> 9:12	<b>Certainly</b> 18:3,22
<b>28th</b> 5:2 22:5 23:2	<b>access</b> 20:7,20	<b>attorneys</b> 12:1 13:11	<b>Chair</b> 5:20 15:5
<b>3</b>	<b>accessibility</b> 19:18	<b>August</b> 5:6,8,17	<b>Chair's</b> 15:7
<b>308</b> 10:6	<b>accessory</b> 7:19	<b>available</b> 7:1	<b>Chairman</b> 4:1 6:1 7:11, 12,23 8:1,15,16 9:5 11:12 15:18,21 16:4,6, 10,13 17:7,15,19 18:1, 13,20 19:17,22 20:1,24 21:3,13,16,21 22:10,23, 24 23:7,19,20
<b>30th</b> 4:5	<b>actually</b> 8:23 11:19 21:11	<b>B</b>	<b>chance</b> 14:19
<b>390</b> 20:20	<b>additional</b> 13:19	<b>B-2</b> 7:19 18:24 19:2,14	<b>change</b> 12:15 20:18
<b>4</b>	<b>Additionally</b> 11:8	<b>back</b> 6:21 22:6	<b>changed</b> 20:21
<b>4th</b> 5:6	<b>address</b> 5:18,19 9:3 17:8	<b>based</b> 17:20	<b>Charles</b> 5:23
<b>5</b>	<b>adjacent</b> 20:9	<b>basically</b> 19:5 20:14	<b>Chief</b> 5:6
<b>505</b> 10:12	<b>advising</b> 6:3	<b>before</b> 4:4 6:9 7:13 8:24 9:10 10:18 11:13	<b>Chuck</b> 6:2
<b>53</b> 20:11	<b>after</b> 5:16 20:20	<b>begin</b> 15:19 20:23	<b>Citizens</b> 10:15
<b>7</b>	<b>again</b> 6:2 14:24 18:10	<b>behalf</b> 9:10 13:11 15:10	<b>clarification</b> 16:16
<b>7</b> 4:10	<b>agreed</b> 11:1	<b>Benes</b> 5:3 22:7	<b>Class</b> 7:17
<b>70s</b> 20:6	<b>aisle</b> 5:13	<b>billboard</b> 20:13	<b>clear</b> 10:16
<b>7:00</b> 23:24	<b>akin</b> 12:19	<b>bit</b> 16:5 19:4,10 21:7	<b>clearly</b> 17:5
<b>8</b>	<b>allowed</b> 15:23 16:8 18:24 19:2,15	<b>board</b> 6:15,17 18:6	<b>clients</b> 13:17
<b>8</b> 5:15	<b>allows</b> 7:8	<b>Bob</b> 5:9	<b>close</b> 23:4
	<b>almost</b> 17:13	<b>body</b> 6:17	<b>closed</b> 23:21
	<b>alternative</b> 14:14	<b>brought</b> 11:4	<b>comment</b> 4:12 5:15,16 7:9 8:22
	<b>among</b> 13:11	<b>Bruce</b> 5:7	<b>comments</b> 4:8 5:24 13:5
	<b>answering</b> 13:18 17:1	<b>built</b> 20:5	<b>Commission</b> 4:4 5:5
	<b>apologize</b> 9:1	<b>Burke</b> 5:6	
		<b>business</b> 7:13,19 20:17	
		<b>buyer</b> 21:2,12	

6:3,10,14,16,19,24 7:10, 13 9:3,14 10:18 11:12 12:8 13:2,12,19	19:22 20:1 21:3,13,16,21 22:10,23,24 23:7,19,20	<b>evening</b> 4:2,16,18 7:14 15:20 17:22 21:18 22:2	<b>general</b> 11:16
<b>Commissioner</b> 7:23,24 8:5,6,7,8,9,10,11,12,13, 14 22:8,9,13,14,15,16, 17,18,19,20,21,22 23:5, 6,9,10,11,12,13,14,15, 16,17,18	<b>Dan</b> 5:3 22:7	<b>exceptions</b> 7:16	<b>George</b> 4:23 10:10
<b>communications</b> 13:10	<b>date</b> 14:5	<b>Excuse</b> 22:6	<b>glasses</b> 22:6
<b>Community</b> 7:19	<b>decision</b> 6:18 11:11 15:4	<b>exit</b> 20:10	<b>Global</b> 4:21
<b>compatible</b> 19:8	<b>defined</b> 12:11	<b>expert</b> 5:20 16:22 17:1,5	<b>govern</b> 9:16
<b>competition</b> 19:19	<b>denied</b> 11:7 13:13	<b>experts</b> 4:16,17 5:18	<b>great</b> 18:14
<b>comprehensive</b> 7:5	<b>desirable</b> 20:22	<b>explanation</b> 19:5	<b>ground</b> 7:10
<b>compromise</b> 14:21	<b>determination</b> 15:7,11	<b>express</b> 13:13	<b>Group</b> 4:24
<b>Concerned</b> 10:15	<b>developed</b> 20:15,16	<b>expressway</b> 20:9	<b>groups</b> 10:19
<b>concerns</b> 10:21	<b>developing</b> 6:9	<b>extent</b> 12:22,24	<b>Gruen</b> 4:20,21
<b>concurrently</b> 18:18	<b>development</b> 7:16		<b>guide</b> 4:9 5:16 7:6
<b>conditional</b> 19:7	<b>DICKSON</b> 14:7,10,23	<hr/> <b>F</b> <hr/>	
<b>considerations</b> 20:21	<b>Diestel</b> 10:11	<b>facility</b> 7:18 10:21	<hr/> <b>H</b> <hr/>
<b>construction</b> 20:20	<b>directly</b> 12:6	<b>fact</b> 13:14 15:2 20:12	<b>H-U-M-B-E-R-T</b> 16:3
<b>consultation</b> 15:13	<b>Director</b> 5:9	<b>failed</b> 21:2,11	<b>Hamilton</b> 20:16
<b>continue</b> 6:22 22:4	<b>discuss</b> 14:13,19 15:2	<b>fair</b> 11:2	<b>handle</b> 8:24
<b>continued</b> 4:5 7:22 23:1,24	<b>district</b> 7:20 9:22,23 18:24 19:3,15	<b>fairly</b> 11:23	<b>happen</b> 15:11
<b>controlling</b> 18:6	<b>districts</b> 19:5	<b>family</b> 10:8	<b>Haymarket</b> 4:6 6:18 9:11,21 10:20 18:23
<b>core</b> 17:12	<b>Dominik</b> 5:7	<b>FFV</b> 12:15,23	<b>Haymarket's</b> 15:23 16:8
<b>correct</b> 16:24 17:5	<b>down</b> 15:22 16:7	<b>final</b> 6:18	<b>healthcare</b> 7:18 19:13
<b>counsel</b> 5:23	<b>Drummond</b> 8:7,8 22:15, 16 23:11,12	<b>finally</b> 5:8	<b>hear</b> 14:9 16:19
<b>court</b> 6:6 18:17	<b>due</b> 11:3	<b>findings</b> 6:15	<b>hearing</b> 4:10 6:10,22 7:6,14,22 8:18 9:13,19 10:1 11:1,2 12:11 17:13 21:8 22:4 23:1,23
<b>covering</b> 4:15	<b>Dupage</b> 4:6 9:11	<b>fine</b> 17:4	<b>hearings</b> 6:24 9:21 19:10
<b>Craig</b> 5:3 22:6	<b>Dustin</b> 10:13	<b>fire</b> 9:22 10:20	<b>Hervas</b> 5:23 6:1,2 7:12 8:21 9:4,9 11:7,14,23 13:5,9 14:2,9,12 15:16 16:11,19 17:3 18:11 21:6,7
<b>cross-examine</b> 10:23	<hr/> <b>E</b> <hr/>	<b>flavor</b> 20:18	<b>highway</b> 19:18
<b>current</b> 15:23 16:8 19:19	<b>early</b> 20:6	<b>focused</b> 4:18	<b>HKA</b> 4:21
<hr/> <b>D</b> <hr/>	<b>economic</b> 21:1,10	<b>follow-up</b> 13:24	<b>Holiday</b> 19:20 20:4
<b>Daly</b> 4:1 7:12 8:1,15,16 9:5 15:18 16:4,10,13 17:7,15,19 18:1,13,20	<b>Ellenbecker</b> 10:8,9 11:8 12:4,6 13:7,17 14:3,20 15:3,4,9	<b>following</b> 10:2	<b>Holmes</b> 7:23 8:9,10 22:8,17,18 23:5,13,14
	<b>Ellenbecker's</b> 13:17	<b>follows</b> 4:8	<b>homes</b> 10:22
	<b>EMS</b> 10:20	<b>formerly</b> 20:5	
	<b>ensure</b> 11:2	<b>forward</b> 9:20 16:24	
	<b>entertain</b> 7:21	<b>found</b> 21:2	
		<b>future</b> 14:15	
		<hr/> <b>G</b> <hr/>	
		<b>game</b> 20:7	

<b>hope</b> 17:21	<b>July</b> 4:3 5:2 22:5 23:2		<b>nights</b> 4:15
<b>hotel</b> 19:21 20:22 21:1, 11	<b>June</b> 4:5	<hr/> <b>M</b> <hr/>	<b>north</b> 10:6 20:17
<b>hotels</b> 19:20		<b>made</b> 14:16 15:16	<b>note</b> 9:21 14:12 15:15
<b>Humbert</b> 16:2	<hr/> <b>K</b> <hr/>	<b>main</b> 16:7	
<hr/> <b>I</b> <hr/>	<b>Kenneth</b> 4:24	<b>make</b> 6:14,17 15:6,10 16:24 19:20 20:10	<hr/> <b>O</b> <hr/>
<b>ideal</b> 20:8	<b>Ketchum</b> 4:21 21:13,15	<b>makes</b> 20:21	<b>O'CONNOR</b> 5:9
<b>identified</b> 12:10 17:5	<b>KHAN</b> 8:5,7,9,11,13,15 9:6 12:5 18:4 22:13,15, 17,19,21,23 23:9,11,13, 15,17,19	<b>making</b> 9:11 13:13	<b>O'KEEFE</b> 9:2,4,8 11:14, 22 13:8,13,24 14:3 16:15,20 19:22,24
<b>impact</b> 19:11 21:1,10	<b>Kisiel</b> 4:23 16:12,13,23 17:20 18:1,3,9,13,21,22 19:23 20:1,3	<b>Maplewood</b> 10:14 12:13,23	<b>O'Keefe's</b> 12:7
<b>important</b> 15:15	<b>KLOA</b> 4:22	<b>marginal</b> 20:23	<b>Oak</b> 10:6
<b>In-person</b> 6:21	<hr/> <b>L</b> <hr/>	<b>market</b> 19:21	<b>oath</b> 14:7,10
<b>including</b> 7:5	<b>lack</b> 19:18	<b>matter</b> 6:4 8:24 11:16 13:9	<b>object</b> 11:11
<b>individually</b> 9:7	<b>Lakes</b> 20:16	<b>meaning</b> 19:6,8	<b>objected</b> 11:10
<b>individuals</b> 4:19	<b>language</b> 10:16	<b>meeting</b> 5:5 6:21 7:3 23:4,21	<b>objection</b> 9:11 11:17,21 12:3,7 13:6,12,14
<b>information</b> 7:5 13:1,19	<b>large</b> 6:24 9:13	<b>meetings</b> 6:20,21 14:15	<b>objections</b> 14:16
<b>Inn</b> 19:20 20:4	<b>leave</b> 14:15	<b>member</b> 10:9	<b>objectors</b> 6:13
<b>inside</b> 19:2	<b>left</b> 20:10,11	<b>members</b> 9:17	<b>occur</b> 5:16 19:10
<b>instructions</b> 20:14	<b>legal</b> 6:5,6,10	<b>microphone's</b> 9:5	<b>offered</b> 14:3
<b>interchange</b> 20:9	<b>list</b> 21:23	<b>microphones</b> 18:5	<b>office</b> 20:17
<b>interested</b> 9:18,24 10:2, 17 11:6,9,18 12:10,16 15:8,14	<b>lists</b> 19:5	<b>minute</b> 17:16	<b>Okrent</b> 4:23
<b>interpretation</b> 9:13 15:6	<b>live</b> 12:4	<b>mixed-use</b> 7:18	<b>open</b> 7:22 8:18
<b>interpreted</b> 19:14	<b>live-streamed</b> 6:20	<b>Moeller</b> 5:7	<b>opening</b> 4:8 5:23
<b>invite</b> 5:22 15:19 16:14	<b>LLC</b> 4:6 9:11 10:14 12:13,15,23	<b>motion</b> 7:22 8:1,17 22:4, 10 23:4	<b>operated</b> 20:5
<b>invoking</b> 12:12	<b>located</b> 7:20 10:6,10,12 19:19	<b>move</b> 9:20 13:23 15:17	<b>opinion</b> 15:15 16:18,22
<b>Irving</b> 4:7 7:20 10:14 12:14 20:11	<b>location</b> 4:7 19:20	<b>moved</b> 7:23 22:8 23:5	<b>opportunity</b> 10:19
<b>issue</b> 11:13	<b>lodged</b> 11:17	<hr/> <b>N</b> <hr/>	<b>order</b> 7:17 18:4 22:1
<b>Itasca</b> 9:14,23 10:15,18	<b>lot</b> 7:4	<b>nature</b> 11:16,20 14:21 19:9	<b>orderly</b> 7:8
<b>IX</b> 9:15	<b>louder</b> 16:5	<b>navigate</b> 17:17	<b>owned</b> 10:11,13
<hr/> <b>J</b> <hr/>	<b>Luay</b> 4:22	<b>necessarily</b> 14:18	<b>owner</b> 4:6 10:8,9,11
<b>James</b> 5:7 10:11	<b>Lustig</b> 5:3 22:7	<b>necessary</b> 11:2 18:9	<b>owners</b> 10:5
<b>Jim</b> 5:6		<b>newer</b> 19:19	<b>ownership</b> 12:15
<b>job</b> 6:12		<b>night</b> 4:15	<hr/> <b>P</b> <hr/>
			<b>P-E-T-K-U-S</b> 16:3
			<b>p.m.</b> 23:24

<b>pandemic</b> 6:24	<b>presented</b> 10:17 12:20	9:16 11:7,20 13:4,16,18, 23 14:4,6 15:17,19 17:2, 10 21:23 22:1	<b>respond</b> 5:21 13:1 16:14 18:2
<b>panel</b> 5:18 18:12	<b>previously</b> 5:10 11:1		<b>responding</b> 12:7
<b>Park</b> 4:7 7:20 10:14 12:14	<b>prior</b> 17:20		<b>response</b> 12:1
<b>part</b> 21:14	<b>problem</b> 17:4	<hr/> <b>R</b> <hr/>	<b>review</b> 19:10,11
<b>participate</b> 10:1	<b>problematic</b> 10:23	<b>R-E-N-A</b> 16:2	<b>rights</b> 6:12 11:3
<b>participation</b> 10:3,24	<b>procedural</b> 11:16	<b>raise</b> 10:20	<b>Road</b> 4:7 7:20 10:14 12:14
<b>particular</b> 14:5	<b>procedures</b> 6:23 7:2 9:13,15 10:4,16	<b>Ray</b> 8:11,12 22:9,19,20 23:6,15,16	<b>rules</b> 7:10 12:11,20 15:6, 7
<b>parties</b> 9:18,24 10:2,17 11:2,6,10,18 12:9,10,18 15:8,14	<b>proceed</b> 11:13 18:21	<b>recognized</b> 11:18	<b>ruling</b> 11:12 15:6
<b>parties'</b> 11:3	<b>proceeding</b> 6:6	<b>recommendation</b> 6:15	<b>Russo</b> 8:13,14 22:21,22 23:17,18
<b>party</b> 11:9 16:18	<b>proceedings</b> 6:9	<b>recommending</b> 6:17	<hr/> <b>S</b> <hr/>
<b>PC</b> 4:5 7:15	<b>process</b> 7:8 11:3 12:11 17:13,16	<b>record</b> 6:9 9:12 12:2 13:10,22 14:13,17,22 15:16	<b>safety</b> 10:20
<b>pending</b> 6:11	<b>properties</b> 10:5	<b>records</b> 10:7,10,12	<b>Sarah</b> 4:21
<b>people</b> 11:18 14:6 21:17	<b>property</b> 10:9,12 20:4	<b>regular</b> 5:5	<b>satisfies</b> 17:21
<b>period</b> 20:6,12,19	<b>proposed</b> 18:23 19:2	<b>reiterate</b> 4:11	<b>scheduled</b> 9:24 10:3 11:5 14:5
<b>permit</b> 7:17	<b>protect</b> 6:12	<b>remainder</b> 6:22	<b>school</b> 9:22
<b>permitted</b> 19:6,7,8	<b>protection</b> 11:3	<b>reminder</b> 6:5	<b>scream</b> 14:24
<b>person</b> 6:21 13:2	<b>provide</b> 9:16 12:21	<b>Rena</b> 16:1,2	<b>seat</b> 17:9
<b>personally</b> 15:8	<b>providing</b> 13:19	<b>repeat</b> 16:5	<b>secretary</b> 8:3 22:11 23:7
<b>persons</b> 12:16	<b>proximity</b> 10:22	<b>reply</b> 16:22	<b>Section</b> 9:15
<b>petition</b> 6:11,18 7:15	<b>public</b> 4:10,11,12,14 5:14,16 6:10,13 7:8,9,14, 22 8:17 9:16,17,18,20 10:1,7,18 11:1,6,15,20 12:20 13:23 14:4 15:17, 19 17:10,13 19:10 22:4 23:23	<b>reporter</b> 6:6 15:24 18:17	<b>sheet</b> 8:20 22:1
<b>petitioner</b> 4:6 6:13 9:18	<b>purpose</b> 14:8,11	<b>representative</b> 12:24	<b>shifted</b> 20:16
<b>Petkus</b> 15:21 16:1,2,6 17:14,18,23 19:16 20:24 21:10,19	<b>put</b> 12:2 22:6	<b>representatives</b> 9:22	<b>short</b> 19:1 20:12
<b>phase</b> 4:11	<hr/> <b>Q</b> <hr/>	<b>represented</b> 10:23	<b>signed</b> 5:10
<b>place</b> 13:10	<b>qualify</b> 12:10	<b>represents</b> 11:9	<b>significance</b> 6:6
<b>Plan</b> 4:4 5:5 6:3,9,14,16, 19,23 9:14 10:18 11:12 12:8 13:12	<b>question</b> 5:11 8:24 9:17, 21 10:19,21 12:23 13:3 14:1 15:22 16:5,7,14,17, 21 17:8,11,16,21 18:2, 14,22 19:17,23 21:4,18	<b>reputation</b> 10:20	<b>signup</b> 5:12 8:20 21:22 22:1
<b>planned</b> 7:16	<b>questioning</b> 10:18 12:20	<b>request</b> 7:15 11:4,7,10 16:23	<b>similar</b> 12:19
<b>point</b> 16:15 18:4	<b>questions</b> 4:11,12,14, 17 5:17,18,19 7:9 8:19	<b>requested</b> 13:20	<b>site</b> 7:17 20:5,13,22
<b>Polach</b> 4:24		<b>require</b> 19:9	<b>site's</b> 10:22
<b>police</b> 10:21		<b>required</b> 10:4 11:19	<b>situation</b> 20:7
<b>portion</b> 9:21		<b>requirement</b> 13:3	<b>size</b> 10:21
<b>position</b> 13:15		<b>reserved</b> 4:14	<b>Sneath</b> 10:13
<b>present</b> 10:24 11:19 13:4		<b>residential</b> 7:18 19:13	
		<b>respect</b> 11:17 12:2 13:5, 10	

<b>solution</b> 14:19	<b>today's</b> 19:21	6:7 12:19 15:20 17:11 18:17,19 21:5 22:2,5
<b>sort</b> 14:20 20:16,18	<b>tonight</b> 5:4,11,17	
<b>sound</b> 18:6	<b>tonight's</b> 5:18 7:2	<b>words</b> 20:8
<b>special</b> 7:16 19:2,7,14	<b>town</b> 20:7	<hr/> <b>Y</b> <hr/>
<b>specific</b> 17:10	<b>transcribing</b> 6:7	
<b>staff</b> 19:14	<b>trial</b> 6:8	<b>years</b> 17:13
<b>start</b> 8:21	<b>trouble</b> 21:8	<b>Youtube</b> 6:20
<b>started</b> 9:10	<b>true</b> 13:14	<hr/> <b>Z</b> <hr/>
<b>stated</b> 11:23	<b>turn</b> 9:6 18:7	
<b>statement</b> 12:7	<b>turned</b> 18:5	<b>zoning</b> 6:11,18 15:22,23 16:7,9 18:24 19:5
<b>status</b> 13:21	<hr/> <b>U</b> <hr/>	
<b>step</b> 4:10,13 5:15		
<b>step-by-step</b> 4:9 5:15 7:5	<b>Uh-huh</b> 11:22	
<b>Stephen</b> 10:8	<b>understand</b> 5:14 6:16 17:14 20:3	
<b>Steve</b> 12:6	<b>understands</b> 11:15	
<b>Street</b> 10:6	<b>updated</b> 7:2	
<b>studied</b> 21:1,10	<hr/> <b>V</b> <hr/>	
<b>study</b> 21:14		
<b>subject</b> 11:6 20:4	<b>viable</b> 19:20	
<b>suggesting</b> 17:4	<b>Village</b> 5:23 6:15,17 9:12,23 11:5 15:3,10 20:15 21:1,9	
<b>swear</b> 18:11,17	<b>Village's</b> 4:9 5:11 7:1	
<b>swearing</b> 6:7	<b>vote</b> 8:4 22:12 23:8	
<b>sworn</b> 18:10,19	<hr/> <b>W</b> <hr/>	
<hr/> <b>T</b> <hr/>		
<b>table</b> 5:12 21:5	<b>wanted</b> 9:3	
<b>Technically</b> 18:11	<b>website</b> 4:9 5:12 7:1,4	
<b>testified</b> 12:18	<b>Wednesday</b> 4:3	
<b>testify</b> 12:17 15:9	<b>week</b> 5:4	
<b>testimony</b> 6:8 17:10,20	<b>weeks</b> 5:4	
<b>thing</b> 20:3	<b>welcome</b> 4:2	
<b>Thorndale</b> 20:10,11	<b>West</b> 4:7 10:6,10,13 12:14	
<b>tie</b> 17:9	<b>Willow</b> 10:7	
<b>time</b> 4:1 5:22 7:21 11:5, 24 15:18 17:19 18:16 20:6,12,19 21:20,23,24 22:5 23:3	<b>witness</b> 5:9 10:23,24	
	<b>witnesses</b> 4:16,17 5:2	