

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

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

RECEIVED
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IN RE THE MATTER OF:)

Petition for Conditional Use for the)
Construction and Maintenance of a) Petition
Recreational and Social Facility for)
Metro Chicago Lodge #1 for the Prop-) #4346-95
erty on the West Side of Lemont Road) *BREEN/METRO*
Approximately 200 Feet South of 103rd) *MOOSE*
Street.)

REPORT OF PROCEEDINGS HAD and testimony
taken at the public hearing of the above-entitled
cause, before the DU PAGE COUNTY ZONING BOARD OF
APPEALS, held on Monday, the 10th day of July,
A.D., 1995, at the hour of 7:30 o'clock P.M., at
the DuPage County Court House, 505 North County
Farm Road, Wheaton, Illinois.

BOARD MEMBERS PRESENT:

MR. THOMAS MILLER, Acting Chairman.

MR. DONALD CARROLL, Member.

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1 BOARD MEMBERS PRESENT: (continued)

2 MR. FRANK D. BERNARD, Member.

3 MR. HAROLD PLETCHER, Member.

4 MR. J. VINCENT CROWLEY, Member.

5 MR. CLIFFORD ADAMS, Member.

6 MR. DALIP BAMMI, Secretary.

7

8 ALSO PRESENT:

9 MR. THOMAS BREEN
10 619 South Addison Road
11 Addison, IL 60101,

12 appeared on behalf of the
13 Petitioner.

14 ALSO PRESENT:

15 MR. MICHAEL ROLISON, James Carpenter &
16 Associates,

17 MR. JOHN ROEBUCK, Chief Executive
18 Officer, Metro Chicago Moose Lodge.

19

20

21

22

1 CHAIRMAN MILLER: We'll call the meeting to
2 order. This is a meeting of the Zoning Board of
3 Appeals, and in the absence of our chairman
4 momentarily I will be acting chairman. We're here
5 tonight to hear petition 4346-95 which was
6 published in the Daily Herald on June 23rd, 1995.
7 It's to consider a conditional use for the
8 construction and maintenance of a recreational and
9 social facility for Metro Chicago Lodge #1 all
10 while located in an R-4 Single-Family Residence
11 District on the property hereinafter described as
12 the south 145 feet of lot one in Lemont Acres, a
13 subdivision on the west half of Section 17 and the
14 Southeast Quarter of Section 18, Township 37 North,
15 Range 11, east of the third principal meridian in
16 DuPage County, Illinois. The property is located
17 on the west side of Lemont Road approximately 200
18 feet south of 103rd Street. The petitioner is
19 Thomas Breen, 619 South Addison Road, Addison,
20 60101, attorney for Metro Chicago Lodge #1.

21 Our procedure is that first the
22 petitioner will make their presentation. After

1 he's made his presentation the staff and board will
2 ask questions. After those questions are answered
3 we will then take statements from the audience of
4 those who wish to make a statement in favor,
5 opposed, or just ask a general question. All
6 persons wishing to speak before this board must be
7 sworn in. No decision will be made this evening.
8 On August 10th at 7:30 P.M. in the County Board
9 Room we will hold our recommendation meeting at
10 which time we will take up this case along with
11 other cases and make our recommendation. That
12 recommendation is forwarded to the County Develop-
13 ment Committee who are five members of the County
14 Board, and they either concur or not concur. And
15 then that is then forwarded on to the County Board
16 who hands down the final decision the latter part
17 of the month. If any additional information is
18 required or if anyone wishes to supply any
19 additional information it must be furnished by 4:30
20 P.M. on July 28th in order to be considered at this
21 hearing.

22 Mr. Breen, will you be the only one to

1 testify or are you going to have others to
2 testify?

3 MR. BREEN: I am going to have our architect
4 and also the chief executive also.

5 CHAIRMAN MILLER: Would you stand and be sworn
6 in please?

7 (Whereupon the witnesses were duly
8 sworn by the Notary.)

9 CHAIRMAN MILLER: Then as you speak please
10 state your name and address. Mr. Breen, do you
11 have exhibits?

12 MR. BREEN: We have a bunch of exhibits. And
13 as we put them into evidence I will ask them to be
14 marked if you would like.

15 CHAIRMAN MILLER: Do you have a plat of survey?

16 MR. BREEN: You have the survey which was
17 transmitted along with -- it's the site plan and
18 survey. That has been tendered.

19 CHAIRMAN MILLER: We usually require one
20 here.

21 MR. BREEN: I do have a survey of the site.

22 CHAIRMAN MILLER: Give that to Mr. Bammi and

1 mark that Petitioner's Exhibit Number 1 and we will
2 go from there.

3 MR. BAMMI: You can use my copy. Do you want
4 to submit this as your Exhibit Number 1 then?

5 MR. BREEN: Yes. You are looking at our plat
6 of survey which has been tendered, and we have done
7 the site plan off of that. And then we have the
8 colored site plan. We'll make this Exhibit 1?

9 MR. BAMMI: Yes, Petitioner's Exhibit Number
10 1.

11 MR. BREEN: This would be Exhibit 1. The
12 colored site plan we'll call Exhibit 2. And that's
13 to highlight it.

14 MR. BAMMI: Exhibit 2 is the site plan.

15 MR. BREEN: Right. The rendering we'll call
16 Exhibit Number 3.

17 CHAIRMAN MILLER: Exhibit Number 3. We're
18 going to keep all the exhibits with us, you know,
19 right?

20 MR. BREEN: Right. In addition we have the
21 floor plan which we'll call Exhibit Number 4 which
22 will be talked about by our architect. In addition

1 thereto we will be tendering to you -- and at this
2 time I will just hand them out to you -- the
3 traffic report. This is the original which I would
4 like to mark as Exhibit Number 5. And I will
5 tender copies of the site plan to each -- I mean
6 the traffic report to each one of you. Now, the
7 exhibits I have not attached thereto. But the
8 narrative is consistent so you can take a look at
9 it. And that would be the final exhibit which is
10 Exhibit 5.

11 (Whereupon the documents referred to
12 were marked as Petitioner's Exhibit
13 Numbers 1, 2, 3, 4, and 5 for
14 identification.)

15 MR. BREEN: Ready, Mr. Chairman?

16 CHAIRMAN MILLER: Yes.

17

18 T H O M A S B R E E N,
19 having been first duly sworn, testified as follows:

20 Good evening, Mr. Chairman, members of
21 the DuPage Zoning Board of Appeals, ladies and
22 gentlemen. For the record my name is Thomas Breen

1 and I am appearing this evening on behalf of my
2 client, the Metro Chicago Moose Lodge #1. And we
3 are here this evening requesting your approval and
4 recommendation of our request for conditional use
5 to allow my client to construct and maintain a
6 recreational social meeting facility which would be
7 located at the property commonly known as Rt. 2,
8 12 S 012 Lemont Road, Lemont, Illinois which is
9 located in the County of DuPage. As I have
10 indicated I have with us our architect which is
11 Michael Rolison who will discuss the general site
12 plan, the building, the general characteristics of
13 the building and answer any specific questions you
14 have with that. Also with me is Mr. John Roebuck
15 who is the chief executive officer of the Metro
16 Chicago Moose Lodge, and he can answer any specific
17 questions as to the general operation even though I
18 will try to summarize the daily hours and the
19 meeting times and the general operations.

20 The property has lot dimensions of 145
21 feet frontage along Lemont Road with a depth of
22 1,272 square feet. It contains approximately 4.2

1 acres or approximately 184,440 square feet. The
2 property is located just east of the Village of
3 Woodridge and is surrounded by R-4 single-family
4 residential currently in the county zoned R-4 which
5 is also the zoning of the property in question. To
6 the north of the site is a transformer tower which
7 exists on the property just to the north even
8 though it is zoned R-4. And just to the north of
9 that are the power lines for the Commonwealth
10 Edison right-of-way that goes through just to the
11 north of that site. The property slopes as you
12 will note from the topographical survey that we
13 have marked as, I believe, Exhibit 1, and it slopes
14 in a westerly direction.

15 The anticipated use of this would be a
16 family center or small type lodge for the Moose.
17 It is anticipated that the maximum number of people
18 that would be at this location on any one
19 particular day would be approximately 160 people.
20 The anticipated hours would -- even though it would
21 be open during the day, that would be for deliveries
22 and for the executive board and committees. It

1 would be open for its membership at approximately
2 6:00 to 6:30 on Monday, Tuesday, Wednesday and
3 Thursday and would close between 10:00 or 11:00
4 P.M. in the evening. On Sunday it would open
5 approximately at the same time and close at
6 approximately 10:00. Friday and Saturday it would
7 be open until 12:00 or 1:00 A.M. and again opening
8 about the same time, 6:00 to 6:30. Only on special
9 social days -- attendance days or special events
10 which would occur probably eight to twelve times a
11 year would they reach the maximum anticipated
12 membership that would be there which again is
13 anticipated to be 160. Now, this is based from a
14 typical lodge of a similar size. That is a smaller
15 sized lodge than some of the other ones in the
16 general area.

17 You will note on our site plan that we
18 have provided that the property would sit back from
19 Lemont Road approximately 200 feet, then the parking
20 lot would be in existence which is another 200 feet,
21 and then the building which would have dimensions
22 of 60 x 114 and contain approximately 8,480 square

1 feet and then the rear parking lot. The front of
2 the property would have the septic system designed
3 to be in the front. The rear would have the
4 stormwater detention provided therein. We have
5 also requested no variations. And I would point
6 out to you that we have a minimum on our side yards
7 of 20 feet in each location and obviously far
8 exceed the minimum requirements of 50 feet that
9 exist on the front. I would also point out to you
10 and you might be able to note on the existing
11 exhibit or survey that you will see on there that
12 there is a residence and a garage that would be
13 demolished. The residence currently sits back from
14 the property site probably about 148 feet. So we
15 have increased the green area if you would and the
16 setback from Lemont Road. We have done so to not
17 adversely affect the residence to the south of us.
18 I would also point out that the residence to the
19 south sits back approximately 148 feet too. So our
20 parking lot is farther set back from Lemont Road
21 than the existing home as it exists or the property
22 right to the south of us.

1 The signage will comply with all of the
2 sign ordinances. Our architect will discuss the
3 sign, the general layout of the lighting, and other
4 such matters.

5 I have tendered to you the Meridian
6 Engineers and Planners Inc. traffic study. In that
7 report you will note that they have evaluated the
8 site, the intended use, have reviewed the site
9 conditions and the traffic patterns of Lemont Road
10 and have concluded -- and I would point out to you
11 that it is in the recommendation on the third
12 page -- that the traffic operations are not
13 anticipated to have any adversary impact upon
14 Lemont Road.

15 At this time I would like to introduce
16 our architect, Mr. Rolison, who will speak
17 specifically with regard to the building, the
18 signage, the landscaping, and lighting going into
19 detail as to how that will affect the property and
20 how it generally is laid out. Mike?

21

22

1 M I C H A E L R O L I S O N,
2 having been first duly sworn, testified as follows:

3 I am Mike Rolison. I am an architect
4 with James Carpenter & Associates. We're in
5 Aurora, Illinois. The landscaping on this prop-
6 erty -- again by this drawing you can see it's kind
7 of a tough site. We did have to shorten it to fit
8 it on this sheet. There are 200 feet to the
9 parking lot and in the back there's approximately
10 500 feet back there. On the sides we did maintain
11 the 20-foot green space. Back in this area where
12 the bulk of the parking would be we would try to
13 maintain some of the evergreen trees. There's
14 quite a few of them on the site. We would try to
15 reuse what we could but again try to use all of
16 those as a screen back in there to keep the parking
17 lot lights and whatever off the residential areas.
18 Again around the front we use ornamental trees and
19 shrubs to enhance the building.

20 The sign which we are showing up in here
21 would meet any kind of codes that the county
22 currently has. Here's a rendering that depicts the

1 type of sign we're hoping to use. It's a yard
2 sign. It's a low one. We would even enhance it
3 again with some kind of masonry that would reflect
4 the building and landscaping around there. So it
5 probably wouldn't be more than four or five feet
6 high. It would be a lighted sign.

7 Then again our parking lot. For the
8 lighting we would probably use the canopy down type
9 of lights that would just try to keep the light
10 within our parking lot on our property just for
11 security and whatever they would need for the
12 parking itself.

13 The building is approximately -- This
14 one that we're looking at right now is approxi-
15 mately 7,000 square feet. There is what we call a
16 great room in the back which is served by storage,
17 receiving, and kitchen area. And then up near the
18 front the vestibule, which I guess would be on the
19 side of the building, would be the entry vestibule,
20 eating quarters, lobby, what we call the children's
21 game room. Children can go and congregate in
22 there. And then there would be what we call a

1 family dining. They use it as a social quarters or
2 little restaurant, however it works out for their
3 best use. What we're trying to do with this
4 building is again try to open it up to be more like
5 a community type center, a lot of windows, a lot of
6 glass, very open, airy, very inviting to the
7 families which this Moose lodge is trying to
8 attract.

9 This rendering is kind of almost a
10 generic at this point, is not specifically for this
11 building. But again this is something that's
12 mandated from the main Moose International as far
13 as how to handle the architecture. They are
14 looking for something that's more civic looking --
15 not civic but a more community center looking thing
16 with a lot of glass, a lot of light into the
17 building. I have discussed using brick, plaster,
18 anything like that to keep a nice clean building.

19 MR. BREEN: Mike, the sign would not exceed 48
20 square feet if that's a requirement.

21 MR. ROLISON: No.

22 MR. BREEN: And it would be a monument type

1 sign, is that correct?

2 MR. ROLISON: Right, it would be low.

3 MR. BREEN: The lighting as it currently is
4 designed is designed not to cause lighting or any
5 adverse effect from a lighting standpoint on to the
6 residential areas.

7 MR. ROLISON: That's the main intent again, to
8 try to keep low keyed, just enough that they would
9 need for their security and their parking in their
10 lots.

11 MR. BREEN: The building itself is 60 x 114
12 feet currently?

13 MR. ROLISON: Approximately, yes.

14 MR. BREEN: On the site plan -- That's fine.
15 With regard to the site plan the detention area as
16 I indicated will be in the rear. I did speak to
17 Mr. Al Kenzie, our engineer who did the layout. He
18 has indicated that the detention area will comply
19 with all of the regulations. It is my
20 understanding from talking to him today that he has
21 sent the calculations to the village engineer. I
22 have talked to Mr. Bammi who's indicated that they

1 have not been yet received, but again I did speak
2 to him and it is our intent to comply with all of
3 the requirements. We do show the detention area as
4 I have indicated on the rear of the property, and
5 it will comply with the detention requirements, and
6 the calculations as I understand it that have been
7 submitted will in fact comply therewith.

8 In addition thereto you will note that it
9 is a community center. It is not intended as a
10 stereotype. It is more of a family center. I know
11 there is a stereotype for Moose lodges that they
12 would be more of a bar situation. That is not the
13 intended use of this. It will not be used for a
14 bar. If you would look at the actual restaurant
15 type or meeting facility you will note that there
16 is no bar except for a service bar for the
17 restaurant portion of the meeting lounge, and
18 that's by intent. I believe that the general
19 layout of our site plan setting it back from Lemont
20 Road, creating the residential area, and not
21 adversely having any impact upon the existing
22 residential area will in fact not cause any adverse

1 effect upon the current uses of the property. It
2 was the intent in talking to staff to eliminate any
3 adverse effect, and it was believed that by setting
4 it back it would create that residential character
5 along Lemont Road in this general area. We believe
6 that based upon the general conditions of this site,
7 its community center character, the attractiveness
8 of the building itself that it will have absolutely
9 no adverse effect. Based upon that we would ask
10 for your recommendation and approval of our request
11 for conditional use. If you should have any
12 questions of either myself, Mike, or John who is
13 here with me this evening, we'd be happy to attempt
14 to answer them. Thank you very much for your
15 consideration.

16 CHAIRMAN MILLER: That completes your
17 presentation? Mr. Bammi, you want to lead off with
18 questions please?

19 MR. BAMMI: Thank you, Mr. Chairman.
20 Mr. Breen, for the benefit of the board and the
21 audience can you briefly explain how the facility
22 will function, how often people will be coming to

1 the site, how many people you expect at any given
2 time, the schedule, things of that nature?

3 MR. BREEN: I thought I did just briefly, but
4 I will go into it in a little more detail. And if
5 there are any specific questions I will ask if I
6 don't know to fill in the blanks. Generally it is
7 my understanding that the center will probably be
8 opened at approximately 9:00 o'clock, 8:30, 9:00
9 o'clock. That would be --

10 MR. BERNARD: Excuse me. A.M. or P.M.?

11 MR. BREEN: A.M., in the morning. That would
12 be for the executive type boards, the bookkeepers,
13 the officers of the business, and also to accept
14 deliveries for food, beverages and other such
15 things. The general meeting for the general
16 membership would exist as I indicated beginning at
17 approximately 6:00 or 6:30 which is after the rush
18 hour traffic on Mondays, Tuesdays, Wednesdays and
19 Thursdays. It would be between 6:00 and 6:30
20 generally and would close between 10:00 and 11:00.
21 On Sunday it would again open at 6:00 and close at
22 approximately 10:00 o'clock. And on the weekends

1 or what I would consider the weekends which would
2 be Friday and Saturday it would stay open again
3 beginning at 6:00 again or 6:30 and it would stay
4 open until 12:00 or 1:00 o'clock. Now, that is
5 again taking into consideration the hours that are
6 consistent with typical Moose lodges of this size
7 and character. At no given time do we anticipate
8 more than 160 people attending the facility at any
9 particular time or day. That again is taken from
10 the general characteristics of this particular size
11 Moose lodge. Now, they have far more membership.
12 They have approximately 3,000 to 3,400 members of
13 this Moose lodge. However, about 70% or 80%
14 actually live not within the general area so that
15 they would not be going to this site. So that's
16 how they generalize the characteristics. And I
17 have asked them to take a typical size Moose lodge
18 and arrive at those numbers. Does that pretty much
19 characterize the hours and the anticipated people
20 that would be there on a particular day?

21 MR. ROLISON: Yes.

22 MR. BAMMI: If I may just follow up on some

1 specifics, the 160 people that may be there at any
2 given time --

3 MR. BREEN: It would be during that particular
4 day, not at any given time. We're anticipating 160
5 people --

6 MR. ROLISON: Friday and Saturday.

7 MR. BREEN: -- Friday and Saturday at max.
8 And again I think I indicated originally even that
9 is stretching our anticipation. There are only a
10 few times that we actually think that we're going
11 to meet that maximum membership amount. And that
12 would be on special occasions, special meetings.
13 Probably we're talking about 130 people on Friday
14 and Saturday and fewer, of course, during the week.

15 MR. BAMMI: Let me follow up with something.
16 My line of questioning was really more towards to
17 better understand at any given time are these 130
18 people or 100 people, whatever it is, are they
19 coming in within the half an hour time period or
20 are they spread over the whole time period?

21 MR. BREEN: They're spread over the whole
22 evening.

1 MR. BAMMI: So it's not like there is a
2 function at 6:30 which is for the 130 people and
3 everybody is coming in and it ends at 9:00 o'clock
4 and everybody is going out?

5 MR. ROLISON: No.

6 MR. BREEN: Again the people that we're
7 anticipating would begin to arrive at approximately
8 6:00 and then they would go through -- Again we're
9 talking the maximum that we anticipate.

10 MR. BAMMI: I didn't have a chance yet to
11 review your traffic study, but I assume those
12 factors were built into it.

13 MR. BREEN: Right. Again we have indicated to
14 them that again the hours would be open at 6:00,
15 6:30, and that during the period of time from that
16 time until closing would at maximum -- and again we
17 have used the word maximum a lot, but that is the
18 maximum anticipated. In reality that use would be
19 substantially lessened during the week and even
20 given the holidays.

21 MR. BAMMI: Now, you mention on Sunday you
22 said 6:30 to 1:00. I assume you're talking about

1 1:00 P.M.?

2 MR. BREEN: I thought I said 6:00. 6:30 in
3 the evening -- 6:00 to 6:30 in the evening -- the
4 hours don't change as far as the beginning -- and
5 it would close approximately at 10:00.

6 MR. BAMMI: But on Sunday you said 6:00.

7 MR. BREEN: 6:00 to 10:00. 6:00 to 6:30 to
8 10:00. So every one of our beginning hours we're
9 saying will either be 6:00 or 6:30 on Monday,
10 Tuesday and Wednesday, and Thursday it would be
11 10:00 to 11:00, 11:00 o'clock being the latest.

12 MR. BAMMI: 11:00 at night?

13 MR. BREEN: 11:00 at night. And then on
14 Sunday it would be 10:00 o'clock in the evening and
15 only on Friday and Saturday would it be 12:00 to
16 1:00.

17 MR. BAMMI: Friday and Saturday is 12:00 to
18 1:00?

19 MR. BREEN: Friday and Saturday. Again we're
20 taking this based upon other typical Moose lodges
21 of the same size.

22 MR. BAMMI: The clarification I was speaking

1 of was when you said 1:00 you are talking about
2 1:00 o'clock in the afternoon or at night?

3 MR. BREEN: 1:00 A.M. 6:00 P.M. to 1:00 A.M.
4 I understand the question.

5 MR. BAMMI: Thank you. As you stated we have
6 not yet received the drainage calculations. So I
7 think once our drainage engineer has an opportunity
8 to review that then we will work with your engineer
9 to try and make sure that both on site as well as
10 off site flow is being addressed accordingly.

11 MR. BREEN: As I indicated -- and not to
12 interrupt, Mr. Bammi -- I contacted our engineer,
13 Mr. Al Kenzie. He indicated that he at my request
14 had submitted the calculations. I had asked you if
15 they had received them. It's my understanding that
16 they have not been received as of today.

17 MR. BAMMI: It's okay.

18 MR. BREEN: But I did specifically ask him if
19 there were any problems in complying with all of
20 the requirements, and he said there was not.

21 MR. BAMMI: Okay. That's beautiful. I would,
22 however, suggest that given the size of the

1 building and the fact it'll be assembly area that
2 you do make an appointment with our building
3 manager and Richard Solomon, our fire marshal, to
4 make sure that your architect and our codes and our
5 fire codes are all going in sync. This is the
6 zoning process. We are not concerned about the
7 building. But I am just letting you know ahead
8 that you don't want to get in a situation where we
9 go through this whole process and then find that
10 you may need certain things which may not have been
11 addressed.

12 Also similarly in the area of landscaping
13 as you very well know in the middle of the site
14 there is quite a bit of mature tree -- groups of
15 trees and so on and so forth which I am sure you
16 would like to preserve as much as possible. And
17 that is our objective also. So may I suggest that
18 maybe your architect or somebody should sit down
19 with our landscape architect and see how we can try
20 and preserve the maximum number of trees as possible.
21 So basically what we are looking here is to come up
22 with some sort of a tree preservation plan making

1 sure that we have full landscaping on our sides and
2 also evaluating if there is potential to preserve
3 some trees even in the parking lot. Because again
4 I think it'll just add to your development.

5 The dumpster. I did not note if there
6 was a dumpster there. Is there a location for
7 that?

8 MR. ROLISON: We did add one. There is a
9 receiving area on this side of the plan and we did
10 have an enclosed dumpster area.

11 MR. BAMMI: Have you marked it so?

12 MR. ROLISON: Yes.

13 MR. BAMMI: And you are aware that we require
14 it to be enclosed on all sides?

15 MR. ROLISON: That would be our intent.

16 MR. BAMMI: Beautiful, beautiful. Mr. Breen
17 did mention about the lights and that you feel
18 comfortable that you will meet our performance
19 standards.

20 MR. BREEN: I have talked to our architect,
21 Mr. Bammi. And again just not to take any fire
22 from his mouth, but it is our intent that the

1 lighting will just take care of the property and
2 that again I have indicated to him in my
3 conversations with you with regard to the
4 development of this site that there will be a
5 direction and a concern to limit any lighting on
6 to the site. And we will comply with your request.

7 MR. BAMMI: What I was leading to was that
8 before the recommendation meeting what you need to
9 do is provide us with just a photometric plan which
10 will attest to the fact what I have said, that it
11 will not spill over from the property. Maybe even
12 show where the lights will be and the heights and
13 so on.

14 Similarly you mentioned the signage will
15 meet the requirements of the ordinance which is
16 fine. I was not clear whether you have shown on
17 the site plan where it's going to be located. Is
18 there a location for the sign shown?

19 MR. ROLISON: Pretty much. It's pretty much
20 right in the center this direction and about 50
21 feet back.

22 MR. BAMMI: So you are meeting all our

1 requirements. There is no variation there either?

2 MR. BREEN: No. And the only reason we
3 brought this is not only for the elevation and
4 rendering but also to show you the type of sign
5 that it will be.

6 MR. BAMMI: Very nice. My last comment and
7 this is mainly to be able to reflect on the record
8 that I did receive a fax today from the Village of
9 Woodridge planner objecting to the said petition.
10 And a copy of it is in the file. And I will make
11 it available to the board members. That's all I
12 have, Mr. Chairman, at this point.

13 CHAIRMAN MILLER: Okay. Mr. Carroll?

14 MR. CARROLL: Yes. I can see, Mr. Breen, that
15 you have familiarized yourself with Section
16 37-14.13-5 on the seven criteria for seeking
17 conditional use. I would suggest that it would be
18 most helpful to us if you would contact the local
19 fire district and address items two and six in the
20 seven criteria for granting. These deal with
21 increasing fire hazard and incurring additional
22 public expense for fire protection, rescue, relief,

1 and things of that nature. No further questions.

2 CHAIRMAN MILLER: Mr. Bernard?

3 MR. BERNARD: Yes, Mr. Rolison, a couple of
4 things. I would like to emphasize what Mr. Bammi
5 said about the landscaping in the center of the
6 rear parking area. I think that's important to
7 consider.

8 Am I to assume that the artist's
9 rendering is kind of like a cartoon? It really has
10 no connection specifically with your Exhibit 1, is
11 that correct?

12 MR. ROLISON: Basically that's true.

13 MR. BERNARD: Okay. The topography or site
14 plan that I have in front of me indicates a
15 building 100 feet long and you mentioned it's 114
16 feet long. Which is correct?

17 MR. BREEN: I believe that --

18 MR. BERNARD: Excuse me. Isn't Mr. Rolison
19 going to answer it or who?

20 MR. ROLISON: This is 100 and --

21 MR. BREEN: I was going to try to help that
22 question. I think there were two plans submitted.

1 One was submitted at 100 but then it was corrected
2 and submitted at 114.

3 MR. BERNARD: That gets to a couple of other
4 things that I have. The site plan -- not your
5 landscape plan necessarily but the site plan should
6 have everything on it that you want on it. And if
7 it's 114 show it as 114.

8 MR. BREEN: Well, it --

9 MR. BERNARD: You will have to forgive me.
10 Once I get on a thought I don't want to lose it.
11 The drawing of the interior of the building shows a
12 vestibule, Mr. Rolison. And I don't see that on my
13 site plan. Could you put -- Oh, okay. Does your
14 site plan show a vestibule?

15 MR. ROLISON: There is one right here, yes.

16 MR. BERNARD: Just so that the site plan is
17 the way you want the building, right? Okay. And
18 of course somebody mentioned the dumpster. Have
19 any of you gentlemen contacted the Health
20 Department regarding the septic?

21 MR. BREEN: We have not contacted them, but
22 again I have talked to our engineer who said there

1 would be no problem in the characteristics.

2 MR. BERNARD: I know, but he doesn't issue the
3 septic permit. And I want to just bring that up so
4 it's in the record. And if there are any problems
5 with a quasi-public facility like this on septic I
6 just want staff to catch it as they go.

7 MR. BREEN: I was going to ask him.

8 MR. BERNARD: Excuse me. This time I ask the
9 questions. And then in the summary you can make
10 your rebuttal.

11 MR. BREEN: No problem.

12 MR. BERNARD: Mr. Roebuck, I have a couple of
13 questions. I take it you're going to serve liquor?
14

15 J O H N R O E B U C K,
16 having been first duly sworn, testified as follows:

17 Yes.

18 CHAIRMAN MILLER: Would you stand and state
19 your name and address for the record?

20 MR. ROEBUCK: John Roebuck, 3640 South 55th
21 Court, Cicero, Illinois.

22 MR. BERNARD: You're going to serve liquor at

1 this facility?

2 MR. ROEBUCK: Yes.

3 MR. BERNARD: You're going to have parties?

4 MR. ROEBUCK: Yes.

5 MR. BERNARD: Catering?

6 MR. ROEBUCK: We will have a kitchen and do
7 our own cooking.

8 MR. BERNARD: What about weddings?

9 MR. ROEBUCK: We would only have weddings if
10 it is a member. We are a closed fraternity and we
11 only rent our hall out to members only for
12 weddings, birthday parties, confirmation, something
13 for the family. If you are not a member then we
14 cannot do it.

15 MR. BERNARD: You know it's not unusual to
16 have a wedding reception of 180, 200 people which
17 puts you over the 160. What kind of an alternate
18 plan do you have if you have a member who really
19 has got to have 200 relatives there even if he
20 doesn't want them?

21 MR. ROEBUCK: If it would go where it was that
22 far over we would have to check with him on how