

1 many invitations he's sending out. If he was going
2 to exceed the limits that we are capable of taking
3 we wouldn't be able to do it. We have to stay
4 within our means.

5 MR. BERNARD: Okay. That's all I have. Thank
6 you. And that's all the questions I have.

7 MR. BREEN: Mr. Bernard, I just have one
8 clarification and I wanted to make this as a
9 clarification. Again I was suggesting to you that
10 there were two plans. I believe that the plan that
11 you have was submitted afterwards so that there was
12 a new design. And that was all I was trying to
13 clarify.

14 MR. BERNARD: And this shows the dumpster
15 too?

16 MR. BREEN: Yes. The dumpster is located, I
17 believe, right here. Is that right? Right here, I
18 am sorry.

19 MR. BERNARD: We won't redesign it now. Just
20 so it shows it.

21 MR. BREEN: I apologize if there was confu-
22 sion. What I was trying to indicate to you is

1 there was one design that was submitted.

2 MR. BERNARD: It doesn't matter if there is
3 confusion here. Just so there is no confusion when
4 it gets down to the Development Committee and so
5 forth.

6 CHAIRMAN MILLER: Mr. Pletcher?

7 MR. PLETCHER: After all that I forgot what I
8 was going to ask. You have mentioned that there is
9 a septic system to be used to serve this property.
10 What is your source of water?

11 MR. ROLISON: Well.

12 MR. PLETCHER: Are you going to use an
13 existing well?

14 MR. ROLISON: Yes.

15 MR. BREEN: We will probably drill a new one
16 but that has not been determined. We're assuming
17 that the location --

18 MR. ROLISON: It would probably have to be a
19 new one for size.

20 MR. PLETCHER: I could probably add up the
21 number of parking spaces, but since you're the
22 architect you probably know offhand.

1 MR. ROLISON: I am showing 97 right now.

2 MR. PLETCHER: Including or excluding the
3 handicapped?

4 MR. ROLISON: Including.

5 MR. PLETCHER: You mentioned that there was a
6 game room in your plan. Could you describe the
7 extent of that utilization? Because if it gets too
8 big then you have got to come before -- meet the
9 county standards on the size of the game room.

10 MR. ROLISON: I don't know if it was when I
11 was talking about the children's room.

12 MR. PLETCHER: You said a game room.

13 MR. ROLISON: Maybe just a little video or the
14 plastic toys or something. Whatever is going to
15 meet kind of the criteria the family center may
16 have.

17 MR. PLETCHER: Will it be arcade type?

18 MR. ROEBUCK: No, it's for the little
19 children.

20 MR. PLETCHER: How about for the big kids?

21 MR. ROLISON: How big? I don't really know if
22 they're going to cater to teens necessarily as far

1 as a specific room.

2 MR. ROEBUCK: No.

3 MR. PLETCHER: Does the petitioner currently
4 own this property or have it under contract?

5 MR. BREEN: We currently have it under
6 contract, and it's contingent upon obtaining the
7 zoning.

8 MR. PLETCHER: Mr. Bammi, do we have a letter
9 from the fee title owner authorizing the petitioner
10 to --

11 MR. BAMMI: You have provided that to us.

12 MR. BREEN: Yes, we have provided that.

13 MR. PLETCHER: I have no further questions.

14 CHAIRMAN MILLER: Mr. Crowley?

15 MR. CROWLEY: Yes, to the architect. I have
16 seen no plans showing the elevation of the construc-
17 tion of the building.

18 MR. ROLISON: This one?

19 MR. CROWLEY: I would like to see dimensions.

20 MR. BREEN: As far as heights?

21 MR. CROWLEY: Correct. You have none with
22 you?

1 MR. ROLISON: No, I do not. We haven't gone
2 that far yet.

3 MR. CROWLEY: I think that's something we
4 should be looking at.

5 Another concern is the traffic flow
6 coming in off of -- what is that -- Rt. 50?

7 CHAIRMAN MILLER: Lemont Road.

8 MR. CROWLEY: Lemont Road. That's heavily
9 trafficked. And are you planning a right-in,
10 right-out type of flow, or are you going to have
11 cross traffic?

12 MR. ROLISON: At this point without really
13 seeing anything in the traffic study I don't think
14 we are going to be creating any right-in, right-out.
15 It would be cross traffic.

16 MR. CROWLEY: Well, I didn't see anything to
17 the contrary. And I take dispute with the study
18 concerning the traffic that I witnessed today and
19 yesterday.

20 MR. BREEN: It is our intent just for the
21 record that we would comply with the recommenda-
22 tions of the traffic study which we had done, I

1 believe. But if there is a recommendation from
2 this board we would comply with that.

3 MR. CROWLEY: Mr. Bammi, is there another
4 source that we can refer to for a traffic study in
5 this particular case?

6 MR. BAMMI: We just received the traffic study
7 so our staff will review it. We will also share it
8 with the Division of Transportation. I forgot to
9 mention that I do have feedback from our Division
10 of Transportation. We did send them a copy of the
11 site plan. And there were two comments for your
12 consideration. One was that I am sure you are
13 aware that you would need to go through them for
14 the permitting process, for the curb cut and so on
15 since you would be widening the cut on Lemont
16 Road. And the second point they raised is there
17 may be a need for a deceleration/acceleration lane
18 and turning lane concept. So that's something we
19 need to pursue further. And I think our traffic
20 study will shed more light on that particular
21 issue.

22 MR. CROWLEY: Very good. Thank you. Did

1 someone on the board mention the fire department,
2 their access?

3 MR. PLETCHER: Yes.

4 MR. CROWLEY: Okay. You had mentioned that
5 you only will experience eight to twelve functions
6 per year?

7 MR. BREEN: Well, special functions in which
8 we would go to the maximum number of people
9 anticipated which would be the 160. Again I had
10 suggested, I believe, that what we anticipate on
11 the two busiest days would be Friday and Saturday
12 which we're anticipating during that period of time
13 that it would be open between 6:00 and 6:30 and go
14 to, let's say, 12:00 to 1:00 P.M. -- I mean 1:00
15 A.M. Approximately 130 right now is what we
16 anticipate as far as people going to there on any
17 given evening. And again that is a maximum based
18 upon prototype Moose lodges like this.

19 MR. CROWLEY: What about, say, New Year's Eve
20 parties?

21 MR. BREEN: That may be one of the maximum
22 with the 160 where the 160 would be reached.

1 MR. CROWLEY: Of course that would go after
2 12:00 o'clock.

3 MR. BREEN: Again not after 1:00. Again we
4 had indicated the latest we would be is 1:00 A.M.

5 MR. CROWLEY: Not that I have anything against
6 New Year's Eve parties. Do you plan any security
7 lighting?

8 MR. ROLISON: I would say we probably would.
9 But again we try to maintain --

10 MR. CROWLEY: That would be again within the
11 ordinances?

12 MR. ROLISON: Oh, yes.

13 MR. CROWLEY: Where would you place it?

14 MR. ROLISON: Probably in strategic corner
15 locations where there may be potential for hiding
16 places if you will.

17 MR. CROWLEY: Okay. No further questions.
18 Thank you.

19 CHAIRMAN MILLER: Mr. Adams?

20 MR. ADAMS: My first question will be to
21 Dalip. There are no variations so far?

22 MR. BAMMI: No variations.

1 MR. ADAMS: You're not going to be requesting
2 any variations so everything is within the
3 ordinance?

4 MR. BREEN: Again to even clarify more, when
5 we had originally looked at the site and had come
6 and talked to staff, there was a conversation
7 dealing with a variation. Again in conversations
8 with staff they indicated that they would not be in
9 favor of that. We have gone back to the architect
10 and redesigned the plans for the building to
11 comply. So at this time there are no variations of
12 any kind. Again as I indicated we have set the
13 building back 200 feet which exceeds the minimum
14 requirement of 150, and we have complied at least
15 minimally with the minimum side yards on both
16 sides. So the minimum side yards that we would
17 have would be 20 feet which is -- we exceed those
18 requirements.

19 MR. ADAMS: And your petition is exclusively
20 for the conditional use?

21 MR. BREEN: Exclusively.

22 MR. ADAMS: Dalip, you mentioned an

1 objection. Would you just give us the broadest
2 outlines of that or any other objections from
3 anybody?

4 MR. BAMMI: Well, yes. The gist of the
5 Village of Woodridge's objection is, number one,
6 it's inconsistent with their land use plan. Number
7 two, they're desirous that the properties along
8 this -- on the west side of Lemont in this general
9 area -- there are several properties which are
10 zoned residential in the county that somebody can
11 come in and consolidate those properties and then
12 redevelop them for office with some internal
13 circulation system. That is their vision as to how
14 this area should be developed. And I think that
15 pretty much summarizes their position as to why
16 they are objecting.

17 MR. ADAMS: They're concerned that there would
18 be a developer who would purchase all the land, put
19 it in an assemblage and --

20 MR. BAMMI: That's what their desire is. And
21 again as you know this property is zoned residen-
22 tial. We do allow uses of this nature in

1 residential districts as a conditional use. And
2 that's what is before us. And we have to act on
3 what's before us. The only other comment Woodridge
4 made was the fact that in the original site plan
5 that was submitted there was no drainage detention
6 pond shown. So they made the comment that the
7 detention needs to be provided. And as you can see
8 they have shown that now on the revised site plan.
9 And staff will be going over the calculation and so
10 on and so forth to make sure they meet the storm-
11 water requirements.

12 MR. ADAMS: There is no objection from any
13 neighbors, residential or commercial or industrial
14 or anything?

15 MR. BAMMI: I have not received anything for
16 the file.

17 MR. BREEN: I am not aware of any. I did get
18 to briefly look at the letter. My office has not
19 received it yet. I believe it was faxed, is that
20 correct?

21 MR. BAMMI: It was faxed to me this
22 afternoon. So you should be getting it fairly

1 soon.

2 MR. BREEN: I will probably get a fax
3 tomorrow. But by my brief look at it I would
4 suggest to this board our use is certainly not
5 inconsistent with their total master plan
6 notwithstanding this particular property would be
7 being used again on a conditional use. It
8 certainly would not adversely affect the
9 development of the property to the south. We are
10 not in a key location either. The power lines are
11 just to the north of us. So there is only one
12 parcel between us and the parcel to the north.

13 MR. ADAMS: So there are four or five similar
14 properties adjacent to this and they envision that
15 as being --

16 MR. BREEN: Going south of us. There is one
17 parcel basically the same size going to the north
18 and then there are the power lines. So the power
19 lines would cut off any development of this parcel
20 as a total parcel.

21 MR. ADAMS: And that's Com Ed right-of-way?

22 MR. BREEN: Yes.

1 MR. ADAMS: Are there any underground
2 pipelines here?

3 MR. BREEN: Not on our site that we're aware
4 of. And we are not aware of any. It's overhead, I
5 believe.

6 MR. ADAMS: On the Com Ed right-of-way?

7 MR. BREEN: They're overhead lines. Now,
8 there is a transformer that is right in here.

9 MR. ADAMS: There are no gas pipelines or oil
10 pipelines that run on that same right-of-way
11 underground?

12 MR. BREEN: Not that we are aware of. We are
13 aware of the electrical lines, but they would have
14 no effect on our property or they don't go through
15 our property.

16 MR. ADAMS: I talked to the owner and he
17 alluded to something underground there, the current
18 owner.

19 MR. BREEN: There may be something.

20 MR. ADAMS: Not that it would impact your
21 project.

22 MR. BREEN: There may be something just to the

1 north of the site. As we have indicated this
2 property that is just to the north of us is zoned
3 R-4, but we believe that it is maintained by
4 Commonwealth Edison and then farmed either with
5 their permission or without their permission
6 currently. But again we are not aware of that.
7 But there is that large transformer that sits on
8 the front of the property which is shown there and
9 just to the north are the power lines.

10 MR. ADAMS: On your rendering which direction
11 does the front face? North or --

12 MR. BREEN: The front of the property? This
13 would be north, this would be west, east, and
14 south.

15 MR. ADAMS: On that rendering, the
16 architectural rendering, what direction does that
17 face?

18 MR. ROLISON: Again that was probably an
19 attempt to kind of get into an angle here kind of
20 looking towards that front vestibule.

21 MR. ADAMS: So the front vestibule is on the
22 south of the building.

1 MR. ROEBUCK: Yes.

2 MR. ROLISON: Correct.

3 MR. ADAMS: So the back of the building would
4 be by the wires and lines and all?

5 MR. ROLISON: Correct.

6 MR. BREEN: Again just for clarification I do
7 want to point out there is a parcel of property
8 that is about the same width that is zoned R-4 and
9 then the power lines. I don't want to mislead
10 you. But on this property we're led to believe
11 that's owned by Commonwealth only because of the
12 transformers in the front of the property. Either
13 that or they have a substantial easement for the
14 property along Lemont Avenue.

15 MR. ADAMS: You say there is going to be just
16 a service bar, people take drinks to their tables?

17 MR. ROEBUCK: Waitress.

18 MR. BREEN: As I alluded to you it is not to
19 have a bar. There is that stereotype that when I
20 began talking to the different members I suppose I
21 had that stereotype. So I wanted to point out --
22 hopefully I did -- that it is not to be a bar

1 situation. It's a meeting hall and a place to
2 obtain food. Even though they would serve liquor
3 the liquor would be served by waitresses.

4 MR. ADAMS: What is the speed limit on Lemont
5 Road?

6 MR. BREEN: 45?

7 AUDIENCE MEMBER: 40 or 45.

8 MR. ADAMS: It's pretty fast. When I was
9 trying to get out of there it's pretty dicey. And
10 that would be a major concern. I haven't reviewed
11 the traffic study either, but we don't want anyone
12 to get hurt especially making a northbound left
13 turn into there at a busy time for a function or
14 something where there would be a back-up and
15 somebody get rear-ended. There are areas around
16 the county where people are trying to make a lot of
17 left-hand turns and they get kind of stuck out
18 there. And that would be a concern of mine
19 especially at 45 miles an hour where you are on top
20 of somebody before they realize it or somebody is
21 looking for it and comes upon it quickly and
22 quickly turns on their signal and puts on the

1 brakes and has a car or a truck run into the back.
2 That would be a major concern of mine is
3 accommodating the potential for accidents on Lemont
4 Road.

5 Now, you are going to remove all of the
6 current improvements, the garage and the house?

7 MR. BREEN: Yes, the current existing
8 residence and the garage will be removed. And I
9 believe that there is a note. Now, again I
10 apologize that there was a change in the original
11 site plan. I do have additional --

12 CHAIRMAN MILLER: It says to be removed.

13 MR. BREEN: But the new site plan reflects
14 that they would be removed and that again --

15 MR. ADAMS: This only indicates a residence.
16 It didn't say it was going to be removed. It's
17 currently on well and septic?

18 MR. BREEN: Right.

19 MR. ADAMS: Should the septic be inadequate it
20 would be improved to handle a large recreational
21 facility?

22 MR. BREEN: We have again talked to our

1 engineer who was Al Kenzie. He has indicated that
2 there would be no problem from his evaluation of
3 the property and from a detention standpoint. We
4 have also elected in that 200-foot green area in
5 front that's where the septic system would be
6 placed keeping it away from the detention area.

7 MR. ADAMS: You said you may need a new well,
8 a bigger well?

9 MR. ROLISON: That has not been researched, but
10 I assume it would be required.

11 MR. ADAMS: Then you would cap the old one --

12 MR. BREEN: Right.

13 MR. ADAMS: -- properly and all? There might
14 be some lighting overnight then for security
15 purposes I would imagine. But it would be merely
16 for security and directed to the property itself?

17 MR. ROLISON: Directed to the building, yes.

18 MR. ADAMS: The neighbor to the south hasn't
19 expressed any interest or concern to your
20 knowledge?

21 MR. ROLISON: No, haven't heard from him.

22 MR. ADAMS: That's all I have. Thank you.

1 CHAIRMAN MILLER: Mr. Bernard, you had another
2 question?

3 MR. BERNARD: Yes, I just got this revised
4 copy of your site plan. Mr. Rolison, what is the
5 width of that entry roadway to go into the
6 property?

7 MR. ROLISON: I am figuring 30, 33 feet, in
8 that range.

9 MR. BERNARD: I don't see it here, but that's
10 okay. That's not perfect. But you have it on this
11 site plan 33 feet? Well, okay. Let me go to my
12 next question. About 33 feet you think, huh? And
13 let's go over to the vestibule at the south end of
14 your building. You have got the building
15 established and then going down to the south you
16 have your landscaping and your side yard setback of
17 20 feet and you have your vestibule. How much
18 throughway do you have left for traffic to go
19 there?

20 MR. ROLISON: Right here I have about 25
21 feet. So it would be a lane back and a lane out.

22 MR. BERNARD: You think you have 25 feet?

1 MR. ROLISON: Yes.

2 MR. BERNARD: That's all I have.

3 CHAIRMAN MILLER: Mr. Carroll, you have
4 another question?

5 MR. CARROLL: Well, I wanted to get this back
6 into perspective a little bit. As our colleague
7 did point out there have been no variations
8 requested. Therefore the development of this
9 property must meet all of our county standards.
10 Those are the lighting standards, the landscape
11 standards, the stormwater management, our
12 Department of Transportation's standards, our
13 building standards, and our parking standards.
14 You're aware of that?

15 MR. BREEN: Yes. And again I think --

16 MR. CARROLL: And when you speak of food
17 service and liquor service it is clearly understood
18 that that's an application you make and that the
19 Health Department is clearly another application
20 you make. And that all we're addressing at this
21 point are these seven standards for conditional
22 use.

1 MR. BREEN: Absolutely.

2 MR. CARROLL: Thank you, Mr. Chairman.

3 CHAIRMAN MILLER: Mr. Bammi, you have another
4 question?

5 MR. BAMMI: Yes. I think the traffic issue
6 that was discussed earlier I just want to explore.
7 If there is a special occasion and you do expect
8 100 plus people coming in at a particular time,
9 would you on those occasions consider hiring
10 off-duty sheriff, police, somebody to help direct
11 the traffic?

12 MR. BREEN: Yes.

13 MR. BAMMI: I think that is a concern that
14 needs to be dealt with.

15 MR. BREEN: We would do that.

16 MR. BAMMI: Thank you.

17 CHAIRMAN MILLER: Going back to your interior
18 site plan you show two seating capacities there
19 that appear to me to be larger than 160 persons.

20 MR. ROLISON: I don't know if Mr. Roebuck
21 could answer that. The type of functions that may
22 be happening at the same time and within here?

1 Would there be this room occupied at the same time
2 as that one necessarily?

3 MR. ROEBUCK: Not necessarily, no. Because
4 how many did you figure in this room?

5 MR. ROLISON: There's approximately 160
6 seating in there.

7 MR. BREEN: If they were in here then they are
8 not intended to be any anywhere else, is that
9 correct?

10 MR. ROEBUCK: Right.

11 CHAIRMAN MILLER: Having attended a number of
12 functions at different Moose lodges I find that
13 they cram them into every corner they can for
14 Halloween parties, New Year's Eve parties and so
15 forth. And they get a lot more people in there
16 than 160 people. And it was brought up if one of
17 your members had a wedding reception and they
18 wanted to have 200 people in there, I think you're
19 going to find it kind of difficult to restrict the
20 entry to that building at 160 people.

21 MR. BREEN: What we have done and what I have
22 asked Mr. Roebuck to do is evaluate it based on

1 past experiences of a similar type size Moose
2 lodge. And he has gone to them and indicated what
3 they have given him as their experience. Is that
4 correct?

5 MR. ROEBUCK: Yes.

6 MR. BREEN: And based upon those experiences
7 is what we're now passing along to you. So what we
8 have done is we have tried to just evaluate
9 prototypes of this size and type Moose lodge so
10 that's how we're evaluating it.

11 CHAIRMAN MILLER: So what do we do when we get
12 this thing built and we get going down the pike and
13 we start having occasions where you're having more
14 than 160 people?

15 MR. BREEN: Again we would still have to
16 comply -- and I believe that Mr. Carroll pointed it
17 out -- with all of the ordinances and all of the
18 regulations from the health and safety, traffic and
19 building.

20 CHAIRMAN MILLER: But our ordinance doesn't
21 cover the number of people we could have. We're
22 granting you a conditional use. And if you want to

1 specifically nail it to 160 people if we put it in
2 the ordinance that you could not have at any one
3 time more than 160 people, would you have any
4 objection to that? That becomes part of the ordi-
5 nance.

6 MR. BREEN: In the future we may come before
7 you and ask to increase the size of it. That's a
8 possibility we haven't thought about. So at this
9 time our general intent is or our testimony is
10 based upon the general characteristics. If we had
11 162 we'd hate to -- again we can only tell you what
12 the prototypes of the center have been. So I
13 wouldn't want to restrict it on that. I would want
14 to restrict it on something slightly larger than
15 that. But again we would have to comply with all
16 of the ordinances. And our testimony is based on
17 prototypes. We hope we would have 170 but again
18 our anticipation is that it would be no more than
19 160. And that's at the very peak social events for
20 the same type membership, the same size building.

21 CHAIRMAN MILLER: In that this is going to be
22 on well and septic, as I stated earlier, we want to

1 have a report prior to July 28th from the Health
2 Department as to whether or not they're going to
3 permit this and what they're going to require so
4 that we can have that for our recommendation
5 meeting.

6 MR. BREEN: We will get that.

7 CHAIRMAN MILLER: That's all. Anything else
8 from any other member of the board? Now we will go
9 to the audience participation portion of this
10 meeting. Is there anyone here in the audience
11 wishing to speak on this petition?

12 AUDIENCE MEMBER: You were talking about 160
13 people.

14 CHAIRMAN MILLER: Is there anyone here who
15 wishes to speak on this petition?

16 AUDIENCE MEMBER: I do.

17 CHAIRMAN MILLER: Anyone else? Stand and
18 raise your hands.

19 (Whereupon the witnesses were duly
20 sworn by the Notary.)

21 CHAIRMAN MILLER: Would you state your name
22 and address?

1 AUDIENCE MEMBER: I want to comment about 160
2 people.

3 CHAIRMAN MILLER: State your name and address.
4

5 T O M H O Y,
6 having been first duly sworn, testified as follows:

7 Tom Hoy. I live in Berwyn, Illinois. My
8 address is 1946 South Euclid. You want my tele-
9 phone number? No. Okay. 160 people. If we can
10 get 160 people we will be doing great. We will
11 really be doing great. Because if we hire a band
12 we have got to get 100 people in there in order to
13 pay for that band, you know. So the fact that if
14 we got 160 people we'd be sitting on the moon, you
15 know? So that's my only comment. Thank you.

16 CHAIRMAN MILLER: Okay. Thank you.
17

18 T O M P L U N K E T T,
19 having been first duly sworn, testified as follows:

20 Tom Plunkett. I live at 337 Hanover
21 Drive in Bolingbrook. And I have been a member of
22 the Moose for three years. I do have a wife and

1 two small children that reside with me. I am a
2 trustee of the Moose. And my parents live exactly
3 one block down on Lemont Road in Sterling Estates I
4 think it is, the new subdivision there. And to
5 them and all their neighbors something like this
6 would just accent the community 100% just because
7 of the fact there is nothing around that area, you
8 know, for -- Like we will have a day care center
9 when the parents are there on the weekends where
10 there will be people taking care of the kids. And
11 it's something that we have all voted upon and
12 Moose International has told us this is how it's
13 going to be. We're not going to have where we walk
14 in any more and we have got a bunch of drunk people
15 sitting at a bar. It was like that at our old
16 lodge and that's why the lodge is no more because I
17 said I would not be a Moose member and bring my
18 children in this kind of surroundings. That's not
19 me. And I mean we're planning on having the
20 tunnels for the kids to play in and all that kind
21 of stuff. It's just going to be a nice place to
22 be. And I mean there is a lot of young families

1 around that community. And an aspect of all the
2 residential area around there wanting to develop it
3 could only highlight the community and help
4 everything else. And that's all I have got to
5 say.

6 CHAIRMAN MILLER: Thank you. Let the record
7 show that of all the audience there were two in
8 favor and none opposed. Mr. Breen, you have an
9 opportunity to make a final statement and then
10 close the hearing. Mr. Bammi?

11 MR. BAMMI: Just a clarification. You
12 mentioned about day care center. Now, I am
13 assuming this is a day care center facility for
14 only the members' children?

15 MR. PLUNKETT: Only on functions that will
16 need it.

17 MR. BAMMI: Only when you have the function.
18 It's not a regular day care center where people are
19 coming in and out?

20 MR. PLUNKETT: No. Just like a Saturday if
21 there is a dinner for our, you know -- the
22 membership.

1 MR. BAMMI: So that's very different than a
2 day care center.

3 MR. PLUNKETT: Right. No, no day care.

4 CHAIRMAN MILLER: Mr. Breen?

5 MR. BREEN: Just briefly. Based upon the
6 traffic study which we have secured which shows
7 that there is anticipated to be no adverse impact,
8 the general layout of the site which we have
9 indicated would in fact be set back creating a
10 larger green area off of Lemont not to adversely
11 affect the existing residential homes, the
12 community type style, the general family-type
13 center that we're proposing, we believe that there
14 would be completely no adverse effect upon any of
15 the surrounding properties. If there are any
16 requirements dealing with the health, safety, fire
17 department or any building code violation we have
18 indicated specifically that we would comply with
19 each and every one of those regulations. And based
20 thereupon we feel that there is absolutely no
21 adverse effect upon any of the surrounding prop-
22 erties. I would also point out to you that this

1 property is located in the county. The Village of
2 Woodridge did indicate that they were opposed to it,
3 but that's based upon some future dream that they
4 have. I would point out to you that even based
5 upon what they want to be there there would be
6 absolutely no adverse effect upon office buildings
7 or other types of developments in this general area
8 that would exist. So therefore again I would
9 suggest to you that there is not only no adverse
10 effect upon the surrounding properties but there is
11 also no adverse effect upon the anticipated
12 development of Woodridge as to the site. And
13 therefore I would urge you to make your
14 recommendation and to approve this site for my
15 clients so that this center can take place in the
16 near future. Again I want to thank you for your
17 consideration of this matter this evening. Thank
18 you again.

19 CHAIRMAN MILLER: As I stated earlier the
20 things we have asked for must be into Mr. Bammi's
21 office not later than 4:30 P.M. on the 28th of July
22 in order for us to consider this at our

1 recommendation meeting. Our recommendation meeting,
2 as I stated earlier, would be on the 10th in the
3 County Board Room. It's an open hearing. Anyone
4 may attend. However no additional testimony is
5 taken either for or against the petition. With
6 that we will close the hearing.

7 (Which were all the proceedings had
8 and testimony taken at the public
9 hearing of the above-entitled
10 cause.)

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

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19 My commission expires:
20 January 23, 1996.

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Marlane Marshall

CERTIFIED SHORTHAND REPORTER
Notary Public

