

**MINUTES  
CITY OF ST. CHARLES  
ZONING BOARD OF APPEALS  
THURSDAY, APRIL 23, 2015  
COUNCIL CHAMBERS**

Members Present:

Acting Chairman-James Holderfield  
Acting Secretary-Nabi Fakroddin  
Robert Krawczyk  
Elizabeth Weisman

Member Absent:

Scott Buening  
Elmer Rullman  
Charles Simpson

Also Present:

Russell Colby, Planning Division Manager  
Ellen Johnson, Planner  
Court Reporter

**1. Call to order**

Acting Chairman Holderfield called the hearing to order on Thursday, April 23, 2015 at 7:14 p.m.

**2. Roll call**

Roll was called with four members present.

**3. Presentation of minutes of the October 23, 2014 meeting.**

Mr. Fakroddin made a motion to approve the minutes of the October 23, 2014 meeting, seconded by Mr. Holderfield.

**4. Variation Application V-1-2015, filed by Scott W. Sheen, owner of the property located at 713 E. Main St. in the City of St. Charles.**

Secretary Fakroddin summarized/read into the record the following:

- Variation Application V-1-2015 filed by Scott W. Sheen, owner of the property located at 713 E. Main St. in the City of St. Charles.

Acting Chairman Holderfield swore in the following:

- Scott Sheen, 713 East Main Street, St. Charles, IL 60174
- Russell Colby, Planning Division Manager

- Ellen Johnson, Planner

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**A motion was made by Mr. Fakroddin, and seconded by Ms. Weisman as follows:**

**Whereas**, it is the responsibility of the St. Charles Board of Zoning Appeals to review all applications for variations; and

**Whereas**, the St. Charles Zoning Board of Appeals has reviewed File V-1-2015, dated 9/29/2014, and received 1/15/2015 from Scott W. Sheen, for the property located at 713 East Main Street, St. Charles, Illinois, for a variation to reduce the right-of-way setback requirement for the freestanding sign from 10 feet to 0 foot; and

**Whereas**, the existing sign located on the property is a nonconforming sign; and

**Whereas**, the St. Charles Zoning Ordinance requires all nonconforming signs to be brought into compliance with the Zoning Ordinance sign standards by June 16, 2015; and

**Whereas**, if the sign is relocated to comply with a 10-foot right-of-way setback requirement, the sign will no longer be visible for vehicles traveling east and west on Main Street; and

**Whereas**, the purpose of the variation is not based exclusively upon a desire to make money on the property; and

**Whereas**, the Variation, if granted, will not alter the essential character of the neighborhood; and

**Whereas**, the granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

**Whereas**, the proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;

**Now therefore**, the St. Charles Zoning Board of Appeals grants the variation requested to allow the sign to remain in its current location after the June 16, 2015, compliance deadline with the stipulations as specified in 17.04.310 of the Municipal Code of the City of St. Charles.

Minutes – St. Charles Zoning Board of Appeals

Thursday, April 23, 2015

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**Roll called:**

**Ayes:** Fakroddin, Holderfield, Krawczyk, Weisman

**Nays:** None

**Motion carried; Variation granted. 4-0**

**6. Additional Business from Board members, Staff, or Citizens. – None.**

**7. Adjournment at 7:37 p.m**

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BEFORE THE ZONING BOARD OF APPEALS

CITY OF ST. CHARLES

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IN RE: :

Variation application :

for the property located : No. V-1-2015

at 713 East Main Street. :

- - - - -x

HEARING

St. Charles, Illinois 60174

Thursday, April 23, 2015

7:14 p.m.

Job No.: 74349

Pages: 1 - 22

Reported By: Paula Quetsch, CSR

HEARING: VARIATION APPLICATION FOR 713 EAST MAIN STREET PROPERTY  
CONDUCTED ON THURSDAY, APRIL 23, 2015

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Hearing held at the location of:

St. Charles Council Chambers  
2 East Main Street  
Second Floor  
St. Charles, Illinois 60174  
(630) 377-4700

Before Paula Quetsch, a Certified Shorthand  
Reporter, and a Notary Public in and for the State of  
Illinois.

HEARING: VARIATION APPLICATION FOR 713 EAST MAIN STREET PROPERTY  
CONDUCTED ON THURSDAY, APRIL 23, 2015

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PRESENT:

JAMES HOLDERFIELD, Acting Chairman

NABI FAKRODDIN, Acting Secretary

ROBERT KRAWCZYK, Member

ELIZABETH WEISMAN, Member

ALSO PRESENT:

RUSSELL COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

HEARING: VARIATION APPLICATION FOR 713 EAST MAIN STREET PROPERTY  
CONDUCTED ON THURSDAY, APRIL 23, 2015

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P R O C E E D I N G S

CHAIRMAN HOLDERFIELD: Okay. At this time we'd like to open the hearing on Variation V-1-2015 for the property located at 713 East Main Street.

SECRETARY FAKRODDIN: Before the roll call I think you want to swear them in.

MR. COLBY: We first need to just call the meeting to order, then call the roll.

CHAIRMAN HOLDERFIELD: The meeting is called to order.

Roll call.

SECRETARY FAKRODDIN: Mr. Buening. Absent.  
Mr. Fakroddin. I'm here, present.  
Mr. Holderfield.

CHAIRMAN HOLDERFIELD: Here.

SECRETARY FAKRODDIN: Mr. Krawczyk.

MEMBER KRAWCZYK: Here.

SECRETARY FAKRODDIN: Mr. Rullman. Absent.  
Mr. Simpson. Absent.  
Ms. Weisman.

MEMBER WEISMAN: Here.

SECRETARY FAKRODDIN: We have four members out of seven right now present. They form the quorum and, also, they have to have a unanimous vote in order

HEARING: VARIATION APPLICATION FOR 713 EAST MAIN STREET PROPERTY  
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1 to pass your thing.

2 Do you want me to read the application?

3 MR. COLBY: We need to do first Item 3 on  
4 the agenda, which is the presentation of the minutes  
5 of the October 23rd, 2014, meeting.

6 CHAIRMAN HOLDERFIELD: Okay. Do I have a  
7 motion for the minutes to be approved?

8 SECRETARY FAKRODDIN: I'll move the minutes  
9 to be approved as printed.

10 MEMBER KRAWCZYK: I'll second that.

11 CHAIRMAN HOLDERFIELD: All those in favor.

12 (Ayes heard.)

13 CHAIRMAN HOLDERFIELD: Motion passed.

14 At this time I think I need to swear in  
15 those who wish to speak this evening. Would you  
16 please raise your hand and stand.

17 SECRETARY FAKRODDIN: Give your name,  
18 address.

19 MEMBER WEISMAN: Oh, here comes Elmer -- oh,  
20 no. Sorry.

21 SECRETARY FAKRODDIN: Go ahead.

22 CHAIRMAN HOLDERFIELD: Name and address.

23 MR. SHEEN: Scott Sheen. My business  
24 address is 713 East Main Street, St. Charles, 60174.

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1 SECRETARY FAKRODDIN: Thank you. Now I'll  
2 read the application.

3 Application for a variation, File  
4 No. V-1-2015 was received on January 15, 2015, in the  
5 office of St. Charles Planning Division. The  
6 applicant, Scott W. Sheen, has listed his own address  
7 as 713 East Main Street, St. Charles, Illinois 60174.

8 The applicant has indicated the property  
9 owner of record to be himself, namely Scott W. Sheen.  
10 The owner acquired the property at 713 East Main  
11 Street, St. Charles, Illinois 60174, a commercial  
12 property, on May 20th, 1996. The application is  
13 signed by applicant and owner, Scott W. Sheen, and is  
14 dated December 29, 2014.

15 The survey of the property as submitted is  
16 signed and sealed by Kenneth A. Kennedy, a licensed  
17 professional land surveyor with Registration  
18 No. 035-003403 and dated January 19, 2015.

19 Evidence of publication of legal notice is  
20 submitted which was published in the Kane County  
21 Chronicle on April 3rd, 2015.

22 The applicant is requesting zoning variation  
23 to reduce the right-of-way setback requirement for a  
24 freestanding sign from 10 foot to 0 foot. The reason

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1 for this request is because the existing freestanding  
2 sign located on the property does not meet the  
3 right-of-way setback requirement and is, therefore, a  
4 nonconforming sign. The St. Charles Zoning Ordinance  
5 requires all nonconforming signs to be brought into  
6 compliance with the zoning ordinance sign standards by  
7 June 16, 2015, or 15 years after the sign is erected,  
8 whichever is latter.

9 The Applicant is requesting the variation  
10 due to the location of the building in concern that  
11 the sign will no longer be visible for vehicles  
12 traveling east and west on East Main Street if the  
13 sign is relocated to comply with the 10-foot setback  
14 requirement. Therefore, the applicant is requesting  
15 this variation to allow the sign to remain in its  
16 current location after the June 16, 2015, compliance  
17 deadline.

18 Mr. Chairman, that is his application. Are  
19 there any questions or any discussions or input?

20 CHAIRMAN HOLDERFIELD: Just one thing I  
21 would note. Did the reconstruction of Main Street  
22 have anything to do with this, and, if so, would you  
23 try to address that?

24 MR. SHEEN: Yeah. The reason why I'm here

1 is because of the reconstruction. I did not agree to  
2 and I was not in favor of them taking my land because  
3 of all the issues I believe it would cause with the  
4 noise -- I'm a lawyer -- meeting with my clients in  
5 that front office and my house being built in 1912.

6 Since that was passed, when they took away  
7 that property, that's what put me out of compliance.  
8 Subsequent to that I had a very nice gentleman named  
9 Mr. Van, he came out, and we went over my property,  
10 and he came up the first time to show me, well, here's  
11 where the cutoffs are, and here's where the  
12 possibilities are. And I said okay and I tried to  
13 work with him, and he was very, very nice.

14 And then I asked him, okay, I have these  
15 people I've spoken to; they want to come out here and  
16 do this, but I don't want to put a sign up and have  
17 you come back and say it's in the wrong place.

18 So he came out and we walked to the  
19 two different, three different places on my property,  
20 and, basically, he said this is ridiculous. He said,  
21 "I wouldn't do it," and he's the one that recommended  
22 and told me that I should take this action.

23 Where the signs would be in compliance, I  
24 have a stoop that comes off my office. If you're

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1 traveling westbound, you wouldn't be able to see it,  
2 so it would be obsolete. If you put it on the other  
3 side, the building would block it, so if you're  
4 driving eastbound, you wouldn't be able to see it.

5 So then we talked about, well, why couldn't  
6 I take this and put it up on my -- he said that would  
7 be kind of obnoxious. If I put it on my building, I  
8 don't think it would work as well.

9 Basically, that sign has been there for so  
10 long, has not caused any aesthetic negativity towards  
11 the neighborhood. It's been there -- it's also a  
12 great sign or statue more or less for my clients to  
13 see where my office is. I meet with a lot of clients.  
14 I'm in court every day, and they use that to direct  
15 themselves towards my office.

16 It's set back enough where it wouldn't  
17 interfere with anybody's view turning on the street  
18 either way, and it's been there for so long, and  
19 there's never been an accident since 1996 since I've  
20 been there.

21 When I first bought that land, I had to  
22 call -- because I'm always afraid that I don't  
23 understand the City ordinances. Even though I'm a  
24 lawyer, I don't practice this kind of law, and I've

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1 always been relying on people like Mr. Van and  
2 Ms. Johnson is the one that really helped us figure  
3 out how to put our application in because I did not  
4 know how to do it.

5 And I didn't want to stand here and complain  
6 about everything. I wanted to come here and talk  
7 about the practicality of it.

8 The sign is in a great location. You can see  
9 it. My electricity is there. It's not blocking  
10 anything. It's not obtrusive to the neighborhood and  
11 it's consistent. If you drive down the neighborhood,  
12 it's consistent with all the signs that are before me.  
13 Mr. Coleman's, Mr. Catella -- I don't know why he  
14 left -- and the sign that was at the wedding chapel  
15 that closed down and all the other signs that are there.

16 This building, as I said, was originally a  
17 rectory and was erected in 1912, and I think it's  
18 basically a landmark of St. Charles. They tell me  
19 it's haunted, but I think it's a neat building.

20 And if I change where the sign is, I think  
21 I'm going to have issues with clients finding my  
22 place; I think I'm going to have issues with people  
23 even noticing I'm there. Because as you know, a  
24 couple hundred thousand people pass by every day, and

1 I can't tell you how many times that I've had people  
2 come up and say, "Are you that guy that's on that  
3 street?" Even though I don't practice the type of law  
4 that they may need or want, they still notice me.

5 So it's been there and it hasn't caused a  
6 problem. When Mr. Van came out, I said, "Well,  
7 Mr. Van, I don't want to violate anything. Please  
8 tell me where I can do it." So he walked over and  
9 walked next to it. He looked at me and then looked at  
10 her, and he said, "This is ridiculous. I wouldn't do  
11 it." Then he walked to the other side and said the  
12 same thing. I said, "Then what am I supposed to do?"  
13 He said, "Well, I think you've got to take this  
14 action." So that's what I had to do.

15 Any other action in regards to the height or  
16 length of the sign, that's easily remedied. I'm not  
17 against doing anything like that. I'm just against  
18 having to move it and then having to put like a sign on  
19 my building, a sign over here, and having three different  
20 signs so everybody can notice it. I think it would be  
21 obnoxious and change the nature of what it is.

22 Basically, when you come to a neighborhood  
23 in St. Charles when you're a lawyer, or in Geneva in a  
24 neighborhood, there's small town lawyers that people

1 look to lawyers changing the whole place as I have  
2 into offices and stuff and trying to maintain the --  
3 basically, what it is and what it looks like.

4 So when you come to my office, you clearly  
5 can see it. It's not anything obnoxious; it's not  
6 interfering with anything, and I don't see how  
7 granting my amendment would hurt the city of  
8 St. Charles aesthetically or in any other way. No one  
9 has come to me and said, "That sign, you need to move  
10 it." As soon as I got this, I said, "Oh, my God, what  
11 do I need to do," and then I called them out for  
12 advice because I did not know what to do.

13 And the options are -- I said. "Okay. I  
14 want to get a giant electronic sign. Well, you're not  
15 zoned for that." All my neighbors down the street are  
16 zoned for it. So I tried to think of other options  
17 that may comply to that where it might satisfy me, but  
18 he said, you know, "You're residential and you're  
19 commercial." So, basically, you can't have a giant  
20 electronic sign. Which, you know, I could put like  
21 little sayings, "Go North Stars" and this kind of  
22 stuff like they do down the street. I'm limited.

23 And if that's the case, I'm going to have to  
24 buy three different signs, one for the top of my

1 house, one for the right of the stairs, and one over  
2 here, and then I'm going to have to try and see if  
3 Mr. Coleman will cut down his trees so they can see it  
4 when they're heading east, which I don't think is fair  
5 to him or fair to me.

6 My sign is aesthetically fine. It's fine.  
7 It mixes with the house, and it's contemporarily with  
8 the type structure that's there. So that's why I'm  
9 asking you to modify it. I'm not asking you for any  
10 real financial reasons, other than you're going to  
11 triple my price of doing this, and when you do it,  
12 it's going to look stupid. I'm going to have one over  
13 here, and I'm going to look like I'm some type of  
14 lawyer that's flashing over here and flashing over  
15 there. I said, "Well, then let me put a big sign in  
16 the window and stuff like that like they do down the  
17 street. Oh, no you're going to have to then change  
18 the zoning." I guess I don't want to do that. I like  
19 the way it's been, and it should stay this way.

20 If you look down the street when you drive  
21 that way, it's nothing different than what my  
22 neighbors have, and it's not obscene for the area;  
23 it's kind of nice. And I have a little flower garden  
24 around it, and I have a rose bush behind it, and then

1 we have a sidewalk coming this way and coming this way.

2 I've never had anybody say, "I can't see  
3 your sign," but I can tell you this, if I put it back  
4 off the road, that's going to happen. You know, how  
5 much will that cost me? And if I put it on this side,  
6 people coming this way will miss it. So I don't know  
7 how much that will cost me. Sometimes just being in  
8 St. Charles I get people that walk in off the street.  
9 Is that going to happen if I have to move it? I  
10 don't know.

11 But if I'm limited to, number one, the type  
12 of sign I have and the placement that I have to place  
13 it, then I think I'm going to be -- I'm going to lose  
14 business. I think it's not going to be conducive to  
15 what I think the whole nature of the ordinance is, and  
16 now they're going to force me to try and put some  
17 obnoxious giant sign like they have down the street  
18 that, hey, there's a lawyer here, blink, blink before  
19 taking you into court and say -- like the whole street  
20 can have these signs. Why can't I? It doesn't make  
21 sense. We're in the 21st century. If I have to  
22 reduce the sign, I'm willing to do that, but I think  
23 Mr. Van saw the same viewpoint when he pointed out  
24 "How come those guys to do it?"

1 I'm not here to complain about the  
2 ordinance. I get it. But I lost the property that  
3 when I bought the place I never knew I was going to  
4 lose. When they took it away, it's not like they put  
5 a separate turn lane to turn there. They just kind of  
6 widened the road; that's all they did.

7 So that's what I'm asking for.

8 SECRETARY FAKRODDIN: Can we pause for a  
9 moment? Because the chairman is here.

10 Would you like to take your place.

11 MR. RULLMAN: I haven't heard the testimony,  
12 so go ahead.

13 CHAIRMAN HOLDERFIELD: Any objectors?

14 SECRETARY FAKRODDIN: Okay. I have a couple  
15 of questions for you.

16 One, that sign has been there since 1996 in  
17 that place?

18 MR. SHEEN: I think it's been there from  
19 1997, and then one of them I had -- the top of the  
20 wood either rotted out. Mr. Van came and helped me,  
21 and then I redid it. But it's been there since.

22 SECRETARY FAKRODDIN: When the construction  
23 of 64 took place last year or the year before last,  
24 did you have to move back a little bit or just stay

1 right there?

2 MR. SHEEN: Stay right there. And the only  
3 thing it did, it cracked the foundation of my house  
4 when they did it; it cracked the brick because now I  
5 have to -- because you know how they were pounding.  
6 So it didn't do anything to my sign, but it put cracks  
7 in my building; it put cracks in the foundation.

8 SECRETARY FAKRODDIN: I have a question to  
9 Mr. Colby.

10 Are we getting to be setting any precedent  
11 if we grant this variance?

12 MR. COLBY: Well, the petitioner did submit  
13 a plat that shows the right-of-way taking from the  
14 State that specifically occurred to this property, and  
15 as the petitioner said, the sign's location has not  
16 changed; it's in the same spot. The property line has  
17 moved.

18 If the Board specifically makes reference to  
19 the unique situation that exists for this property,  
20 which would be in reference to the right-of-way  
21 dedication and, also, the building location and the  
22 limitations that places on where the sign is placed,  
23 then your decision would only set a precedent for a  
24 property that had similar circumstances to that, those

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1 two issues.

2 SECRETARY FAKRODDIN: Were any of these  
3 situations in the past grandfathered maybe?

4 MR. COLBY: Yes. Historically the City  
5 essentially allowed freestanding signs to be  
6 grandfathered over many years, and the change was only  
7 put in place in 2006 when the City adopted a new  
8 zoning ordinance that required signs to come into  
9 compliance. So prior to that, the City did not  
10 require signs to be modified to come into compliance  
11 with current zoning requirements at any point in time.

12 SECRETARY FAKRODDIN: Thank you.

13 MR. SHEEN: And I don't think I was in  
14 noncompliance in 2006. I've been in compliance with  
15 everything up until now.

16 SECRETARY FAKRODDIN: I'll make a motion.

17 Whereas, it is the responsibility of the  
18 St. Charles Zoning Board of Appeals to review all  
19 applications for variations;

20 Whereas, the St. Charles Zoning Board of  
21 Appeals has reviewed File V-1-2015 dated  
22 September 29, 2014, and received on January 15, 2015,  
23 from Scott W. Sheen for the property located at  
24 713 East Main Street in the city of St. Charles for a

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1 variation to reduce the right-of-way setback  
2 requirement for a freestanding sign from 10 foot to  
3 0 foot;

4           Whereas, the existing sign located on the  
5 property is a nonconforming sign;

6           Whereas, the St. Charles Zoning Ordinance  
7 requires all nonconforming signs to be brought into  
8 compliance with the Zoning Ordinance sign standards by  
9 June 16, 2015;

10           Whereas, if the sign is relocated to comply  
11 with a 10-foot right-of-way setback requirement, the  
12 sign will no longer be visible for vehicles traveling  
13 east and west on Main Street;

14           Whereas, the purpose of the variation is not  
15 based exclusively upon a desire to make more money on  
16 the property;

17           Whereas, the variation, if granted, will not  
18 alter the essential character of the neighborhood;

19           Whereas, the granting of the variation will  
20 not be detrimental to the public welfare or injurious  
21 to other property or improvements in the neighborhood  
22 in which the property is located;

23           Whereas, the proposed variation will not  
24 impair an adequate supply of light and air to adjacent

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1 property or substantially increase congestion in the  
2 public streets or increase the danger of fire or  
3 endanger the public safety or substantially diminish  
4 or impair property values within the neighborhood;

5 Now, therefore, the St. Charles Zoning Board  
6 of Appeals grants the variation requested to allow the  
7 sign to remain in its current location after the  
8 June 16, 2015, compliance deadline with the  
9 stipulations as specified in 17.04.310 variation of  
10 the Municipal Code of the City of St. Charles.

11 Mr. Chairman, that's our motion.

12 CHAIRMAN HOLDERFIELD: All right. Any other  
13 discussion by the Board?

14 (No response.)

15 CHAIRMAN HOLDERFIELD: Hearing none --

16 SECRETARY FAKRODDIN: You want a second for  
17 the motion?

18 CHAIRMAN HOLDERFIELD: -- do I have a second?

19 MEMBER WEISMAN: I'll second.

20 SECRETARY FAKRODDIN: Motion is made and  
21 seconded.

22 CHAIRMAN HOLDERFIELD: Yes. Any further  
23 discussion?

24 (No response.)

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1 CHAIRMAN HOLDERFIELD: Hearing none,  
2 Mr. Secretary, will you call the roll.

3 SECRETARY FAKRODDIN: Mr. Buening. Absent.  
4 Mr. Fakroddin. Yes.  
5 Mr. Holderfield.

6 CHAIRMAN HOLDERFIELD: Yes.

7 SECRETARY FAKRODDIN: Mr. Krawczyk.

8 MEMBER KRAWCZYK: Yes.

9 SECRETARY FAKRODDIN: Mr. Rullman, you're  
10 absent. Okay.

11 Mr. Simpson. Absent.

12 Ms. Weisman.

13 MEMBER WEISMAN: Yes.

14 SECRETARY FAKRODDIN: We have 4 votes and  
15 we've a quorum. We needed 4 votes to pass this.

16 CHAIRMAN HOLDERFIELD: Motion is passed.

17 SECRETARY FAKRODDIN: Motion is passed.

18 CHAIRMAN HOLDERFIELD: The variation is  
19 granted.

20 As I understand it, this closes the meeting.

21 MR. SHEEN: If Mr. Van needs anything, he'll  
22 call me and I'll work with him. He's been awesome.  
23 Thank you -- as has Ms. Johnson because we wouldn't  
24 know how to do this. Thank you.

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1 CHAIRMAN HOLDERFIELD: Any additional  
2 business at this time?

3 MR. SHEEN: Thank you.

4 SECRETARY FAKRODDIN: Move to adjourn.

5 CHAIRMAN HOLDERFIELD: New business? I need  
6 a motion for adjournment.

7 SECRETARY FAKRODDIN: I'll move that we  
8 adjourn.

9 CHAIRMAN HOLDERFIELD: Been moved. Second?

10 MEMBER WEISMAN: Second.

11 CHAIRMAN HOLDERFIELD: All in favor.

12 (Ayes heard.)

13 CHAIRMAN HOLDERFIELD: Meeting closed.

14 (Off the record at 7:37 p.m.)  
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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 29th day of April, 2015.

My commission expires: October 16, 2017



Notary Public in and for the  
State of Illinois