

**MINUTES  
CITY OF ST. CHARLES  
ZONING BOARD OF APPEALS  
THURSDAY, FEBRUARY 25, 2016  
LOWER LEVEL CONFERENCE ROOM**

Members Present: Chairman- Elmer Rullman  
Scott Buening  
James Holderfield

Member Absent: Charles Simpson  
Robert Krawczyk  
John Hrivnak

Also Present: Russell Colby, Planning Division Manager  
Ellen Johnson, Planner  
Court Reporter

**1. Call to order**

Chairman Rullman called the meeting to order at 7:03 p.m.

**2. Roll call**

Roll was called with three members present. There was not a quorum.

**3. Presentation of minutes of the December 10, 2015 meeting**

Due to lack of quorum, no action was taken on this item.

**4. Variation Application V-1-2016, filed by W. Alex Tiepel, representing St. Charles Enterprise Center, LLC, record owner of the property located at 255 38<sup>th</sup> Avenue in the City of St. Charles.**

Due to lack of quorum, the public hearing for this item was postponed to the next regularly scheduled meeting of the Zoning Board of Appeals on March 24, 2016, or for another date to be re-noticed.

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

**5. Additional Business from Board members or Staff**

**6. Public Comment**

**7. Adjournment at 7:07 p.m.**

1	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	3	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
	<p style="text-align: center;">BEFORE THE CITY OF ST. CHARLES ZONING BOARD OF APPEALS -----X In Re the Matter of:           : Variation Application filed by   : W. Alex Teipel representing     : St. Charles Enterprise Center, LLC, : No. V-1-2016 record owner of the property   : located at 255 38th Avenue in the : City of St. Charles.            : -----X</p> <p style="text-align: center;">REPORT OF PROCEEDINGS St. Charles, Illinois Thursday, February 25, 2016 7:03 p.m.</p> <p>Job No. 97819 Pages: 1 - 9 Reported by: Jean S. Busse, CSR, RPR Notary Public, DuPage County, Illinois</p>		<p>PRESENT: MR. ELMER RULLMAN, III, Chairman MR. SCOTT BUENING, Secretary MR. JAMES HOLDERFIELD, Member</p> <p>ALSO PRESENT: RUSSELL COLBY, Planning Division Manager ELLEN JOHNSON, Planner</p>
2	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	4	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
	<p>Report of proceedings held at the location of:  City of St. Charles 2 East Main Street St. Charles, Illinois 60174 (630) 377-4400</p> <p>Before Jean S. Busse, a Certified Shorthand Reporter, Registered Professional Reporter, and a Notary Public in and for the State of Illinois.</p>		<p style="text-align: center;">P R O C E E D I N G S</p> <p>CHAIRMAN RULLMAN: I'll open the hearing of the Zoning Board of Appeals at 7:03. Mr. Secretary, please call the roll. SECRETARY BUENING: Buening is present. Holderfield. MEMBER HOLDERFIELD: Here. SECRETARY BUENING: Hrivnak is absent. Krawczyk is absent. Rullman. CHAIRMAN RULLMAN: Here, present. SECRETARY BUENING: Simpson, absent. CHAIRMAN RULLMAN: So there are three members only present. In order for this Board to do anything, it needs four members for a quorum and it needs four to make a decision. So unfortunately -- when is the next meeting date scheduled to be? MR. TEIPEL: I'm going to ask if it's possible to do any of this faster than the next meeting. It's a month basically. CHAIRMAN RULLMAN: Let's see. MR. TEIPEL: There's the notification issue. CHAIRMAN RULLMAN: Yeah, we need to</p>

Variation Application for: 255 38th Avenue  
Conducted on February 24, 2016

5	<p>1 republish. So that takes two weeks; right?</p> <p>2 MR. COLBY: Yes. You have the option of</p> <p>3 continuing it to the regularly scheduled meeting,</p> <p>4 which would be a month.</p> <p>5 If you'd like us to try and renote it,</p> <p>6 we could see if there's a time sooner than one month</p> <p>7 from now, but that would basically be two weeks.</p> <p>8 CHAIRMAN RULLMAN: It's not fair to the</p> <p>9 petitioner here.</p> <p>10 MR. TEIPEL: I don't know that it's that</p> <p>11 critical, frankly.</p> <p>12 I'm from Geneva for the last 40 years, but</p> <p>13 we live in St. Charles right now. I presume you're</p> <p>14 pretty much the same. We don't have power outages</p> <p>15 very often here, do we? In Geneva we didn't; and</p> <p>16 when we did, they were for an hour or so.</p> <p>17 It's critical for these people that they</p> <p>18 keep the power up. I'll explain that in the regular</p> <p>19 meeting. I can explain it, too. You know, another</p> <p>20 month -- I mean, they want it now. They're going to</p> <p>21 be disappointed. It's not our fault; it's not your</p> <p>22 fault. It's his fault.</p> <p>23 CHAIRMAN RULLMAN: The fastest it can</p> <p>24 happen is with a republish, which has to be 14 days</p>	7	<p>1 SECRETARY BUENING: We could renote it</p> <p>2 for another date and then send out -- the letter</p> <p>3 with the notice, we'll say, "This has been</p> <p>4 rescheduled to this date."</p> <p>5 CHAIRMAN RULLMAN: Because we do not have</p> <p>6 a quorum, we will continue the hearing and</p> <p>7 Application V-1-2016 until our next regular</p> <p>8 scheduled meeting on March 24th.</p> <p>9 MR. TEIPEL: So it will be March 24th</p> <p>10 again?</p> <p>11 SECRETARY BUENING: Unless Staff is able</p> <p>12 to publish a notice.</p> <p>13 MR. COLBY: Unless we're able to renote</p> <p>14 it for an alternate date.</p> <p>15 MR. TEIPEL: Again, it's up to you guys.</p> <p>16 We'd like it sooner; but if you can't do it, fine.</p> <p>17 SECRETARY BUENING: I could make the 17th</p> <p>18 if they have adequate time to do that. I just would</p> <p>19 require a green beer afterwards. That is the only</p> <p>20 requirement I have, not from the petitioner, for the</p> <p>21 record.</p> <p>22 CHAIRMAN RULLMAN: Being unable to go</p> <p>23 further, we'll close this hearing at --</p> <p>24 MEMBER HOLDERFIELD: Mr. Chairman, should</p>
6	<p>1 ahead?</p> <p>2 MS. JOHNSON: 15 days.</p> <p>3 CHAIRMAN RULLMAN: 15 days ahead.</p> <p>4 MR. TEIPEL: Do what you guys want to do,</p> <p>5 and I'll just make the case that it just happened,</p> <p>6 you know?</p> <p>7 SECRETARY BUENING: When is our next</p> <p>8 regular meeting?</p> <p>9 MR. COLBY: It would be March 24.</p> <p>10 SECRETARY BUENING: I'm probably not going</p> <p>11 to be able to make that one, actually.</p> <p>12 MEMBER HOLDERFIELD: I'll be there.</p> <p>13 CHAIRMAN RULLMAN: I guess I'm open if we</p> <p>14 can find another date --</p> <p>15 MR. TEIPEL: I'm open.</p> <p>16 CHAIRMAN RULLMAN: -- and publish.</p> <p>17 SECRETARY BUENING: If they wanted to</p> <p>18 publish for the 17th, that should give you adequate</p> <p>19 time.</p> <p>20 MR. COLBY: Well, I think that the Board</p> <p>21 could continue it to the regularly scheduled date</p> <p>22 and then renote it.</p> <p>23 CHAIRMAN RULLMAN: All right. That's what</p> <p>24 we'll do.</p>	8	<p>1 we move on the minutes from the last?</p> <p>2 CHAIRMAN RULLMAN: We can't act because we</p> <p>3 don't have a quorum.</p> <p>4 MR. TEIPEL: You can't do anything.</p> <p>5 CHAIRMAN RULLMAN: We'll close this</p> <p>6 hearing at 7:07 due to the lack of a quorum.</p> <p>7 (At 7:07 p.m., the proceedings were</p> <p>8 continued to Thursday, March 24, 2016, at 7:00 p.m.)</p>

Variation Application for: 255 38th Avenue  
Conducted on February 24, 2016

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1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF DU PAGE )  
3

4 I, Jean S. Busse, Certified Shorthand  
5 Reporter No. 84-1860, Registered Professional  
6 Reporter, a Notary Public in and for the County of  
7 DuPage, State of Illinois, do hereby certify that I  
8 reported in shorthand the proceedings had in the  
9 above-entitled matter and that the foregoing is a  
10 true, correct and complete transcript of my  
11 shorthand notes so taken as aforesaid.

12 IN TESTIMONY WHEREOF I have hereunto set  
13 my hand and affixed my notarial seal this 29th day  
14 of February 2016.

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18 \_\_\_\_\_  
19 Notary Public

20  
21 My Commission Expires  
22 July 25, 2017.  
23  
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