

**MINUTES
CITY OF ST. CHARLES
ZONING BOARD OF APPEALS
THURSDAY, JUNE 22, 2017
COUNCIL CHAMBERS**

Members Present: Chairman- Elmer Rullman
Scott Buening
Bryan Wirball
Robert Krawczyk

Member Absent: Charles Simpson
John Hrivnak
James Holderfield

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

1. Call to order

Chairman Rullman called the meeting to order at 7:00 p.m.

2. Roll call

Mr. Buening called roll with four members present. There was a quorum.

3. Presentation of minutes of the March 17, 2016 meeting

A motion was made by Mr. Buening and seconded by Mr. Krawczyk with a unanimous voice vote to approve the minutes of the March 17, 2016 meeting. Mr. Wirball abstained.

4. Variation Application V-1-2017, filed by Daniel and Cynthia Jordan, record owners of the property located at 1132 S. 4th Street in the City of St. Charles.

Secretary Buening summarized/read into record the following:

- Variation Application V-1-2017 filed by Daniel and Cynthia Jordan, record owner of the property located at 1132 S. 4th Street in the city of St. Charles.
- The requested action is a zoning variation to to reduce the rear yard setback requirement for a detached garage adjacent to an alley from 3 ft. to 0 ft., in order to allow replacement of the existing detached garage with a new garage in the same location.

Chairman Rullman swore in the following:

- Daniel and Cynthia Jordan, 1132 S. 4th St.

- Jeff Orland, 1112 S. 4th St.

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

The item was continued to the August 24, 2017 meeting of the Zoning Board of Appeals, to be held at 7:00 pm in Council Chambers.

- 5. Additional Business from Board members or Staff**
- 6. Public Comment**
- 7. Adjournment at 7:24 p.m.**



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Transcript of Variation Application for 1132 S. 4th Street

Date: June 22, 2017

Case: St. Charles Zoning Board of Appeals

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BEFORE THE ZONING BOARD OF APPEALS
OF THE CITY OF ST. CHARLES

-----X
In Re: :
Variation Application :
filed by Daniel and Cynthia :
Jordan, record owners of the : No. V-1-2017
property located at 1132 :
South 4th Street in the :
City of St. Charles. :
-----X

HEARING
St. Charles, Illinois
Thursday, June 22, 2017
7:00 p.m.

Job No. 126941
Pages: 1 - 26
Reported by: Jean S. Busse, CSR, RPR
Notary Public, DuPage County, Illinois

Transcript of Variation Application for 1132 S. 4th Street
Conducted on June 22, 2017

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1 Report of proceedings held at the location
2 of:

3
4 St. Charles City Hall
5 2 East Main Street
6 St. Charles, Illinois 60174
7 (630) 377-4400
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9

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11 Before Jean S. Busse, a Certified
12 Shorthand Reporter, Registered Professional
13 Reporter, and a Notary Public in and for the State
14 of Illinois.
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Transcript of Variation Application for 1132 S. 4th Street
Conducted on June 22, 2017

1 PRESENT:

2 ELMER RULLMAN, III, Chairman

3 SCOTT BUENING, Secretary

4 ROBERT KRAWCZYK, Member

5 BRYAN WIRBALL, Member

6 ALSO PRESENT:

7 RUSSELL COLBY, Planning Division Manager

8 ELLEN JOHNSON, Planner

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Transcript of Variation Application for 1132 S. 4th Street
Conducted on June 22, 2017

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P R O C E E D I N G S

CHAIRMAN RULLMAN: I'll call the Zoning Board hearing to order at 7:00 o'clock, by the clock on the wall.

Mr. Secretary, please call the roll.

SECRETARY BUENING: Buening, present.

Holderfield, absent.

Hrivnak is absent.

Krawczyk.

MEMBER KRAWCZYK: Here.

SECRETARY BUENING: Rullman.

CHAIRMAN RULLMAN: Here.

SECRETARY BUENING: Simpson.

Wirball.

MEMBER WIRBALL: Here.

SECRETARY BUENING: We do have a quorum.

CHAIRMAN RULLMAN: We do have a quorum.

Any additions or corrections to the presentation of minutes of March 17, 2016?

SECRETARY BUENING: I have none.

CHAIRMAN RULLMAN: There are none.

Motion to approve as submitted?

SECRETARY BUENING: So move.

CHAIRMAN RULLMAN: Second?

Transcript of Variation Application for 1132 S. 4th Street
Conducted on June 22, 2017

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1 MEMBER KRAWCZYK: Second.

2 CHAIRMAN RULLMAN: It's been moved and
3 seconded. All in favor say aye.

4 (The ayes were thereupon heard.)

5 CHAIRMAN RULLMAN: Opposed? Motion
6 carried. The minutes are approved.

7 MEMBER WIRBALL: I'm going to abstain.

8 CHAIRMAN RULLMAN: That makes sense
9 because you weren't here.

10 MEMBER WIRBALL: Exactly.

11 CHAIRMAN RULLMAN: So we'll now open the
12 variation application V-1-2017 filed by Daniel and
13 Cynthia Jordan, record owners of the property
14 located at 1132 South 4th Street in the City of
15 Charles.

16 Secretary, please read the pertinent
17 facts.

18 SECRETARY BUENING: This is Variation
19 Application V-1-2017 filed by Daniel and Cynthia
20 Jordan. They are the owners of the property located
21 at 1132 South 4th Street in the City of St. Charles.
22 The variation is under Case No. V-1-2017 located at
23 1132 South 4th Street.

24 The requested action is a zoning variation

1 to reduce the rear yard setback requirement for a
2 detached garage, accessed from an alley, from 3 feet
3 to 0 feet. The property owners are requesting the
4 variation in order to allow replacement of the
5 existing detached garage with a new garage in the
6 same location.

7 The existing garage is built on the rear
8 alley line. However, the detached garage is
9 required to be set back 3 feet from a rear property
10 line. The variation is required to permit the new
11 garage to be constructed on the rear lot line with a
12 zero-foot setback.

13 The property is used for residential
14 purposes and is zoned RT-2 Traditional Single-Family
15 Residential District.

16 The application was received by the
17 Community Development Department on May 24th of
18 2017. There was a notice of the public hearing
19 published in the Daily Herald on June 2nd of 2017,
20 and the Community Development Department has shown
21 that they sent the notices to the surrounding
22 property owners on May 31st, 2017.

23 CHAIRMAN RULLMAN: Please mark that as
24 Exhibit A.

1 (Exhibit A marked for identification and
2 retained by the Board.)

3 CHAIRMAN RULLMAN: Is the petitioner
4 present?

5 Will all persons who wish to be heard on
6 this hearing please rise? Raise your right hand.

7 (The witnesses were thereupon duly sworn.)

8 CHAIRMAN RULLMAN: Please give your name
9 and address to the reporter.

10 MS. JORDAN: I'm Cynthia Jordan.

11 MR. JORDAN: Dan Jordan, 1132 South 4th
12 Street, St. Charles, Illinois.

13 CHAIRMAN RULLMAN: All right. The floor
14 is yours.

15 MS. JORDAN: Well, we're requesting the
16 variance to build our garage in the same spot
17 because we believe that we have a unique
18 situation.

19 First of all, I will just go over the
20 condition of the garage itself. So we bought the
21 house four years ago knowing that the garage was
22 going to need to be rebuilt. It's got cracks going
23 from north to south inside the garage, which we have
24 photos of, and we also have them east to west.

1 We have three young children, and you can
2 trip very easily in the garage. We get water
3 seepage all the time. We can't store anything on
4 the floor without it getting ruined. We have
5 sinkage in all corners of the garage.

6 The walls have come off the foundation, so
7 the foundation is not repairable. We have explored
8 mudjacking. That was not an option. We talked to
9 another concrete company. That was not an option to
10 do any kind of leveling. Everyone, including the
11 garage builder, said that, you know, a complete
12 rebuild was what we needed to do.

13 Now, the unique situation is that the
14 garage, from where it is right now -- we have a
15 tree that we love. One of the reasons why we moved
16 to St. Charles is because we love being outdoors,
17 we love nature, and we love our property for that
18 very reason. So we do not want to take down our
19 tree.

20 Our tree is right along the fence line,
21 right along the driveway. So in order to move the
22 garage 3 feet in, we'd have to take the tree down,
23 which we would hate to do. We would also have to
24 get a new fence, and we'd have to repour our

1 driveway. Those two things are also very new within
2 our home, and they look nice still.

3 The other issue is that we did explore
4 the grandfathered wall in the alley. The problem
5 with that is that the foundation, again, is not
6 salvageable, and the wall itself crooked and
7 3 inches over the property line on the northeast
8 corner going to the alley.

9 So we believe that this situation in
10 itself -- you know, we believe that we should just
11 keep the garage in the same spot because it would
12 just be too much hardship to move it.

13 Now, the other thing I want to mention is
14 that on like 4th and Horn or 4th and McKinley, you
15 have a garage on each side when you come to the
16 alley. In our alley we don't. We have our garage
17 and we then have our neighbor, who has a different
18 kind of house layout.

19 There's no garage. So he's just got a
20 corner -- like a side yard. So there's really no
21 issue. I mean, I don't think that anyone feels that
22 they're cornered as it is right now. It's just our
23 garage and his house, you know.

24 So that's where we stand. I don't know if

1 you have anything to add.

2 MR. JORDAN: No.

3 MS. JORDAN: Now, I did want to mention we
4 did request a slightly larger garage to bring it
5 2 feet in for McKinley, because we can't go back
6 because our sewer line and our water line are in the
7 same trench, only about a foot and a half from the
8 garage. So we can't build it on top.

9 So we wanted to build it 2 feet forward,
10 and that still keeps us within the parameters of the
11 City because the City says you have to be 20 feet
12 from McKinley, which we're currently 27 feet. So we
13 would be 25 feet.

14 What we would do is we would move our gate
15 to the other side of our tree, and that would be
16 much easier than redoing a fence, redoing a driveway
17 to take down a tree.

18 So we ask that you consider our situation.

19 CHAIRMAN RULLMAN: Any questions from
20 members of the Board?

21 MEMBER KRAWCZYK: I have a couple
22 questions.

23 One, the area behind the garage, not to
24 the side of the alley, not the alley side but

1 behind, that distance is going to remain; correct?

2 MS. JORDAN: Yes.

3 MEMBER KRAWCZYK: Okay. So the 2 feet
4 that you're going to add to the garage would be
5 taken out of your existing driveway?

6 MS. JORDAN: Yes.

7 MEMBER KRAWCZYK: And that means also your
8 sidewalk will have to be changed?

9 MS. JORDAN: Yes. The sidewalk would
10 either go to the side door of the garage --

11 MEMBER KRAWCZYK: Okay. I see that.

12 MS. JORDAN: Yeah.

13 MEMBER KRAWCZYK: This is just a question
14 from when I was out there.

15 There are neighbors that have the entrance
16 of the garage into the alley.

17 MS. JORDAN: Yeah.

18 MEMBER KRAWCZYK: Have you considered
19 that?

20 MS. JORDAN: You know, I don't really like
21 that idea. I'd like to have the door in my own yard
22 for safety reasons, and I just am not comfortable
23 with that, honestly.

24 MR. JORDAN: It would also be a very

1 tight angle to pull the car in, being the first
2 house there.

3 MS. JORDAN: He's talking about the door.

4 MR. JORDAN: Yeah. I'm sorry.

5 MS. JORDAN: Did you mean the side door or
6 did you mean the front door of the garage?

7 MEMBER KRAWCZYK: The actual garage door,
8 because your neighbor kitty-corner from your garage
9 has an apron, and the garage door faces onto the
10 alley.

11 MS. JORDAN: Yeah. The reason why I don't
12 like that idea -- I misunderstood your question --
13 is we have three young children. The reason why we
14 bought the house was because we liked the fact that
15 the driveway faced McKinley.

16 We would have never bought a house with an
17 alley garage because we just don't want the kids out
18 in the alley. We want to be able to see them.
19 They're always outside. So that was the reason.

20 MEMBER KRAWCZYK: Thank you.

21 MEMBER WIRBALL: Were you saying that the
22 alley would be too tight of a turn anyway to put the
23 garage door?

24 MR. JORDAN: Yes.

1 MS. JORDAN: Our neighbor's side yard,
2 we've got a fence there.

3 MEMBER WIRBALL: Okay.

4 SECRETARY BUENING: So let me understand.
5 You've got a garage that's 20 feet by 22 feet right
6 now. You're going to make it 22' by 22'.

7 MS. JORDAN: Yeah.

8 SECRETARY BUENING: But you're saying
9 you're moving it forward?

10 MS. JORDAN: Yeah, 22 depth. So it would
11 come out into the driveway.

12 SECRETARY BUENING: It's already 22 feet
13 in depth right now.

14 MS. JORDAN: No. It's 22 feet wide, and
15 it's 20 feet deep.

16 SECRETARY BUENING: Right. So 22 feet
17 wide would mean you'd have to put it west into your
18 yard.

19 MS. JORDAN: No, no. It's currently 22
20 feet. We would be keeping it 22 feet, and we would
21 be making it -- instead of 20 feet deep, we'd be
22 making it 22 feet deep.

23 SECRETARY BUENING: That's not what your
24 survey says.

1 So from an east to west dimension, you've
2 got a 25-foot-wide garage. From a north to south
3 dimension it's 22 feet.

4 MS. JORDAN: Okay.

5 SECRETARY BUENING: So in order to make it
6 a 22-by-22-foot garage, you're going to have to make
7 it 2 feet closer to your house.

8 MS. JORDAN: Oh, we wouldn't do that, no.
9 We weren't looking to do that. We want to make it
10 deeper.

11 SECRETARY BUENING: That means you're
12 going from a 22-foot garage to a 24-foot garage.

13 MS. JORDAN: Okay. Well, we wouldn't be
14 changing anything in width. We measured it
15 ourselves, and it said it was 22 feet wide. I'm not
16 really sure --

17 SECRETARY BUENING: So you're going to
18 keep it at 20 feet wide?

19 MS. JORDAN: Yes.

20 SECRETARY BUENING: And you're making it
21 24 feet deep?

22 MS. JORDAN: Yes, exactly.

23 SECRETARY BUENING: And the extra width is
24 going to come towards McKinley?

1 MS. JORDAN: Yes.

2 SECRETARY BUENING: The one other thing I
3 noticed on this is that your garage actually
4 technically encroaches into the alley right now by
5 4 feet, at least in the northeast corner?

6 MS. JORDAN: Right.

7 SECRETARY BUENING: Are you going to have
8 any eaves or anything like that on this garage when
9 you reconstruct it?

10 MR. JORDAN: I think there are eaves on
11 it.

12 MS. JORDAN: I'm not really sure.

13 MR. JORDAN: I don't know.

14 SECRETARY BUENING: I would note that if
15 we grant this, I believe the City would not want to
16 have anything encroaching off the alley
17 right-of-way.

18 MS. JORDAN: Right. Okay.

19 SECRETARY BUENING: So you'd have to
20 actually push it a little bit towards your house so
21 the --

22 MS. JORDAN: Exactly.

23 SECRETARY BUENING -- building and the eave
24 do not actually hang --

1 MS. JORDAN: Right.

2 SECRETARY BUENING: -- over the alley.

3 THE COURT REPORTER: One at a time,
4 please.

5 SECRETARY BUENING: The alley there is
6 relatively wide.

7 MS. JORDAN: Right.

8 CHAIRMAN RULLMAN: Any other questions
9 here?

10 As a general rule, we do not grant
11 variances if there is a way to do it without the
12 variance. So I'd like to explore the alley door
13 question a little more because it could be done with
14 an entry to the garage from the alley without having
15 to have an easement.

16 However, you would still have an
17 encroachment you'd have to take care of.

18 MS. JORDAN: It would still also change
19 our yard, and we would have to have our driveway
20 changed. It would impact all that as well.

21 Like I said, we bought this house because
22 we liked the driveway and the entrance from
23 McKinley. We don't like the entrance from the
24 alley. A lot of it is because of our children, but

1 a lot of it is just because that is the house we
2 liked. We liked being on the corner.

3 A couple of our neighbors are here
4 tonight. Our one neighbor, who is directly across
5 from McKinley, their garage is in the same spot as
6 well.

7 So I just -- I really feel that, you know,
8 being the way that our yard is configured and not
9 reconfiguring anything in our yard, we'd still have
10 to reconfigure a fence and do other things like that
11 as well. I just really don't like that idea.

12 CHAIRMAN RULLMAN: You testified that you
13 were aware when you bought the home that the garage
14 was in the condition it's in.

15 THE COURT REPORTER: I'm sorry.
16 Mr. Chairman, I'm having a hard time hearing you
17 with the air-conditioning.

18 CHAIRMAN RULLMAN: There was testimony
19 given that when the house was purchased, they were
20 aware of the garage condition and the fact it would
21 have to be redone.

22 Coming back to that, I understand that you
23 would prefer not to have the door from the alley,
24 but would that not be a possibility to build your

1 garage the way you want, except for the door,
2 without a variance?

3 MS. JORDAN: It still impacts the yard,
4 though, and that's my issue.

5 I mean, we still have to do a new fence.
6 We still have to change our driveway. We are
7 impacting our landscaping in our yard. Those are
8 the issues that I have.

9 I don't think that -- I don't understand
10 why we can't keep the garage in the same spot. We
11 don't have another garage on the other side. That's
12 the reason why we bought the house.

13 We also were not aware that there was a
14 3-foot rule from the lot line when we bought the
15 house. We were not aware of that. The previous
16 owner actually said, "Oh, I was going to rebuild the
17 garage," and it sounded very simple. We didn't know
18 that there was this rule in place as well.

19 So again, we have young children. We
20 don't want to be facing the alley. We want to be
21 able to see our kids in the driveway from our house.

22 CHAIRMAN RULLMAN: Okay. Any other
23 questions from the Board?

24 Is there anyone else who would like to be

1 heard on this petition? Please rise. Raise your
2 right hand.

3 (Witness duly sworn.)

4 CHAIRMAN RULLMAN: Please give your name
5 to the reporter.

6 MR. ORLAND: My name is Jeff Orland,
7 O-r-l-a-n-d. I live at 1112 South 4th Street. I've
8 lived there for 49 years, so I'm familiar with the
9 alleys.

10 I would just say to you that if we went up
11 there right now and rode down the alleys -- and I'm
12 quite familiar with them -- at the end of every
13 alley is a garage that is positioned just like
14 theirs that exits to McKinley Street.

15 If you had to come in from the alley,
16 then you would need a 15-, 18-foot setback, which my
17 house has because I'm one more in. So I've got room
18 to swing; but right in that application, I just
19 don't think that's applicable, you know, when you
20 have this other option.

21 Also, living there all those years
22 doesn't make me an expert, but that alley is a
23 little wide there. There's never any trouble with
24 the snowplows, the garbage trucks, and the garage

1 right across the street from them exits to McKinley,
2 also.

3 At the other end of the alley there's two
4 garages that I know they're grandfathered in there.
5 I mean, they're sitting right on the lot line, and
6 the trucks and everything get through there.

7 So I would just ask that -- I think this
8 is a real common-sense adjustment that would be a
9 good thing to do. Thank you.

10 CHAIRMAN RULLMAN: Thank you.

11 Are there any objectors present? Let the
12 record show that there are no objectors present.

13 If there are no further questions by the
14 Board, I'll just make one more comment here. The
15 way this Board operates, in order to reach a
16 decision, we need four affirmative votes. So right
17 now there's four of us here. It has to be a
18 unanimous vote without the other members present.

19 So it's your option, if you wish for any
20 reason, to have this tabled to the next hearing, at
21 which time you might have more; or if you desire to
22 continue, we can continue.

23 MR. JORDAN: What if one person says no?
24 We come back to the next meeting or is this a

1 one-shot deal?

2 CHAIRMAN RULLMAN: Whatever decision we
3 reach requires four votes for that. Ordinarily we
4 have seven members. So it would be four of seven.
5 We still have seven members, but there's only four
6 of us here.

7 MR. JORDAN: So I guess if we didn't get
8 it, then we would just have to get on the docket
9 again?

10 CHAIRMAN RULLMAN: You'd have to resubmit
11 the variation.

12 MR. JORDAN: All the way through the whole
13 system?

14 CHAIRMAN RULLMAN: Right.
15 So it's an option for you. I'm not
16 suggesting one way or the other.

17 MR. JORDAN: I don't know.

18 SECRETARY BUENING: Let me ask Staff:
19 What is the requirement if it is denied? Do they
20 resubmit or is there a way --

21 MS. JOHNSON: We're looking it up.

22 SECRETARY BUENING: Okay. In some cases
23 there's a period of time where you cannot apply for
24 a variance again.

1 MR. JORDAN: Yeah, if it was like a year
2 from now or something.

3 MR. COLBY: Yes, there is a provision in
4 the Code regarding successive applications.

5 "Within one year of the date of denial of
6 an application, a subsequent application for the
7 same property that makes the same request shall not
8 be reviewed or heard unless there is substantial
9 new evidence available, the restriction that
10 prevented its approval has been amended, or if a
11 significant mistake of law or fact affected the
12 prior denial."

13 SECRETARY BUENING: Thank you.

14 MR. JORDAN: So there would have to be
15 more information coming out of this in order to
16 be --

17 CHAIRMAN RULLMAN: Or we can continue.
18 It's your option.

19 MR. JORDAN: I think we're going to go to
20 the next meeting with it.

21 CHAIRMAN RULLMAN: You'd like to table
22 this until the next meeting, which is -- what is the
23 date of the next meeting?

24 MR. COLBY: It is Thursday, July 27th.

1 MEMBER KRAWCZYK: Russ, as I already told
2 you, I'll be out of town then.

3 MS. JORDAN: He's going to be out of town
4 on the 27th of July. So we're just going to proceed
5 tonight, then.

6 CHAIRMAN RULLMAN: Unfortunately, we can't
7 guarantee that there will be more members here on
8 that date.

9 MR. JORDAN: I think we should wait.

10 MS. JORDAN: So can we have a second to
11 chat?

12 CHAIRMAN RULLMAN: Go right ahead.

13 CHAIRMAN RULLMAN: Yes, sir?

14 MR. ORLAND: The City Staff or the
15 Building Commissioners, the people that looked at
16 this, do they have any input at all into this
17 discussion?

18 CHAIRMAN RULLMAN: They could testify if
19 they so desire.

20 MR. ORLAND: So being there's no
21 opposition here tonight, I mean, if the Building
22 Commission was opposed to it, they would be here. I
23 would assume that.

24 Am I right in that assumption?

1 CHAIRMAN RULLMAN: In fairness, I want
2 them to understand what our rules are. I'm not
3 suggesting we go one way or another

4 MR. ORLAND: Thank you.

5 MS. JORDAN: We'll just wait, then, until
6 the other meeting to come back, if that's okay.

7 MR. COLBY: That date is August 24th.

8 CHAIRMAN RULLMAN: All right. Is that
9 your choice?

10 MR. JORDAN: Do we have to keep the sign
11 out in the front, too?

12 CHAIRMAN RULLMAN: Pardon me?

13 MR. JORDAN: Do we have to keep the sign
14 for this property --

15 CHAIRMAN RULLMAN: That's a City question.
16 I don't know the answer to that.

17 MR. COLBY: I'll look into that. I'm not
18 certain that it's required to remain posted after
19 the notice period. We can verify that.

20 CHAIRMAN RULLMAN: Your decision is this
21 hearing will be tabled until the August 24th meeting
22 of the Zoning Board.

23 MS. JORDAN: Thank you.

24 CHAIRMAN RULLMAN: Thank you. We remind

1 members that the hearing is open, and any discussion
2 among us is not permitted, except in open session.

3 With that, we'll table this until August 24th.

4 Is there any other additional business to
5 be brought before the Board?

6 SECRETARY BUENING: Introduction of a new
7 member.

8 CHAIRMAN RULLMAN: Introduction of a new
9 member. There we go.

10 Mr. Wirball has joined us. Welcome.

11 MEMBER WIRBALL: Thank you.

12 CHAIRMAN RULLMAN: If there's nothing else
13 from the City, this meeting is closed.

14 SECRETARY BUENING: So moved.

15 MEMBER KRAWCZYK: Second.

16 CHAIRMAN RULLMAN: It's been seconded.

17 All in favor?

18 (The ayes were thereupon heard.)

19 CHAIRMAN RULLMAN: Motion carried.

20 (At 7:24 p.m., the proceedings were

21 continued to Thursday, August 24, 2017, at

22 7:00 p.m.)

23

24

Transcript of Variation Application for 1132 S. 4th Street
Conducted on June 22, 2017

1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2 I, Jean S. Busse, the officer before whom
3 the foregoing deposition was taken, do hereby
4 certify that the foregoing transcript is a true and
5 correct record of the testimony given; that the
6 testimony was taken by me stenographically and
7 thereafter reduced to typewriting under my
8 direction; and that I am neither counsel for,
9 related to, nor employed by any of the parties to
10 this case and have no interest, financial or
11 otherwise, in its outcome.

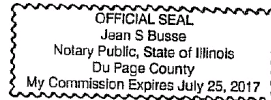
12 IN WITNESS WHEREOF, I have hereunto set my
13 hand and affixed my notarial seal this 30th day of
14 June 2017.

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Jean S. Busse



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Certified Shorthand Reporter

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23 My Commission Expires July 25, 2017.

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