

**MINUTES  
CITY OF ST. CHARLES  
ZONING BOARD OF APPEALS  
THURSDAY, NOVEMBER 30, 2023  
COUNCIL CHAMBERS**

Members Present:     Laura Halpenny, Acting Chair  
                              Ross Totten  
                              Samantha Flamand  
                              Chris Studebaker

Member Absent:       Elmer Rullman III  
                              Scott Buening

Also Present:         Bruce Sylvester, Asst. Dir. of Comm. Dev.- Planning and Engineering  
                              Court Reporter

**1.     Call to order**

Acting Chairperson Halpenny called the meeting to order at 7:12 p.m.

**2.     Roll call**

Acting Chairperson Halpenny called roll with four members present. There was a quorum.

**3.     Presentation of minutes of the October 26, 2023 meeting**

A motion was made by Mr. Totten and seconded by Mr. Studebaker, with a unanimous voice vote to approve the minutes of the October 26, 2023 meeting.

**4.     Appeal Application V-4-2023, filed by Michelle Spruth, record owner of the property located at 722 S. 9<sup>th</sup> Ave. in the City of St. Charles.**

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

**A motion was made by Mr. Studebaker and seconded by Mr. Totten to continue the public hearing item until a later date.**

Ayes: Halpenny, Totten, Flamand, Studebaker

Nays: None

Absent: Rullman, Buening

Minutes – St. Charles Zoning Board of Appeals

Thursday, November 30, 2023

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**Motion Approved by vote of 4-0;**

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

**6. Public Comment- None.**

**7. Adjournment at 7:39 p.m.**



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# Transcript of Hearing - Report of Proceedings

**Date:** November 30, 2023

**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: :  
Variance Application V-4-2023, :  
filed by Michelle Spruth, :  
owner of 722 South 9th Avenue. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
Thursday, November 30, 2023  
7:12 p.m.

Job No.: 513807  
Pages: 1 - 26  
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of Hearing - Report of Proceedings  
Conducted on November 30, 2023

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Hearing - Report of Proceedings  
Conducted on November 30, 2023

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PRESENT:

- LAURA HALPENNY, Acting Chair
- SAMANTHA FLAMAND, Member
- CHRIS STUDEBAKER, Member
- ROSS TOTTEN, Member

ALSO PRESENT:

- BRUCE SYLVESTER, Assistant Director of  
Community & Economic Development

Transcript of Hearing - Report of Proceedings  
Conducted on November 30, 2023

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P R O C E E D I N G S

CHAIRWOMAN HALPENNY: I would like to call our Zoning Board of Appeals meeting to order at 7:12 p.m. on Thursday, November 30th. Present, we'll do a roll call.

Buening.

(No response.)

CHAIRWOMAN HALPENNY: Flamand.

MEMBER FLAMAND: Present.

CHAIRWOMAN HALPENNY: Halpenny, present.  
Rullman.

(No response.)

CHAIRWOMAN HALPENNY: Studebaker.

MEMBER STUDEBAKER: Here.

CHAIRWOMAN HALPENNY: Totten.

MEMBER TOTTEN: Here.

CHAIRWOMAN HALPENNY: We have four and that will represent a quorum. In order for an approval to be received, it needs to be unanimous.

And with that I'll turn to the presentation of our minutes from the October 26, 2023, meeting. Does anybody have any comments?

(No response.)

CHAIRWOMAN HALPENNY: Can I have a motion

1 to approve the minutes?

2 MEMBER TOTTEN: Motion to approve.

3 MEMBER STUDEBAKER: I'll second it.

4 CHAIRWOMAN HALPENNY: Thank you. There  
5 was a motion; it was seconded. All in favor.

6 (Ayes heard.)

7 CHAIRWOMAN HALPENNY: Any opposed?

8 (No response.)

9 CHAIRWOMAN HALPENNY: Motion carries;  
10 meeting minutes are approved.

11 And next we'll go to our Variation  
12 Application V-4-2023 filed by Michelle Spruth,  
13 owner of 722 South 9th Avenue.

14 MS. SPRUTH: Thank you, Committee Members,  
15 for hearing me tonight. This is a continuation  
16 from the October 26 meeting, which some questions  
17 were raised, so I'll go through a summary of the  
18 application, and then Brad, the architect from  
19 BDS Architecture is here, so he'll present the  
20 drawings, go over the drawings, and then we can  
21 answer any questions at the end and decide whether  
22 or not to proceed.

23 Okay. So this is -- I submitted this  
24 application in the summer. This is for a



1 variation requested for reducing the offset from  
2 my rear fence which includes reducing the 29-foot  
3 at the shortest end. I have an irregular-shaped  
4 yard. My house is on 7th Avenue, which is right  
5 across from the green on the other side of the old  
6 cemetery, overlooks the green.

7 So just to give you just a summary, I've  
8 lived in this house -- me and my boys, we bought  
9 it in 2015, at the time did not anticipate COVID  
10 and working from home and school. I currently am  
11 working from home, working remote full-time, and  
12 both my boys are at home and going to school.

13 I really enjoy my community. I looked at  
14 other locations over the past 10 years but actually  
15 have never found the right location for our family  
16 because I enjoy the proximity to town, enjoy my  
17 neighborhood, like my neighbors, and decided to go  
18 through with this variation in hopes to increase  
19 the communal living of our common areas.

20 My property -- as mentioned, the variation  
21 requested was reducing the 29-foot offset at the  
22 shortest end. It varies throughout, the rear  
23 fence, from 19 feet including the 10-foot utility  
24 easement to enable a 14-foot rear extension along

1 the rear width of our home. This is a chicken coop  
2 right here, so it's actually in line with the  
3 chicken coop along the rear fence.

4 That 14 foot was thoughtfully planned because  
5 it's in line with my neighbors' decks. So there's  
6 no visual impact for my neighbors. I've talked  
7 extensively with my neighbors. They've known about  
8 the desire for increased communal living on our  
9 property for quite some time. Actually, this is a  
10 better picture. So it's just really aligned with  
11 the chicken coop right where the patio extends is  
12 where the extension would be.

13 So it is the intention to move bedrooms,  
14 my boys' bedrooms and create a Cape Cod style --  
15 we'll take a look at the plans, but a Cape Cod style  
16 house with two bedrooms on top, and the main area  
17 would be -- my bedroom would still be downstairs,  
18 and then increased kitchen area, laundry room  
19 would be moved, and all the common areas would be  
20 on the main floor.

21 Going through, so I talked a little bit  
22 about the property is zoned RS-3. It has minimum  
23 lot size of 8,400 square feet with a coverage up  
24 to 30 percent of the lot size. Because of my

1 setback restrictions, our home is approximately  
2 1500 feet less than -- is approximately 1500 square  
3 foot of coverage, which is a difference of 730 square  
4 foot, which has 14 percent less than the minimum  
5 size in R3. The current restrictions are --  
6 current restrictions reduce the usable area of our  
7 lot due to the front setback and rear setback.

8 This will continue to be the residence of  
9 our home. I'm not planning to move. I enjoy living  
10 in St. Charles. As I mentioned earlier, I purchased  
11 the home in 2013 with my two young boys, and they  
12 have grown, so it's really demonstrated -- since  
13 COVID has demonstrated that our house isn't usable  
14 that if someone were to get sick, it's very difficult  
15 for isolation and remote school and also very  
16 difficult for remote working, so everything had to  
17 be reconfigured.

18 So the plan was -- there's some typical  
19 images that I presented last time; this is the  
20 same presentation that I presented last time in  
21 addition to the plans -- will be keeping in  
22 character with the neighborhood, will not  
23 detriment the public welfare or injure any other  
24 property, and will not impact air, light, traffic,

1 et cetera.

2 I've mentioned that I as well consulted my  
3 neighbor on the plan extension and zoning  
4 variation, explained to them what I'm doing. I  
5 received -- seven of my neighbors in proximity,  
6 which are both my neighbors on either side and  
7 then my neighbors in back provided their written  
8 support for our -- my proposal.

9 So I provided some typical layouts, but  
10 actually, since we have -- we'll go through the  
11 drawings right now actually in just a minute.

12 I mentioned that the -- and we'll see this  
13 in the plans, that my sons' bedrooms are moving to  
14 the top. If someone were to get sick, the upstairs  
15 bedroom facilitates a safe and comfortable area  
16 while maintaining the well-being of the rest of  
17 the family.

18 The approval of this zoning variance will  
19 enable an increase in communal living, office,  
20 and bedroom. Increasing the area of our home  
21 through the zoning variance will significantly  
22 improve our standard of living while in the house,  
23 and we've been living here since 2013.

24 So we'll now go through what Scott raised

1 at our last meeting, that the Committee members  
2 raised that they'd like to see the drawings which  
3 were being prepared at the time. So we do have --  
4 the continuation of today was to present these  
5 drawings and go through any additional questions.

6 So I will now hand it over to Brad of  
7 BDS Architecture to go through drawings. It's a  
8 little bit blurry.

9 MR. SAELENS: I can zoom in.

10 MS. SPRUTH: Okay.

11 MEMBER STUDEBAKER: Michelle, did you read  
12 your name and address for the record when you  
13 started?

14 MS. SPRUTH: I'll do that. Michelle Spruth  
15 of 722 South 9th Avenue, St. Charles, Illinois.

16 MEMBER STUDEBAKER: Thank you.

17 And if you could do the same, that would  
18 be great.

19 CHAIRWOMAN HALPENNY: Just when he speaks.  
20 Thank you.

21 MR. SAELENS: Thanks, Michelle.

22 Good evening, my name is Brad Saelens with  
23 BDS Architecture. My address is 100 South Cambridge  
24 Drive Geneva. That's also my office; I work out

1 of my house.

2 I'm here to present the plans. I understand  
3 you guys have seen the zoning application before  
4 and have gone through a lot of the specifics, so  
5 I'm going to focus more of my effort on the actual  
6 plans that are now designed for Michelle and her  
7 family and the criteria that she's looking for and  
8 has been talking to you guys about so we have some  
9 concrete ideas now rather than conceptual ideas.

10 The zoning application is for a 14-foot  
11 addition to the rear of the home, as you can see  
12 here. We've utilized that space and captured it  
13 across the entire back of the home, which the old  
14 wall used to go here, and created new living space,  
15 kitchen/dinette, primary bedroom. In addition to  
16 that, we've also changed the home from a one-car  
17 garage to a two-car garage by adding an 11-foot  
18 addition along the side. The 11-foot addition  
19 does not cross a side yard setback, so we're not  
20 asking for anything there. Our survey unfortunately  
21 did not get finished in time, so I can't tell you  
22 exactly, but we picked 11 feet as a safe number  
23 that we should not go over the setback. If we end  
24 up for some reason going over, we can shrink a

1 little bit because we have no intention of asking  
2 for that.

3 Additionally, per the City requirements,  
4 we have a 7-foot covered porch that we're proposing  
5 off the front of the home to improve the character  
6 and liveability of the home. It also brings  
7 everything in this home up to kind of the standards  
8 of the neighborhood. This being a weird lot on  
9 the street, and the pie shape, and everything else,  
10 it was significantly smaller in size and scale  
11 than most of the other homes in the neighborhood.

12 To briefly summarize the first floor here,  
13 we have a two-car garage, mud room which continues  
14 on with a door to the rear yard, kitchen with an  
15 eat-in island, a large dinette area and great room  
16 creating an open concept. We have a primary bedroom  
17 with a walk-in closet and a private bathroom. The  
18 powder room on the first floor is located right  
19 here and a staircase going upstairs, which we'll  
20 talk about in a bit. Front entrance off the new  
21 covered porch is relatively in the same spot as  
22 the current entrance, just shifting a little bit  
23 around here and then creating that office for the  
24 work-at-home space.

1 I understand that much of this review is  
2 not part of the zoning process, but just to give  
3 you an idea of what we're actually looking for.

4 CHAIRWOMAN HALPENNY: Appreciate that.

5 MR. SAELENS: The second floor we've  
6 utilized about half of the area upstairs to create  
7 two private bedrooms, two closets, a loft space  
8 for studying and working space from home, and then  
9 a communal bathroom upstairs that is used by both  
10 bedrooms. The front areas here are potentially  
11 open to the great room below, so dormers for  
12 character and things on the elevation.

13 The front of the home is a one-story with  
14 some dormers trying to keep the overall mass and  
15 size and scale of it in proportion with everything  
16 else. We're close in overall height to the  
17 neighbors' homes. We're not going above any  
18 zoning restrictions on the height, either, so  
19 we're in compliance with all of those.

20 The side elevation you can see here goes  
21 from a one-story with a porch on the front to a  
22 standard two-story home on the back. We'll have  
23 9-foot first floor, 8-foot second floor ceilings  
24 and lots of windows.



1           Then this would be the rear elevation,  
2 two-story home. These are the bedroom windows  
3 upstairs. This would be in the bathroom. These  
4 doors go into the dinette/great room space. These  
5 are over the kitchen sink, and these are the  
6 primary bedroom here.

7           This would be the garage side of the home,  
8 which we are expanding out. The windows here are  
9 in the attic space for more for character and  
10 light up there for storage and then these windows  
11 here in the garage, and this would be the mud room.

12           Additionally, we've done some 3D modeling  
13 just conceptually of the home to give you an idea  
14 of size and scale and somewhat of the character  
15 and style that Michelle is looking for in the home.

16           So that would be the front. This would be  
17 a view towards the northwest corner looking towards  
18 the southeast. And this is the rear of the home,  
19 the garage side with the additional bay.

20           And then this is a survey. The survey is  
21 old until we have it redone. It does show the  
22 14-foot request that Michelle has made on here  
23 across the width of the home, and the garage will  
24 bump out here to the 6-foot side yard setback, I

1 believe. So we'll be within that side yard setback,  
2 and then the front porch will cover about two-thirds  
3 of the front of the home.

4 That's a brief summary. If you guys have  
5 any questions or comments, open up to that unless  
6 you have anything else to add.

7 CHAIRWOMAN HALPENNY: Just to verify, when  
8 we talked last time and this time, all you're  
9 really looking for, you meet every other  
10 requirement from a zoning perspective on the  
11 setback requirements, side, rear, everything else,  
12 it's just that 14 feet you're looking for in the  
13 front?

14 MR. SAELENS: The rear. The rear setback  
15 is what we're asking for.

16 The lot coverage is also something we've  
17 talked about. We're still working out the exact  
18 numbers on it. My understanding is the minimum  
19 lot size for the RS-3 District is 8400. I believe  
20 there was a typo in the variance that 30 percent  
21 of that comes out to 2520 square feet allowed.  
22 What we're proposing in the current design plans  
23 is a square footage of 2410 on the first floor.  
24 That includes the main living area and the garage

1 space. It does not include the porch right now.

2 MEMBER STUDEBAKER: So let me clarify.

3 MR. SAELENS: Correct.

4 MEMBER STUDEBAKER: So this application is  
5 only for the setbacks?

6 MS. SPRUTH: That's right.

7 MEMBER STUDEBAKER: So if you don't meet the  
8 square footage coverage, you're going to have --  
9 you're coming back for another one?

10 MR. SAELENS: We're going to have to talk  
11 to Rachel about how to handle that. Because  
12 again, compiling these plans --

13 MEMBER STUDEBAKER: So let me ask the  
14 question I was going to ask, which is if this lot  
15 were 8400 square feet, would you be here today?

16 MR. SAELENS: We would still need the rear  
17 yard setback.

18 MEMBER STUDEBAKER: So it's not just  
19 about -- so the variance is not really about the  
20 irregular lot or the smaller lot?

21 MS. SPRUTH: It is.

22 MR. SAELENS: It's about both the  
23 irregular shape of the lot and the reduced lot  
24 size compared to the minimum requirements per the

1 zoning code. We are under the zoning code  
2 required lot size for the neighborhood.

3 MEMBER STUDEBAKER: You're telling me if  
4 it was the required minimum of 8400 square feet,  
5 you would still be here because you'd still be  
6 seeking a variance?

7 MS. SPRUTH: It would depend what the  
8 setback was.

9 MR. SAELENS: If our extra square footage  
10 was off the back, possibly no. But we're talking  
11 about a bigger lot size, which direction are you  
12 going.

13 MEMBER STUDEBAKER: You just made a lot of  
14 comments about how it is a smaller lot.

15 MS. SPRUTH: It is a smaller lot, yes.  
16 Sorry.

17 MEMBER STUDEBAKER: That's okay. We're  
18 just having conversation.

19 So when you come back the next time for  
20 your variance, are we going to see you two more  
21 times, or are we going to see one more time?

22 MS. SPRUTH: No, this was a continuation  
23 just to share the plans.

24 MEMBER STUDEBAKER: Right. But you're

1 going to have another variance for the total lot  
2 coverage.

3 MR. SAELENS: I would ideally want to wrap  
4 them all into one. We didn't complete the plans  
5 until the day they were due for this meeting, so  
6 we were still compiling all the information and  
7 have not a chance to discuss --

8 MS. SPRUTH: I would not be seeking  
9 another variance. It is strictly for a 14-foot  
10 off the rear so that we can have a greater space.  
11 So this can all be adjusted.

12 MEMBER STUDEBAKER: So if -- I keep going  
13 back to if your lot size were normal size, would  
14 you satisfy -- would you still be seeking or  
15 needing a variance for the coverage?

16 MR. SAELENS: The coverage, no. Because  
17 if we had an 8400-square-foot lot, we would be at  
18 28.7 percent.

19 MEMBER STUDEBAKER: So you'd fall just  
20 under.

21 MR. SAELENS: We would be under the  
22 minimum lot size if we had that size.

23 MEMBER TOTTEN: What is the lot size now?

24 MR. SAELENS: Approximately 7200 square

1 feet compared to the 8400.

2 MEMBER TOTTEN: So what is the estimated  
3 lot coverage right now?

4 MR. SAELENS: I estimate it to be at  
5 33 percent.

6 MEMBER TOTTEN: So you would need another  
7 variance for that.

8 MR. SAELENS: I do for the current lot  
9 size, yes.

10 MEMBER STUDEBAKER: That's what I was  
11 trying to square --

12 MR. SAELENS: I see exactly what you're  
13 asking.

14 MEMBER STUDEBAKER: -- to square with what  
15 is the fault of the irregular lot size and what  
16 additional are you kind of asking for. That's  
17 kind of where I was going.

18 MR. SAELENS: My understanding is Michelle  
19 has been working with Rachel on the 14-foot under  
20 the assumption that that would include lot  
21 coverage. But we have not specifically asked for  
22 lot coverage, so we do need to ask for that if we  
23 are over the 33 percent threshold, which we  
24 currently are. So I want to speak to Rachel about

1 that for sure.

2 MEMBER STUDEBAKER: Are you wanting --  
3 this is probably Michelle's question. Are you  
4 wanting to not put this forward and then combine  
5 that with the other just so you have one? You  
6 could go forward with this today and get the  
7 approval for the setback, but then you still have  
8 to come back -- I can't imagine you wouldn't have  
9 to come back for the new one. You'd have to start  
10 a totally new application.

11 To me -- and I'm just telling you -- I  
12 don't necessarily have a problem with this, and I  
13 think it's fine for the setbacks for what you're  
14 trying to do. I think the no-brainer is giving  
15 you the variance for the lot coverage because if  
16 you were -- if it was 8400 square feet, you'd  
17 need to --

18 MR. SAELENS: We'd need --

19 (Simultaneous speaking.)

20 THE COURT REPORTER: I can only take  
21 one at a time.

22 MEMBER STUDEBAKER: I'm sorry.

23 Is she yelling at us?

24 CHAIRWOMAN HALPENNY: Like children without

1 dad and mom.

2 I just would like to suggest what he's  
3 saying, too, makes sense, what your architect is  
4 saying, if you could do a tagalong, take a little  
5 bit more time, figure it out, and then you could  
6 just amend instead of start the whole process over.  
7 Just talk to Rachel, take your time, and then you  
8 come back with one amended variance. And I'm  
9 telling you, unless anybody has anything different  
10 that's here today --

11 MR. SAELENS: I was going to say, can we  
12 just get your feedback in case there is anything  
13 else?

14 MEMBER TOTTEN: I think basically if  
15 there's any variances, your lot size is unique  
16 because you're close to the back yard neighbor  
17 with that 14-foot, you have a small -- you have a  
18 7200 lot size. If there are multiple variances  
19 that could arise, I would say finalize your  
20 blueprints, your plans, and if there's more than  
21 one variance that's possibly needed for this  
22 project, bring all of that in at once.

23 Because I don't think you probably want us  
24 to vote one way or the other here, and then we're



1 back once you finalize your plans because you're  
2 at 33 percent, and then we have to do this whole  
3 thing again.

4 MEMBER STUDEBAKER: I don't know that it  
5 makes a whole a lot of difference outside of I  
6 think you have to do whole other application,  
7 another fee.

8 MR. SAELENS: It's fees.

9 CHAIRWOMAN HALPENNY: We're trying to save  
10 you money, too.

11 MS. SPRUTH: Yeah, I'd rather do --

12 MEMBER STUDEBAKER: Because your neighbors  
13 don't care.

14 CHAIRWOMAN HALPENNY: No one is showing up  
15 multiple times. That tells us there's no opposition.

16 MS. SPRUTH: I'll speak to Rachel when  
17 she's back about amending and then just work on  
18 this additional 3 percent.

19 MEMBER TOTTEN: Find out for sure if you  
20 are over that.

21 CHAIRWOMAN HALPENNY: And if you're not --

22 MEMBER TOTTEN: If you're not, then you can  
23 come back, and hopefully we have all six members.

24 MR. SAELENS: I've read through all the

1 zoning. I think we're at 33 percent, but I  
2 haven't had time to check with Rachel. If we're  
3 at 29, then great.

4 MEMBER STUDEBAKER: I think with the  
5 abnormal lot size it is probably less of an issue  
6 than for other projects, but I think you want to  
7 have it all in one.

8 CHAIRWOMAN HALPENNY: I think you're close  
9 and might as well just tag along, get Rachel's  
10 feedback, come back with exactly what it is,  
11 you'll finalize it, and then I think it would be a  
12 lot easier.

13 MS. SPRUTH: Okay.

14 MEMBER TOTTEN: And I would always side  
15 with caution, have as many members here as possible.

16 MS. SPRUTH: That's why this was the plan.  
17 This has raised another issue, though.

18 CHAIRWOMAN HALPENNY: It just didn't work  
19 out. Things change.

20 MS. SPRUTH: And it will be the new year  
21 now, so it will be past the holidays. It always  
22 gets hard between Thanksgiving and everything.

23 MEMBER TOTTEN: Just remember it's a four  
24 quorum, so that requires all of us to come to a

1 consensus.

2 MS. SPRUTH: And I could work with Rachel on  
3 the date because I want this to be straightforward  
4 in terms of the decision making process for the  
5 Committee. Okay.

6 CHAIRWOMAN HALPENNY: So do you want to  
7 request the Board table this matter to our next --

8 MS. SPRUTH: Yes.

9 MEMBER STUDEBAKER: I'll make that motion  
10 to table.

11 MEMBER TOTTEN: Second.

12 CHAIRWOMAN HALPENNY: We have a motion to  
13 table the reduction -- the yard setback to 29 feet  
14 located at 722 South 9th Avenue, File No. V-4-4023  
15 dated 7/25/23 received 9/19/23 by Michelle Spruth.  
16 Motion and second and we vote.

17 All in favor.

18 (Ayes heard.)

19 CHAIRWOMAN HALPENNY: Motion carries. I  
20 think we'll have to get together and get a date  
21 for the next Board meeting just to make sure that  
22 we do definitely have that quorum that you need,  
23 and I think we can do that. So I don't know that  
24 we can give you a date right now because I think

1 we need to kind of circle back and make sure we  
2 can get that quorum, so I think we'll have to  
3 leave that TBD, and I can go through the rest of  
4 this and close our meeting out. But if you don't  
5 have any other questions, I think you are good  
6 with your matter.

7 MS. SPRUTH: Thank you very much.

8 CHAIRWOMAN HALPENNY: And thank you for  
9 taking the time and doing your due diligence. I  
10 know it's a lot of hassle. You've done everything  
11 we've asked.

12 All right. Do we have any additional  
13 business from the Board members or staff at  
14 this time?

15 (No response.)

16 CHAIRWOMAN HALPENNY: And there are no  
17 public here to comment, so I'm going to request  
18 that we adjourn our meeting at 7:39 p.m. All in  
19 favor.

20 (Ayes heard.)

21 (Off the record at 7:39 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, 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 8th day of December, 2023.

My commission expires: October 16, 2025



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Notary Public in and for the  
State of Illinois

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