

1 BEFORE THE DU PAGE COUNTY

2 ZONING BOARD OF APPEALS

3
4 Variation to reduce the lot width) Z26-001
4 for four new lots.) Radlcliff

5 January 29, 2026
6 6:00 p.m.

6 PROCEEDINGS HAD and testimony
7 taken before the DU PAGE COUNTY ZONING BOARD
8 OF APPEALS, taken at the DuPage County
9 Administration Building, 421 North County
10 Farm Road, Wheaton, Illinois, before LINDA M.
11 CIOSEK, C.S.R. a Notary Public qualified and
12 commissioned for the State of Illinois.

13 BOARD MEMBERS PRESENT:

14 MR. ROBERT KARTHOLL, Chairman.

15 MR. CARL SCHULTZ, Commissioner.

16 MR. DENNIS MORAN, Commissioner, via
17 Zoom.

18 ALSO PRESENT:

19 MR. PAUL HOSS, Zoning & Planning
20 Administration Coordinator.

21 MS. JESSICA INFELISE DATZMAN, Zoning
22 Administration Coordinator.

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I N D E X

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Petitioner's Exhibit 1	11
Petitioner's Group Exhibit 2	11

1 CHAIRMAN KARTHOLL: I'm Robert
2 Kartholl, I'm the Zoning Board of Appeals
3 Chairman. I'm calling the meeting to order,
4 and I'll indicate that Mr. Schultz is here in
5 person. Mr. Dennis Moran is appearing on
6 Zoom, and there's no one else on Zoom. So,
7 there's three of us here this evening.

8 I have no public comments
9 to be offered. Approval of minutes, we have
10 no minutes to be approved. We have one case
11 this evening, which is the Radcliff Lodge
12 Subdivision. This is a matter requesting
13 variation to reduce the required lot width
14 for four new lots with well and septic from
15 the required 100 feet to approximately 74.99
16 for Lot 1, 74.99 for Lot 2, 74.92 for Lots 3,
17 and 74.92 for Lots 4.

18 The matter was published
19 in the Daily Herald on January 14, 2026. And
20 although we were published for this evening,
21 I understand the petitioner has obtained an
22 attorney Mr. Roth, and that is just a very
23 new appointment?

24 MR. ROTH: It is, Mr. Chairman. I was

1 retained late last week, and --

2 CHAIRMAN KARTHOLL: And your request
3 is for a continuance to prepare?

4 MR. ROTH: It is. I am mindful of the
5 fact that there may be people that were here,
6 and I certainly don't want to inconvenience
7 the members of the Board and the people from
8 the public, and I apologize for that. As you
9 said, I was retained late last week. There
10 were steps that should have been taken before
11 this public hearing by the petitioner that
12 still need to be taken, so I would
13 respectfully request to have it continued.

14 CHAIRMAN KARTHOLL: Okay. Well, it is
15 -- it's an inconvenience particularly to the
16 people that are here, but we're here on
17 Thursdays, so whatever Thursday is fine with
18 us. And we nearly always grant a request for
19 a first continuance. So, in that you were
20 just retained, we will continue the matter to
21 March 19 at 6:00 in this room.

22 Now, I'll recognize the
23 people in the audience. Here's the rules on
24 making a comment: First of all, you're only

1 allowed to speak once. I put that rule first
2 because ordinarily if the presentation has
3 not been made, I encourage people to wait
4 until they hear the presentation so their
5 comments can address what has been presented.
6 So far, we know nothing other than what I
7 have just read. But, if you would like to
8 speak tonight, I'll give you an opportunity if
9 you have reason that you can't attend on
10 March 19th. Is there anyone that sort of
11 fits that description?

12 I was told before the
13 hearing that there's someone from Florida
14 that's attending? Okay. Just as Mr. Roth
15 had a good excuse, you have a good excuse.
16 So you can speak this evening. Your comments
17 are limited to three minutes, and you begin
18 with telling us your name, spelling your
19 name, giving us your address and tell us what
20 your relationship is to this property, and
21 then tell us whether you support or oppose
22 the petition, if you know at this point. And
23 then you get, as I said, three minutes to
24 make your statement.

1 You're the only one that
2 will speak?

3 MS. GOODRICK: Yes. If I can make it
4 in February [sic], which I'm not sure I can
5 or not, would I be able to speak again?

6 CHAIRMAN KARTHOLL: No, you only get
7 to speak once.

8 Now, having said that, you
9 know, if you need to speak again in February,
10 raise it again at that point and I'll find --

11 MS. GOODRICK: Yeah, I would
12 appreciate that.

13 CHAIRMAN KARTHOLL: -- a reason to
14 bend the rules. Even if you don't speak, you
15 can always file a written comment and add
16 that and it will be part of the record.

17 COMMISSIONER MORAN: Bob, can she
18 speak via Zoom?

19 CHAIRMAN KARTHOLL: Well, certainly.
20 You are.

21 MS. GOODRICK: I may or may not be out
22 of the country.

23 MR. ROTH: I was going to say if
24 there's a different date that would be more

1 convenient for you, I would be happy to work
2 with her.

3 CHAIRMAN KARTHOLL: We can accomodate
4 her. Yeah, so do want to speak tonight?

5 MS. GOODRICK: I would.

6 CHAIRMAN KARTHOLL: Okay. Well, raise
7 your hand and be sworn in.

8 (Whereupon, the oath was
9 duly administered by the
10 Notary.)

11 CHAIRMAN KARTHOLL: Okay. Tell us
12 your name and spell your last name.

13 MS. GOODRICK: Beth Ann Goodrick,
14 G-o-o-d-r-i-c-k.

15 CHAIRMAN KARTHOLL: And your address?

16 MS. GOODRICK: 5S530 Radcliff Road.

17 CHAIRMAN KARTHOLL: And where is that
18 in relation to this property?

19 MS. GOODRICK: I am adjacent to the
20 southern lot.

21 CHAIRMAN KARTHOLL: Okay, thank you.
22 And do you want to indicate whether you
23 support or oppose?

24 MS. GOODRICK: I oppose.

1 CHAIRMAN KARTHOLL: Okay. So, ready,
2 set, go for the three minutes. Thank you.

3 MS. GOODRICK: So it was very
4 important that I make it today and I made
5 special travel arrangements. I flew in last
6 night, I have to go back tomorrow. It was
7 quite a bit of a hardship and an expense for
8 me. I did put in here the outlines of the
9 lots as they currently sit. The highlighted
10 lots are six homes that have been built after
11 the rezoning that happened in the early
12 2000s, I believe it was 2006, when our street
13 was rezoned to R-3. I owned the property at
14 that time. I bought it in 2003 so we went in
15 front of the Naperville City Council to get
16 at that time what they called estate zoning
17 in the R-3 where the minimum lot frontage was
18 125 feet. So most of the lots on our road
19 are 125 feet and about 600 and something
20 deep.

21 If they're two acres, the
22 proposal was they could only be reduced to
23 half of the original lot size, minimum of one
24 acre. So, we owned a house at that point

1 that we tore down after the rezoning because
2 we were concerned before the rezoning that
3 the other lots in the neighborhood would be
4 subdivided too small. So we had to wait
5 until then. So we did that. We've built our
6 house, as well as these other houses that
7 have been built since then, one is currently
8 under construction, so that the lots are
9 saleable and buildable and people will
10 purchase one that are two acres, or even one
11 acre.

12 We've all been playing by
13 the rules. Some of the lots have been
14 subdivided into one acre with the flag lot
15 type of configuration. My lot itself, we
16 plan to be able to do a flag lot as well. We
17 haven't received a second opinion, but we do
18 have enough area on the perimeter in order to
19 get that drive in the back.

20 I also have pictures that
21 I took this morning of the nature of our
22 neighborhood and how all of the lots have
23 that 150-foot frontage. I am not opposed to
24 the petitioner dividing into one acre, but I

1 wanted to keep with the same rest of the
2 neighborhood that we have all been doing. So
3 instead of the four long skinny lots, which
4 would only provide for a house that at the
5 most would be 55 feet wide including like a
6 garage because of the 10-foot setbacks, which
7 would look more like the subdivision and it
8 would go back to the zoning that we had
9 before we had the rezoning in 2005 or 6,
10 whenever it went to R-3.

11 I had also gone on the
12 County's website and saw that the reserve lot
13 exclusive of reserve strip, which has the
14 40,000 square feet, has the lot width of 125
15 feet, and then the other one has the single
16 dwelling of 125. I was told that R-3 was
17 changed to 100 feet frontage. I'm not sure
18 when that happened or how that happened. But
19 even at that, the petitioner is still asking
20 for 25 percent variance. My opinion is that
21 that's a rezoning.

22 I don't think it's
23 consistent with the flavor of our
24 neighborhood, or in the manner of which

1 Naperville when they rezoned it and they
2 wanted the estate feature of it.

3 It's a unique
4 neighborhood. There's not a lot of
5 properties that are that size any longer, so
6 we just want to maintain that and maintain
7 our property values with the size and the
8 look of that neighborhood.

9 And like I said, we've
10 owned that property since '03, we waited for
11 that zoning to go through, and that's when we
12 decided to build, as well as the other five
13 houses that have been built or are under
14 construction at this point.

15 Can I submit the pictures?

16 CHAIRMAN KARTHOLL: Yeah, I was going
17 to ask you, you've made reference to one
18 document which is maybe a quarter section map
19 and then some photos, so we'll take those as
20 Goodrick's Exhibit No. 1 and Group Exhibit
21 No. 2. They'll be hearing exhibits in this
22 case.

23 (Whereupon, Objector

24 Goodrick's Exhibits No. 1

1 and Group Exhibit No. 2
2 were marked for
3 identification.)

4 CHAIRMAN KARTHOLL: Can I just have a
5 quick look?

6 Mike, do you want to look
7 at that?

8 MR. ROTH: I will look at them
9 afterwards.

10 CHAIRMAN KARTHOLL: Okay.

11 MS. GOODRICK: The photos with the
12 star in the upper right-hand corner are the
13 six houses that have been built since the
14 rezoning to R-3 and are all consistent with
15 the current restrictions.

16 CHAIRMAN KARTHOLL: Okay, Group
17 Exhibit 2 is 16 photographs.

18 All right, I guess that's
19 all we have for this evening. As I said, you
20 can appear by Zoom next time and then
21 supplement your answers with any written
22 statements.

23 MS. GOODRICK: I appreciate that,
24 thank you.

1 CHAIRMAN KARTHOLL: If there's some
2 unique circumstance, I may let you have
3 another whatever few minutes.

4 MS. GOODRICK: I would appreciate
5 that. It was quite a hardship to make it up
6 here today, but I want to make sure that my
7 opinion is heard.

8 CHAIRMAN KARTHOLL: Well, that's kind
9 of why we let you go.

10 All right, I'll close the
11 hearing. There's no old business, no new
12 business, and so we're ready to adjourn the
13 meeting and we are so adjourned.

14 (Which were all the
15 proceedings had and
16 testimony taken in the
17 above-entitled cause.)

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

3 I, LINDA M. CIOSEK, C.S.R.
4 No. 084-2892, duly qualified and commissioned
5 for the State of Illinois, County of DuPage,
6 do hereby certify that at the request of the
7 DU PAGE COUNTY ZONING BOARD OF APPEALS,
8 subject to the usual terms and conditions of
9 Veritext, reported in shorthand the
10 proceedings had and testimony taken at the
11 public hearing of the above-entitled cause,
12 and that the foregoing transcript is a true,
13 correct and complete report of the testimony
14 so taken at the time and place hereinabove
15 set forth.

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20 <%28180,Signature%>
21 CERTIFIED SHORTHAND REPORTER

22

23 My Commission Expires:
24 July 26, 2026.

