

BEFORE THE DU PAGE COUNTY  
ZONING BOARD OF APPEALS

May recommendation Meeting.) 24-002 Pinnacle  
24-006 SurMac

May 2, 2024

5:30 p.m.

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

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

ALSO PRESENT:

MS. JESSICA INFELISE DATZMAN, Planning &  
Zoning.

MR. PAUL HOSS, Planning & Zoning.

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1 CHAIRMAN KARTHOLL: Can we come to  
2 order, please. This is the DuPage County  
3 Zoning Board of Appeals monthly recommendation  
4 meeting for May 2nd, 2024. I'll note that  
5 there are no members of the Board present  
6 except myself, and may I ask the staff whether  
7 there's been a request for public comment?  
8 MS. INFELISE DATZMAN: No.  
9 CHAIRMAN KARTHOLL: No public comment.  
10 There are no minutes -- well, there are minutes  
11 to be approved, but there aren't sufficient  
12 number of members here to approve the minutes,  
13 so we'll delay that.  
14 And then I'll open the  
15 recommendation hearing on two cases, the first  
16 is 24-02, The Pinnacle at Meyers case. There  
17 has been a request to defer that case for 90  
18 days. That would take us to our August 1st  
19 recommendation meeting, and that meeting will  
20 be held in this room at 5:30. So I will  
21 declare that Pinnacle at Meyers has been  
22 deferred until August 1 at 5:30 in this room.  
23 The second case that we have  
24 before us is the SurMac Builders case, which is

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1 24-06. That's a Naperville case, and that  
2 matter has been republished and will be heard  
3 -- there will be a public hearing on that case  
4 on May 9, 2024, beginning at 6:00. With  
5 respect to the recommendation of the matter  
6 that we've already heard, just for the sake of  
7 -- to take particular care, I'm going to set  
8 that matter for consideration on 6/6 at 5:30 in  
9 room 3500-B.  
10 So, I'll now indicate there  
11 is no old business or new business to be  
12 considered, and I don't know if you guys have a  
13 clue about what's going on or what just  
14 happened or whatever, but I'm going to close  
15 this hearing but we'll stay for just a minute  
16 in order to -- do you want to make -- do you  
17 want to ask questions on the record, or if you  
18 have just procedural questions? I'm not able  
19 to answer any substantive questions about any  
20 cases, but by that I mean anything dealing with  
21 the merits of the case. But with respect to  
22 procedure, I might be able to answer some  
23 things, or we could go off the record and I  
24 will refer you to our staff.

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1 So, does anybody have any  
2 questions? What's your name?  
3 MS. ROTH: My name is Ann Roth, I live  
4 on Luther in York Center. My concern is --  
5 CHAIRMAN KARTHOLL: Your name is Roth,  
6 R-o-t-h?  
7 MS. ROTH: Yes.  
8 CHAIRMAN KARTHOLL: And you live off  
9 Luther?  
10 MS. ROTH: 1416 S. Luther. My concern  
11 for The Pinnacle one is that they have a sound  
12 barrier on School and 14th Street.  
13 CHAIRMAN KARTHOLL: I can't answer any  
14 -- I can't even take any testimony about the  
15 substance of the case.  
16 MS. ROTH: Okay, thank you.  
17 CHAIRMAN KARTHOLL: So, I can tell you  
18 from what I know, the reason for such a long  
19 delay is that this matter may possibly be  
20 withdrawn because the property may annex and  
21 take it outside the jurisdiction of the County  
22 because it would no longer be an unincorporated  
23 area.  
24 MS. ROTH: Lombard we're going into?

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1 CHAIRMAN KARTHOLL: I guess, I don't  
2 know.  
3 UNIDENTIFIED SPEAKER: Can you talk  
4 about how that happened, how that can happen  
5 that it can be taken from the County?  
6 CHAIRMAN KARTHOLL: The annexation  
7 process?  
8 UNIDENTIFIED SPEAKER: Yeah.  
9 MR. HOSS: Do you want to just go off  
10 the record? This is outside of public comment  
11 now. We can talk to them off --  
12 CHAIRMAN KARTHOLL: It's not public  
13 comment, they're asking about these cases, but  
14 --  
15 UNIDENTIFIED SPEAKER: I'm comfortable,  
16 Your Honor, going either way. I don't care.  
17 CHAIRMAN KARTHOLL: You know what, so  
18 that I don't go too far, I mean I can't really  
19 --  
20 UNIDENTIFIED SPEAKER: You can't tell us  
21 a whole lot.  
22 CHAIRMAN KARTHOLL: -- do any harm here  
23 because it's longer going to be -- if it's  
24 going to be annexed, it's not going to be

1 within the jurisdiction of the County. But  
2 just, again, to be safe, I'm going to close the  
3 hearing, refer you to the staff and go from  
4 there.

5           It's my birthday so I'm  
6 going to go home and give myself dinner.

7           UNIDENTIFIED SPEAKER: And you got  
8 rear-ended on your birthday.

9           CHAIRMAN KARTHOLL: I know.

10           So we're off the record.

11 Thank you.

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

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24

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, do  
6 hereby certify that at the request of the DU  
7 PAGE COUNTY ZONING BOARD OF APPEALS, subject to  
8 the usual terms and conditions of Veritext,  
9 reported in shorthand the proceedings had and  
10 testimony taken at the public hearing of the  
11 above-entitled cause, and that the foregoing  
12 transcript is a true, correct and complete  
13 report of the testimony so taken at the time  
14 and place hereinabove set forth.

15  
16  
17

18           *Linda M. Ciosek*

19           CERTIFIED SHORTHAND REPORTER

20  
21  
22 My Commission Expires:  
23 July 26, 2026.  
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