

PLAN AND ZONING

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 4th
day of March, 2019, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
THOMAS BOLLING
DAN deLOYS
KATHY ESTABROOKE
STEVEN HIRSCH
WILLIAM KELLY

MEMBERS ABSENT:

TODD BERLINGHOF
TRACEY MENDREK
CONNIE BERMAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN VASELOPULOS: Okay, good evening,
2 everyone. I call to order the meeting of the Plan and
3 Zoning Commission. My name is Bill Vaselopulos, I'm the
4 Chairman of the Commission.

5 Before I have the Commissioners introduce
6 themselves, I'd first like to announce and thank Len
7 Rubin who was a long-time Commissioner, been with us for
8 many years. He has decided to resign from the
9 Commission, and we really thank him for his service and
10 dedication. Replacing him tonight is Bill Kelly who is,
11 this is his first meeting tonight. So, we welcome you,
12 Bill. Thank you very much for your dedication and for
13 your commitment as well. So, thank you very much.

14 At this time, I'd like all the
15 Commissioners to introduce themselves, starting with
16 Steve.

17 COMMISSIONER HIRSCH: Steven Hirsch.

18 COMMISSIONER KELLY: William Kelly.

19 COMMISSIONER ESTABROOKE: Kathy Estabrooke.

20 COMMISSIONER DeLOYS: Dan deLoys.

21 COMMISSIONER BOLLING: Tom Bolling.

22 CHAIRMAN VASELOPULOS: One final note before I
23 read my prepared remarks, Commissioner Berman has chosen
24 to recuse herself from discussion, consideration and
25 voting on tonight's item before us because of a
26 potential conflict of interest between her employer and
27 Petitioner. So, in abundance of caution, she has chosen
28 not to join us this evening.

29 The purpose of tonight's meeting is to
30 conduct a public hearing to consider and discuss a
31 request for approval of a planned unit development
32 located at 2140, 2150, 2156, 2160, and 2170 Willow Road.
33 Petitioner's name is R2 Northfield, LLC.

34 The public hearing format will provide an
35 overview of this proposal and a forum for public comment
36 and input. This Commission is a recommending body only
37 and we will forward our recommendation to the Village
38 President and the Board of Trustees for final
39 determination on whether or not to grant this item
40 before us today. The Board will then consider this item
41 being discussed this evening at the next Board meeting
42 which is scheduled for Tuesday, March 19th, 2019, 7:00
43 p.m., right here in this boardroom.

44 Commission meetings require that all
45 persons wishing to be heard and to enter testimony must
46 be sworn in. This includes all petitioners, individuals
47 with the petitioners, and any interested parties or
48 other property owners. Following petitioner's
49 presentation and after the Commission has had an
50 opportunity to ask questions and discuss amongst
51 ourselves, then all other interested parties will be
52 given an opportunity to speak. Prior to speaking, we

1 request that all parties step forward to the microphone,
2 be sworn in, and provide their name, address, and
3 interest in this matter for the record. These
4 proceedings are being recorded, and that is why we
5 request you to speak only from the podium where the
6 microphone is located.

7 The first order of business is to pass
8 the minutes from our last meeting of February 4th, 2019.
9 Is there a motion?

10 COMMISSIONER HIRSCH: I'll make a motion that
11 we approve the minutes.

12 COMMISSIONER BOLLING: Second.

13 CHAIRMAN VASELOPULOS: All those in favor?

14 (Chorus of ayes.)

15 CHAIRMAN VASELOPULOS: All those opposed?

16 (No response.)

17 CHAIRMAN VASELOPULOS: The motion carries.

18 Before the Petitioner steps to the microphone, Steve, do
19 you have any introductory comments?

20 MR. GUTIERREZ: Thank you, Mr. Chairman.

21 Again, R2 Northfield, LLC is the Petitioner and they are
22 seeking, as you noted, a planned unit development as
23 well as approval of a preliminary plat of subdivision in
24 order to build 10 detached single-family homes on a 5.11
25 acre site that is bounded by Willow Road to the
26 northeast, Bracken Lane to the west, and the Village's
27 undeveloped 100-foot wide easement to the south edge of
28 the site.

29 The existing site is zoned R-1
30 Countryside Family Residential. The site as proposed
31 consists of five one-acre lots at 2140, 2150, 2156, 2160
32 and 2170 Willow Road. These are all owned outright by
33 the Petitioner.

34 This is actually a second PUD application
35 submitted by the Petitioner. The previous petition had
36 included two additional lots at 2158 and 2184 Willow
37 Road, just to point out that those are not included in
38 this new submittal. The Petitioner, in addition to
39 asking for approval of the PUD and the preliminary plat
40 of subdivision is seeking, as part of that PUD, relief
41 to a number of zoning and subdivision code requirements.

42 I'm going to outline those for you briefly.

43 For the zoning code, they are seeking
44 relief from the minimum lot size requirement of 40,000
45 square feet per lot. What's being proposed essentially
46 is 14,493 square feet per home. These lot area
47 calculations actually exclude the land area that's
48 dedicated to the compensatory storage and detention
49 facilities, the stormwater facilities that are being
50 proposed.

51 They're also seeking a variation to the
52 minimum front yard, rear yard, and side yard

1 requirements. The code requires a 40-foot front yard.
2 They are proposing a 15-foot, as small as a 15-foot
3 front yard that's measured to the proposed street line.

4 The code requires a minimum rear yard of
5 40 feet, and they are proposing 40 feet from the west
6 edge of the site at Bracken Lane and are proposing a
7 rear yard setback of 15 feet from the south edge of the
8 site along the Village's right-of-way. Now, these
9 measurements are taken to the perimeter of the site as
10 opposed to the individual lots that are laid out in the
11 plan of subdivision.

12 They are also seeking a side yard setback
13 variation. The code requires 15 feet from the edge of
14 the house to the side lot line. They're proposing side
15 yards ranging from 10 feet to 15 feet. Again, this is
16 to the lot line that separates the homes, so this
17 equates to a distance as narrow as 20 feet between the
18 homes.

19 They are also seeking relief from a
20 number of subdivision code requirements as part of the
21 preliminary plat of subdivision. The subdivision code
22 requires minimum street widths of 24 feet. They are
23 proposing a private street that would range in width
24 from 21 feet along the south entrance of the proposed
25 subdivision. The remainder of the proposed pavement
26 width is 27 feet which would conform, so it's pinching
27 down as you approach that south entrance.

28 There is a minimum radius of street
29 curves. There's two curves in the proposed street. The
30 subdivision code requires 150-foot radius, they're
31 proposing a radius of 75 feet.

32 The sidewalks are required along any
33 street in a subdivision, five feet wide as well as a
34 six-foot parkway. They're not proposing any sidewalk in
35 this proposal.

36 Middle block pedestrian ways are also
37 required for blocks over 900 feet long. They're not
38 proposing any pedestrian ways although this roadway is
39 longer than 900 feet.

40 They're seeking relief from the minimum
41 lot width. For interior lots, that's 75 feet. They're
42 proposing lots ranging from 72 feet to 87 feet. Lot 6
43 as proposed is 72 feet wide. They're seeking relief
44 from the minimum lot width for corner lots as well which
45 the code requires 85 feet. They're proposing corner
46 lots that range from 80 feet to 87 feet. Lot 10 is 80
47 feet wide.

48 Finally, they're seeking relief from the
49 minimum lot depth of the subdivision code which requires
50 110 feet in average of lot depth. The lots that they
51 are proposing range from 56 feet in depth to 74 feet in
52 depth.

1 I won't go into the details of the
2 Comprehensive Plan analysis which is fairly lengthy.
3 You have that in the Staff memo, which also has been
4 posted on our website.

5 The proposed plans were routed to our
6 Village engineer, our Village engineering consultants,
7 Gewalt Hamilton Associates; our Building and Planning
8 Divisions; Fire Prevention; Public Works; and the Police
9 Department, for their review and comment. Their reports
10 were included in the packages which you received. I
11 just want to highlight a couple of things.

12 The Police Chief was concerned with the
13 lack of sidewalks, and he notes that there is no direct
14 access into the subject site for pedestrians.

15 In their attached reports, the Village
16 engineer as well as Gewalt Hamilton Associates indicate
17 that they are satisfied with the preliminary stormwater
18 management plan. Additional engineering details beyond
19 what's submitted in this application would be required
20 and reviewed if the project moves to the final plat of
21 subdivision approval.

22 The traffic report submitted in the
23 application was also reviewed by Gewalt Hamilton, and
24 they're in agreement with the Petitioner's analysis that
25 the proposed 10 homes will not have a significant impact
26 on the traffic on Willow Road, or the performance levels
27 of the nearby intersections.

28 If the Commission is amenable to
29 approving this proposed PUD and preliminary site plan
30 review, Staff would suggest a number of recommendations.
31 We'd recommend that the Petitioner install a four-foot
32 wide carriage walk along the outside of the roadway. We
33 believe this could be accomplished by reducing the width
34 of the roadway, perhaps reducing the front and backyards
35 or a combination of the two.

36 CHAIRMAN VASELOPULOS: And what, Steve, to be
37 more specific, what side of the road are you suggesting
38 the sidewalk?

39 MR. GUTIERREZ: The outside, so as the road
40 runs north to south, it would be the west side of the
41 roadway. As it runs east to west, it would be the south
42 side of the roadway.

43 CHAIRMAN VASELOPULOS: Thank you.

44 MR. GUTIERREZ: If that roadway were to be
45 narrowed in order to accommodate the sidewalk. We could
46 lose the capacity for on-street parking, and so we would
47 also want to have the homeowners association (HOA)
48 covenants include a prohibition on on-street parking on
49 the roadway.

50 That would need to be enforced by the
51 Police Department with an enforcement agreement between
52 the HOA and the Police Department. We would also suggest

1 that the Petitioner attempt to find spaces where, areas
2 where they could put in off-street guest parking. We
3 would like the developer to explore that possibility.

4 COMMISSIONER HIRSCH: Steve, does that impact
5 the setback ratios for the front yard?

6 MR. GUTIERREZ: The addition of the sidewalk?

7 COMMISSIONER HIRSCH: Yes.

8 MR. GUTIERREZ: It would be up to the
9 developer to propose how they would accomplish that four
10 feet. We do think four feet is necessary. The code
11 requires a five-foot sidewalk. We understand this is a
12 very tight site, so the developer has somewhat limited
13 ability to add another amenity into this area. But we
14 do not think that anything less than four feet frankly
15 is not going to be very useful.

16 CHAIRMAN VASELOPULOS: And what is the width
17 of that parking lane that's outlined here?

18 MR. GUTIERREZ: Well, there's 27 feet of
19 pavement width. You see a dimension on the site plan
20 that says the roadway is 30 feet. That's a dimension
21 from the back of the curb to the back of the curb.

22 The Fire Department feels it's extremely
23 important to maintain 20 feet of clear space at all
24 times in order to get their apparatus in and out in the
25 case of an emergency. So, that essentially leaves seven
26 feet of pavement that could be used for that parking
27 lane. So, you also have the gutters which are typically
28 anywhere from 12 to 18 inches.

29 COMMISSIONER HIRSCH: But then the road
30 pinches to 21 feet?

31 MR. GUTIERREZ: Correct, I don't think they
32 would suggest that anybody park in that section.

33 COMMISSIONER HIRSCH: And from what I can
34 tell, it's only through the wetland area that that
35 happens?

36 MR. GUTIERREZ: Yes.

37 COMMISSIONER HIRSCH: So, it doesn't really
38 impact any of the residences.

39 MR. GUTIERREZ: Correct. That pinchpoint is
40 particularly dangerous if people were forced let's say
41 to walk in the roadway in this stretch of road and then
42 you also have vehicles entering the development in the
43 same stretch of road.

44 COMMISSIONER HIRSCH: And that's only a one-
45 foot difference between what the Fire Department wants.

46 MR. GUTIERREZ: Yes.

47 COMMISSIONER HIRSCH: Six inches on either
48 side.

49 MR. GUTIERREZ: Yes, definitely a good point.
50 If this was to go forward, Staff would recommend a four-
51 foot wide carriage walk adjacent to the roadway, that
52 they attempt to add off-street parking where possible,

1 and that the homeowners association covenants,
2 conditions and restrictions are reviewed by the Village
3 attorney. We feel that it's very important particularly
4 with the stormwater facilities. It's a fairly complex
5 and large system being proposed, and it really does need
6 to be maintained well in order to operate correctly into
7 the future. We want the Village attorney to be able to
8 review the HOA's covenants and restrictions if and when
9 they get to that point in terms of this approval
10 process.

11 So, with that, our consulting engineer,
12 Pat Glenn with Gewalt Hamilton Associates, is here if
13 you have any questions about their analysis of the storm
14 water management or traffic.

15 CHAIRMAN VASELOPULOS: Okay, if the
16 Petitioners would like to step forward to the microphone
17 and be sworn in by Steve. If there are going to be a
18 few of you, if you could all stand up and be sworn in at
19 the same time so we can get that out of the way?

20 MR. GUTIERREZ: Actually, it would be most
21 efficient if anybody in the audience who thinks they
22 might want to come up and give testimony, we'd
23 appreciate it if everybody would stand and be sworn in.
24 It doesn't obligate you to come up front, it's just that
25 we take care of that all at one time. Okay, and if you
26 decide later to change your mind, you can do that and
27 we'll swear you in at that time. So, raise your right
28 hand.

29 (Witnesses sworn.)

30 MR. GUTIERREZ: Thank you.

31 MR. MYEFSKI: Good evening, everyone,
32 Honorable Chairman, Commission members. My name is John
33 Myefski and I'm with Myefski Architects.

34 John Myefski, Myefski Architects, we're
35 located at 400 North Michigan Avenue in Chicago. We're
36 excited to be back. We've got a lot to cover tonight so
37 I do want to kind of move through the details kind of
38 using the slides and the imagery to hopefully help you
39 and remind you of where we kind of left off before. I
40 think it will all kind of pull itself together as we
41 work our way through the process.

42 We're not opposed to adding a carriage
43 walk. We think we can actually show you that we can
44 keep the carriage walk and the parking if you feel that
45 it makes sense. We feel like we can get it to work. It
46 does add four feet of something into a front yard if we
47 were to do that, but the edge of the curb is still in
48 the same place. It really just means instead of having
49 four feet of green right up to the edge of that curb, we
50 would have four feet of pavement.

51 So, I think it's something to consider.
52 We'll be well over-parked if we do that and we'll show

1 you that, you know, compared to what's required. But I
2 know that was a big concern before, especially with a
3 lot of the residents, so we wanted to make sure we
4 really addressed it.

5 CHAIRMAN VASELOPULOS: Okay, thank you.

6 MR. MYEFSKI: So, today we are here to present
7 this project kind of on behalf of our two companies.
8 Matt had a chance, he's here behind me, to kind of run
9 through his company. In the expediency of time, we're
10 going to kind of leave any other questions that might
11 need to come up to anything he can kind of answer in the
12 end. I'll try to cover everything I can in this
13 presentation.

14 Our team is made up of R2 Development:
15 Teska on the landscaping side, Myefski Architects,
16 Mackie Engineering, and also KLOA.

17 Last time, we kind of really emphasized
18 some of the negative attributes that we're hoping to
19 actually correct, because we actually really do believe
20 that this project on a net-net basis is a positive thing
21 for Northfield. We want that to kind of come true, and
22 it really helps in certain ways. Density has kind of
23 naturally resolved itself. You could agree or disagree
24 that it's too dense, it's not dense enough, but we're
25 basically, you know, bringing a project to you that is
26 somewhere between the densities of both sides of the
27 project to the south and to the north and kind of
28 splitting the middle.

29 We have a huge flooding problem on the
30 site. That is kind of a really big problem for us
31 either way. We realize that we only have so much land
32 available because under the calculations we have to
33 remove all of this stormwater and compensatory storage,
34 which is not a burden that the individual parcels
35 themselves hold, I believe, if you are just to develop a
36 single home on some of the parcels. But you'll see that
37 that kind of wipes out a vast majority of the parcels on
38 these five acres we have to deal with, and I think we
39 get down to, we couldn't even do the five homes if you
40 use that calculation. So, that's one that we understand
41 it, we know where it's coming from. But the mitigation
42 of trying to deal and solve this flood issue not only
43 benefits us, it benefits the people to the west, and we
44 really think it benefits the Village as a whole by the
45 time we're done with it.

46 Traffic is an issue on the site right
47 now. It's never going to be perfect, but we feel like
48 by actually creating two entrances, one, you know, on
49 the north and one on the south side of the property, we
50 resolve issues like you see here in the picture where
51 the roadway is below Willow Road. We'll actually be
52 bringing things up to Willow Road. The trees will be

1 pulled away. The landscaping is pushed back. We'll
2 have the proper amount of spacing for vehicles to
3 basically enter and exit the site.

4 Then the issue of actually just trying to
5 do a project which we're very proud of as the
6 architects, to take something that is in somewhat of a
7 blight condition and really put something back in that
8 we're hoping that the Village can actually be proud of.

9 Flooding we've kind of covered. Traffic
10 safety we've run through. These are just highlighting
11 some of these issues. Blight.

12 It really gets us to where we are today
13 with the conceptual plan. It's really changed a lot
14 from where it was. I'll get you into a lot more detail
15 as we look at this, and I think it will come together.
16 The site is similar to where we were before but it
17 excludes two parcels of land.

18 The character of what we would be
19 perceiving and proposing to do is very much in character
20 with what we had originally done, but we've actually
21 added more landscaping along Willow Road. So, we're
22 really trying to buffer, that was a concern that we had
23 heard, so we really are trying to buffer the
24 landscaping. I know there was a comment in the Staff
25 report about additional landscaping, and we're not
26 opposed to additional landscaping. But that's something
27 I think we'll work with Staff and the Architectural
28 Commission to resolve where they would like to put that
29 additional landscaping.

30 The interior kind of character and feel
31 of the project is still very similar. We have this kind
32 of massive bridge element that we really want to use as
33 an architectural element and kind of create a statement.
34 It basically helps us get over this part of the main
35 water that flows through the site.

36 The character of the architecture of the
37 homes is very much exactly the same on several of these.
38 They have been tweaked a little bit, but there's a lot
39 of similarities of what we had gone through before. So,
40 we do feel like we'll be in good condition with the
41 Architectural Commission. We're really just showing you
42 kind of two models so you would get a sense of what the
43 homes look like.

44 The zoning map shows you the location of
45 the site basically off of Willow. We had talked about,
46 you know, comparison projects before and really looking
47 at Fox Meadows, Regent Woods, Hibbard Gardens, and then
48 our project here. It's changed now, so now we've really
49 been able to I think improve that where before we were
50 much smaller. Now, we're basically, as Steve had
51 mentioned, we're at about a half acre per lot for the 10
52 homes. Within that, we have a lot of open space.

1 So, the homes are pushed together. We
2 can't achieve the traditional layout you would see, and
3 I think some of that will come through in the
4 presentation. But the character of Fox Meadows, Regent
5 Woods, Hibbard Gardens has been very positive, are all
6 things that we have tried to pick up on, and at least
7 hit the architectural elements that were important.

8 The sidewalk is not something we're
9 opposed to. It's just something that the character of
10 the Village does not traditionally see. So, that's why
11 we actually originally asked to exclude it. But I think
12 a carriage walk becomes a reasonable compromise.

13 Looking at the surrounding conditions,
14 these are really for you to see that, you know, you
15 could see in the package that we handed out. Looking at
16 the surveys of where the existing homes sit on these
17 particular parcels. This kind of walks you through
18 where we are.

19 So, this is three years for us now. We
20 started in February of 2016. We didn't start with you
21 but we have spent a lot of time on this. Interestingly
22 enough, there's images that we've gone through with
23 Staff, some we've gone through with neighbors, some that
24 have been more public, some have been part of the
25 process. But where we really started was around 23
26 homes and you could see the layout because we have those
27 two additional parcels. These schemes kind of run
28 through that.

29 Where we went when we went through these
30 schemes is we started with something that's a little bit
31 more traditional. We looked at this idea of clustering.
32 All of these really had to assume that we were going to
33 bury stormwater, and that just got to be a concept that
34 was going to be way too expensive. Really, to get to
35 something like that, the only way to ever justify it
36 would be to elevate the number of homes, get more square
37 footage for the size of the homes, and those are not
38 things that we can do. We didn't think they were
39 received before.

40 Building the homes larger isn't something
41 that we think is practical for the resale of the homes.
42 We're trying to find a kind of modest, reasonable sized
43 home, not small by any stretch of the imagination but
44 not 5,000 or 6,000 square-foot homes. These are 3,200,
45 3,300, 3,400 square-foot homes.

46 As we went through that process, it kept
47 dwindling down to 18. We kind of got back to 23, 22.
48 Really where we left off with you in July I believe was
49 at 19 homes. It moved around a little bit, and then we
50 quickly switched to the 10 homes we're at right now.
51 There were several versions in between, but because of
52 the stormwater really being the main reason, we had to

1 whittle it down to this size.
2 Those two parcels that were excluded have
3 basically been excluded because they're not financially
4 feasible to work within the development. They could
5 work before when you could justify a certain number of
6 homes. But R2 had them under contract previously, did
7 put up money and has given up a lot of money that
8 actually carried that through that original process, but
9 no longer has a contract on those parcels. So, they do
10 own these other parcels and they've decided to proceed
11 with those.
12 That's kind of really walking you to
13 where we are today.
14 CHAIRMAN VASELOPULOS: John, can I interrupt
15 you for one second?
16 MR. MYEFSKI: Yes.
17 CHAIRMAN VASELOPULOS: Can you go back three
18 slides? Right there.
19 MR. MYEFSKI: Yes.
20 CHAIRMAN VASELOPULOS: Do you see the waterway
21 that you have?
22 MR. MYEFSKI: Yes.
23 CHAIRMAN VASELOPULOS: It's south of the lot
24 that's not included?
25 MR. MYEFSKI: Correct.
26 CHAIRMAN VASELOPULOS: If you go to the next
27 slide?
28 MR. MYEFSKI: Yes.
29 CHAIRMAN VASELOPULOS: It's on the lot, it's
30 included.
31 MR. MYEFSKI: Yes, I think, I'm not, I can't
32 remember exactly why that's shifted.
33 MR. DIAMOND: It shifted because that's more
34 accurate.
35 MR. MYEFSKI: Yes.
36 CHAIRMAN VASELOPULOS: Which one is more
37 accurate?
38 MR. DIAMOND: The one that's on, it's on the
39 lot that's part of the parcel.
40 MR. MYEFSKI: So, it's to the north.
41 CHAIRMAN VASELOPULOS: That was going to be an
42 issue I was going to raise. So, you're saying that
43 that's --
44 MR. DIAMOND: That is the survey location of
45 the waterway.
46 MR. MYEFSKI: On number --
47 CHAIRMAN VASELOPULOS: Because it's really
48 important in terms of maintenance, maintaining that
49 waterway, if you have access to it or not. If it's on a
50 property you don't own, that's an issue. So, you're
51 certain you have access to that entire waterway? It's
52 on the property to the north that you don't own?

1 MR. GUTIERREZ: Please walk or come to the
2 microphone please.

3 CHAIRMAN VASELOPULOS: Yes, I'm sorry, and
4 state your name. I apologize.

5 MR. DIAMOND: Sorry. Jeremiah Diamond with
6 Myefski Architects. The waterways in these slides where
7 it's indicated is where the survey has located it.

8 CHAIRMAN VASELOPULOS: It's just north of the
9 property.

10 MR. DIAMOND: It's a big trough that goes --

11 CHAIRMAN VASELOPULOS: So, this is the
12 accurate one.

13 MR. DIAMOND: Yes.

14 CHAIRMAN VASELOPULOS: Where the waterway is
15 north of your property, not the slide before where it
16 showed the waterway is on your property.

17 MR. DIAMOND: Correct.

18 MR. MYEFSKI: Right.

19 CHAIRMAN VASELOPULOS: Okay, all right.
20 Thanks. I'll get back to that later, thank you.

21 MR. MYEFSKI: Sure. Then the one that we're
22 presenting today, as you can see, that's basically
23 exactly the same as the one that we've previously shown.
24 So, it's just showing that evolution. To be honest
25 with you, when we started the project, we didn't know we
26 had a waterway. Everybody knew it was there.

27 So, this just runs through the timeline.
28 It has been three years. You can see now that waterway
29 is indicated to the north when you look at the actual
30 plan. As we start to walk through the actual plan, one
31 of the things that was of concern was this idea of
32 parking.

33 So, we did want to show you that if we
34 take this image, we overlay the 20 spaces that we get
35 because there's 10 garages, I do believe that's actually
36 the requirement, two parking spaces per home. But then
37 what we've tried to do is, you know, it's this concept
38 of what happens during a holiday. Then what happens
39 during a holiday is not everybody is there but we're
40 kind of assuming everybody is there or people are
41 letting you park in their neighbor's driveways. I don't
42 know if there's a magic number. I know in my
43 neighborhood it's about 25 percent of us seem to stick
44 around, and it depends which holiday it really is.

45 But what we tried to do is show you the
46 best case condition of if everybody was parking
47 everywhere that we think they can, dedicated with a
48 space that would be wide enough, under the previous plan
49 and their wider roadway, you can see that we end up with
50 20, 28 in the garage and 28 on the pavement. So, we're
51 well over 70 parking spaces that would be available
52 which is I think well beyond what anybody's expectations

1 would really be.

2 There are three cars parked in the one
3 area that is located basically right behind the other
4 parcel to the west of the other parcel. That's just
5 intended, thank you, this area over here, that's really
6 intended for service vehicles, you know, mowing the
7 lawn, something that might need to pull in to do that.
8 But we would think during some sort of holiday event,
9 that somebody could easily park there.

10 This really runs through the truck
11 turning diagram because that was an important part of
12 the reason why this roadway had to be wider. Then it
13 really gets in to this whole idea of the stormwater.
14 Just for those that area here tonight, our site is right
15 over here and this tributary area really works its way
16 from the west and you can see all of this water as it
17 comes across that tributary area. It's trying to find
18 its way into an outlet on Willow Road, and our goal is
19 to find a way to help manage that. I'm going to keep it
20 simple, and if we need to get into detail, we can bring
21 up the folks from Mackie.

22 But fundamentally, these get into the
23 details of some of where that local drainage is
24 happening. That result is, here is the existing
25 flooding that occurs. Basically, you can see these
26 houses, one of them is under the water, the other is
27 right up next to it and these two, it's pushing right up
28 to the boundaries. Obviously, that's a lot of
29 stormwater that needs to be managed and it's been a big
30 part and a big problem of this project, but we've been
31 able to do it.

32 To do it, we basically do it by taking
33 that water, color doesn't quite pop out here, but these
34 two areas kind of get that direct flow of water. These
35 areas get the water that is happening because of
36 overflow and because of the development that we're
37 creating. So, the development that we're creating then
38 creates a need for more compensatory storage, and that's
39 what we've really done here.

40 The exception are the rain gardens. It's
41 the same idea, just something that actually will allow
42 the stormwater to be retained and actually observed over
43 a certain amount of time. So, those are kind of
44 designed to do that and we kind of put those on the
45 buffers, on the outside edge, because those are smaller
46 areas where that works better. These larger areas are
47 where you're seeing the bigger swatches of color.

48 Fundamentally, our goal was to decrease,
49 you know, and really work with finding benefits for
50 other issues that we had to deal with. So, you know, we
51 believe we really have done that across the board and
52 it's kind of following under a decrease in flood

1 elevation, a reduction in flood damages, a reduction in
2 peak flow rate, and an enhancement of the existing
3 water-related environmental resources, trying to do that
4 within a living environment with an area that has a lot
5 of landscaping and basically trying to shield that
6 impact that happens on a regular basis and contain it
7 and control it so that it can find its way out of the
8 site in a way we would like to, we prefer to see it
9 instead of just piling up.

10 This is, you know, kind of getting into
11 the stormwater details, running into flood volume and
12 compensatory storage, stormwater detention, and then
13 this kind of idea of volume control. Part of that is
14 happening through these rain gardens. I know there is
15 some concern about the homeowners agreement has to take
16 care of everything we do on the site, so all of the
17 landscaping, anything that would need to be maintained
18 is really a part of the homeowners association agreement
19 that follows with the site. This site is kind of its
20 own dedicated site as a planned development where
21 fundamentally everything that happens on that site is
22 somewhat managed in a different way than it would be in
23 a traditional village setting. I think it's probably
24 just important for some of the residents to understand,
25 people will pay into an HOA fee to pay to kind of keep
26 these up and maintain them and create a reserve for
27 those spaces.

28 So, that kind of brings us back to the
29 overall site plan. If I'd just kind of move to the
30 appendix really quickly, this just shows you this kind
31 of study that we did quickly so that we could at least
32 have an open discussion of the kind of access and size
33 of the roadway that we're proposing, which fundamentally
34 leaves enough room for a fire truck to go through. The
35 minimum width diagram on the other side, on B, is really
36 what is required in the Village, but it doesn't
37 necessarily take into consideration the traditional
38 vehicles parking and then a fire truck rolling down the
39 street. I think a lot of this wouldn't work on a lot of
40 traditional private streets that you'd see in
41 Northfield, and nobody wants to do that. So, we wanted
42 to find a balance.

43 But we went back to this more traditional
44 path of 20 feet, and then a proposed parking lane. I
45 think you could see that that does provide us enough
46 parking. I suppose there could be a wiggle of that
47 where we could move it back in and out if we don't need
48 all of the parking. I'm not sure that that would really
49 give us a direct benefit, so what we were proposing was
50 to keep the road that you see and add the four-foot
51 carriage way.

52 I wasn't really thinking that that four-

1 foot carriage way reduces the setback. I mean I can
2 understand how it could do that, but it's just part of a
3 yard, so I don't know if four more feet of asphalt
4 farther away from my window, if it's necessarily a
5 negative.

6 COMMISSIONER BOLLING: Concrete, right?

7 MR. MYEFSKI: Concrete, yes.

8 MR. GUTIERREZ: Technically, it would not
9 affect the setback.

10 MR. MYEFSKI: Okay, okay. So, then there's
11 the other way of actually pushing it back and that does
12 get to be tight. So, to do it by the zoning code, you
13 know, we need to have this green space, and we respect
14 that. But we're trying to find a benefit in juggling of
15 these different aspects, and I think we think the best
16 solution is to include it. So, we've provided this
17 alternate carriage walk plan where what we do is, as
18 Steve had mentioned, along the south side and then the
19 west side all the way through the site, we add this
20 walkway that runs around it.

21 But the road itself stays the same. The
22 parking is wider where it needs to be, narrow at the
23 bridge, narrower when we leave here and narrower here.
24 I don't have a lot of width because of the compensatory
25 storage. It's really critical that I, it's kind of like
26 this little bridge going across between these two
27 storage areas. There's not a lot of room to make that
28 wider for extra parking, but it does work. I think we
29 can definitely make a carriage walk.

30 COMMISSIONER DeLOYS: There's no parking over
31 there?

32 MR. MYEFSKI: No, there's no parking right
33 here. But what I'm really just saying is our initial
34 thought was could we keep this street narrower through
35 our site and then put the parking over along this side.
36 We can't do that because of the stormwater. In here, I
37 might be able to get three or four parking spaces in,
38 but then I lose my capacity for that request to have a
39 place to pull a couple of service vehicles.

40 CHAIRMAN VASELOPULOS: So, is the carriage
41 way, because I can't see it, it's too small, does it go
42 from Willow to Willow?

43 MR. MYEFSKI: Yes. I mean, we think that's
44 the --

45 CHAIRMAN VASELOPULOS: Okay, go over the
46 bridge, too?

47 MR. MYEFSKI: Yes.

48 CHAIRMAN VASELOPULOS: Okay, I just can't make
49 it out.

50 MR. MYEFSKI: Yes, it is, it's kind of hard to
51 see. But we think that's the goal to kind of get you in
52 and walk through the site. I think it makes sense to

1 put it on the side where the parking is. That's
2 primarily where people will circulate. I think it's a
3 compromise that I think we can get to work.

4 COMMISSIONER HIRSCH: John, is it considered a
5 carriage way made of cement?

6 MR. MYEFSKI: Yes.

7 COMMISSIONER HIRSCH: Like a sidewalk.

8 MR. MYEFSKI: Just like a sidewalk. I think I
9 said asphalt but I meant concrete.

10 COMMISSIONER HIRSCH: And with no distinction
11 between that and the curbing or the edge of the roadway?

12 MR. MYEFSKI: Well, curbing would be defined
13 but there is no landscaping separation between the two.

14 COMMISSIONER HIRSCH: Okay, okay. So, it s
15 raised up a little bit off of the roadway.

16 MR. MYEFSKI: Correct. Yes, it's definitely
17 raised up as a traditional curb. You get off, you know,
18 if you would open your car door, you can open your car
19 door but you could actually get out on that side.

20 COMMISSIONER HIRSCH: Okay.

21 MR. MYEFSKI: So, with that, I'd open it up to
22 any questions or if you would prefer to --

23 CHAIRMAN VASELOPULOS: Before we leave this
24 alternative, have you, I saw it on a previous slide as
25 Alternative C, is that what we can refer to that?

26 MR. MYEFSKI: Yes, you could just refer to
27 that as C, and then this alternative site plan with the
28 carriage walk.

29 CHAIRMAN VASELOPULOS: Thank you. Thanks very
30 much.

31 MR. MYEFSKI: Thank you.

32 CHAIRMAN VASELOPULOS: Who, anybody want to
33 start?

34 COMMISSIONER BOLLING: My compliments to the
35 work that you've done on this particular project. I
36 think it looks really good. I'm impressed.

37 CHAIRMAN VASELOPULOS: I have a question about
38 the drainage. Can you, two questions. Articulate for
39 us and for the audience what happens to the three basins
40 that you've created, what happens to the water in the
41 three basins, how it gets drained, and then roughly what
42 the rate is. Are they connected or are they
43 independently draining to the system?

44 MR. MYEFSKI: Yes, I think I'll --

45 CHAIRMAN VASELOPULOS: And then the second
46 question is, since we've established that that waterway
47 is not going to be on your site but is going to, you
48 know, a substantial portion of it running on the lot
49 that you do not own, how do you propose to maintain
50 that, deal with that? Because that's crucial to the
51 overall flow of water.

52 MR. MYEFSKI: Yes, I'll turn it over to Ryan

1 from Mackie Engineering.

2 CHAIRMAN VASELOPULOS: Sure. If you could
3 state your name?

4 MR. MARTIN: Ryan Martin, Mackie Consultants.
5 So, the first question about the basins, so what we have
6 is conveyance from the west to the east here. So,
7 there's, and the colors unfortunately didn't pop out as
8 much as I'd hoped they would, but so the central basins
9 that you see here that come through, this basin that's
10 connected to this one and the wetland that's just north
11 of our property line, those act more as a naturalized
12 compensatory storage.

13 So, what we see now is there's a US Army
14 Corps wetland that runs through it, that will be
15 maintained. This wetland as it is just off our property
16 line, we can't touch it. However, there's a current
17 flared end section right here that picks up conveyance
18 in the low flow scenario. In a greater event which is
19 where you see the flooding, what will happen is our
20 basin here is actually just a little bit lower than the
21 wetland itself. So, it will come through here in a big
22 event if that flared end can't handle any of the flow
23 going through it, it will overtop into this basin and
24 fill up --

25 CHAIRMAN VASELOPULOS: Only at that edge
26 though, right?

27 MR. MARTIN: What's that?

28 CHAIRMAN VASELOPULOS: Only at that edge that
29 you're pointing to, not all along --

30 MR. MARTIN: It will fill up in this section
31 right here.

32 CHAIRMAN VASELOPULOS: From that point there
33 where it kind of angles?

34 MR. MYEFSKI: Yes, where the overflow is.

35 MR. MARTIN: Correct.

36 CHAIRMAN VASELOPULOS: Right there, okay.

37 MR. MARTIN: This will overtop into here and
38 this will add additional storage that wasn't previously
39 considered, which will have its own outlet system. All
40 of this at one point or another connects to the IDOT
41 storm sewer system which will eventually run down to the
42 North Chicago branch.

43 CHAIRMAN VASELOPULOS: So, the three are
44 separately connected to the IDOT storm sewer system?

45 MR. MARTIN: Correct, and IDOT will have to
46 provide approval on all that which we think we're
47 providing them a really good option here.

48 So, these basins up here are connected
49 which will connect to its own system. They're strictly
50 stormwater detention, they're not compensatory storage.
51 So, these areas up here are, whenever you have an
52 increasing impervious area, you have to provide

1 stormwater detention, and that's what these two basins
2 are doing for this half of the site as there is somewhat
3 of a tributary divide between the two sites.

4 On the south side, this basin here does
5 the same thing for the south and any sort of conveyance
6 that's currently going into it. In a previous iteration
7 of this, as we kind of all discussed, there were houses
8 along this property line. Our evolution has shown that
9 it makes the most sense to have the basin up against it
10 and eventually it all does connect to the IDOT system,
11 but they're all connected and not connected at the same
12 time.

13 Release rates as you had a question
14 about, they're all within Village of Northfield
15 standards. We're meeting every requirement that
16 Northfield is asking for in terms of release rates.

17 As far as maintenance for this wetland,
18 because it is on another side of our property line, we
19 aren't able to do anything in it. It's also a US Army
20 Corps wetland, so if we were to impact it, we'd have to
21 go, we'd have to get the permitting process to do so.
22 We don't plan on impacting the wetland. So, right now,
23 all we can really do is, in a major event, provide the
24 necessary release to get the wetland to do what it needs
25 to if it's going to be overtopping that current
26 situation.

27 CHAIRMAN VASELOPULOS: And the gutters will
28 have storm sewers connected to them?

29 MR. MARTIN: Yes. Yes, currently --

30 CHAIRMAN VASELOPULOS: Where do those flow?
31 Which basins will those flow to?

32 MR. MARTIN: So, all of the storm sewer in
33 this area will flow into this basin. All the storm
34 sewer in this area will blow into these basins.

35 COMMISSIONER BOLLING: There is a reference to
36 125 percent of the requirement, what was that?

37 MR. MARTIN: The compensatory storage
38 requirement?

39 COMMISSIONER BOLLING: Yes.

40 MR. MARTIN: If you're going to be filling in
41 flood plain, anywhere would require you to provide at
42 least 100 percent of compensatory storage to compensate
43 for that fill. So, currently, there's a little over 1.8
44 acre feet without the site floods and the local hundred
45 storm situation. When you fill into that flood plain,
46 you have to compensate for that flood plain fill
47 somewhere. The requirement is 125 percent. As you see
48 right here, where we're trying to get every square inch
49 of stormwater management that we can, we're currently
50 providing 143 percent.

51 We understand that the site has a very,
52 there's 90 acres that are tributary from the west to the

1 site. While it's only a five-acre site, because of the
2 importance to Northfield, we understand that we have to
3 take the most thoughtful stormwater management approach,
4 and that's what we tried to show here.

5 COMMISSIONER KELLY: You said that runs into
6 the IDOT stormwater sewer?

7 MR. MARTIN: Correct.

8 COMMISSIONER KELLY: Do you know where that
9 stormwater enters into the north branch of Chicago?

10 MR. MARTIN: Under Willow Road.

11 COMMISSIONER KELLY: So, where the bridge of
12 Willow Road is?

13 MR. MARTIN: Yes.

14 CHAIRMAN VASELOPULOS: Does anyone else have
15 any other questions on the water storage? I have
16 questions on other topics, but --

17 COMMISSIONER HIRSCH: Can you explain the rain
18 gardens, what their purpose is?

19 MR. MARTIN: So, the rain gardens, we're in
20 Cook County which is MWRD, we're going to have to get a
21 permit through MWRD. So, they require some level of
22 what they call volume control. So, if you provide, if
23 you build any impervious on your site, you have to
24 provide volume control which allows infiltration into
25 the ground, sort of treat at its source so that you're
26 helping your adjacent homeowners in the downstream
27 condition by providing infiltration in theory.

28 What we decided here was not only to we
29 meet what MWRD is requesting, the Village of Northfield
30 stormwater management plan also refers to rain gardens
31 as a net benefit. If we have space that's going to be
32 HOA maintained, we figured we might as well use that
33 space for a stormwater quality feature.

34 COMMISSIONER HIRSCH: But it's not necessarily
35 detention in that definition?

36 MR. MARTIN: It does detain surface runoff,
37 and the storm sewers are actually connected through the
38 rain gardens. So, it's all connected at some point.
39 It's not 'stormwater detention.'

40 COMMISSIONER HIRSCH: Okay.

41 MR. MYEFSKI: You know, it's basically an
42 opportunity to take a garden, run the water through,
43 hopefully get some of that to absorb, and what doesn't
44 absorb goes back through kind of, you know, the system.

45 MR. MARTIN: There is a quantifiable volume of
46 stormwater that is associated with those rain gardens,
47 but it wouldn't be a strict detention requirement.

48 COMMISSIONER BOLLING: Could you just explain
49 what it would look like maybe 10 or 15 years from a
50 maintenance standpoint what would these detention areas
51 look like? And what would have to be done? Is there a
52 fix like, well, let me ask you that question.

1 MR. MARTIN: Well, they're naturalized in a
2 way that wetlands sort of are. So, they're actually dug
3 out to be something of a bowl with, there's an aggregate
4 base and then an engineered soil medium which allows
5 percolation. So, if they were to overgrow, it would be
6 harder for water to get into that system. However, that
7 aggregate base isn't going to be, regardless of
8 maintenance, it's still going to have aggregates with a
9 void that allows stormwater to percolate into the
10 ground.

11 So, as long as it's being maintained from
12 a cleaning standpoint, it's going to act like a wetland
13 would for the most part. That volume is going to be
14 there, they do need to be maintained just more, it's
15 aesthetic and it's also that they are going to be
16 working much better if they're maintained. 10-15 years,
17 they're actually, they should be, if they've been
18 maintained throughout that period, they should be in a
19 really good condition.

20 COMMISSIONER BOLLING: And what does
21 maintenance mean? Meaning they go through and they dig
22 stuff out?

23 MR. MARTIN: No, it's more just making sure
24 there isn't overgrowth. It wouldn't be digging as much
25 as just making sure that the medium is in a good,
26 healthy situation.

27 CHAIRMAN VASELOPULOS: Is that going to be
28 covered in the homeowners association documents?

29 MR. MARTIN: Yes, yes.

30 MR. MYEFSKI: Yes, so it basically has to be
31 maintained. It's either going to be trimmed, mowed,
32 whatever. The bigger maintenance part is probably
33 what's happening with anything that's working its way
34 through the site, because that is a constant issue right
35 now. There's just things that are working their way
36 through the site and they're blocking the ability for
37 the water to flow out. So, that's probably the biggest
38 part of the maintenance is just making sure all the
39 along the pathway everything is working.

40 CHAIRMAN VASELOPULOS: Will that agreement
41 cover the portion of the water that you don't have
42 control over in some way? I mean is it going to, I
43 realize you can't actually do anything on it but what
44 protections are you putting in place that that
45 additional waterway is going to be --

46 MR. MYEFSKI: I think it's a great question.

47 CHAIRMAN VASELOPULOS: -- addressed in some
48 way?

49 MR. MYEFSKI: I think the kind of way to think
50 about it and maybe we could do that, at least because it
51 probably will come up for city council or Village
52 council, is to cut a section so that you could see, what

1 basically happens is that waterway is at a higher point
2 than where we're putting ours. So, there is no place
3 for that water to go except over to our site. We
4 basically have given it away to tip over onto our site.
5 CHAIRMAN VASELOPULOS: Okay.
6 MR. MYEFSKI: Yes, you could see that with the
7 elevations.
8 MR. MARTIN: Yes.
9 CHAIRMAN VASELOPULOS: Point that out, you
10 know, in greater detail whenever you make another
11 presentation.
12 COMMISSIONER HIRSCH: In any of the
13 engineering scales, would there be constant water in any
14 of the detention? Would there be any standing?
15 MR. MARTIN: No, there is an area, so the rain
16 gardens and the stormwater detention basins, not the
17 compensatory storage in the center, have a nine-inch
18 depth. That's part of MWRD's code to allow
19 infiltration. They do have to meet draw-down times, or
20 there's an under-drain system associated with that.
21 COMMISSIONER HIRSCH: Okay, good.
22 MR. MARTIN: We don't want standing water for
23 long periods of time.
24 CHAIRMAN VASELOPULOS: Right, right.
25 MR. MYEFSKI: Yes, that's always, it's a great
26 question, too, because it always come up, is it
27 something we can put in. But ironically enough, when we
28 actually put standing water in, it creates more of a
29 problem.
30 COMMISSIONER HIRSCH: Yes.
31 MR. MYEFSKI: And it creates a whole another
32 scenario for us.
33 CHAIRMAN VASELOPULOS: Okay, I have questions
34 on traffic. So, does anyone else have any questions on
35 this topic before we move on? Steve, did you have a
36 question on traffic?
37 COMMISSIONER HIRSCH: No, I'm just glad you're
38 moving into another arena.
39 CHAIRMAN VASELOPULOS: Okay, so last time you
40 were before us, because of the density, traffic was an
41 issue, the use of Bracken Lane, the use of Chapel Hill.
42 Can you address that please? I know you've done some
43 studies.
44 MR. MYEFSKI: Yes, and I'll have Michael come
45 up. Is there a particular drawing you want to look at,
46 Michael? You want to look at --
47 MR. WERTHMANN: Just the site plan.
48 CHAIRMAN VASELOPULOS: And Michael, if you
49 could state your name please?
50 MR. WERTHMANN: Yes, Michael Werthmann with
51 KLOA, I'm a principal with the firm.
52 It's pretty much the way we talked about

1 it last time. Given the way IDOT has constructed Willow
2 Road with the median, we're looking at two right-
3 in/right-out access drives. The big difference between
4 now and then is the reduction in the density. We're
5 down to 10 homes. There's currently five homes on the
6 site, so we're looking at an increase of five homes.

7 You know, you look at Bracken Lane and
8 I'm sure there's people that use Bracken Lane to turn
9 around. The counts we've done out there would indicate
10 that it's a limited amount of people that are doing it,
11 the volumes are pretty low given the 12 homes that are
12 back there. I think that's just an indication that
13 these residents figure out that there are other ways to
14 get there. Using Bracken Lane isn't the most convenient
15 or quick route. You've got to come in, pull into a
16 driveway, back out and come back.

17 So, I'm not going to say it's never going
18 to happen. I think people learn different ways to get
19 there. I know with Google now and those maps, that they
20 realize these are right-in/right-outs and they will show
21 you the way that you can't get in by directly getting
22 here. Our office has full access but for the longest
23 time Google thought it was right-in/right-out and it
24 always had me going around coming in a different way.

25 So, I think that will help from a
26 delivery truck standpoint, those sort of things, that
27 when you put it into your GPS, it will show you that you
28 need to come from the west on Willow Road. That will
29 help minimize anything on Bracken Lane. I think just
30 the density of it really reduces any impact on the
31 Bracken Lane.

32 CHAIRMAN VASELOPULOS: And Chapel Hill?

33 MR. WERTHMANN: And Chapel Hill, too. I don't
34 see the impact as much to Chapel Hill. You're already
35 passed it, it's not helping you at all to get into the
36 site.

37 CHAIRMAN VASELOPULOS: It's for people leaving
38 the site and want to head west.

39 MR. WERTHMANN: Yes.

40 CHAIRMAN VASELOPULOS: It's the reverse of
41 Bracken Lane.

42 MR. WERTHMANN: Yes, I understand that. I
43 think the easier route is Wagner and coming out Old
44 Willow Road if you really want to go to the west. You
45 can make a left at the light, you go up a block, and
46 then you shoot straight down. Same thing with Willow, I
47 think people find the most appropriate route to get in
48 and get out. I think, you know, as I said, the main
49 thing is the density is much lower now and it reduces
50 the impact.

51 CHAIRMAN VASELOPULOS: Can you, for the
52 audience, go over the numbers that you have in one of

1 your, in the presentation that you've got, some before
2 and after numbers? I don't know if you have it on the
3 slide at all.

4 MR. MYEFSKI: Yes, are they in here?
5 MR. DIAMOND: No, they're not.
6 MR. MYEFSKI: No, they're not? Okay, do we
7 have those? Do you have the numbers, Jeremiah?
8 MR. WERTHMANN: Okay, so you just want to know
9 our trip generation?
10 CHAIRMAN VASELOPULOS: Is that page 21?
11 MR. WERTHMANN: That's the one on our page
12 nine.
13 CHAIRMAN VASELOPULOS: Yes, page nine and
14 then, okay, that's fine.
15 MR. WERTHMANN: Sorry about that. So, from
16 our page nine, you can see the number of trips that
17 would be generated. I'm just getting to it again. So,
18 10 homes would generate about 12 total trips in the
19 morning peak hour. That's about nine trips out and
20 three trips in. Generally, a single family home
21 generates about one trip during the morning peak hour
22 and one trip during the afternoon peak hour. In the
23 evening, we're looking at about 11 trips total; seven
24 in, four out.

25 If you look at, if you go back a couple
26 of pages to page four which shows our existing traffic,
27 and you can see what's coming in to Bracken Lane which
28 is 12 units, it's very similar to the numbers we had.
29 They had 13 in and out in the morning peak hour, and 11
30 in and out in the evening peak hour. So, you can see
31 that we do generate some traffic. It's not a
32 significant amount of traffic, it's one every six
33 minutes.

34 But the roadway system has more than
35 sufficient capacity to accommodate this traffic. All of
36 the intersections are projected to continue to operate
37 at good levels of service. As Steve indicated, your
38 consultant Gewalt Hamilton reviewed it and agreed with
39 pretty much the findings of our traffic study.

40 CHAIRMAN VASELOPULOS: Could you go to page 21
41 and explain those charts, too?
42 MR. WERTHMANN: Sure.
43 CHAIRMAN VASELOPULOS: Tables six and seven.
44 MR. WERTHMANN: Yes. So, table six shows the
45 existing level of service for Willow and Bracken, and
46 Willow and Chapel Hill. For Willow and Bracken, it
47 shows the northbound approach which is that traffic on
48 Bracken that's exiting on to Willow Road. You know,
49 it's operating at a level of service C which is very
50 good for a stop sign-controlled intersection like
51 Bracken. The westbound left turn into Bracken is
52 operating at a B or C. If you look at Willow and

1 Chapel, you're getting the same sort of levels of
2 service. The southbound approach on Chapel Hill is at a
3 level of service D but it's right where it's on the
4 fringe between a level of service C and D.

5 Then when you look at existing, or future
6 conditions with our traffic in there and some growth,
7 pretty much everything is operating at pretty much the
8 same level of service. Just so you know, 25 seconds of
9 delay, that tips you over from a C to a D. So, where
10 Bracken Lane was a C of 24.2 in the evening peak hour at
11 the existing condition, it increases by about one
12 second, but that puts it over to 25 seconds so it goes
13 to a D. So, we're right there, you can see that the
14 increase in traffic is very limited. From a capacity
15 standpoint, it's really not having an impact.

16 Once again, we're looking at all new
17 traffic, you know. We didn't take any reduction for the
18 five homes that are already on the site. So, it's a
19 conservative analysis, too.

20 CHAIRMAN VASELOPULOS: Okay, thank you.

21 MR. WERTHMANN: Thank you for your time.

22 COMMISSIONER BOLLING: I've got a question.
23 The units themselves range from 3,300 square feet to
24 4,000 something?

25 MR. MYEFSKI: Yes.

26 COMMISSIONER BOLLING: Is there a price range
27 that you can share with us in terms of the feasibility
28 of this project? What would be the unit prices just
29 from a range standpoint for reference?

30 MR. MYEFSKI: Yes, I think I will let Matt
31 speak to that if you don't mind.

32 COMMISSIONER BOLLING: Just give me a general
33 price range.

34 MR. GARRISON: Yes, they're probably in the
35 million to \$1.4 million.

36 CHAIRMAN VASELOPULOS: If you could state your
37 name, Matt?

38 MR. GARRISON: Matt Garrison with R2.

39 CHAIRMAN VASELOPULOS: Thank you.

40 MR. GARRISON: Million to \$1.4 million range.
41 Kind of priced in line with some things we've seen at
42 Fox Meadow and some other developments.

43 COMMISSIONER BOLLING: Thank you.

44 COMMISSIONER HIRSCH: So, John, I'm concerned
45 for the existing median at the southbound right turn in
46 and out, only because there's sort of a glimmer of hope
47 of cutting across to either access or exit, exit going
48 to the north, access, you know, coming from the south to
49 cut in there. Even though you porkchopped it, can you
50 speak to what dangers exist or has Police and Fire noted
51 any problem with the design not quite matching up?

52 MR. MYEFSKI: Yes, I think, Michael, if you

1 don't mind coming back up? I do think that, I don't
2 think that's been brought up as a specific issue. You
3 know, there's like two things I want to point out. It's
4 in that previous scheme, we did have a way to get into
5 the site that meant we had to bend this road down and do
6 a lot of work down the site. But that clearly was not
7 something that council specifically wanted to see.

8 So, that's why we're back here, it wasn't
9 even an option. I also just want to point out that we
10 have asked if we could attach or get into Bracken Road.
11 That certainly would have helped solve a lot of things,
12 but it's a private street, so that was not an option.

13 MR. WERTHMANN: It's a great question. The
14 road, the porkchop median is designed per IDOT
15 standards. It's 40-foot wide at Willow Road. It does
16 provide the channelization. Working with IDOT, thank
17 you, we'll put the appropriate signage and striping and
18 we still have to go through IDOT.

19 COMMISSIONER HIRSCH: Yes.

20 MR. WERTHMANN: They have the same concerns
21 with you. We have to get a permit with them.

22 COMMISSIONER HIRSCH: Right.

23 MR. WERTHMANN: And we'll make sure. Even
24 with Bracken Lane, you know, we always say it's the 90-
25 10 rule. Ninety percent of the people, maybe 85 now,
26 follow the rules of the road, and there's 10 percent
27 that don't. But, you know, this is the typical standard
28 that you see all over and it does a pretty good job and
29 we're putting it in. We'll put the appropriate signage
30 and striping for it, too.

31 COMMISSIONER HIRSCH: But Steve, Police and
32 Fire haven't noted any --

33 MR. GUTIERREZ: They're not noted as specific
34 concerns.

35 MR. WERTHMANN: Thank you, again.

36 MR. MYEFSKI: I think, and you know, we can
37 pop that out, too, but the concrete portion does extend
38 a little bit beyond the green portion.

39 COMMISSIONER HIRSCH: Does it? Okay, yes.

40 MR. MYEFSKI: That's what I think I need to
41 show you.

42 COMMISSIONER HIRSCH: Yes, that's, the more
43 the better. I'm sure IDOT would have no problem with
44 extending it.

45 COMMISSIONER BOLLING: Yes, it shows it on
46 this one.

47 MR. MYEFSKI: Yes, it does show it on the
48 rendering. Close your eyes for a second here, whiplash.
49 There it is, sorry. There you can see it. So, it
50 extends beyond that and it's a formidable curb at this
51 particular point.

52 COMMISSIONER HIRSCH: Okay, good, good.

1 They're going to try it anyway. Nothing we can do.
2 COMMISSIONER ESTABROOKE: Well, the scary
3 thing about that is they are going to try it and that's
4 a curve right there.
5 COMMISSIONER HIRSCH: Yes, it's in the curve.
6 COMMISSIONER ESTABROOKE: So, it makes it --
7 COMMISSIONER HIRSCH: And they're forced to --
8 COMMISSIONER ESTABROOKE: And coming the other
9 way as well at Bracken.
10 COMMISSIONER HIRSCH: And they're going to be
11 forced at a rate of speed to kind of use the wrong part
12 of the road in the out, you know.
13 COMMISSIONER ESTABROOKE: Yes, and you know
14 they're going to do it.
15 MR. MYEFSKI: Well, I think by the time we
16 would get through IDOT and any signage that's required,
17 if something has to be extended out to help prevent
18 that, that would be a part of everything.
19 COMMISSIONER HIRSCH: Yes, or curbing with a
20 higher median, planted, you know.
21 CHAIRMAN VASELOPULOS: Steve, I have a real
22 technical question here. On the package you submitted
23 to us on page two, you referenced the zoning code and
24 what's being proposed. In the very bottom one, you have
25 minimum side yard of 15 feet, that's the zoning code
26 requirement. You say the proposed is 10 to 15 feet, and
27 then the note says proposing minimum distance of 20 feet
28 between the homes, which means --
29 MR. GUTIERREZ: John, could you put up the --
30 MR. MYEFSKI: Site plan?
31 MR. GUTIERREZ: The site, I don't know if you
32 have a plat in there? No?
33 MR. MYEFSKI: No, not with the actual
34 dimensions. But here you have, I think this is what
35 you're referring to, Steve, right, is where we're at the
36 closest?
37 MR. GUTIERREZ: Right.
38 MR. MYEFSKI: That basically is going to be 20
39 feet away from each other.
40 MR. GUTIERREZ: So, the side yard setback is
41 not the setback from house to house. It's a setback to
42 the property line that's between the houses. So, that
43 is what --
44 CHAIRMAN VASELOPULOS: That's what he's
45 referring to, 20 feet are between the houses, not --
46 MR. GUTIERREZ: Right, they're getting 20 feet
47 of distance between the houses. That equate to a 10-
48 foot setback for each of the homes.
49 CHAIRMAN VASELOPULOS: Ten feet, got it.
50 Thank you. Appreciate it.
51 MR. MYEFSKI: I think partially the way that
52 we've tried to address that is that these homes are for

1 the most part designed so that garages are trying to be
2 as close to each other as possible. Where we actually
3 have a house, the rooms are actually focusing front to
4 back, not necessarily to the sides. So, it's a
5 controlled situation.

6 CHAIRMAN VASELOPULOS: Okay, thank you.
7 Commissioners, any other questions before we open it up
8 to the audience? Thank you, John, appreciate it.

9 MR. MYEFSKI: Thank you.

10 CHAIRMAN VASELOPULOS: Members of the
11 audience, if you have any questions or comments, now is
12 your opportunity to speak. If anyone wants to do that,
13 please step to the microphone. Assuming you've been
14 sworn in, we won't have to do that, but state your name.

15 MR. GUTIERREZ: Please state your name and
16 address, that will be helpful.

17 MR. KRUGMAN: My name is Murray Krugman, I
18 live at 353 Ingram Street, just to the south of the
19 proposed project.

20 COMMISSIONER BOLLING: I'm sorry, sir, where
21 again?

22 MR. KRUGMAN: Ingram which is right down to
23 the south.

24 CHAIRMAN VASELOPULOS: South of the right-of-
25 way. It's off the map though, off the chart.

26 MR. KRUGMAN: Okay, from the very beginning, I
27 have questioned the justification for going from one-
28 acre lots down to what is effectively quarter-acres down
29 here, even though they're calling them half-acres. If
30 you eliminated all the wetlands, in some cases I think
31 you're getting to quarter-acre or less. We're looking
32 at I don't know how many different variances from the
33 codes, like half a dozen, dozen. The biggest concern we
34 have of course is the concentration down at the south.

35 These homes are 15 feet instead of 40
36 from the easement. No matter what they do with the
37 water, you know, their water flow and everything else is
38 going to affect us. It's going to affect us in terms of
39 our view, in terms of additional water. I mean I don't
40 think they're going to be able to do enough to
41 compensate for any additional water problems created by
42 10 homes in place of five.

43 COMMISSIONER DeLOYS: What happens today
44 water-wise, what do you guys see today?

45 MR. KRUGMAN: Today we see, any chances of
46 really heavy rain, we have flooding coming out. There's
47 a storm sewer at the south end here on our side of the
48 easement, and it overflows. I don't see any way that's
49 going to get any better. Thank you.

50 CHAIRMAN VASELOPULOS: Thank you.

51 MR. McINTYRE: My name is Mike McIntyre, I
52 live at 370 Thackeray Lane. Could you guys help me out

1 on this map? Where does Thackeray Lane enter your area
2 in order to extend Thackeray Lane where it is?
3 CHAIRMAN VASELOPULOS: To answer that, if you
4 can come to the microphone please? Go ahead.
5 MR. McINTYRE: Actually I was looking at it, I
6 kind of like the --
7 MR. DIAMOND: It's right there. It's right at
8 the corner of the site.
9 MR. McINTYRE: Well, I can understand where it
10 is, but I'm trying to look at it in comparison to where
11 you're putting the water for the compensation.
12 MR. DIAMOND: Okay, I'll show you. What we
13 did mention is that, so this is where Thackeray Lane is.
14 What we did mention is that the Village has asked us to
15 take the water from the south that overtops onto our
16 site and store it.
17 MR. McINTYRE: Okay, if you can go back to
18 that map?
19 CHAIRMAN VASELOPULOS: You mean the water
20 that's on the right-of-way?
21 MR. DIAMOND: When the watershed to the south
22 overtops into our property, at that point we have to
23 take care of it.
24 MR. MYEFSKI: Basically, you're seeing this
25 water that's over our property line and it's in the
26 Village's right-of-way.
27 MR. McINTYRE: That's my backyard.
28 MR. MYEFSKI: This is the Village's right-of-
29 way.
30 MR. McINTYRE: No, I understand. I
31 understand, but it's our backyard.
32 MR. MYEFSKI: So, this Village right-of-way is
33 100 feet, and this portion of that stormwater, some of
34 which is, probably when it even gets higher or it's
35 larger is something that even has more impact on you.
36 But we're actually taking this water and sending it this
37 way, so we're resolving that problem. So, that was the
38 previous comment that we had heard.
39 MR. McINTYRE: Okay, understood. So, could
40 you go back to that map that you had where you can see
41 the locations of the, appreciate it. So, where does
42 that water, yes, where does that, to the left, to the
43 far left there, where does that come out? If you were
44 to extend it down into the neighborhood to the south,
45 where does that end?
46 MR. MYEFSKI: Well, the street you were just
47 mentioning is right here.
48 MR. McINTYRE: That's there.
49 MR. MYEFSKI: So, what's the next street?
50 MR. WERTHMANN: Ingram is right in the middle
51 of the parking lot.
52 MR. MYEFSKI: Right here?

1 MR. WERTHMANN: A little farther to the left.
2 MR. MYEFSKI: Right here.
3 MR. McINTYRE: Okay, all right. Then the
4 question I have is, and I've mentioned this in the
5 meeting because I think I was one of the few people that
6 didn't live in the neighborhood on the Winnetka project,
7 but when we had that meeting, that infamous meeting that
8 went to 1:00 o'clock in the morning about PUDs and how
9 we do all that kind of good stuff, we as a community as
10 reliant upon the wisdom of the board to define what the
11 variances are to the PUD. When I say variances,
12 whatever that requirement and what those dimensions are,
13 because there's no clear, as I understand it and from
14 what I've read, correct me if I'm wrong, there's no
15 clear definition of setbacks and whatnot in a PUD. Is
16 that correct?
17 CHAIRMAN VASELOPULOS: There are clear
18 definitions but the PUD is asking for variances to the
19 zoning.
20 MR. McINTYRE: Correct, that's what I mean.
21 So, there really is no --
22 CHAIRMAN VASELOPULOS: And what that ask is is
23 unique to each PUD.
24 MR. McINTYRE: Right. Right, so right now
25 you've got a canvas and the PUD can be worked on to get
26 everybody to come to an agreement, correct?
27 CHAIRMAN VASELOPULOS: Correct.
28 MR. McINTYRE: That's the concept, because we
29 took the teeth, there was a problem with Winnetka as you
30 all know, that there was a 30-foot setback requirement
31 and they actually had changed the text amendment in
32 order to allow for that canvas to work. Make sense?
33 CHAIRMAN VASELOPULOS: Correct. Correct.
34 MR. McINTYRE: Okay, so my question is, and I
35 can't speak for the others to the south, first of all,
36 you guys have done a lot of good work here compared to
37 where we were, but I think we verbalized before we even
38 presented it to the community, to the Village, that you
39 originally had 27 units. I think I asked at the time
40 what's your breakeven, it was 23. So, I'm glad you
41 figured out a way to make money at 10, hopefully you're
42 making money.
43 But going back to this question about the
44 canvas if you will, the PUD, so the people to the south
45 are in R-4, we realize that. We bought our homes, we're
46 like the people who live around Wrigley Field, the
47 stadium is there, we understood it. We understood we
48 also live, you know, in a community that was tired and
49 all that kind of good stuff. But the way the houses
50 were constructed and the way we live in those homes, our
51 back end of that living arrangement looks out to the
52 north. That's our front yard.

1 CHAIRMAN VASELOPULOS: It's your backyard,
2 right?

3 MR. McINTYRE: Well, it's our backyard but
4 when you look out, the view where you spend most of your
5 time, we're looking out to the north.

6 CHAIRMAN VASELOPULOS: Yes.

7 MR. McINTYRE: So, I have a question is, you
8 know, we bought that with the understanding that those
9 are R-1 residences, and not only that, you had a street
10 that was abandoned when the former governor, before he
11 was governor, allowed or changed that Willow Road to
12 curve around this area. So, that was no man's land back
13 in there, which nobody takes credit for because they
14 don't clean it up. If there's a problem, it's either
15 the utility's problem or it's the Village's problem.
16 Nobody seems to get in there to clean it up, but that's
17 an aside.

18 The point is that I have a problem, or a
19 concern I should say, that just because we're in R-4,
20 that we have to have a 15-foot requirement. I had a
21 variance to my house done 30 years ago, I pulled it out,
22 and I was just putting on a deck to my backyard and we
23 were quibbling over six inches, a deck that was probably
24 three feet off the ground. That was 15 feet from the
25 lot line, and the house was 40 feet beyond where the
26 street was. I'm getting into too much detail here, I
27 understand, but my point is because it's R-4 and I
28 really want the board to go back to what your board and
29 what the Village Board promised when they're talking
30 about doing PUDs. We have zero experience really in the
31 last 10 years in doing PUDs as a village, that you
32 really consider the setbacks for those in the south, and
33 that 15 feet is not enough.

34 The other thing is has everyone in the
35 board walked the property line? If you have, who has
36 walked the property line?

37 COMMISSIONER BOLLING: I have and I'm a little
38 confused by when you say the south. Could you point
39 where you think the south is here?

40 MR. McINTYRE: So, this is south, R-4.

41 COMMISSIONER BOLLING: I call this east.

42 MR. McINTYRE: East? That's south. North,
43 east, west.

44 COMMISSIONER HIRSCH: Tom, this is the portion
45 of the curb that goes up to the north and then west
46 again.

47 MR. McINTYRE: Here's the curb, right? It's
48 still going west, that's going up towards 294.

49 COMMISSIONER BOLLING: Okay, all right. Got
50 it.

51 MR. McINTYRE: Got it?

52 COMMISSIONER BOLLING: Yes, yes.

1 MR. McINTYRE: So, what you've got up here is
2 like they said, Ingram is right here, right? And then
3 you have the first house behind Ingram, and then Jeffrey
4 is where, over here? But anyways, Thackeray as I
5 understood it comes out about here, and then this is the
6 Village property, and nothing is happening over here as
7 far as this development?
8 CHAIRMAN VASELOPULOS: Correct.
9 MR. McINTYRE: This stays as is.
10 CHAIRMAN VASELOPULOS: Correct. As does, yes,
11 I'm sorry, Mike, please step back to the microphone. As
12 does the right-of-way stays as it is. So, it's 15 feet
13 to the right-of-way. Steve, what's the width of the
14 right-of-way?
15 MR. GUTIERREZ: 100 feet.
16 CHAIRMAN VASELOPULOS: The width.
17 MR. GUTIERREZ: Oh, the length?
18 CHAIRMAN VASELOPULOS: North to south, the
19 width.
20 MR. GUTIERREZ: North to south is 100 feet.
21 CHAIRMAN VASELOPULOS: It's 100 feet?
22 MR. GUTIERREZ: Yes.
23 MR. McINTYRE: North to south, I'm sorry,
24 what's 100 feet wide?
25 CHAIRMAN VASELOPULOS: From the end of the
26 development to the south.
27 MR. McINTYRE: Yes, right here?
28 CHAIRMAN VASELOPULOS: To the right-of-way
29 before it hits your property line.
30 MR. McINTYRE: That's 100 feet?
31 CHAIRMAN VASELOPULOS: That's 100 feet.
32 MR. McINTYRE: Okay, so from my property line,
33 or our property line to where the houses are right now
34 is 140 feet. So, I'm going --
35 CHAIRMAN VASELOPULOS: Actually the houses are
36 going to be to the left of your property line, right?
37 MR. McINTYRE: I understand, but I'm talking
38 to the other folks here, okay?
39 CHAIRMAN VASELOPULOS: Okay, fair enough, all
40 right.
41 MR. McINTYRE: So, all I'm saying is you've
42 got to realize where we're coming from, and I realize
43 you're going to buy a house now, you buy a condo
44 downtown and you don't have a building next to you, and
45 there's a building that goes up, you lose your sight, I
46 get that. I get it when you buy a house or a condo,
47 you're in Wrigley Field, you know. But we're talking
48 about changing a zoning, that's a little different.
49 So, I'd just plead to the Board and to
50 you guys, that, you know, it's a tough fit, especially
51 when you want to start talking about the sidewalks and
52 all that. But I'd give up the sidewalk for a little

1 extra space in our end, but I don't know if that makes a
2 difference. But anyways, I digress.

3 The other issue or a question I have,
4 last point, so I really do appreciate the board to
5 really consider that because it goes back to the whole
6 changes of the PUD. You know what, that doesn't just
7 affect us, because going down the road you're going to
8 see more people with bigger lots going to want to
9 subdivide, in my opinion. But that's down the road.

10 The other concern that I had, and the
11 last time we spoke, you guys were talking about how you
12 improved the flow in terms of having more water
13 retention and it was about 28 percent increase or
14 something along those lines, right? From the original
15 plan? What was that percentage increase?

16 MR. MYEFSKI: I think he just mentioned we're
17 going up to 148, right, Ryan? For stormwater capacity.

18 MR. McINTYRE: And before, it was what?

19 MR. MARTIN: You mean in the existing
20 condition?

21 MR. McINTYRE: Well, how many gallons, in
22 other words, let's put it this way because this is how I
23 remembered it. How many additional gallons are you
24 compensating for from your original plan?

25 CHAIRMAN VASELOPULOS: If you could come up to
26 the microphone?

27 MR. McINTYRE: How many gallons are you --

28 MR. MARTIN: We can't compare the two plans
29 because they're different sized lot areas. The other
30 one had seven lots on it and we had a completely
31 different water storage system on that site. So, on
32 this site, we're handling 143 percent of the
33 compensatory storage.

34 MR. McINTYRE: 143 percent, and what would the
35 other site have been?

36 MR. MARTIN: Wait, that's of what is required.

37 MR. McINTYRE: 143 of what's required?

38 MR. MARTIN: Yes.

39 MR. McINTYRE: Here is where I'm going with
40 this. There was some figure put out, it was like you
41 had an improvement of 228 gallons of storage, and I
42 asked the question when we had the engineers in here,
43 what does that mean? Unfortunately, you poor guys,
44 every time you had a presentation, we had about a 200-
45 year storm the night before you guys had your
46 presentations. But the point was that it still of a
47 concern, and if 228,000 gallons equated up to filling up
48 in 4.5 minutes, and what I'm trying to get at is you
49 could talk about 143 percent, you could talk about all
50 that stuff, I'm trying to get a real figure of what that
51 actually means in terms of water retention and
52 protection. Because as Murray pointed out, I'm really

1 concerned about the water, to be honest with you, and
2 I'm concerned about the setback.
3 I hope that the board and the Village
4 Board really stands by what they said when they changed
5 the text amendment. Okay, thanks.
6 CHAIRMAN VASELOPULOS: Thank you.
7 MR. MYEFSKI: Would you prefer I address these
8 all at the end or one at a time?
9 CHAIRMAN VASELOPULOS: One second.
10 MR. MYEFSKI: One at a time?
11 CHAIRMAN VASELOPULOS: No, one minute, hang
12 on. Is there anyone else from the audience that has any
13 other questions or comments? Yes, ma'am, please step to
14 the microphone. Anyone else have any questions or
15 comments, please raise your hand so I can get a feel for
16 how many more of you would like to say something? Thank
17 you. So, she's the last one, and then you'll be able to
18 address those, John. Go ahead, ma'am.
19 MRS. KRUGMAN: I'm Judy Krugman and I live at
20 353 Ingram. That's south of, if you take the last house
21 and you see the black writing where it says unopened
22 public road, I'm a little to the right of that. So, I'm
23 going to catch some of that water basin as well as part
24 of that house.
25 I agree with Mike about the 40-foot
26 easement. What I don't understand is the inequity of
27 there being a 40-foot easement on Bracken, facing
28 Bracken, facing west, but not a 40-foot easement facing
29 south. In fact, they're asking for a variance for that.
30 I'm wondering if things could just be moved around,
31 what's the possibility of that?
32 Secondly, when we moved into our house,
33 we had water. We found that there were a lot of willow
34 trees that eventually had been removed because they
35 either died or they fell on the house. I'm wondering
36 how many willow trees are in that area right now because
37 they tend to get into the, I'm not an engineer but
38 whatever that piping is that's underground that they're
39 going to put in, man, it does havoc.
40 I am concerned with the overflow of the
41 parking. I know now that the people who live in that
42 so-called area in that development, they park there,
43 they park where we are and they walk through the
44 easement. So, if there is an overflow, not only do I
45 expect to see it on Ingram but all the other streets,
46 Jeffrey, Graemere, Thackeray.
47 You might ask the people who do buck up
48 against that property or that area to make a law that
49 says you can't dump your waste there. When people do
50 their lawns and stuff, sometimes they just throw the
51 stuff there.
52 Lastly, I'm asking that, in good faith

1 with the developers, that there be no continuation of
2 cutting of the easement trees, brushes or foliage, as we
3 have seen happen in the last couple of months. That
4 area has been thinned out.

5 CHAIRMAN VASELOPULOS: That area has what?
6 MRS. KRUGMAN: It has been thinned out in the
7 last couple of months.

8 COMMISSIONER BOLLING: What area, I'm sorry?
9 MRS. KRUGMAN: The area that would be directly
10 north of us.

11 CHAIRMAN VASELOPULOS: So, is that an
12 easement?

13 MRS. KRUGMAN: Yes.

14 CHAIRMAN VASELOPULOS: So, the Village has
15 gone through and thinned it out?

16 MRS. KRUGMAN: No, not the Village.

17 COMMISSIONER BOLLING: Is that with the
18 utilities?

19 MRS. KRUGMAN: No, it was the developers.
20 Thank you.

21 CHAIRMAN VASELOPULOS: Thank you. Can the
22 Petitioner respond to some of these concerns please?

23 MR. MYEFSKI: Sure. I just want to clarify
24 that we have not cut down anything in the Village
25 property or an easement, so I'm not sure what that is.
26 I don't know if the Village has done anything or
27 whatever has happened. But the easement, we have no
28 intention of doing anything to the easement. We've been
29 there, we've talked about it, we talked about
30 landscaping, fencing, whatever anybody would want, the
31 neighbors don't want anything.

32 So, we just want to make it perfectly
33 clear we're not doing anything within the easement.
34 We're not dumping things in the easement. We'll make
35 sure the HOA agreement says you can't dump things in
36 there. But it's pretty natural that the whole idea of
37 an HOA is that all the lawn maintenance and all the
38 clippings are taken out and taken each time and brought
39 away just likethey would be done for any, you know,
40 well-managed property.

41 CHAIRMAN VASELOPULOS: John, before you go on,
42 Steve, any ideas about this easement?

43 MR. GUTIERREZ: The trees?

44 CHAIRMAN VASELOPULOS: The trees, yes.

45 MR. GUTIERREZ: So, there was some clearing
46 going on on the Petitioner's property. It's really hard
47 to distinguish out there where the yards start, where
48 the easement starts and which trees are on which. But
49 we did actually look at that carefully and there may
50 have been a couple of saplings that might have been
51 trimmed back. I don't recall about those but any of the
52 substantial trees that were taken down were on the

1 Petitioner's property.

2 CHAIRMAN VASELOPULOS: And that was done by
3 the Petitioner, right?

4 MR. GUTIERREZ: Yes.

5 CHAIRMAN VASELOPULOS: On their property,
6 okay.

7 MR. MYEFSKI: So, the goal for the trees, too,
8 as far as, there's only a few trees that are actually
9 left over, so as far as the willows and some of the
10 things that are there, there's a couple of feature
11 trees. A lot of the trees that were originally going to
12 be kept as part of the original plan were actually on
13 those two other larger parcels, so those will remain.

14 But as far as just addressing kind of
15 some of the setback issues, I understand the concern. I
16 understand that we have 40 feet over on Bracken. It's
17 not because somebody is more special than anybody else,
18 it's because it practically made sense and it worked
19 out.

20 The properties to the south do have an
21 enormous 100-foot buffer. I mean I just can't say that
22 they don't. There's a 100-foot right-of-way there. So,
23 trying to keep all things reasonable, all of this is all
24 dependent about the fact where that stormwater runs
25 through the site pins us and has led us to that point
26 where we're trying to find a reasonable balance.

27 I think the main thing that you'd want to
28 really try to consider is that southern boundary is 500-
29 600 feet long, and we really only have two homes that
30 are at that 15-foot point. A third home just touches it
31 and then angles back, and then the last home, there's
32 only four homes on that side of the property. That was
33 something that the neighbors asked us for. We've done
34 what they've asked us for.

35 Now, I understand they would like to keep
36 pushing it back, but the reduction in the number of
37 homes was one of the very first things that we were
38 asked to do on this side of our property. We've done
39 that. There happens to be stormwater but that's solving
40 their stormwater issue. Please just take that into
41 consideration when you look at it, and take into
42 consideration that their homes to the south, it's a side
43 yard setback, theirs is even less than that. So,
44 because of their zoning, I'm not sure if it's 10 feet, I
45 think it might only be a requirement of 10 feet. Seven,
46 okay.

47 So, we think it's balanced. We think
48 it's fair. We think that we've tried to line up the
49 roads and see where things would make sense, and we
50 really have tried to find an approach that would make
51 sense on an overall, because it is a PUD and it does
52 make it very difficult. You could hold variances

1 against us, I understand that, that's a very unique
2 thing to the Village of Northfield. Most PUDs don't
3 make you go through and get a variance for each thing
4 that you're changing. I think it's like the gentleman
5 had said, you come in, it's a fresh look, you're going
6 to look at a new set of rules, you go through this
7 process to make sure that we're measuring up.

8 So, it's good to point them out and we're
9 not trying to hide from them. We're trying to be very
10 up front. But the setbacks and all of those different
11 things that do occur and have changes, we hope in the
12 end you can recognize that there is a true public
13 benefit for finding a balance for moving these different
14 things around.

15 On the stormwater, I think the only way I
16 could help somebody understand that is a standard was
17 set and we have exceeded that standard by 43 percent for
18 the amount of stormwater. I mean that's a big step,
19 it's a big expense for this project and it's a big
20 expense in the amount of space that we lose on the
21 project as well. But to some extent, that 100 percent
22 was not set in stone. This has been a bit of a
23 negotiated agreement to find something where people have
24 been really looking out for the Village on stormwater,
25 and that's where that extra 43 percent comes. This is
26 truly to the benefit of Northfield. Thank you.

27 COMMISSIONER DeLOYS: So, will the lawn
28 service be provided for each house by the HOA?

29 MR. MYEFSKI: Yes. Yes.

30 COMMISSIONER DeLOYS: Okay, each place, each
31 home is not hiring their own person who could dump
32 stuff.

33 MR. MYEFSKI: Correct.

34 COMMISSIONER DeLOYS: It's the HOA, so it's
35 all controlled.

36 MR. MYEFSKI: It's all controlled by one
37 company. It's probably done on an annual basis.
38 There's probably a maintenance agreement that you would
39 see, but you're really dealing with one source.

40 COMMISSIONER DeLOYS: Thank you.

41 COMMISSIONER KELLY: I've got a question.
42 Prior to this latest iteration of the plan, have you
43 offered the opportunity for any residents or the
44 neighbors to get a look at it and provide any kind of
45 feedback to you?

46 MR. MYEFSKI: We've met with several
47 individually, but we haven't had a community meeting
48 like the kind of two or three that we had had earlier.
49 We had met with Staff and people from the Village, and
50 then there were a few individuals that we had talked to
51 and we've continued to talk to. I think we're always
52 open to it. But I think it's just trying to take all of

1 that in consideration, and that's kind of those last
2 three iterations that we looked at on the scheme that
3 we're looking at today.

4 MR. McINTYRE: It's Mike McIntyre again, 370
5 Thackeray Lane. I've got a question for the board.
6 Since we last have gotten together on this particular
7 parcel, what plans or what is the thinking of the
8 Planning Commission and/or the Village as it relates to
9 the Willow Road extension in terms of any work or
10 anything that they're doing or any plans that they have
11 relative to water or anything along those lines?
12 Because the gentleman just said that, you know, you've
13 got that extra 100 feet, well, I'd like to know what
14 that extra 100 feet, if there's any plans or anything
15 going on as far as the Village is concerned.

16 CHAIRMAN VASELOPULOS: Steve, can you answer
17 that? The Commission does not have plans. We don't
18 devise plans, we hear people's plans and weigh them.

19 MR. McINTYRE: Sure, yes.

20 CHAIRMAN VASELOPULOS: I don't know if the
21 Village has anything in mind.

22 MR. GUTIERREZ: As fate would have it, Gewalt
23 Hamilton Associates, the Village's consulting engineer,
24 has been talking with the Village about some stormwater
25 improvements in that area, some of which would I believe
26 go in that right-of-way. Pat Glenn has actually taken
27 the lead on that this year, he can probably fill us a
28 little bit on what's the concept and what project --

29 CHAIRMAN VASELOPULOS: You've got your --

30 MR. GLENN: So, my name is Patrick Glenn with
31 Gewalt Hamilton Associates. Our role here tonight was
32 as the review engineer on behalf of the Village for this
33 development. But as Steve mentioned, we're actually out
34 for a bid right now and there's a stormwater that we're
35 running through the right-of-way and then coming out and
36 connecting into the IDOT storm sewer system to the south
37 side of Willow Road. That bid opening actually is
38 scheduled for next Thursday. So, we were just working
39 with the Village.

40 We'll get notices out to all the
41 residents on the other side of the Willow Road right-of-
42 way, but that's, I guess to answer it directly in the
43 context of this development, it is true that what these
44 folks have done is everything necessary to make sure
45 that their development complies with the Village code
46 and doesn't have negative impacts on the other
47 properties. But we can't expect that a five-acre
48 development can actually provide stormwater mitigation
49 for an existing drainage issue. So, that's why the
50 Village is putting this storm sewer in that will
51 actually pick up a lot of the water off from Jeffrey
52 that flows in from the west and convey it up and into

1 the Willow Road storm sewer which was oversized by IDOT
2 to accommodate these off-site projects.
3 CHAIRMAN VASELOPULOS: And Pat, what's there
4 now?
5 MR. GLENN: There is --
6 CHAIRMAN VASELOPULOS: Under the right-of-way.
7 MR. GLENN: Oh, in this right-of-way?
8 CHAIRMAN VASELOPULOS: Yes.
9 MR. GLENN: There is a 30-inch Village storm
10 sewer right about here that actually flows, it goes
11 across Willow Road, it's not tied in to the Willow Road
12 system, and exits over here by the Middlefork School.
13 Then there's a series of smaller storm sewers in the
14 neighborhood west of Wagner that we're tying into this
15 new larger storm sewer that we'll take up to the Willow
16 Road system.
17 CHAIRMAN VASELOPULOS: So, what the Village is
18 contemplating is something independent of the
19 development we're talking tonight.
20 MR. GLENN: Entirely.
21 CHAIRMAN VASELOPULOS: You'll be running a
22 sewer roughly the length of the right-of-way?
23 MR. GLENN: Right, from Jeffrey Lane, then
24 east through the entire right-of-way, and then cutting
25 across the Village property and tying into the Willow
26 Road system.
27 CHAIRMAN VASELOPULOS: And once it's all done,
28 other than probably a couple of drains or clean-outs,
29 there's nothing on the surface that you're going to see?
30 MR. GLENN: Correct.
31 COMMISSIONER BOLLING: There is no retention
32 planned?
33 MR. GLENN: No. Everybody should remember
34 that everything is limited by the capacity of both the
35 Willow Road storm sewer that has a flared-end section
36 that picks it up here and the Village's storm sewer
37 existing and the Village's storm sewer proposed. None
38 of those have capacity ultimately when we get the '100-
39 year' event. So, that solution ultimately, and we have
40 three phases proposed for this West Bosworth
41 neighborhood, and the final phase will be to try and
42 carve out some additional storage on the Village
43 property, but first we want to get the infrastructure
44 and the ground and then we'll move to the additional
45 storage.
46 COMMISSIONER DeLOYS: So, assuming the bid
47 goes well, what's the timeframe for people around there
48 so they can anticipate?
49 MR. GLENN: Well, assuming the bids go well,
50 we'll award at the March Board meeting. It usually
51 takes a couple of weeks to get contracts and insurance
52 together. We'll look for an April construction start,

1 but the contractor may not start specifically here. The
2 contract includes other work in water main replacement
3 on Thackeray, some storm sewer over on Bristol. So,
4 it's not quite clear when they would get to this
5 neighborhood, but once we have that schedule, we'll be
6 in contact with all of the adjacent residents.

7 COMMISSIONER BOLLING: I just want to, there
8 are drain points along that route or not?

9 MR. GLENN: Today, the storm sewer ends --

10 COMMISSIONER BOLLING: The proposal, if and
11 when it gets constructed, would there be drain points in
12 that easement?

13 MR. GLENN: Correct. Generally, there will be
14 new manholes, open grates at the ends of each of the
15 street because we need to pick up some of the storm
16 sewers existing that drain into the little ditch that
17 flows through there.

18 COMMISSIONER HIRSCH: Does Gewalt feel, does
19 your group feel confident that the proposed south basin
20 detention will not add any more or impact in any way the
21 current flood situation along the easement if any? That
22 the detention meets the engineering requirements and not
23 create a bigger problem?

24 MR. GLENN: We've worked closely with Mackie
25 that, we're at the preliminary engineering that we all
26 agree that this can be designed. They are
27 understandably holding off on essentially doing all the
28 math until final engineering. The critical thing for
29 this development, ultimately when we get some storm that
30 none of the storm sewers can handle, it's up and it's
31 over the top of curb onto Willow Road and then it flows
32 that way.

33 COMMISSIONER HIRSCH: I've seen it.

34 MR. GLENN: So, what the developers have
35 agreed is that whether it's coming from the west through
36 here or it's coming, you know, there's a little ditch
37 that flows through here, and then there's another
38 exhibit that they had here that showed kind of
39 everything's blue, just buried in water, well that
40 actually extends beyond the south limits they showed and
41 the whole neighborhood is a big lake.

42 COMMISSIONER HIRSCH: That's a 100-year
43 though, isn't it, or 50?

44 MR. GLENN: It's one of the previous exhibits
45 they showed, they did what we call base flood elevation
46 determination to figure out how much of the storage they
47 needed to maintain. Not surprisingly, what it said was
48 you get a big enough storm and it's the curb elevation
49 on Willow Road is what controls flood heights in the
50 neighborhood. So, where we are now is they have agreed
51 and concurred that they need to maintain this conveyance
52 so that ultimately, when all the pipes are full and

1 there's no place else for the water to go, that they
2 haven't essentially built a dam with the street and
3 blocked all that water from the south. It can still get
4 and it can still overtop Willow Road in the spot and at
5 the elevation that it does now.

6 COMMISSIONER HIRSCH: What about the south
7 portion of the basin?

8 MR. GLENN: Well, again, when we get really
9 big storms, it's water across both of these. There's a
10 very small divide between the drainage area to the
11 south, vertically it's very small. So, once that ditch
12 fills up, it doesn't take much and it may flow this way,
13 it may flow that way in the existing conditions.

14 COMMISSIONER BOLLING: But your plan is to
15 mitigate that with the drains?

16 MR. GLENN: Correct, we're adding a new storm
17 sewer that connects into here which will significantly
18 reduce the amount of stormwater that's flowing through
19 the neighborhoods to get to that 30-inch storm sewer.

20 COMMISSIONER BOLLING: Right.

21 COMMISSIONER HIRSCH: And Tom, going back, I
22 guess the point I was trying to make is that the
23 detention itself wouldn't be a problem, let's say by
24 overflowing and creating a situation even worse than it
25 is now before they have a chance to do their project.

26 MR. GLENN: I've got a feeling that we'll be
27 doing our project before these guys do their project.
28 Again, the developer's engineer has demonstrated that
29 they're getting all of the volume they're required to
30 have on their site. So, they don't need to bleed off to
31 the south.

32 COMMISSIONER HIRSCH: Okay, is it safe to say
33 then your project comes before theirs?

34 MR. GLENN: Correct. We're out for bids, for
35 opening bids next week.

36 COMMISSIONER BOLLING: In fact, does your
37 project affect their calculations?

38 MR. GLENN: No.

39 COMMISSIONER BOLLING: It's totally
40 independent?

41 MR. GLENN: Correct, and we've been aware of
42 this project for all the three years that they've been
43 working on this. But no, their development handles
44 their stormwater on their site.

45 COMMISSIONER DeLOYS: But needless to say,
46 both projects will significantly help the people to the
47 north, I guess that is south. So, no matter what, both
48 will help these neighbors to the south.

49 MR. GLENN: Correct. Both will make things
50 better than they are today. Thanks.

51 CHAIRMAN VASELOPULOS: Okay, thank you.

52 MR. McINTYRE: I'd like to give the board,

1 it's Mike McIntyre again. I'd like to --
2 CHAIRMAN VASELOPULOS: Mike, if I could just
3 say it was great that Pat gave us a little window into
4 what the Village is looking at in terms of the right-of-
5 way, but that's not what's before us today. So, I don't
6 want to get into a huge discussion about that, just so
7 you know.
8 MR. McINTYRE: Well, let me comment on that.
9 CHAIRMAN VASELOPULOS: Briefly.
10 MR. McINTYRE: Because it does affect us.
11 CHAIRMAN VASELOPULOS: It affects you, but
12 what's before us today is the development.
13 MR. McINTYRE: The development.
14 CHAIRMAN VASELOPULOS: Not the right-of-way
15 drainage that he has alerted us to that the Village is
16 addressing.
17 MR. McINTYRE: Okay, well, I trust that the
18 right hand knows what the left hand is doing relative to
19 the water, because it seems to me that that seems to be
20 some moves here.
21 CHAIRMAN VASELOPULOS: Yes, I think Pat
22 indicated that the Village has been aware of this
23 development for three years now.
24 MR. McINTYRE: Three years, yes. Okay, it
25 seemed like that was a surprise.
26 CHAIRMAN VASELOPULOS: It's a surprise to me,
27 I didn't know about that development, that the Village
28 is addressing that.
29 MR. McINTYRE: Right.
30 CHAIRMAN VASELOPULOS: So, I think that's
31 great news to the residents.
32 MR. McINTYRE: So, the question I have when
33 they do the development with the houses, they raise the
34 houses. There was some discussion about the elevation
35 has to be higher, and therefore, that creates a
36 disparity which is everyone's lament when there's new
37 construction, and a disparity in terms of where the old
38 and the new is and where that slopes. I'm not an
39 engineer but I think the Village and the Planning
40 Commission should get together and really think this
41 through a little bit more in terms of the efficiency and
42 the piping and how all that works. Because it seems a
43 little bit too different paths or two different
44 interests.
45 CHAIRMAN VASELOPULOS: Thank you.
46 MR. MYEFSKI: I think we've, I just want to
47 address that, we've really spent the better part of
48 three years working on this, but we've really spent the
49 better part of a year and a half trying to get through
50 these issues. So, I just want to make it very clear,
51 our site is not going to have a negative impact on the
52 easement or to the neighbors to the south. What the

1 Village is doing is, in between on the right-of-way, is
2 just a positive benefit, period. It sounds like that's
3 going to happen no matter what happens, it has nothing
4 to do with us. So, we're a long way out from actually
5 being a project.

6 CHAIRMAN VASELOPULOS: It sounds like the
7 Village is going to start that project this year and
8 probably be done by the end of this year. I can't speak
9 for the Village directly but that's what it sounded like
10 from Pat's comments. It also sounded like Pat and the
11 Village is aware of this development and I'm sure will,
12 you know, adjust or take into account the work of this
13 development as it pertains to what the Village is going
14 to do with the right-of-way.

15 COMMISSIONER DeLOYS: So, John, so assuming,
16 knock on wood, all goes well, what do you anticipate
17 from the standpoint of start to finish to where the
18 homes are being sold? What timeframe are you looking
19 at?

20 MR. MYEFSKI: Well, if you try to kind of map
21 it out and you think you're going to spend really two
22 months just getting through the rest of the approvals,
23 and then probably about two months finalizing the
24 engineering, and then basically we can't be released to
25 do things like final construction drawings until we
26 reach some of these steps. Our best hope is to really
27 be able to get through that process by I think
28 realistically the end of summer. Then if you were to
29 look at phasing a project, it's down to 10 now so it
30 makes it, you know, pretty manageable. But you know, a
31 typical home, if it's moving on this period with this
32 much going on simultaneously with streets and
33 improvements and infrastructure going on, you're
34 probably seeing the first thing roll out about a year
35 after that.

36 We have to time that so we can work in
37 reasonable construction period, but right now we're
38 close to that. That's one of the reasons we're really
39 trying to push for approvals just so we can get things
40 going in the fall before we hit winter again.

41 CHAIRMAN VASELOPULOS: Thank you. Any other
42 questions or comments from the Commission? Does anyone
43 from the audience have any other final questions or
44 comments?

45 Does anyone care to make a motion? Or do
46 we need to discuss anything further?

47 COMMISSIONER DeLOYS: I guess I'll just make a
48 comment first. It's not optimum but it's so much better
49 than where we started. This has been a problem in a lot
50 of different ways. I think the developers have really
51 done a good job to address the points well, and I think
52 it's going to be a good thing with a little pain as it

1 goes through the process. But it's going to finish out
2 and really help the neighborhood.

3 CHAIRMAN VASELOPULOS: Dan, I'll make a
4 comment or two. I concur with what you said. I think
5 the last time this was before us, it didn't go, it
6 wasn't approved, didn't go anywhere because of the
7 density. The density obviously has been addressed. The
8 area, the water retention is a significant improvement
9 which then kind of, because of where the water runs
10 through this property and the land that they have
11 available to themselves does dictate where some of these
12 homes need to go. You know, it's not perfect but I
13 think it's a huge improvement from what it was before.

14 COMMISSIONER ESTABROOKE: I also concur. I
15 still have concerns about the traffic, but I think the
16 project itself overweighs, I'm hoping it will outweigh
17 what's going on, with what could possibly go on with the
18 traffic.

19 COMMISSIONER HIRSCH: A comment, if I may, to
20 you, Steve. Can you discuss any concerns if there are
21 any with the Village in terms of the pinch point that we
22 started discussing which is that southern exit/entry
23 point in the project?

24 MR. GUTIERREZ: Based on the exhibit they
25 showed, the scenario with the sidewalk, we'd be
26 comfortable that that sidewalk would be adequately for
27 people to walk safely.

28 COMMISSIONER HIRSCH: And Fire?

29 MR. GUTIERREZ: As well as leave room for the
30 Fire Department.

31 COMMISSIONER HIRSCH: For safety, okay.

32 MR. GUTIERREZ: Provided that there is no
33 parking. There may be some signage that needs to be
34 done as far as when parking in that as to a certain
35 point where that does narrow.

36 COMMISSIONER HIRSCH: Right, right.

37 MR. GUTIERREZ: But we can work through those
38 in terms of the development.

39 COMMISSIONER HIRSCH: And there's no concerns
40 then by the Village that you have a continuous cement
41 expanse, let's call it sidewalk/carriage walk or
42 otherwise, with regard to parking?

43 MR. GUTIERREZ: No. I think it's a viable
44 solution.

45 CHAIRMAN VASELOPULOS: Because it maintains
46 the parking.

47 MR. GUTIERREZ: It does --

48 CHAIRMAN VASELOPULOS: On their plan, the curb
49 parking that's on this plan already. Because one of the
50 proposals was to put the sidewalk in and remove the
51 parking and find other places to park.

52 MR. GUTIERREZ: That's true, yes.

1 CHAIRMAN VASELOPULOS: But their proposal of
2 maintaining this carriage/sidewalk in addition to the
3 parking I think is a good solution. I think if we do
4 make a motion here, I'd like to include that in addition
5 to, which the Village had proposed three things: a
6 sidewalk, additional parking, and the HOA review, the
7 Village being able to review that HOA agreement. Their
8 proposal including the carriage walk and maintaining the
9 parking addresses the first two from the Village, so I
10 think that takes care of the first two suggestions that
11 the Village had made, and then the third one is that
12 HOA.

13 Did I state that right, Steve?

14 MR. GUTIERREZ: Yes. The fifth condition that
15 we drafted indicates that the Petitioner should install
16 the four-foot wide carriage walk, but that final design
17 be subject to the review and approval by the Village
18 engineer. I say that in the context of this zoning
19 entitlement process as opposed to the final engineering.
20 We see the slide but we do want to take a quick look at
21 it, if nothing else to take a look at that pavement
22 width, there's a good pinch with the four feet, you
23 know. So, I'd appreciate it if you were to go that
24 direction, that that condition pretty much stay as is.

25 CHAIRMAN VASELOPULOS: What is point four
26 though? I thought that is point four.

27 MR. GUTIERREZ: Yes. I'm just saying I'd
28 appreciate if that would be maintained, number five,
29 Petitioner shall install a four-foot sidewalk along the
30 proposed roadway, the design of which shall be subject
31 to the review and approval of the Village engineer. We
32 crafted it that way because we didn't know how they
33 would --

34 CHAIRMAN VASELOPULOS: Well, do we need seven
35 though if we're maintaining the street parking?

36 MR. GUTIERREZ: We don't. We don't.

37 CHAIRMAN VASELOPULOS: Okay, so you're
38 suggesting to keep five and strike seven but with the
39 understanding, maybe we can add to five that the street
40 parking would, as part of the additional sidewalk is the
41 street parking would remain.

42 MR. GUTIERREZ: You could do that, or we can
43 just take care of, that would be one of the things we're
44 looking at in our review. However you'd like to do it
45 is fine.

46 CHAIRMAN VASELOPULOS: All right. Yes, what
47 you're suggesting is we're not going to put it in here,
48 the specifics of which is going to be up to the Village
49 to review before it goes to the Village Board is what
50 you're saying.

51 MR. GUTIERREZ: Yes.

52 COMMISSIONER ESTABROOKE: But does the HOA

- 1 have to be put into the motion?
2 CHAIRMAN VASELOPULOS: That's in number six,
3 right, Steve?
4 MR. GUTIERREZ: Number two. It's really
5 covered in two different places.
6 CHAIRMAN VASELOPULOS: Isn't it six?
7 MR. GUTIERREZ: I'm sorry. Six really does
8 relate to if they were going to strip the parking lot,
9 so you could eliminate number six as well. That all
10 relates to, if you narrow that full pavement width and
11 lost the parking, now we're going to prohibit parking by
12 the covenants.
13 COMMISSIONER BOLLING: All right, so where
14 does the HOA reference that?
15 CHAIRMAN VASELOPULOS: It's actually number
16 two but HOA is not in number two.
17 MR. GUTIERREZ: Number two is an umbrella that
18 we would --
19 CHAIRMAN VASELOPULOS: That's number two.
20 COMMISSIONER DeLOYS: Part of the declaration
21 of covenants.
22 MR. GUTIERREZ: Conditions and easements and
23 restrictions.
24 CHAIRMAN VASELOPULOS: All right. If there
25 aren't any more comments, does someone want to make a
26 motion?
27 COMMISSIONER BOLLING: I can make the motion,
28 I'll try.
29 **Motion to recommend to the Village Board approval of**
30 **Planned Unit Development and Preliminary Plat of**
31 **Subdivision and related variations, to allow the**
32 **development of 10 single family homes on a 5.11 acre**
33 **site at 2140, 2150, 2156, 2160 and 2170 Willow Road,**
34 **Northfield, Illinois, in accordance with the**
35 **Petitioner's application and supporting materials, date**
36 **stamped February 15, 2019, subject to the following**
37 **conditions:**
38 1. The Petitioner shall submit an application for
39 approval of the Final Plat of Subdivision not
40 later than one year from the effective date of
41 Village Board approval.
42 2. The Declaration of Covenants, Conditions,
43 Easements and Restrictions shall be subject to
44 review and approval by the Village Attorney.
45 3. The addresses of the proposed parcels shall be
46 subject to review and approval by Village
47 Staff.
48 4. An approval pursuant to any requested review
49 by a Village consultant, Village Staff member,
50 Village Commission or Village Board Committee
51 shall be an approval of only those items
52 specified in any motion, resolution,

- 1 ordinance, or written report. Such approval
 2 shall not be deemed an approval of any matter
 3 which is within the jurisdiction of any other
 4 Village consultant, Village Staff member,
 5 Village Board Committee or Village Commission
 6 that has not issued a report or given its
 7 approval. Neither shall such approval be
 8 deemed the approval of any County, State, or
 9 Federal Agency. Under no circumstances shall
 10 the approval be deemed to be an approval of
 11 any matter not included in this ordinance by
 12 virtue of the fact that such a matter appeared
 13 on a supporting document which is not attached
 14 as an exhibit to this ordinance or
 15 incorporated as an exhibit as part of this
 16 ordinance.
- 17 5. The Petitioner shall install a four-foot wide
 18 sidewalk along the proposed roadway, the
 19 design of which will be subject to the review
 20 and approval of the Village Engineer. There
 21 shall be no parking along the pinch point or
 22 21-foot section of roadway at the south end.
- 23 6. The Petitioner shall repair or replace any
 24 public sidewalk that the Village engineer
 25 deems necessary due to the construction of the
 26 proposed development.
- 27 7. The architectural plans, elevations, building
 28 materials, landscaping, lighting and signage
 29 will be all subject to the approval of the
 30 Architectural Commission and any condition
 31 they may require.
- 32 8. The representations made in the application
 33 and supporting documents are binding upon the
 34 Petitioner. There shall be no additional uses
 35 permitted beyond those specifically enumerated
 36 herein or permitted by the Village of
 37 Northfield's Zoning Ordinance.
- 38 9. The Village of Northfield Health, Fire, and
 39 Building Officials shall be granted access to
 40 the subject property at any reasonable time
 41 for purposes of conducting inspections for
 42 compliance with Village Codes and Ordinances.
- 43 10. Violation of any condition of this PUD or
 44 Preliminary Plat of Subdivision Ordinance
 45 shall be cause to revoke approval by the
 46 Corporate Authorities upon 10 days proper
 47 notice to the Petitioner. Alternatively, the
 48 Village Manager shall have the right to assess
 49 fines, not to exceed \$750 per violation, for
 50 violation of this Special Use Ordinance. Such
 51 assessment of fines may be appealed to the
 52 Corporate Authorities by filing written notice

- 1 of appeal within three days of the assessment.
2 11. Changes in the project may only be made as
3 follows:
4 A. Minor Field Changes. Minor changes in
5 locations or sizes shown on exhibits may
6 be approved, in writing, by the Director
7 of Community Development. Typically, a
8 minor field change will not involve a
9 percentage change greater than three
10 percent. However, not all changes of
11 less than three percent shall necessarily
12 be deemed to be minor. The determination
13 of the Director of Community Development
14 as to whether a change is a minor field
15 change shall be final.
16 B. Village Board Approved Changes. The
17 Village Board may approve, without
18 referral to the Plan & Zoning Commission,
19 such other changes as it believes are in
20 the best interest of the Village and
21 which do not involve changes in numbers
22 found in the text of the Ordinance and
23 which do not have a substantial, direct
24 impact on adjacent properties. The
25 determination of the Village Board as to
26 whether a requested change should be
27 referred to the Plan & Zoning Commission
28 shall be final.
29 C. Changes Requiring a Public Hearing. Any
30 change involving a size, quantity or
31 other numerical value found in the text
32 of the Ordinance or any change having
33 substantial, direct impact on adjacent
34 properties shall not be made except after
35 a public hearing before the Plan & Zoning
36 Commission. Additionally, the Village
37 Board or the Director of Community
38 Development may refer requested change to
39 the Plan & Zoning Commission for public
40 hearing when either believes it would be
41 in the best interest of the Village to do
42 so.

43 CHAIRMAN VASELOPULOS: Is there a second?

44 COMMISSIONER ESTABROOKE: Do we have to amend
45 five to say with parking?

46 CHAIRMAN VASELOPULOS: Yes, we should, thank
47 you.

48 COMMISSIONER BOLLING: With an amendment for
49 no parking along the pinch point or 21-foot section of
50 roadway at the sound end as added to covenant number
51 five.

52 CHAIRMAN VASELOPULOS: Steve, you seconded

1 that?
2 COMMISSIONER HIRSCH: I'll second it.
3 CHAIRMAN VASELOPULOS: All those in favor?
4 (Chorus of ayes.)
5 CHAIRMAN VASELOPULOS: All those opposed?
6 (No response.)
7 CHAIRMAN VASELOPULOS: The motion carries.
8 Thank you very much. Thank you to the audience for
9 their participation. Thank you, Petitioners, and good
10 luck with the Village Board meeting.
11 Is there a motion to adjourn?
12 COMMISSIONER ESTABROOKE: Motion to adjourn.
13 COMMISSIONER DeLOYS: Second.
14 CHAIRMAN VASELOPULOS: All those in favor?
15 (Chorus of ayes.)
16 CHAIRMAN VASELOPULOS: All opposed?
17 (No response.)
18 CHAIRMAN VASELOPULOS: Motion carries. Thank
19 you and good night.
20 (Whereupon, at 8:53 p.m., the above
21 meeting was concluded.)
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25 APPROVED 4/1/19
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