

PLAN

_____ 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 9th day of April, 2007, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
E. LEONARD RUBIN
JOHN DOLAN
BILL VASELOPULOS
ROBERT CALDWELL
PHILIP JONES

MEMBERS ABSENT:

WILLIAM HIELSCHER
JOANNA STEIN
DAN DELOYS

ALSO PRESENT:

ANNE KANE, COMMUNITY DEVELOPMENT DIRECTOR

1 CHAIRMAN WARGA: Plan and Zoning meeting. By the way,
2 if you're here for the Plan and Zoning meeting, I know you're
3 here for the Plan and Zoning meeting, because there is an
4 issue on a fence upstairs.

5 MS. KANE: Architectural Commission meeting upstairs.

6 CHAIRMAN WARGA: Yes, Architectural Commission. Okay.
7 All right.

8 Good evening, everybody. I'd like to call to order the
9 April 9th, 2007 meeting of the Plan and Zoning Commission. I
10 am George Warga, the Chair of our Commission. And we will
11 now have our Committee introduce themselves.

12 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

13 COMMISSIONER DOLAN: John Dolan.

14 COMMISSIONER RUBIN: Len Rubin.

15 COMMISSIONER CALDWELL: Bob Caldwell.

16 COMMISSIONER JONES: Philip Jones.

17 CHAIRMAN WARGA: The purpose of this meeting is to hold
18 a public hearing to review development proposals and provide
19 a forum for public input of proposed projects. This
20 Committee then makes a recommendation and a recommendation
21 only to the Village Board of Trustees. The Board will review
22 the items being discussed tonight at the next meeting which
23 is scheduled for April 17th, 2007.

24 While a public hearing is open on a particular case,

1 all petitioners, objectors, and any interested parties
2 wishing to be heard on a case will be asked to be sworn in.
3 So, if you're going to speak tonight on this matter, we'll
4 ask you all to stand at the same time. All parties will then
5 be given an opportunity to speak after the petitioner and the
6 Commission have completed their discussions. Prior to
7 speaking, all parties must give their name and address or
8 interest for the record. We would ask you only to speak when
9 you have a microphone.

10 And tonight, we have two things to do. First of all,
11 we have approval of our Summary Notes of the Plan and Zoning
12 Commission for March 5th, 2007. Do we have a motion?

13 (Motion moved and seconded.)

14 CHAIRMAN WARGA: We have a motion and a second. All in
15 favor?

16 (Chorus of ayes.)

17 CHAIRMAN WARGA: Any opposed?

18 (No response.)

19 CHAIRMAN WARGA: So moved. **Our next item on the agenda**
20 **is the Chen subdivision. This is in consideration of a**
21 **request for final approval of a three-lot consolidation and**
22 **re-subdivision into two 60-foot wide lots, when Section 3.2**
23 **of the Northfield Subdivision Code requires a minimum lot**
24 **width of 75 feet for the properties located at 285 and 287**

1 **Eaton Street, submitted by Steve Chen. This is Case No.**
2 **2006-36.**

3 And who would like to, anybody who would like to speak
4 about this matter tonight, please stand up now so we can
5 swear you in.

6 (Witness sworn.)

7 CHAIRMAN WARGA: So, you're Steve?

8 MR. CHEN: Yes.

9 CHAIRMAN WARGA: Hi, how are you?

10 MR. CHEN: We live at 285 with 40 feet wide off the
11 front lot. We don't have a garage in there, so the next
12 house which is 287 to the south, so we bought the house.
13 We'd like to ask you to agree us to subdivide it. So, we can
14 build like with a two-car garage house. This is going to be
15 a benefit to the local peoples there.

16 AUDIENCE MEMBER: Can you raise the mike, your
17 microphone so somewhat? It's impossible to hear.

18 CHAIRMAN WARGA: This room is, I'll just state this,
19 that I know the acoustics in this room are poor. You are
20 welcome to come forward and reposition yourself if you'd
21 like, because it's just the room is difficult. I'm sure you
22 can hear me probably.

23 AUDIENCE MEMBER: Not very well. You're too close to
24 your microphone. He --

1 CHAIRMAN WARGA: They're not going to do much.

2 AUDIENCE MEMBER: When the board meets, the only man
3 you can hear is Evan Karnes. He stands two inches from his
4 microphone and you can hear him very well. Everyone else is
5 muffled.

6 CHAIRMAN WARGA: Thank you. We're going to continue.
7 You're welcome to come forward if you'd like. In any case,
8 we're stuck in this room.

9 MR. CHEN: So, the size of the lot even after it's
10 subdivided is still too much, even larger than what is
11 required, the size for the 9,000 square feet.

12 CHAIRMAN WARGA: Yes, we have our packets and we also
13 reviewed your case prior to this meeting. You've been with
14 us once before. So, any questions from our Commission about
15 anything that needs to be discussed or re-discussed from the
16 last meeting?

17 There are no questions from the Committee. Do we have
18 a motion?

19 COMMISSIONER RUBIN: **I move that this Plan and Zoning**
20 **Commission approve the Petitioners', Steve and Kena Chen,**
21 **request for approval for a final plat of subdivision to re-**
22 **subdivide three existing lots into two single family**
23 **residential lots for the property located at 285-287 Eaton**
24 **Street in Northfield, subject to the -- excuse me, the final**

1 plat of subdivision prepared by Professionals Associated
2 Survey, Inc., dated February 22nd, 2007, subject to the two
3 conditions listed in the direction to this Commission from
4 Anne Kane dated April 9th, 2007. (Would you like them read?)

- 5 1. The previously granted variance to Section 3.2(8)(a)(1)
6 of the Northfield Village Code to reduce the minimum
7 lot width to 60 feet for both lots remains in effect.
- 8 2. Prior to the recording of the Final Plat of
9 Subdivision, the Petitioner shall be required to remove
10 all structures and improvements within the required 7-
11 foot side yard setbacks.

12 MS. KANE: They don't need to be read.

13 CHAIRMAN WARGA: The court reporter has them. Do we --
14 (Motion seconded.)

15 CHAIRMAN WARGA: We have a second. All in favor?
16 (Chorus of ayes.)

17 CHAIRMAN WARGA: Any opposed?
18 (No response.)

19 CHAIRMAN WARGA: Motion is passed.

20 MR. CHEN: Thank you.

21 CHAIRMAN WARGA: Thank you very much and good luck with
22 your project.

23 MR. CHEN: Thanks.

24 CHAIRMAN WARGA: Do we have any New Business to

1 discuss? Can we have a motion to dismiss?

2 (Motion to adjourn moved and seconded.)

3 CHAIRMAN WARGA: All in favor?

4 (Chorus of ayes.)

5 CHAIRMAN WARGA: Any opposed?

6 (No response.)

7 CHAIRMAN WARGA: So moved.

8 (Whereupon the above meeting concluded at 7:15 p.m.)