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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 13th day of February, 2006, at the hour of 7:00 o'clock  
p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair  
JOHN DOLAN  
DAN deLOYS  
JOANNA STEIN  
WILLIAM HIELSCHER  
BILL VASELOPULOS

MEMBERS ABSENT:

BOB CALDWELL  
GERALD SMITH  
E. LEONARD RUBIN

ALSO PRESENT:

STACY ALBERTS SIGMAN, Asst. Village Manager

1                   CHAIRMAN WARGA: Good evening, everybody. Welcome to the  
2 Plan & Zoning Commission meeting tonight. First, we'll introduce our Commission  
3 members. We'll start with Bill.

4                   COMMISSIONER VASELOPULOS: Bill Vaselopulos.

5                   COMMISSIONER DOLAN: John Dolan.

6                   CHAIRMAN WARGA: I'm George Warga. Bill?

7                   COMMISSIONER HIELSCHER: I'm sorry. Bill Hielscher.

8                   COMMISSIONER STEIN: Joanna Stein.

9                   COMMISSIONER deLOYS: Dan deLoys.

10                  CHAIRMAN WARGA: And first, we'll discuss what the procedure is.  
11 There is, if you're presenting information on behalf or to contest what we're talking  
12 about tonight, we need you to identify yourself, state who you are. And there will  
13 be opportunity to cross examine if anybody would like to, and there will be  
14 questions from our Committee members. And then there will be more opportunity  
15 to discuss.

16                   Tonight, we have two things on our agenda, well, three. But  
17 the two items that we'll be discussing tonight in particular, 332 and 338 Eaton. It's  
18 a consideration of a request for approval of a preliminary and final plat of  
19 subdivision to allow the Plat of Crown's Subdivision to consolidate the two existing  
20 lots at 332 and 338 Eaton Street into one lot. We also have a proposed text  
21 amendment to the Northfield Subdivision Regulations.

22                   We are here only to make a recommendation to the Village  
23 Board. And they will be meeting on this Tuesday, February 21st, to vote on our

1 recommendations.

2 So, with all that being said, do we have an approval for the  
3 Summary Notes?

4 COMMISSIONER deLOYS: Motion to approve.

5 CHAIRMAN WARGA: We have a motion.

6 COMMISSIONER HIELSCHER: Second.

7 CHAIRMAN WARGA: And a second. All in favor?

8 (Chorus of ayes.)

9 CHAIRMAN WARGA: Any against?

10 (No response.)

11 CHAIRMAN WARGA: So moved. Okay. For 332 and 338 Eaton  
12 Street, who is here to speak on behalf to present? And if you would take a  
13 microphone? We have microphones up here, if you could stand up here and  
14 identify yourself? And we do have a court reporter which we're --

15 MS. MEEHAN: Good evening, I am Karen Meehan. I am the  
16 attorney for Elizabeth Crown and William Wallace. We have presented a plat to  
17 consolidate the two lots into one lot. I have delivered to Stacy Sigman a copy of  
18 the final plat that we've had signed by my client as well as the mortgagee. And  
19 we're asking for approval to combine the two.

20 The corrections that you had requested and the preliminary  
21 consideration have been made by the surveyor. If you have any questions --

22 COMMISSIONER STEIN: Do you have all the updated materials?

23 MS. SIGMAN: Yes, I do.

1 MS. MEEHAN: And I do have extra copies of the updated survey if  
2 anyone would like those. I do have those available.

3 CHAIRMAN WARGA: Stacy, as far as your Staff's review has been,  
4 everything is in order?

5 MS. MEEHAN: Yes, it is.

6 COMMISSIONER STEIN: I have a little question. The current  
7 house that sits there, not the one that was turned down, the house that's there, is  
8 29 feet from the front? In other words, if what we're calling -- wouldn't you call the  
9 setback 29 and keep whatever variation is required?

10 MS. SIGMAN: I believe they got a variation a number of years ago  
11 when they renovated that house because, yes, it does indeed sit closer to the lot  
12 line. And that was part of what we asked to be corrected on the plat was to show  
13 the 30-foot because that's the required building line by today's standards.

14 COMMISSIONER STEIN: Okay. So, you don't put 29 feet because  
15 that's reality; you keep 30-foot because that would be --

16 MS. SIGMAN: That's the code. So, if the house were to be torn  
17 down, the plat reflects what  
18 the --

19 COMMISSIONER STEIN: Got you. Okay, I get it.

20 MS. SIGMAN: The code, not the building that's there with the  
21 variation.

22 COMMISSIONER STEIN: Thank you.

23 CHAIRMAN WARGA: Are there any other questions from the

1 Commission on this? Anybody here to contest this or have any questions? No?

2 Okay.

3 COMMISSIONER HIELSCHER: I have a motion.

4 CHAIRMAN WARGA: You have a motion?

5 COMMISSIONER HIELSCHER: Yes.

6 **A motion to recommend to the Village Board approval of Final Plat of**  
7 **Resubdivision to consolidate the parcels commonly known as 332 and 338**  
8 **Eaton Street into one lot. And upon that recommendation, notify the Village**  
9 **Board that it is being made subject to conformance with the exhibits**  
10 **contained in our packet this evening and the submittal of the original tracing**  
11 **of the proposed plat at the scale of 1"=50'. And the final tracing shall**  
12 **incorporate all of the changes noted in the plat analysis section of Staff's**  
13 **report and shall contain all original signatures except for those of the Village.**

14 COMMISSIONER STEIN: I'll second that.

15 CHAIRMAN WARGA: All in favor?

16 (Chorus of ayes.)

17 MS. SIGMAN: Sorry.

18 CHAIRMAN WARGA: You have something we need?

19 MS. SIGMAN: After the Staff report went out, the Petitioner called  
20 and asked if it was acceptable that they submitted a plat at the scale of 1 to 30.  
21 The code actually requires the minimum to be 1 per 50. I said that was okay. Is  
22 that an acceptable change to this body?

23 COMMISSIONER HIELSCHER: I would make that amendment to

1 my motion.

2 CHAIRMAN WARGA: Okay. Do we have a second to that?

3 COMMISSIONER STEIN: Second.

4 CHAIRMAN WARGA: All in favor?

5 (Chorus of ayes.)

6 CHAIRMAN WARGA: Any against?

7 (No response.)

8 CHAIRMAN WARGA: So moved.

9 MS. MEEHAN: Thank you very much.

10 CHAIRMAN WARGA: Thank you. Okay. Our next matter, the last  
11 matter on the agenda is proposed text amendments to the Northfield Subdivision  
12 Regulations. And Stacy, do you want to give --

13 MS. SIGMAN: Yes, I'll give a brief update. I think most of you were  
14 here. I think Bill maybe was the only member not present when this was last  
15 discussed.

16 As part of the Happ Road subdivision, it became evident that  
17 what they really wanted to do was extend an existing street. And the code  
18 specifically did not allow a request for a variation from the construction standards  
19 of our subdivision code. So, therefore, they couldn't petition to meet the same sort  
20 of geographic profile that the other section of the street had.

21 They were approved subject to them complying with the  
22 code which was the only option they had then. But they were directed to, and Staff  
23 was directed to look at a text amendment which would allow for a variation. And I

1 think it was thought by the majority of this Committee that contextually you'd want  
2 the street to match and fit in with the rest of the neighborhood and that we don't  
3 necessarily want to say all street should be narrower. But if there is an area  
4 particularly where you're extending or meeting an existing street, it makes sense to  
5 match that profile.

6 So, what you have before you obviously doesn't just allow  
7 people to have substandard streets but they can at least petition for the variation  
8 for those.

9 COMMISSIONER STEIN: Stacy, I didn't see a significant difference  
10 between the proposed from the Petitioner verbiage versus Staff's verbiage, just  
11 except for neatness and clarity.

12 MS. SIGMAN: That's correct. There's really two changes.  
13 Basically, when the Petitioner sent me the request, they sort of stopped after a  
14 certain point and didn't include the very end of the section. So, when you read it, it  
15 was a longer paragraph than what they submitted. And I couldn't tell if they meant  
16 to just, because it was saying we recommend you delete that section and insert  
17 this, if they wanted those last few sentences deleted or they just didn't have any  
18 changes on them so they left them alone.

19 When I talked to their attorney who drafted it, he said, oh, we  
20 were just intending those to leave alone. When I went to just leave them in there,  
21 they didn't then make sense. So, there was a couple of noodles in that section that  
22 had to be adjusted.

23 In particular, we wanted to make sure that the Village

1 Engineer, Police Chief and Fire Chief really look at these each time and make sure  
2 that the road is safe for emergency vehicles. That was probably the largest thing  
3 that got left out of theirs. The rest was simply cleaning up the stuff. You know, like  
4 for instance, they left the last sentence that says even if relief is granted, they have  
5 to meet the construction standards which was the whole purpose of the change.  
6 So, we wanted to strike that at the very end as well. But I think substantively,  
7 they're the same thing.

8 CHAIRMAN WARGA: And just so the record shows, too, that we  
9 were given tonight 25, approximately 25 signatures in support of changing this  
10 ordinance. And I see you here, Paul, hi. Paul Armstrong is the developer of the  
11 property. And what is the site, Paul? The location, the address?

12 MR. ARMSTRONG: The location is 882 Happ Road.

13 CHAIRMAN WARGA: 882 Happ Road.

14 MR. ARMSTRONG: That's the common address, correct.

15 CHAIRMAN WARGA: Are basically the signatures on here people  
16 from the nearby community?

17 MR. ARMSTRONG: I would say for the most part.

18 CHAIRMAN WARGA: For the most.

19 MR. ARMSTRONG: They're in the local area towards the, let's say  
20 the north or part of Northfield towards, between Happ Road, Sunset Ridge and sort  
21 of that in that area, yes. That's correct.

22 CHAIRMAN WARGA: Thank you, Paul.

23 COMMISSIONER STEIN: They're pretty much all over.

1 CHAIRMAN WARGA: Do we have a motion? Or any other  
2 discussion?

3 COMMISSIONER VASELOPULOS: You know, I do have one more  
4 question.

5 CHAIRMAN WARGA: Yes.

6 COMMISSIONER VASELOPULOS: I'm sorry. Stacy, right at the  
7 very end of Staff's recommendation, you changed the last sentence, "If the  
8 subdivider is unwilling to abide by the terms set out by the Corporate Authorities,"  
9 you changed "he" to "they".

10 MS. SIGMAN: Yes.

11 COMMISSIONER VASELOPULOS: The "he", was that originally  
12 referring to the subdivider?

13 MS. SIGMAN: Yes.

14 COMMISSIONER VASELOPULOS: And now, the "they", does that  
15 now refer to the Corporate Authorities or was that intended?

16 MS. SIGMAN: That was not intended.

17 COMMISSIONER STEIN: That is a grammatical error, I think.

18 MS. SIGMAN: You're right.

19 COMMISSIONER VASELOPULOS: So, I mean, do we want to  
20 make it subdivider or subdividers?

21 MS. SIGMAN: Yes.

22 CHAIRMAN WARGA: The subdividers are --

23 COMMISSIONER VASELOPULOS: But the "they" may still refer to

1 Corporate Authorities?

2 MS. SIGMAN: It wasn't intended to. I mean, when the code --

3 COMMISSIONER VASELOPULOS: Why don't we  
4 just --

5 COMMISSIONER STEIN: Go back to "he"?

6 MS. SIGMAN: We can either just leave it back at "he" or just put in  
7 the subdivider.

8 COMMISSIONER VASELOPULOS: Or use the word subdivider a  
9 second time in the sentence.

10 MS. SIGMAN: Right.

11 CHAIRMAN WARGA: How about if we should make one change,  
12 we go with he, cross out they and put he back? That's --

13 MS. SIGMAN: Okay.

14 CHAIRMAN WARGA: Correct? And does that work then?

15 COMMISSIONER VALESOPULOS: Yes.

16 CHAIRMAN WARGA: So, that's the last sentence. If everybody is  
17 following? Okay. Thank you, Bill.

18 COMMISSIONER DOLAN: Also, just for the record, I'd say that less  
19 than half of these signatures are from the immediate area --

20 COMMISSIONER STEIN: Yes, they're from Churchill.

21 CHAIRMAN WARGA: Well, it's something that affects the whole  
22 Village which is --

23 COMMISSIONER DOLAN: Right.

1 MR. ARMSTRONG: You noticed some -- Churchill?

2 COMMISSIONER STEIN: You've got Thackeray and Churchill and -

3 -

4 COMMISSIONER DOLAN: I'm just saying for the record.

5 COMMISSIONER STEIN: And they already have sidewalks.

6 MR. ARMSTRONG: I left my copy in the office or I could look at it  
7 right now. I apologize for --

8 COMMISSIONER STEIN: Birchwood, Dickens.

9 MR. ARMSTRONG: So, we've got a good little --

10 COMMISSIONER STEIN: You've got a bunch of people that  
11 already have sidewalks.

12 COMMISSIONER VASELOPULOS: It does represent, it represents  
13 many people who are on the private lanes like the one in question.

14 MR. ARMSTRONG: Yes. That's was what we were seeking out  
15 were private lanes and --

16 COMMISSIONER HIELSCHER: And I would also note for the  
17 record that John Chewerney signed twice, but believe me, I know him and he  
18 wouldn't have intended to sign like that.

19 CHAIRMAN WARGA: All right. Okay. Any discussion or  
20 questions? Do we have a motion on Staff's recommendation?

21 COMMISSIONER HIELSCHER: Yes.

22 **A motion to recommend to the Village Board of Trustees approval of the**  
23 **slightly amended Staff version of the text amendment to Appendix B -**

1       **Section 3.1 as outlined in the draft ordinance attached to the issue sheet.**

2                   COMMISSIONER STEIN: Second.

3                   CHAIRMAN WARGA: And we have a second?

4                   COMMISSIONER STEIN: Yes.

5                   CHAIRMAN WARGA: And all in favor?

6                               (Chorus of ayes.)

7                   CHAIRMAN WARGA: Any against?

8                               (No response.)

9                   CHAIRMAN WARGA: So moved. Thank you, everybody. Is there  
10 any other new business we need to discuss before we go?

11                   MS. SIGMAN: No. Just to let you know that we do have a couple of  
12 interesting cases that I think will be coming up in the near future. I did get some  
13 preliminary plans from Fields wanting to redo. They were here a while back and I  
14 can't remember how long ago now, within the last year, but they're amending those  
15 plans again. So, we'll see some revised of that.

16                               And also, I expect to see the plans for the gas station site  
17 right behind here in the next couple of months. I've got the preliminary plans on  
18 that.

19                   COMMISSIONER HIELSCHER: Which is a bank, right?

20                   MS. SIGMAN: Right now they're proposing a bank with two retail  
21 components to it.

22                   COMMISSIONER deLOYS: Oh, really?

23                   MS. SIGMAN: I got some revised drawings today that looked pretty

1 interesting. Parking of course seems to be the major issue on how we'd fit it all in.  
2 But it's nice to see a strong retail. There's actually I think more square footage of  
3 retail than bank because they have done just a small section of bank in the middle  
4 with a second floor retail and then -- I'm sorry, with a second floor offices for the  
5 bank and then two first floor retail components at both ends of it.

6 COMMISSIONER HIELSCHER: Maybe another Starbucks with that  
7 size parking lot?

8 MS. SIGMAN: Possibly.

9 COMMISSIONER STEIN: A Costco Superstore?

10 MS. SIGMAN: No, you have to go to Northbrook for that.

11 CHAIRMAN WARGA: Okay. Do we have a motion to adjourn? If  
12 we need one?

13 COMMISSIONER HIELSCHER: Yes.

14 CHAIRMAN WARGA: We have a motion to adjourn.

15 COMMISSIONER DOLAN: Second.

16 CHAIRMAN WARGA: And a second. All in favor?

17 (Chorus of ayes.)

18 CHAIRMAN WARGA: Thank you, everybody.

19 (Whereupon the above meeting concluded at 7:20 p.m.)

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