

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 4th day of February, 2008, at the hour of 7:00 o'clock
p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
JOHN DOLAN
DAN deLOYS
GERALD SMITH
JOANNA STEIN
WILLIAM HIELSCHER
BILL VASELOPULOS
E. LEONARD RUBIN

ABSENT:

BOB CALDWELL

ALSO PRESENT:

ANNE E. KANE, Community Development Director

P R O C E E D I N G S

1
2 CHAIRMAN WARGA: I would like to call to order today's Plan and
3 Zoning Commission meeting of February 4, 2008. First we will, I am
4 George Warga, the Chair of our Commission and we will have everybody
5 introduce themselves.

6 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

7 COMMISSIONER DOLAN: John Dolan.

8 COMMISSIONER HIELSCHER: Bill Hielscher.

9 COMMISSIONER STEIN: Joanna Stein.

10 COMMISSIONER DELOYS: Dan DeLoys.

11 CHAIRMAN WARGA: The meeting of this, excuse me, the purpose of
12 this meeting is to hold a public hearing to review development proposals
13 and provide a forum for public input. This committee then makes a
14 recommendation, and a recommendation only, to the Village Board of
15 Trustees. The Board will review the items being discussed tonight at
16 their next meeting which is scheduled for Tuesday, February 19, 2008.

17 When a Public Hearing is open for a particular case, all
18 petitioners, objectors and any interested parties wishing to be heard on
19 a case, will be asked to be sworn in. All parties will then be given an
20 opportunity to speak after the Petitioner and Commission have completed
21 their discussions. Prior to speaking, all parties must give their name
22 and address or interest for the record. You are asked to please speak
23 only when you have been given a microphone.

1 We have two matters on our agenda tonight. One, 2057 Old Willow
2 Road. This is consideration of a request for approval of a preliminary
3 and final plat of subdivision to dedicate for roadway purposes, the
4 western 25 and a quarter feet of the property located at 2057 Old Willow
5 Road, along with a variance from Section A.7-4 of the Northfield Zoning
6 Code. To reduce the minimum side yard setback from ten feet to 5.75 feet
7 along the new western property line and consolidation of the remainder
8 of the property in a single lot. The parcel is currently legally
9 described as, which is on our agenda sheet. We will have that recorded.
10 If anybody needs to see this, we will be happy to give them a copy of
11 it. The Petitioner is the Village of North field on behalf of Per K. and
12 Blanche P. Hanson.

13 Our second item is consideration and discussion of amendment to
14 Appendix A-Zoning Ordinance, Article 18, Accessory Structures. And
15 Article 19, Performance Standards of the North field Village Code to
16 change the minimum set back for generators, establish location standards
17 for smoking shelters and to revise the maximum sound level chart to
18 reflect current industry standards. Petitioner is the Village of North
19 field.

20 Before we move towards the agenda, do we have a motion to approve
21 our summary notes of the Plan and Zoning Commission from January 7,
22 2008?

23 COMMISSIONER HIELSCHER: So moved.

1 COMMISSIONER VASELOPULOS: George, before we continue with that.

2 CHAIRMAN WARGA: Yes?

3 COMMISSIONER VASELOPULOS: I found a correction I think we need to
4 make on the notes. On page 24, Commissioner Jones is cited there. I
5 don't think he was at the meeting. On the front page he was listed as
6 one of the absent members. And I think that quote should be attributed
7 to me, I think, if I remember correctly.

8 CHAIRMAN WARGA: If you would like to take claim to that, we will
9 be happy to do that.

10 COMMISSIONER VASELOPULOS: Not that it was a sterling suggestion
11 or quote, but --

12 CHAIRMAN WARGA: Are there any other --

13 COMMISSIONER VASELOPULOS: I just don't remember him being there.

14 COMMISSIONER HIELSCHER: He was here in spirit.

15 COMMISSIONER VASELOPULOS: Well, if he was here the front of it
16 makes note that he was absent. Yes, it truly would be a spiritual
17 event.

18 CHAIRMAN WARGA: Thank you, Bill. Any other corrections? All
19 right, do we a motion to approve with the correction for --

20 COMMISSIONER STEIN: I move, yes.

21 COMMISSIONER VASELOPULOS: I second.

22 CHAIRMAN WARGA: All in favor?

23 (Commission in chorus.)

1 CHAIRMAN WARGA: Any opposed? So moved. Okay, so we will start
2 with our first item on the agenda, 2057 Old Willow Road and who would
3 like to speak on behalf of the Village?

4 MS. KANE: I think I will do that. As staff's memo indicates,
5 when the Woodland Park Subdivision was recorded in 1928 there was a
6 right-of-way anticipated east of the Middlefork Branch of the Chicago
7 River to go in a northwesterly/southeasterly fashion. However, the
8 lofts in that area of the subdivision were eventually reconfigured in
9 1955. And over the last 10 or 15 years, various folks from the Village
10 have researched whether Pleasant View Lane is a recorded easement.

11 Over that time, the Hanson's, who own the property at 2057 Old
12 Willow Road, have allowed this lane to continue to provide access to the
13 homes on Heather Terrace, as well as, Pleasant View Lane to the north,
14 and continue to pay taxes on this property as well. So we are here this
15 evening hopefully to finally get this matter resolved once and for all.

16 The request is to allow a 25 foot dedication of the western
17 portion of their lot. And in order to accommodate that, a variance is
18 necessary, in fact, a variance is condition of approval of the plat of
19 subdivision. Otherwise, the Hanson's will not agree to give us this 25-
20 foot dedication. And I want to clarify, I'm embarrassed because
21 sometimes you don't see the forest through the trees, but we published
22 for side yard variance because Pleasant View Lane is now going to be a
23 right-of-way, it is really defined as a front yard variance. I feel

1 comfortable that we can do that under the notice of tonight's public
2 hearing. And so the western property, or western yard will become a
3 "front yard". It will not change the physical conditions of really
4 what's out there. It has been for years and this community, I think, is
5 very comfortable with what is, the built environment is there. And now
6 we are just trying to resolve and remedy a situation.

7 I guess there are a couple of other things that I want to bring to
8 your attention. There are some errors and omissions and scribners
9 errors on the plat. One of them also being that after discussing
10 through e-mail with Mr. Hanson, I think that we'll suggest revising the
11 name of the subdivision to simply, The Hanson Subdivision, because it is
12 owned by both Mr. and Mrs. Hanson. And then secondly, Pleasant View
13 Lane, while staff's memo continues to refer to it as two words. It is a
14 three word street name and we will make sure that is resolved on the
15 plat prior to recording. So there is no confusion ten or 15 years down
16 the line when someone tries to research that.

17 So, I think that summarizes, really, why we are here this evening
18 on this matter. If you have any questions for me, I will be happy to try
19 to answer them and I know, Mr. and Mrs. Hanson are here as well, if you
20 have questions of them, although, they don't have anything formal that
21 they care to present.

22 COMMISSIONER WARGA: I would also like to state, I am the only
23 residence listed on Pleasant View Lane, by the way, down the street and

1 I appreciate your help with the Village with this, thank you. Because I
2 know as we both noticed, it's actually been, it can actually be plowed
3 then, that site, little road, so.

4 MS. KANE: Plowed and repaired and using --

5 CHAIRMAN WARGA: And repaired.

6 MS. KANE: -- and using Illinois State Motor Vehicle fuel taxes.

7 COMMISSIONER VASELOPULOS: To that end, in addition to the
8 responsibility the Village taking, also to point out that about two-
9 thirds of the drainage ditch there is also included in this 25 feet.
10 Had the Village discussed that at all? Are they aware of that and are
11 they prepared to possibly clean that up, which is one other source of
12 flooding and things like that? But again, it is about two-thirds of the
13 ditch. It doesn't cover the western edge of the ditch. It's just lot
14 line, this new lot line.

15 MS. KANE: You know I was working with Mike Nystrand, the Director
16 of Public Works, who was excited to get this done, because then he could
17 do some of the repairs that he has been prevented from doing in the
18 past. You're saying the ditch is on the east side of Pleasant View
19 Lane?

20 COMMISSIONER VASELOPULOS: West side.

21 MS. KANE: So it is on different property owners --

22 COMMISSIONER VASELOPULOS: It is part of the 25 --

23 CHAIRMAN WARGA: The lot just west of the Hanson's is contiguous

1 with that ditch.

2 COMMISSIONER VASELOPULOS: And the reason I raise this is, is just
3 so the Village is aware of it because I know that also is kind of a
4 source in that area of, it's been an issue in terms of cleaning that
5 ditch up. It has been, up until now, "privately owned". I am not
6 speaking for the Hansons at all. I don't know if they're involved at
7 all. I am actually speaking a little bit west of the other side. I
8 have heard some rumors that, that owner, who I do not even know, may not
9 have been quite as cooperative in terms of cleaning up the ditches. It
10 tends to, it's downstream from the neighbors and flooding north of there
11 tends to occur somewhat frequently.

12 MS. KANE: Well, this will now give the Village the ability to
13 access the majority of the drainage easement for cleaning up and I guess
14 I will just work with the Director of Public Works in gaining permission
15 from the property owner to the west for access. Hopefully they will see
16 the benefit of the Village taking on such a responsibility now that we
17 have accepted dedication of the majority of the drainage ditch.

18 COMMISSIONER VASELOPULOS: Okay.

19 CHAIRMAN WARGA: Do we have a motion? Or any other discussion?
20 Anybody from the audience?

21 COMMISSIONER STEIN: Just a question. Pleasant View then becomes
22 a county lane? A village? Street?

23 MS. KANE: It's actually a Village right-of-way.

1 COMMISSIONER STEIN: Okay.

2 COMMISSIONER VASELOPULOS: And it also leads up to another
3 existing Village right-of-way that currently was all by itself.

4 CHAIRMAN WARGA: So there's three homes that run along on Heather
5 Lane?

6 MS. KANE: On Heather Terrace there.

7 CHAIRMAN WARGA: On Heather Terrace.

8 MS. KANE: It's a real anomaly to have an island of a right-of-way
9 that legally the Village doesn't have the ability to access.

10 COMMISSIONER HIELSCHER: I have a motion. Prior to making the
11 motion, I will just disclose for the record that Mr. Hanson gave me my
12 first real job when I was in high school, as a clerk in his law firm. I
13 would move that this Commission approve and recommend to the Village
14 Board for approval of the final plat of subdivision for The Hanson
15 Subdivision prepared by B.H. Suhr & Company dated January 11, 2008,
16 subject to conditions 1, 2 and subsections A, B, C and D, as indicated
17 in our packet prepared by staff on page 2.

18 **The Plan and Zoning Commission moves to approve and recommend to the**
19 **Village Board for approval of the Final Plat of Subdivision for the Per**
20 **K. Hanson Subdivision, prepared by B.H. Suhr & Company, Inc., dated**
21 **January 11, 2008, subject to the following conditions:**

22 **I. A variance to Section A.7-4 of the North field Zoning Code to**
23 **reduce the minimum side yard to 5.71 feet along the western**

1 property line is granted for Lot 1 of the subdivision.

2 II. Prior to the recording of the Final Plat of Subdivision, the
3 following errors and omissions shall be resolved on the mylar:

4 1. Pleasant View Lane should be identified as Lot 2 of the
5 subdivision;

6 2. The lot area of Lot 2 shall be provided;

7 3. The Village Board's signature block should include reference to
8 the Ordinance Number the subdivision is approved; and,

9 4. The owners' signature block should reference both Lots 1 and 2, as
10 well as provide the school districts in which the properties
11 are located.

12 CHAIRMAN WARGA: Do we have a second?

13 COMMISSIONER VASELOPULOS: Second.

14 CHAIRMAN WARGA: All in favor?

15 (Commission in chorus.)

16 CHAIRMAN WARGA: Our second matter tonight, consideration and
17 discussion of an amendment to Appendix A - Zoning Ordinance, Article
18 XVIII - Accessory Structures and Article XIX. The Petitioner is the
19 Village of Northfield.

20 MS. KANE: Thank you, yes, again, following the storms last August
21 the Community Development Department has seen a real surge in requests
22 for permanent generator installations. And in trying to work with
23 applicants on this we found that a couple of challenges posed by our

1 current regulations, in that, emergency generators are held to a
2 different standard than air conditioners and we believe that it maybe
3 more appropriate to hold these emergency generators, that I used on an
4 intermittent basis in emergency situations, to the same standards that
5 air conditioners are held to. A couple of the contractors, who are
6 homeowners, brought to the staff's attention that are current sound
7 levels are really antiquated and no longer meet industry standards. We
8 tried to provide a chart in the back that show that a telephone dial
9 tone actually would exceed the allowable sound levels in our residential
10 districts during the daytime hours. So, I had our building commissioner
11 research this and he feels comfortable that these regulations will work
12 to allow for emergency generator installations up to ten feet from a
13 side yard lot line, consistent with air conditioners.

14 Currently our code requires screening of air conditioning
15 requirement but not screening of generators. And while we've kind of
16 flown on good wishes of neighbors to be good neighbors and asked for
17 screening, and no one has challenged us, we would like to have that code
18 requirement.

19 And finally, I do want to mention at the dias this evening there
20 was a small sheet with the corrected, there's another typo of mine.
21 I've had a litany of them this evening. But there was a revised sound
22 chart that shows what our existing sound level tables are. There is a
23 typo in the attachment, number two on non-residential or other land

1 uses. In the evening hours, our current sound levels are at 55
2 decibels, a weighted sound level; not the 65 indicated in the packet
3 distributed to you. Although we're proposing changes to it and all
4 those numbers are correct.

5 COMMISSIONER STEIN: How much noise does an air conditioner make?

6 MS. KANE: I would say it's probably in the 75.

7 COMMISSIONER STEIN: So they're not allowed? What is the table?

8 MS. KANE: Well I guess, I guess at the property line. I don't
9 have that number right off-hand. I was trying to compare it to a dial
10 tone and, you know, conversation --

11 COMMISSIONER STEIN: That's why I am so confused about this,
12 because a leaf blower. Are these allowable levels of noise that are
13 allowed and anything above that is not allowed?

14 MS. KANE: I'm sorry, which chart are you looking at now?

15 COMMISSIONER STEIN: Your addendum. In other words the top part
16 is theoretically what is allowed and then the bottom chart is what
17 you're --

18 MS. KANE: Is proposed

19 COMMISSIONER STEIN: -- revising to be allowed?

20 MS. KANE: Yes, to up the levels of decibels, you know, slightly
21 without major modification because you can see how closely these various
22 environmental noises are and that the steps are pretty narrow between
23 going from a normal conversation --

1 COMMISSIONER STEIN: But my question is, of all the noisy things
2 that are in the Village, they must exceed these already. So what is the
3 point of, I mean, how do you enforce this?

4 MS. KANE: Well, we, we rely on a complaint basis and then we'll
5 have to investigate with, you know, sound. And I know there has been
6 complaints that have been filed against the College of American
7 Pathologists by adjoining residents and, you know, our Building
8 Commissioner has been out there with the decibel level reader at various
9 hours of the night.

10 So we do respond on a complaint basis and we do have to have
11 certain code provisions in place. I understand your concern is that,
12 you know, if we have any sort of sound level table, even the proposed
13 increases in our decibels levels, we still are going to have occasional
14 violations. And I guess I gave that sound chart to you isolated without
15 the rest of the provisions of the sound, you know, performance standards
16 for sound. Generally, it is within a specified period of time how many,
17 if it's within an hour, how many times it exceeded.

18 CHAIRMAN WARGA: Is what we're asking for the Village, that is,
19 asking for comparable to what is enforced by the Village or nearby
20 Villages, these are the standards that are generally used?

21 MS. KANE: Yeah.

22 CHAIRMAN WARGA: Is that correct?

23 MS. KANE: Well I think even surrounding communities may still

1 have antiquated violations. What happened when performance standards
2 were, became kind of, the new thing in the late '80's, I think they all
3 kind of picked from one another. It is comparable to other communities
4 --

5 CHAIRMAN WARGA: To other that have updated, let's say that.

6 MS. KANE: Yes.

7 CHAIRMAN WARGA: To the updated that are more current. So this is
8 a reasonable, I mean, I'm not an expert on sound though, I try to use
9 low speed drills that are quiet and what not, in my profession, but I
10 don't like noise. But the --

11 COMMISSIONER HIELSCHER: I don't know, George, some of us can
12 sound pretty bad.

13 CHAIRMAN WARGA: It's a lot louder in your head.

14 MS. KANE: When they're that close to your head, yeah.

15 COMMISSIONER HIELSCHER: When they're that close to your head.

16 CHAIRMAN WARGA: So, I mean it sounds like a reasonable change in
17 the proposed sound level tapes.

18 MS. KANE: I guess we just don't want to open the door too much.
19 So, we are trying to provide some flexibility and as you know, the code
20 is not perfect and we amend it as we become aware of changes. But if
21 someone is going to be using a leaf blower at 3:00 in the morning, I'm
22 sure we will be happy to cite this provision of the code.

23 COMMISSIONER STEIN: Yeah, a leaf blower has to be 370.

1 MS. KANE: And some communities have outlawed them all together.
2 I don't know if that is something that Northfield would ever want to do.

3 COMMISSIONER RUBIN: The screening. Is that only for permanent
4 generator installation?

5 MS. KANE: Yes, absolutely. The emergency temporary ones that,
6 you know, we saw a lot of use in August does not require screening
7 enclosure.

8 COMMISSIONER VASELOPULOS: You reference air conditioner, is it
9 going to be on the same page as an air conditioning? What is the
10 screening enclosure? What are the screening enclosure?

11 MS. KANE: Often times it's just, that's as specific as the
12 language is in the codes when we have greater flexibility. Often times
13 it is either a lattice screening enclosure or landscape materials, just
14 to soften it.

15 I guess I didn't mention the other accessory structure that we're
16 looking to create provisions for as well, and that would be for smoking
17 shelters. With the change and state law recently we've had one business
18 install a smoking shelter and that business will be coming back to amend
19 their special use specifically to allow that. And staff contacted them
20 as soon as we were made aware of the smoking shelter and we've got them
21 putting up some bollards to take care of public safety concerns
22 initially, before they file paperwork.

23 But the smoking shelters, just to allow, you know, those

1 businesses that want to have them, the staff is suggesting that we amend
2 the allowable accessories chart to include smoking shelters as the
3 allowable use as in all non-residential districts with the stipulation
4 that one side remain unenclosed for life safety purposes, and is not
5 located any closer to 15 feet from a property line.

6 And this is really just a zoning regulation, there are a lot more
7 regulations that come down by the state in how they can be placed from
8 doorways, windows, ventilation. You know, they want to have temporary
9 heat so that raises concerns for egress if it is a fully enclosed
10 smoking shelter. So that is why house staff has recommended that you
11 consider amending their code.

12 CHAIRMAN WARGA: Any other discussion or questions? Motion?

13 COMMISSIONER VASELOPULOS: Sure, I motion.

14 **The Plan and Zoning Commission moves to approve, and recommend to the**
15 **Village Board for approval, an Amendment to Appendix A, Article XVIII -**
16 **Accessory Structures of the Village code to address emergency generators**
17 **and smoking shelters and Article XIX - Performance Standards to amend**
18 **permitted sound levels as presented in the attached draft ordinance,**
19 **dated January 31, 2008.**

20 CHAIRMAN WARGA: Do We have a second?

21 COMMISSIONER RUBIN: Second.

22 CHAIRMAN WARGA: All in favor?

23 (Commission in chorus.)

1 CHAIRMAN WARGA: Any opposed? So moved. Again, these
2 recommendations will be passed onto the Village Board of Trustees which
3 will be meeting on Tuesday, February 19, 2008, for further discussion
4 and approval. Do we have any other discussions?

5 COMMISSIONER HIELSCHER: Motion to adjourn.

6 CHAIRMAN WARGA: Motion to adjourn. Second?

7 COMMISSIONER RUBIN: Second.

8 CHAIRMAN WARGA: All in favor?

9 (Commission in chorus.)

10 CHAIRMAN WARGA: Opposed? So moved. Thank you.

11 (Whereupon, the above meeting concluded at 7:27 p.m.)

12 **Approved 3/3/08**