

Approved 3/5/07

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 5th day of February, 2007, at the hour
of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
ROBERT CALDWELL
JOHN DOLAN
DAN deLOYS
PHILIP JONES
JOANNA STEIN
WILLIAM HIELSCHER
BILL VASELOPULOS

MEMBERS ABSENT:

E. LEONARD RUBIN

ALSO PRESENT:

ANNE KANE, COMMUNITY DEVELOPMENT DIRECTOR

1 CHAIRMAN WARGA: Good evening, everybody. I'd like to call to
2 order the February 5th, 2007 meeting of the Plan and Zoning
3 Commission. I am George Warga, the Chairman of the Commission and
4 we will now have our Committee members introduce themselves
5 starting from my left.

6 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

7 COMMISSIONER DOLAN: John Dolan.

8 COMMISSIONER CALDWELL: Bob Caldwell.

9 COMMISSIONER HIELSCHER: Bill Hielscher, disgruntled Bears
10 fan.

11 COMMISSIONER STEIN: Joanna Stein.

12 COMMISSIONER deLOYS: Dan deLoys.

13 COMMISSIONER JONES: Philip Jones.

14 CHAIRMAN WARGA: Thank you. The purpose of this meeting is to
15 hold a public hearing to review development proposals and provide a
16 forum for public input on proposed projects. This Committee then
17 makes a recommendation and a recommendation only to the Village
18 Board of Trustees. The Board will review the items being discussed
19 tonight at their next meeting which is scheduled for Tuesday,
20 February 20th, 2007.

21 When a public hearing is opened on a particular case, all
22 petitioners, objectors, and any interested parties wishing to be
23 heard on a case will be asked to be sworn in. All parties will
24

1 then be given an opportunity to speak after the petitioner and the
2 Commission have completed their discussions. Prior to speaking,
3 all parties must give their name and address or interest for the
4 record. We also ask that you speak when you have a microphone so
5 our court reporter can record everything.

6 Okay. Tonight, our first matter is to approve the Summary
7 Notes of the Plan and Zoning Commission - January 10th, 2007.

8 (Motion to approve was moved and seconded.)

9 CHAIRMAN WARGA: All in favor?

10 (Chorus of ayes.)

11 CHAIRMAN WARGA: Any against?

12 (No response.)

13 CHAIRMAN WARGA: So moved. And our only other matter on the
14 agenda tonight is the Chen Subdivision. This is a consideration of
15 a request for preliminary approval of a three-lot consolidation and
16 resubdivision into two 60-foot-wide lots, when Section 3.2 of the
17 Northfield Subdivision Code requires a minimum lot width of 75 feet
18 for the properties located at 285 and 287 Eaton Street, submit4ed
19 by Steve Chen, Case No. 2006-36.

20 And who would like to speak on behalf of this case? Anybody
21 and all parties who are interested in speaking regarding this case,
22 please stand so you can be sworn in. And any interested parties on
23 this in the audience? Okay. And so, whosoever is going to speak,
24 let's just have you be sworn in.

1 If you're the only -- we need to give you a microphone. And
2 the court reporter will swear you in. Are you speaking, too,
3 tonight? No? Just -- okay.

4 MR. DAMISCH: I'm John Damisch and I represent the Petitioner,
5 Steve Chen and his wife.

6 CHAIRMAN WARGA: Good evening, John.

7 MR. DAMISCH: Good evening.

8 CHAIRMAN WARGA: Thank you for being here.

9 MR. DAMISCH: I'm a former resident of the Village, of the
10 Eaton Street, so I know a little bit about Eaton Street having
11 lived there about seven years.

12 CHAIRMAN WARGA: Very good.

13 MR. COURT REPORTER: Okay. I need to swear you in.

14 MR. DAMISCH: Oh, I'm swearing in.

15 (Witness sworn.)

16 MR. DAMISCH: And I have my client, he can step over here and
17 be sworn, too.

18 (Witness sworn.)

19 CHAIRMAN WARGA: And you may --

20 MR. DAMISCH: May I proceed?

21 CHAIRMAN WARGA: Yes, you may proceed with --

22 MR. DAMISCH: My name is John Damisch. I live in Northfield.
23 I've lived here since 1953 and I formerly live at 350 Eaton
24 Street. I know a little bit about the past history of this area.

1 This particular area was formed by George F. Nixon, he was a former
2 member of the Cook County Board. He was kind of a heavy duty
3 politician in this area. And he divided and subdivided this entire
4 area that is south of Willow Road and on the east side of Wagner
5 Road, between Wagner Road and I think all the way to Bristol.

6 When he subdivided this property back in the end of the
7 1920's, he put it into 50-foot lots so that all his houses in this
8 area were on 50-foot lots. My house I think was on a 60-foot lot
9 perhaps, but in over a period of years, some of these people
10 divided up the lots or they might have got two, put two lots
11 together so that some of the houses on Eaton Street ultimately
12 became 75-foot lots and 100-foot lots. At the time that the
13 subdivision was made and probably for a long time thereafter, the
14 minimum, if there was a zoning ordinance at that time and if there
15 was, it was rather loosely enforced even in the 1950's, and some
16 place along the line, the Village saw fit to have the R-4 Zoning
17 set into 75-foot minimum frontage.

18 What happened on this particular lot is that as time went by,
19 a lot of the lots became the 75-foot. But in this particular
20 instance, the 285 and 287 Eaton Street, one lot at 285 is 80 feet
21 and the lot next to it was 40 feet. And there are houses in
22 Northfield that have been built on 40-foot lots. So, he's
23 grandfathered in as far as the 40-foot lot is concerned. What Mr.
24 Chen did is he bought the 287 lot, and so now he has the 80-foot

1 lot which is 285, and he now has the 287 lot which is 40 feet, so
2 he's got a total of 120 feet.

3 So, he could build on the 80-foot lot because he's within the
4 75 feet, and he can build on the 40-foot lot because he's
5 grandfathered in. But he presents to the Village that he would
6 prefer to take the two lots and put them together and make two 60-
7 foot lots out of the two lots that he has. And so, he is before
8 the Board seeking to have the Plan Commission adopt the
9 resubdivision of these lots so he has two 40-foot lots.

10 We have pictures of the houses and I can pass these pictures
11 down so that you've got a set of them. For those that may not have
12 seen the houses, these are the lots, those are the houses. The
13 white house is the small frame house at 287. That's the one that's
14 on the smaller lot. And the brick house is the present house that
15 Mr. Chen and his family live in. And maybe I'll start one set at
16 the other end, how about that?

17 MS. KANE: Can I just clarify that? Actually 287 has the --

18 COMMISSIONER STEIN: Is the big lot.

19 MS. KANE: The two 40-foot parcels with the white frame house.

20 COMMISSIONER HIELSCHER: And also, for clarification of the
21 record, he's seeking two 60-foot lots.

22 MR. DAMISCH: Right. Did I have it backwards?

23 MS. KANE: Yes.

24 MR. DAMISCH: Okay. All right. Well, then I'm sorry. The

1 40-foot lot is the --

2 COMMISSIONER STEIN: 285.

3 MR. DAMISCH: 285 and the first one to be bought. The 287 lot
4 is the 80-foot. Anyhow, it's relatively simple as to what he's
5 asking for. He's asking to divide the lots equally into two 60-
6 foot lots and then he intends to build a house on the 287 lot. And
7 on the 287 lot, if he builds a house on that, he intends to remodel
8 the house at 285. And he has some plans or proposed plans both for
9 287 and 285, and we'll send those down the line as far as those
10 proposed plans are concerned or proposed houses are concerned. Let
11 me send one on each end.

12 Mr. Chen went out and even, I contacted some of the people
13 that I knew that still live on Eaton Street even in the last 50
14 years, contacted Wigglesworth who has lived there now for over 50
15 years, and Vivian Turcot, they both signed and they've both lived
16 there for over 50 years. And here is another set of plans, too,
17 you can send those down, too. And he has contacted other neighbors
18 there and they have no objection to his proposal.

19 Mr. Chen is here. He runs a business here. He has a Chinese
20 restaurant here about a block from the Village Hall. And he is
21 here to answer questions on it. And if there are any questions,
22 well, I'll try to answer them for him or he can answer them.

23 Mr. Chen, do you want to step up here and introduce yourself?

24 Mr. Chen, give the Board your name and your address.

1 MR. CHEN: Okay. My name is Steve Chen and I'm living at 285
2 Eaton Street. I serve the Village, the neighborhood for -- Food
3 that's my own for 16 years. And we're the only local -- and really
4 appreciate that we have the opportunity to serve the people.

5 MR. DAMISCH: And these plans that I have sent around here,
6 the pictures of the house, is that what you propose to build,
7 something along that line?

8 MR. CHEN: Yes, sir.

9 MR. DAMISCH: And on it, you seek to divide the lot, the two
10 lots together that are now 120 feet, you seek to divide it into two
11 60-foot lots, is that right?

12 MR. CHEN: Yes, that's right. So far I'm living at the 40
13 feet wide house. And I couldn't make a garage even at the back of
14 my house. I couldn't drive through and out, so we don't have a
15 garage. And a lot of things we have to temporarily put in front,
16 you know, then move back if we build a house with a garage so we
17 can, you know, a lot of things we can do with a garage and really -
18 - look much nicer.

19 MR. DAMISCH: And you intend to tear down that white frame
20 house that's on 287?

21 MR. CHEN: Yes, that's mine, too, yes. I'm going to work with
22 a builder, yes, someone, I already got a contact.

23 MR. DAMISCH: And then you're going to build a new house on
24 287, is that right?

1 MR. CHEN: Yes.

2 MR. DAMISCH: And what about 285, what do you propose that
3 you've going to do on 285?

4 MR. CHEN: The 285 next to the 287, there is enough space to
5 build a two-car garage so we can attach it currently to the house
6 here. That's what I'm trying to do.

7 MR. DAMISCH: Now, you understand that there is a setback line
8 for both of those lots in the Village under the Zoning Ordinance.
9 What do you intend to do about that? Because some buildings will
10 still be, if the Plan Commission grants the division, you'll still
11 have some of those buildings still within that seven-foot setback.
12 What are you going to do about that?

13 MR. CHEN: Yes, I'm going to follow the required, whatever the
14 Village, you know, require me to do, set up like seven feet --

15 MR. DAMISCH: All right. And you have made a plat, is that
16 right?

17 MR. CHEN: Yes.

18 MR. DAMISCH: There exists a plat that you have, a plat that's
19 prepared by and it's dated on the 2nd of January of 2007 called the
20 Chen Resubdivision?

21 MR. CHEN: Yes, sir, that's right.

22 MR. DAMISCH: And this is what you propose to do, is that
23 right?

24 MR. CHEN: Yes, sir.

1 MR. DAMISCH: We offer that to the Plan Commission, too. And
2 on that, you divide that into Lot 1 and Lot 2. And which one is
3 going to be Lot 1?

4 MR. CHEN: Let me see. Lot 1 should be the 287 Eaton Street
5 and Lot 2 --

6 MR. DAMISCH: And Lot 2 would be the 285?

7 MR. CHEN: 285.

8 MR. DAMISCH: What you're proposing to do where the line is on
9 it in the middle of those two lots, that would be the dividing line
10 between those two lots, is that right?

11 MR. CHEN: Yes, sir. That's right.

12 MR. DAMISCH: And when you get done, you'd have two 60-foot
13 lots for 150 feet.

14 MR. CHEN: Yes, sir.

15 MR. DAMISCH: And you'll comply with all the other building
16 and zoning and all other requirements of the Village, is that
17 right?

18 MR. CHEN: Yes, sir, that's right.

19 MR. DAMISCH: And you've seen the letter that was sent to the
20 members of the Commission and there are certain items in there
21 that, for example, some place in there a plat evidently says the
22 Village of Glenview which is obviously an error. Would you agree?

23 MR. CHEN: I don't know about that.

24 MR. DAMISCH: All right. So, that has to be changed, is that

1 right?

2 MR. CHEN: Yes.

3 MR. DAMISCH: All right. And any other building requirements
4 and suggestions that have been made and comments that have been
5 made by the Village particularly in connection with the Engineering
6 Department, you're willing to comply with their suggestions, is
7 that right?

8 MR. CHEN: Yes, sir.

9 MR. DAMISCH: I have no other questions. Any questions from
10 the Board?

11 MR. CHEN: One thing that I would like to mention is the lot
12 area for that requires 7,500 square feet. If we divide it to two
13 60 lots, it's still like more than that, it's 9,000 square feet.

14 MR. DAMISCH: You're still within the code requirements even
15 if you divide it?

16 MR. CHEN: Yes, sir.

17 MR. DAMISCH: The only place you're going to be short is
18 you're going to be short 15 feet from the required 75-foot
19 frontage?

20 MR. CHEN: Yes, sir.

21 MR. DAMISCH: But on Eaton Street, because of the original
22 zoning of Eaton Street, there are many lots both from the 200 block
23 and in the 300 block that are substantially less than the 75-foot
24 present requirement, isn't that right?

1 MR. CHEN: Yes.

2 MR. DAMISCH: There's many 50-foot lots upon which there's
3 houses, isn't that correct?

4 MR. CHEN: Right.

5 MR. DAMISCH: Including 350 Eaton Street, isn't that correct?

6 MR. CHEN: Yes, I think so.

7 MR. DAMISCH: All right. Any other questions, any other
8 comments that you want to make to the Board?

9 MR. CHEN: So far, no. Thanks.

10 MR. DAMISCH: Any questions for Mr. Chen?

11 CHAIRMAN WARGA: We really appreciate the presentation and the
12 information.

13 MR. DAMISCH: Anything for me?

14 CHAIRMAN WARGA: John, next time we have an opening-

15 MR. DAMISCH: Pardon? I can't hear too well.

16 CHAIRMAN WARGA: Next time we have an opening, John, can we
17 ask you to partake in our Commission.

18 MR. DAMISCH: Well, as you probably know, I was on the Zoning
19 Board of Appeals for about 12 years, so this isn't my maiden voyage
20 into the Village Hall. I've been with the Village in a lot of
21 different things and a lot of different times. Any questions at
22 all? I'll try to answer it.

23 COMMISSIONER STEIN: Just one quick one. Immediately across
24 the street at 292 Eaton, have you had any input from the people

1 that live there?

2 MR. DAMISCH: I'm not sure which one it is, but I did have --

3 COMMISSIONER STEIN: It's right across the street.

4 MR. DAMISCH: -- input from Vivian Turcot. And she is across
5 the street but I'm not sure if she's at 292.

6 COMMISSIONER STEIN: Well, 292 is a 75-foot lot and 284 is a
7 60-foot lot.

8 MR. DAMISCH: How big is that lot? Let's see.

9 COMMISSIONER STEIN: They weren't on the list of the people
10 that responded.

11 MR. DAMISCH: Well, some people --

12 COMMISSIONER STEIN: The neighbors to the south responded.

13 MR. DAMISCH: 292.

14 COMMISSIONER STEIN: And the neighbors to your east which I
15 assume is on Avon --

16 COMMISSIONER deLOYS: Directly across from 287.

17 COMMISSIONER STEIN: That's Dickens? They obviously have 50-
18 foot lots right behind. I mean, ideally it would be nice to have
19 everything --

20 MR. DAMISCH: The neighbors, they circulated, I contacted
21 Turcot and Blair Robinson and Wigglesworth because I knew those
22 people. And I didn't hear back from Blair but I did hear from
23 Wigglesworth and Turcot. Steve went out and canvassed the rest of
24 the people, and so I really didn't do that.

1 COMMISSIONER deLOYS: What about 2020?

2 MR. DAMISCH: 2020?

3 COMMISSIONER deLOYS: Right across --

4 MR. DAMISCH: Steve, what about 2020 next door?

5 MR. CHEN: Oh, the 2020 is a leased house on the --

6 COMMISSIONER STEIN: Right. I was just curious.

7 CHAIRMAN WARGA: Do we have other questions from the
8 Commission? Okay, are you an interested party in this?

9 MR. EIKELBERGER: Yes, I am.

10 CHAIRMAN WARGA: Okay. You have to be sworn in first. Thank
11 you. And then you can speak.

12 Are there any other interested parties speaking in the room?

13 Okay, this is the time you'll be sworn in.

14 (Witness sworn.)

15 MR. EIKELBERGER: Rand Eikelberger. R-a-n-d E-i-k-e-l-b-e-r-
16 g-e-r.

17 CHAIRMAN WARGA: You know, you can take the microphone I think
18 out of the stand, right? The other one. There you go, the one
19 closest to you. There you go, and that will help. I think it's
20 on.

21 COMMISSIONER STEIN: Address?

22 MS. KANE: It's turned on, yes.

23 MR. EIKELBERGER: Okay. I own the house at 2020 Bosworth
24 Lane. I've lived there from about 1975 until 1987-89. '89 I

1 think. And I would like to see the plan that have been circulated
2 on to you to see if I really have any comments on it.

3 CHAIRMAN WARGA: Sure. Here, you can have my packet. Here.
4 Here's some of the, you can take this --

5 COMMISSIONER HIELSCHER: Are you still living at 2020
6 Bosworth?

7 MR. EIKELBERGER: No, I do not. It's rental property now that
8 I own. I own it still but it's rental.

9 COMMISSIONER HIELSCHER: Oh, you own it.

10 MR. EIKELBERGER: Now, how close are these to the side of the
11 lot --

12 MR. DAMISCH: The question is how far will it be from the side
13 of the lot? The setback is seven feet. Am I --

14 CHAIRMAN WARGA: Correct. That's --

15 MR. DAMISCH: This property as well as the property next door.
16 That's the code.

17 MR. EIKELBERGER: Okay. Okay, I don't have any more comments
18 to that. I think it will --

19 CHAIRMAN WARGA: You may have those. That's okay. Here's a
20 plat of survey, too, if you want.

21 MS. KANE: Just for the Commission's reference, I handed out a
22 colored sheet here. I just wanted to clarify what this was. The
23 yellow highlight is the subject properties obviously. And the blue
24 indicate the properties from which, that signed off on that

1 petition, the signatures.

2 MR. EIKELBERGER: That was very helpful. Very helpful.

3 MS. KANE: I'm glad you figured that out. I was thinking, I
4 was like I hope they don't think these are the 60-foot lots or 50-
5 foot lots. At the Chairman's request, I completed that project
6 this afternoon.

7 MR. DAMISCH: Just in conclusion, we think it will be an
8 advantage or it would be a plus, it would be an asset to Eaton
9 Street and to the community if they have the 60-foot lots to the
10 40-foot lot.

11 CHAIRMAN WARGA: All right. Any other --

12 COMMISSIONER HIELSCHER: I just have one question.

13 CHAIRMAN WARGA: Yes.

14 MR. DAMISCH: I'm sorry?

15 COMMISSIONER HIELSCHER: Just one question. Was he rooting
16 for the Bears or the Colts?

17 CHAIRMAN WARGA: Okay. With that, do we have any
18 deliberations, any motions?

19 COMMISSIONER HIELSCHER: I would make the motion that this
20 Commission move to approve and recommend to the Village Board for
21 approval of the Preliminary Plat of Chen Subdivision, prepared by
22 Professional Associated Survey, Inc., dated January 2, 2007, with a
23 variance to Section 3.2(8)(a)(1) of the Northfield Village Code to
24 reduce the minimum lot width to 60 feet, and I would say the

1 minimum lot for both lots to 60 feet, subject to the following
2 conditions:

- 3 1. The Petitioner shall submit an Application for approval of the
4 Final Plat of Subdivision not later than one year after
5 preliminary approval has been granted by the Village Board.
- 6 2. Prior to the recording of the Final Plat of Subdivision, the
7 Petitioner shall be required to remove all structures and
8 improvements within the required seven-foot side yard
9 setbacks.
- 10 3. The Easement Provision on the Preliminary Plat should
11 correctly identify 'The Village of Northfield'.
- 12 4. The Legal Description on the Preliminary Plat should be
13 revised to indicate that Lots 1 and 2 are from a resubdivision
14 of Lots 2, 3 and 4 in Block 2 of the George F. Nixon and
15 Company's First Addition to Northfield.

16 CHAIRMAN WARGA: Do we have a second?

17 COMMISSIONER CALDWELL: Second.

18 CHAIRMAN WARGA: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN WARGA: Any opposed?

21 (No response.)

22 CHAIRMAN WARGA: So moved. Thank you very much, Mr. Damisch
23 and Mr. Chen.

24 MR. DAMISCH: Thank you.

1 MR. CHEN: Thank you.

2 CHAIRMAN WARGA: Thank you for coming tonight. And any new
3 business?

4 MS. KANE: I can provide an update to last month's meeting.
5 As you know, we deliberated the Fields BMW PUD Amendment, and the
6 Village Board did approve that ordinance granting the expansion of
7 the PUD subject to both the Plan Commission's and the Architectural
8 Commission's strong recommendation that the Village take the active
9 role in ensuring that the landscaping is planted in the 100-foot
10 Village right of way.

11 The ordinance was rewritten to clarify that a minimum
12 contribution of \$36,000 will be made to the Village and the Village
13 will oversee the planting of evergreen trees in that 100-foot way
14 along with the coordinated effort to contact each of those adjacent
15 homeowners so that they have some say in some of the species, some
16 of the location. But it will be based on good forestry practices
17 and that basically allows for 6-foot evergreens every 20-foot
18 spacing. So, about 65 trees along that frontage.

19 So, hopefully we'll get that screening put in place and
20 finally resolve the long term concerns of the adjacent property
21 owners.

22 CHAIRMAN WARGA: That's excellent news. I'm glad that worked
23 out. Any other discussion? Do we have a motion to adjourn?

24 (Motion to adjourn was moved and seconded.)

1 CHAIRMAN WARGA: All in favor?

2 (Chorus of ayes.)

3 CHAIRMAN WARGA: Any opposed?

4 (No response.)

5 CHAIRMAN WARGA: So moved.

6 (Whereupon the above meeting concluded at 7:23 p.m.)

7