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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ROBERT CALDWELL

ALSO PRESENT:

ANNE KANE

1 CHAIRMAN WARGA: I'd like to call to order the
2 March 5th, 2007 meeting of the Plan & Zoning Commission.
3 I am George Warga, the Chair, and I'd like to introduce
4 our Committee members starting down at my left here.

5 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

6 COMMISSIONER DOLAN: John Dolan.

7 COMMISSIONER RUBIN: Len Rubin.

8 COMMISSIONER HIELSCHER: Bill Hielscher.

9 COMMISSIONER STEIN: Joanna Stein.

10 COMMISSIONER deLOYS: Dan deLoys.

11 COMMISSIONER JONES: Philip Jones.

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

21 We have one item on the agenda tonight, and when
22 this public hearing is open, all petitioners, objectors
23 and any interested parties wishing to be heard on this
24 case will be have to be sworn in. So, please if you

1 have anything to say tonight, we want you to stand up
2 and be sworn in. If you think you're going to
3 participate, we'd like to swear you all in at one time.

4 All parties will then be given an opportunity to
5 speak after the petitioner and the Commission have
6 completed their discussions. Prior to speaking, all
7 parties must give their name and address or interest for
8 the record. We will ask you only to speak when you have
9 a microphone. So, we certainly have that, too. We have
10 a court reporter here so we have to make sure this is on
11 record.

12 So, our first order of business is Approval of
13 Summary Notes of the Plan and Zoning Commission,
14 February 5th, 2007. Do we have a motion?

15 (Motion was moved and seconded.)

16 CHAIRMAN WARGA: All in favor?

17 (Chorus of ayes.)

18 CHAIRMAN WARGA: Any opposed?

19 (No response.)

20 CHAIRMAN WARGA: So moved. Okay. Now, for our
21 item that we're all waiting for, 1884 Old Willow Road,
22 consideration of a request for a Special Use to allow
23 the construction of a multiple-family dwelling unit in
24 the R-6 Multiple Family Residential Zoning District,

1 comprised of a two-story six-unit condominium building
2 with underground parking for the property located at
3 1884 Old Willow Road submitted by Mr. Robert Wolkoff, G1
4 Northfield, LLC, Case 2007-02.

5 And who do we have on behalf to speak for the
6 presentation please? Oh, let's first swear everybody
7 in, anybody who is going to be talking tonight, anybody,
8 this is your chance to be sworn in. Okay.

9 (Witnesses sworn.)

10 CHAIRMAN WARGA: Thank you. All right. And we'll
11 have the presentation. Good evening.

12 MR. WOLKOFF: Hi, my name is Bob Wolkoff, I guess
13 officially Robert. And I just want to introduce myself
14 and the company and what we're trying, you know, just a
15 brief introduction of what we're trying to do. The
16 company is called Group One Investments. It's been
17 around since about 1968, started by my father. I came
18 into the business about ten years ago and, in fact, the
19 Valley Low Towers is a Group One developer, developed by
20 my father.

21 CHAIRMAN WARGA: Are you talking on Chestnut Street
22 in Glenview?

23 MR. WOLKOFF: Yes. And years ago now. So, what
24 we're proposing here is a concept, it's a condominium

1 concept that's targeted to the empty nesters called the
2 Isabella which is named after my middle daughter. And
3 we're exciting about doing this product and want to do
4 something of quality for the community. So, with that,
5 I'd like to turn it over to our architect who has taken
6 all the visions and has done a phenomenal job in my
7 opinion.

8 MR. MYEFSKI: Thank you very much. My name is John
9 Myefski with Myefski Cook Architects in Glencoe,
10 Illinois at 716 Vernon Avenue.

11 Tonight, we're really here to just walk you through
12 the whole project. I would like to compliment the City
13 Staff. They have been wonderful to work with through
14 this whole process, and I would tell you that it's
15 normal to have it that way so what you have in
16 Northfield is kind of special in that we've been able to
17 talk to the Staff very early on. We were able to submit
18 our project, get comments back, have it very well
19 documented, and then respond back to those comments.
20 So, we've had a chance to talk to all the different
21 departments. It doesn't mean that necessarily the
22 submittal is perfect at this point but we really hope
23 it's as close as we could get it before we could get
24 your comments.

1 CHAIRMAN WARGA: Thank you. I also would like to
2 recognize that, too, for the public record that we do
3 have a great staff in the Village of Northfield and our
4 citizens should be very proud of how our Staff handles
5 these projects. And thank you, Anne.

6 MR. MYEFSKI: The project itself is a six-unit
7 condominium building. And I will walk you through the
8 plans. I think you all have a copy of everything and
9 I'll try to go through somewhat in the same sequence.
10 And Gene Voldt with our office is also going to help me
11 out with that. So, does this work? No? If I click it
12 on?

13 CHAIRMAN WARGA: They really don't amplify per se.

14 MR. MYEFSKI: It's working?

15 CHAIRMAN WARGA: It's recording. Yes. That's the
16 main purpose.

17 MR. MYEFSKI: Okay. I think you have the site
18 plan, and I hope if there's anybody in the audience,
19 it's kind of hard for everybody to get a chance to see,
20 if you need to --. The site itself clearly is located
21 on Old Willow Road. Everybody is somewhat familiar with
22 the exact location.

23 Currently, there is a -- well, if you look on the
24 site plan, I'll stand over here, if you look on your

1 site plan, basically what we're trying to do is we're
2 going to remove the single-family residence. The site
3 itself is on parallel ground and offers some unique
4 circumstances which has I think been the case for most
5 of the properties that are along Old Willow Road. But
6 it's 154 feet in the Old Willow Road direction and 250
7 feet deep.

8 Currently, there is a setback at the front which is
9 30 feet, 25 feet at the rear. And then there is a ten-
10 foot easement along the south. And then because of the
11 differentiating setbacks, we have a six-foot setback on
12 the north side, and then on the south side it's 10.5
13 feet.

14 What we propose to do when you're developing the
15 project itself is to find a way to locate the building
16 which effectively is driven for all intents and purposes
17 by parking. Any time you do a condominium building,
18 especially with this small scale, parking is going to be
19 an all driving factor. With that structure and that
20 layout, it's kind of the one of the beginning building
21 blocks that you need to build on.

22 So, starting with the parking, it obviously doesn't
23 work good in the parallel grounds, you end up with a
24 rectangle, and that's really where we've placed it in

1 the site. We did intentionally try to find a way to
2 allow the building to be as narrow as possible in the
3 east-west direction so that it wouldn't have as much
4 impact on any of the nearest -- townhouses and
5 apartments to the south. We did want to propose that we
6 set the building back as far as we could from the
7 property, and in doing that, the current location
8 actually is pretty much driven by pushing it back to the
9 very rear corner of the site. So, that rectangle fits
10 within that portion.

11 Once we established that, we needed to figure out
12 how we were going to get down to the parking and how the
13 parking itself will work and how the traffic flow will
14 work. So, really we just came out of Old Willow Road
15 perpendicular. We wanted to create a circular drive
16 which would create an entrance and then somehow have a
17 ramp that would go up and back which happens to go to
18 the north and leads you down to the parking that's down
19 the road.

20 We currently have 13 new parking spaces within the
21 building, we'll view that in a second, 12 are required.
22 Since there are six units, we're required to have two
23 units, two parking spaces per unit. So, 12 are
24 required. We have 13 in the lower level inside which is

1 sort of inside parking. And then we have four guest
2 spaces outside.

3 Let me tell you that that's actually probably the
4 most extra parking we've ever put in a project of this
5 style. It certainly is applicable, it was one of the
6 owner's concerns because Old Willow Road is not parking
7 friendly so what could we do to accommodate that. So,
8 effectively, we have five extra parking spaces. And
9 generally, we've done a few projects of this size and
10 that's actually been the size of the extra parking
11 spaces which has worked very well for the traditional --

12 You can never really count the one we have -- very
13 large parking but we've typically not seen that happen
14 in a condominium village. So, it typically will very
15 easily, you know, handle the amount of parking that will
16 come for a small event, takes care of the delivery
17 things. The UPS guys generally park right in front, no
18 matter what you do anyways. But it does allow and gives
19 that extra parking space to help them.

20 We wanted to find a way to balance that which would
21 mean creating kind of a central landscaping and really
22 allowing the site to work from a landscape perspective.
23 At the very front of the site parallel to Old Willow
24 Road, there's a small monument sign which really just

1 has the name of the project on it. And then in the
2 center of this is landscaping, and effectively the
3 circular drive frames and centers on the building
4 itself.

5 On the landscape plan, we just highlighted the
6 outline of the building itself. And the fact that we --
7 mainly in consideration of one of the biggest concerns
8 that we had to deal with which was storm water
9 detention. And in order for the storm water to work on
10 this site, effectively we need to capture all of the
11 existing storm water that would occur from anything
12 that's developed on the site, contain it and allow it to
13 be released in a very minimal portion over a period of
14 time.

15 How we've been able to do that is two-fold. One,
16 allowing for larger sized piping within the site
17 development itself from where there's a manhole up front
18 to the parking area up front. And as to what would
19 happen along the side are other catch basins and
20 manholes, we have a very large pipe in the ground, the
21 water goes into that very large pipe, and then it's led
22 back to a small storm water detention area which is
23 located at the very rear of the project.

24 Getting to the civil engineering drawings of which

1 there are many, effectively what we've done is we just
2 graded the back of the site up slightly, it's exactly
3 the same grading at anywhere that it would meet the
4 adjoining property. But it's graded up slightly and
5 then there is a depression created at this area. That
6 depression allows for the storm water to have a place to
7 be to be stored. That water effectively goes there
8 during any heavy hundred-year storm event. It would
9 stay in that and then it slowly releases that. That's
10 why you see this larger area opening to the back.

11 So, I think it's fairly safe to say in a
12 development like this the goal is effectively to get a
13 hundred percent control of storm water. That's
14 something the existing site wouldn't have because you
15 wouldn't see that in a residential development. But in
16 a multi-family or commercial nature project, you really
17 need to do that. So, in doing that, we feel very
18 comfortable in saying that there will be no impact from
19 storm water and that's something that the Staff will
20 need to approve as we go along. The engineering
21 drawings have done that but the final engineering
22 drawings will have to go -- that as well.

23 The site does touch on the flood plain but none of
24 our development will actually be within the flood plain,

1 so as not to impact the --

2 The site itself from a landscaping perspective is
3 something that we will address, I believe it's next
4 week, with the Architectural Review Commission, at which
5 point we'll get into great detail of all the landscaping
6 issues and everything that we're intending to plant
7 here. Some of the major trees that we've been able to
8 save are primarily located at the front of the site.
9 The other trees which need to be replaced will be
10 replaced within the site. And it's a mixture of both
11 evergreen, citrus and a variety of plantings. We used
12 Bernie Jacobs from Jacobs Ryan to do the landscaping, a
13 very well known landscape architect. Bernie has done
14 projects like Fort Sheridan, The Glens, so, he's really
15 given us a great chance to do a kind of high quality
16 development.

17 The primary thing that we did want to try to do was
18 to provide screening along both the north and south
19 property line. So, we have done that right now and
20 that's both with a combination of evergreen and also
21 other planting material. One of the things about the
22 area to the south that we did confirm with Staff is
23 although there's a ten-foot utility easement there, it's
24 okay to plant smaller trees, smaller evergreens into

1 that easement. Currently, the only thing that would
2 really be in that easement would be some of our storm
3 water detention piping which would just lead to the back
4 portion of the site.

5 One of the things that will come up in our
6 discussion tonight will be, there's basically three
7 variances that we foresee here. Whether they're
8 engineering related or architecturally related, I think
9 what I'll try to do is explain them very quickly. The
10 first one is we're trying to get the access drive into
11 our site to be wider than what would normally be
12 permitted. We need that to allow a chance for emergency
13 vehicle as well as just transportation in and out of our
14 site to turn around properly. So, the final dimension
15 of what we are proposing will be 30 feet, and that's the
16 width of the actual access ramp into the --

17 The other issue is that there is a set amount of
18 impervious surface which is permitted in the front yard.

19 The front yard will be from the 30-foot point forward.

20 And because of the ramp, and that's primarily the
21 reason, because of the ramp and in fact that we have a
22 little extra paving in that 30-foot width, we'll go over
23 the standard amount of impervious area that would
24 normally be permitted in the front yard. One of the key

1 reasons for that though I think is Engineering wants to
2 have less impervious surface because typically it's not
3 controlled.

4 So, we believe that Staff was supportive of the
5 concept under the guidelines that basically we're going
6 to take care of all the storm water in the site. So,
7 there should not be any negative impact. If we didn't
8 have that impervious area located up closer to the
9 front, it would actually mean we probably have to locate
10 it farther within the site. Then it would be permitted
11 because it wouldn't be in the front yard but we'd still
12 have just as much impervious surface if not more on the
13 site.

14 One of the options to eliminate that impervious
15 surface would be to move the ramp to the south side.
16 But one of the things that we didn't want to do there
17 was locate a much longer ramp along the south side. It
18 would limit the number of guest parking spaces we have.
19 And we felt like there was a better balance to just
20 offer four guest parking spaces, very well screened on
21 the south side, and then have a limited ramp which wraps
22 to the north side. That just would make that ramp push
23 a little bit farther into the setback. Again, none of
24 the building even comes close to being near that primary

1 setback.

2 The last issue really involves the air conditioning
3 condensers, and I'll touch on that as I walk through the
4 drawings. But currently, the air conditioning
5 condensers are only permitted to be in the rear yard and
6 they need to be screened. We would propose that under
7 our basic scheme, and that's actually just to put the AC
8 condensers on the back, two of them on either side and
9 then one of them in the terrace. What we would prefer
10 to do is locate them on the front, three on either side
11 of the front entry area, and then I'll walk you through
12 the screened element which would be a masonry wall which
13 would enclose them.

14 The advantage of that is it's not going to bother
15 our residents as far as the bedrooms go because
16 typically bedrooms go to the back. We think they will
17 have far less impact on the surrounding neighbors and it
18 will actually be much better screened. I believe it's
19 more or less a technicality and in the sense that
20 they're not permitted in the front yard. One of the
21 issues that would be is that we're actually trying to
22 propose them in the front yard, so that's why we're
23 requesting that variation.

24 Again, for the benefit of the audience and anybody

1 who lives out there, you'll ramp down as had been
2 mentioned along that north side, you ramp into the
3 building, it's effectively a simple rectangle. One of
4 the things we've been able to do is actually take out
5 three parking spaces that could be in the lower level
6 and provide actual reasonable amount of storage. And
7 it's one of the first projects we're actually giving
8 everybody an 8 x 9 x 10 storage area on the lower level.
9 In addition to that, then there is also parking which is
10 located -- By adding the storage on either end also
11 allows more maneuverability for the vehicles to pull
12 into their space and have the space to back up.

13 In that lower level, there is also an elevator.
14 That's where the trash room is located. Trash will have
15 two to three containers which can be stored there.
16 Typically, what would happen with the trash bins, when
17 one or two of those are filled up, they will be taken
18 out on a weekly or bi-weekly basis, rolled up to the
19 top. They're small enough that they can do that, and
20 then they're lowered into a truck. That typically would
21 be done probably but we're always open to the idea that
22 it -- so that's when I don't have an answer. We just
23 made an assumption that that will be handled privately
24 through the condominium association.

1 When the trash is done, the containers will be
2 rolled back. And effectively there's a large chute
3 which runs between the building so anybody can just go
4 out on their floor, drop the trash in and it goes right
5 down in the basement to where -- down here. The
6 equipment room is located down there, and then the
7 storage. There is one stairway which would lead you up
8 and down and there's a secondary exit which allows you
9 to walk out along the ramp. We do have a mop sink
10 located in this corner, so there will be hot and cold
11 water down there which will allow somebody the ability
12 to wash their car.

13 The units themselves are laid out so that their
14 preferred entry, effectively you'd walk into a
15 vestibule, there is a lobby area here, elevator and mail
16 room. And then it's divided into three units. There is
17 one central unit located across the back which shall of
18 course cover the entire back. But all of those rooms
19 would have a view to the back. And that's a three-
20 bedroom units. And on either side are also three-
21 bedroom units. Those units are slightly larger because
22 they have wider --

23 The great room is located on the front. There's an
24 open veranda located on the front. And then they have a

1 small terrace located on the back. The center unit in
2 the back has a large terrace that floats up to the west.
3 All of those units are effectively three-bedroom units.
4 One of them though is -- library.

5 MR. WOLKOFF: John?

6 MR. MYEFSKI: Yes?

7 MR. WOLKOFF: I just want to point out, one of the
8 things we wanted to created was --

9 CHAIRMAN WARGA: Can you use the microphone, Bob?
10 Thanks.

11 MR. WOLKOFF: One of the things we wanted to create
12 was a combination of open public space for entertaining
13 as well as open private space for, you know for if you
14 want to have a little privacy, so that's why we put the
15 study behind the master bedroom and then the terrace
16 here. And then this unit clearly has a huge veranda and
17 a fireplace.

18 MR. MYEFSKI: And I think the idea was to try and
19 take advantage of the site and allow the primary view to
20 see out the westerly view to the back. So, at least the
21 units that are located on the front have the ability to
22 have their master, a small study area and then a view
23 that would go to the west.

24 When you're talking about the second floor, in

1 effect it does exactly the same thing. The only slight
2 difference is that when you get up to the second floor,
3 and I'll talk about that on the elevation, from there it
4 kind of goes from a terrace area at the front, somewhat
5 of a veranda, it's really just an architectural veranda,
6 because at that point you have an open trellis directly
7 over your head where if you're on the first floor,
8 you'll have a floor of the floor above over your head.

9 The air conditioning condensers that we had
10 mentioned would typically be located per code within
11 these two spots on the back, either behind here and then
12 one on each level, and then there would be one on the
13 second floor unit located there. So, those are the
14 three units that would be permitted by code. And what
15 we're really proposing to do is simply, and just for the
16 benefit of a few -- relocate those six units to where
17 I've highlighted it in kind of the shaded area.

18 So, with those AC units that would be placed up
19 here, there is an access gate that would swing open and
20 there is a masonry wall which I'll talk about in a
21 little bit that wraps itself all the way around. Other
22 than that, I think the main kind of thing is to kind of
23 give you the overview on it architecturally. What we
24 tried to do is combine several different styles so it is

1 somewhat eclectic but it definitely draws on kind of
2 like a French country feel. This is intended to be an
3 old stone look. We do intend to use cultured stone to
4 do that but it looks exactly like real stone. The only
5 reason we're using is it's much less thickness in weight
6 and material. The actual material of cultured stone
7 costs basically a little bit more than real stone but
8 the installation is something else.

9 When we go through the Architectural Review
10 Commission, we'll show them that. We've done that on
11 many other projects. And honestly, sometimes we
12 actually mix the portions of the stone, so that's going
13 to be the field of the stone that you would see on the
14 property. That's basically we ran the stone down, but
15 any place you'd see kind of a highlighted or a cut stone
16 above a window or between windows like here and here,
17 that will actually be limestone that's actually just cut
18 above that so that's real, natural.

19 The -- sits on top of any - of real limestone. The
20 trellis work itself and all of the terraces and columns
21 will actually be all real wood and it's smooth cut
22 cedar. The trellis work will be the same on the top.
23 Basically, we have some small, decorative elements of
24 shutters.

1 Right now, the roof itself that you're looking at
2 will -- here. For the benefit of the Board, the
3 exterior material finish probably runs through that --
4 but basically what we're going to supply you with is
5 what we think is just a real quality project. The
6 roofing material itself would be like a 35-year, heavy,
7 architecturally textured asphalt. So, it would be
8 wonderful -- and the doors and windows themselves will
9 actually be a clad door but with dividing lights with
10 simulated -- so it's actually, it's close to a window
11 that we could get to meet somewhat of an architectural
12 historical style -- Things like the garage door down
13 below will be -- And effectively, the lighting and some
14 of those details are things that we'll work through in
15 great detail with the Architectural Review Commission.

16 When you go down the ramp to get to the lower
17 level, we're actually going to -- poured concrete, so
18 the ramp itself will have a form liner, so we put a
19 liner in and then when you pour the concrete in and
20 remove the form liner, that gives us the look of real
21 stone. It's not real stone. It doesn't look exactly
22 like real stone but it's really a real, wonderful
23 concrete wall that you're -- And we really need to do
24 that because of the thickness of the wall. What we're

1 trying to retain as far as the -- goes, it doesn't make
2 any practical sense to try to skim that --

3 One other thing that we have in our package for you
4 to consider is that we don't know, on the very rear
5 terrace, we're showing a chimney element here and that
6 is an option. We would like to keep optional for the
7 folks that would buy that unit -- decision on but we'd
8 really like to market with that first. So, we're
9 submitting it to you with -- to show with the fireplace
10 and to show it with a, against that element at the back,
11 we think it's a wonderful architectural element, would
12 be taken out. The trellis work would extend across, so
13 the west elevation that you have in your packet shows it
14 without the fireplace, shows the two-story with porch
15 element with trellis and terrace below, and then the
16 west elevation with the chimney option actually shows
17 you the two-story chimney element which would be --

18 If one person were to select the chimney option,
19 then we obviously have to put the entire thing in. So,
20 this could go in either for both or not at all.

21 The chimney element itself again is with stone,
22 with stone -- at the very top of the chimney element is
23 copper detail with a smaller copper roof. The vertical
24 portions of that are actually also elements that we're

1 using to help tie some of the venting that we have. So,
2 within this kind of grouped little chimney element, some
3 of them will have actual venting for the fireplaces
4 inside. Some of them will have things like bathroom
5 vents and others -- as well.

6 I think given that, that kind of runs you through
7 overall the building. And I hope I've tried to at least
8 cover some of the different issues that we're referring
9 to with the variance. Obviously the special use is
10 something not unique. It's an something a lot of
11 communities are starting to look at. We want -- the
12 multi-family itself creates a special use but the
13 underlying use of multi-family is permitted within the
14 zoning district which is a chance for you to really look
15 at it. One of the benefits for us is it allows us to
16 come in front of you with some of these other ideas that
17 have to deal with impervious surface, the actual width
18 of the driveway, and then the -- possibility if you
19 concur with us that these things make sense --

20 CHAIRMAN WARGA: Thank you, John.

21 MR. MYEFSKI: Thank you.

22 CHAIRMAN WARGA: Commissioners, questions? We have
23 questions for the Commission. First we'll have the,
24 yes, we'll have time after we complete our discussion.

1 But any questions by the Commissioners?

2 COMMISSIONER STEIN: I have one. If you do move
3 the air conditioning condensers to the front of the
4 building, I see you've put the electrical meters and the
5 gas meters over on the side of the building, are those
6 items subject to setback requirements? In other words,
7 it's right in the --

8 MS. KANE: No, and mostly those types of
9 obstructions are allowed up to 10 percent of the
10 required side yard, so provided they don't extend.

11 COMMISSIONER STEIN: Is that the planned location
12 for that? Are they enclosed?

13 MR. MYEFSKI: Yes. Actually the gas meters and the
14 electrical meters are basically enclosed but there's a
15 meter that would show up and then we intend to landscape
16 to height level.

17 COMMISSIONER STEIN: Okay.

18 MR. MYEFSKI: So, they don't have any really
19 operating parts that are making noise. I think the
20 primary concern with the AC condensers is that they have
21 been very routine in the past. Even the ones that we'll
22 put in, whether they're the back or the front would
23 actually be the newest -- the concept is a good one.
24 Keep them in the front or the back so they're not

1 generating noise --

2 CHAIRMAN WARGA: Other questions?

3 COMMISSIONER RUBIN: The retention area for flood,
4 is it large enough to contain the kind of water that you
5 might see on your lot?

6 MR. MYEFSKI: It meets the hundred-year flood plan.
7 That's the standard that we have to meet, yes.

8 COMMISSIONER RUBIN: Does it exceed the hundred-
9 year?

10 MR. MYEFSKI: It doesn't exceed it because that's
11 actually what they designed it for. I think technically
12 we probably have a six-inch overlap with a slight
13 variation for us to capture a little bit more. But it
14 basically meets, that's the criteria and it meets the --

15 COMMISSIONER RUBIN: And what happens to the extra
16 water if the rainfall flooding exceeds the hundred-year
17 plan as it often does?

18 MR. MYEFSKI: If it were, again that, it typically
19 doesn't take into consideration that the landscaped area
20 that we're providing also will absorb a certain amount
21 of water. So, those given events -- On a dry summer
22 day, you could get a big flash storm, one of the best
23 things you can do is just hold it long enough so some of
24 it gets to evaporate on the ground. On a weekly basis

1 where you have three or four days of rain and the ground
2 is very soggy, then you don't have the ability to do
3 that. But once it would actually peak and reach its
4 maximum flow -- where's the plan?

5 Then, and I'm going to read -- once you've reached
6 that peak, there is a low point which is where the water
7 comes into it and fills up and there are two overflow
8 pipelines and what happens is the overflow pipelines
9 have both been directed together and have been sent to a
10 central spot which is almost in the center of the site -
11 - and that would allow in that event of a hundred-year
12 or 150-year storm event for that water to be controlled
13 and directed in that direction.

14 COMMISSIONER RUBIN: And what's in that direction?
15 Where would the water go?

16 MR. MYEFSKI: The water would go in that -- which
17 is located to the west.

18 COMMISSIONER RUBIN: I assume that that wouldn't
19 result in flooding of your parking areas in the
20 basement, right?

21 MR. MYEFSKI: No. The flooding of parking areas in
22 the basement will be separated basically because we have
23 such a large amount of -- here, it's effectively an
24 earthen dam, not to mention the fact that we would

1 waterproof the outside of the foundation walls. And
2 then we do have a separate sump system in here in the
3 back that's just for the basin itself. But in that
4 event, effectively where that water goes is it's
5 directed in a controlled way back into the plain, so it
6 wouldn't have any impact on the neighbors.
7 Theoretically, it would have an impact on the flood
8 plain but there is a certain criteria which it's
9 typically designed for in that hundred-year plan.

10 And you know, I actually tend to agree that we do
11 hit the hundred-year quite often. But it can happen in
12 a two-year period or in say ten years. I think last
13 summer we might have hit it twice. And it depends on
14 the amount of storm. Typically when you actually
15 confront the civil engineer with that, they'll prove to
16 you that the hundred-year event is actually more like a
17 75 or 80-year. So, there is some extra built in for
18 that.

19 CHAIRMAN WARGA: Other questions, Commissioners?
20 Okay. Now, so we'll go in order of how we'll talk other
21 presentations. Any objectors, first of all? Objectors?
22 Okay, no objectors.

23 Interested persons? I believe you might be an
24 interested person. Then could you come take a

1 microphone and state your name and address please?

2 Excuse me, were you sworn?

3 MS. McCLURE: Beg your pardon?

4 CHAIRMAN WARGA: Were you sworn in?

5 MS. McCLURE: Oh, no.

6 CHAIRMAN WARGA: Can you swear her in?

7 (Witness sworn.)

8 MS. McCLURE: Joan McClure, M-c-C-l-u-r-e. And I'm
9 the vice president of the Willow Green Condominium
10 Association which is just south of the proposed
11 building. And you asked the question that I was going
12 to ask about the flood plain because we do have kind of
13 a problem on occasion with water.

14 The other thing I wanted to ask is there's a hedge
15 that we have that goes along the property that separates
16 the proposed building or the houses there now from our
17 condominiums. And I'm just wondering what was going to
18 happen to that hedge. I'm not sure whether it's
19 completely on our property or
20 the 1884 property.

21 MR. WOLKOFF: It's yours.

22 MS. McCLURE: Beg your pardon?

23 MR. WOLKOFF: It's on your side.

24 MS. McCLURE: It's on our side. So, it will just

1 stay where it is then. And you're planning to put
2 evergreens --

3 MR. MYEFSKI: Yes. Your hedge would just remain on
4 your property. We don't show it on our plan but it's on
5 your lot -- and from what we can tell, it is all on your
6 property. Even portions that might be translated or --
7 we're effectively proposing to transplant the existing
8 evergreen around the site in the southern portion along
9 here to be the direct buffer in front of our building.
10 And then as you go through the building forward all the
11 way up towards the front property line, it's a
12 combination of citrus-evergreen bushes. It's a little
13 bit softer because then we're not trying to hide the
14 architecture, we're simply trying to soften the buffer
15 between your property and --

16 MS. McCLURE: I have one other question and I'm
17 just curious about this. The air conditioners are going
18 to be contained within some type -- the air conditioners
19 have to be out and not obstructed.

20 MR. MYEFSKI: They do and one of the things that,
21 well, we're proposing is that we actually would like to
22 build this wall which is approximately four feet high.
23 And its size looks large enough so that we can get
24 approximately 12 to 18 inches around the air

1 conditioning condenser because what we need to do is
2 we're using five air conditioners that allow for the air
3 to ventilate around it through almost 80 percent the
4 exterior. Some of them just go to one side and some
5 allow two sides. This one is about 80 percent, so 20
6 percent is basically where the -- and then the biggest
7 area that you need is to allow the air to go up. So, it
8 sucks the air in and then it blows it out and that's
9 what allows --

10 So, the part that goes up is completely open but
11 we've less space --

12 MS. McCLURE: Thank you very much.

13 CHAIRMAN WARGA: Is there anybody else who would
14 like to participate then? Yes, please take the
15 microphone and then you can introduce yourself.

16 MR. LEVINS: Dan Levins, L-e-v-i-n-s.

17 CHAIRMAN WARGA: And where do you live, Dan?

18 MR. LEVINS: Oh, I'm sorry, 1881 Willowview, I live
19 in that tower home. I'm a little nervous because I'm
20 not used to this sort of formality I suppose.

21 My window is my interest in this since my window
22 faces right out into the yard there which is very nice,
23 very pretty view, a lot of open space. Certainly now
24 I'm going to have possibly a wall in front of my, you

1 know, basically my back yard which is kind of sad. You
2 posed a question, do object to it. Of course I object
3 to it but I do realize that things change and people
4 build and, you know, that's great for everybody.

5 I guess I have a few questions. One question is if
6 I was to object, what does that do? Like what kind of
7 rights do you have when you object? Does that make
8 sense?

9 COMMISSIONER HIELSCHER: Well, I think what you
10 need to understand, first and foremost, is this
11 Commission simply makes a recommendation to the Village
12 Board. The Village Board has the final say along with
13 the Architectural Commission as to lighting and
14 landscape, things of that nature. We simply make a
15 recommendation to the Village Board. So, I would
16 suggest to you, I mean, by being an objector, you're
17 given the chance to stand up and speak and voice your
18 opinion.

19 I would suggest to you that you attend the Village
20 Board meeting with respect to this project which I
21 believe is March 12th?

22 MS. KANE: March 20th.

23 COMMISSIONER HIELSCHER: 20th, excuse me. And
24 you'll be entitled to speak to the Village Board as

1 well.

2 MR. LEVINS: That wasn't the, don't they have to
3 also --

4 COMMISSIONER HIELSCHER: That might be
5 Architectural.

6 MS. KANE: That would be the Architectural
7 Commission's review of it.

8 MR. LEVINS: Oh, it's Architectural than the Board.

9 COMMISSIONER HIELSCHER: Right.

10 MR. LEVINS: And then my questions were answered on
11 garbage, those were answered about that and traffic flow
12 and certainly the flood issue which you dealt with. And
13 we do get a lot of water in that flood plain. It
14 becomes a lake. And really if you took a picture of it
15 after the water came up, it looks like a lake. But it
16 certainly sounds like that they dealt with all of that
17 with the water piping and all the things that sound
18 right.

19 I'm going to put, you know, as a Northfield
20 resident, a lot of faith in you and the Board and the
21 Architectural and certainly the developers that this
22 hopefully goes off as -- because it's good for
23 everybody. I think, I'm sure it will be a beautiful
24 development. I have a lot of faith in that. I've grown

1 up in North Shore and I know you're not going to build
2 something, you know, that's low standard but I'm
3 certainly concerned about other things and I don't even
4 know if we should be dealing with it here. Construction
5 and all that sort of thing, when does it start, when
6 does it stop, what are the hours. I have a two-year-old
7 daughter and her window faces right out to the -- also,
8 so I don't know if we can address that now or not.

9 CHAIRMAN WARGA: That doesn't actually get
10 addressed now but certainly the Village, there are
11 regulations in how things get done as far as the
12 construction, the times that they can do, start making
13 noise and things of that sort. And this forum
14 definitely provides input to the developer because we
15 really believe Northfield has good neighbor policy. And
16 even though everything doesn't have to be written down
17 and legally a matter but certainly our experience has
18 been that the people who've worked within our Village
19 have worked as a good neighbor. So, we appreciate your
20 input and that's what this is for.

21 MR. LEVINS: Okay.

22 COMMISSIONER HIELSCHER: And I would also just add,
23 you know, on the basis of what's been presented to us
24 tonight particularly as it relates to these air

1 conditioning units, I think your potential new neighbor
2 is really doing everything they can within their power
3 to be a good neighbor.

4 MS. KANE: And I just want to reiterate that from
5 Staff's initial meeting with the design team, from the
6 get go they strove to satisfy all of our zoning
7 requirements. It's been very apparent. And the
8 variations that they are seeking this evening have been
9 driven by Staff's own review of these plans to mitigate
10 negative effects on adjacent property owners. We have
11 already had initial discussions with the design team on
12 the constraints of this site and the challenges posed by
13 getting the detention in initially before the building's
14 foundation goes in. So, they are very aware of not only
15 the constraints of this site but we will make certain
16 that they work within the parameters that are acceptable
17 to this community.

18 CHAIRMAN WARGA: Bob, did you want to say something
19 on that?

20 MR. WOLKOFF: A lot of times it's daunting, change
21 is daunting, you know, what's going to happen -- how is
22 my view going to change. But sometimes, you know, our
23 goal, our intent is really to create something that
24 beautifies the neighborhood and creates a community and

1 atmosphere that's a win-win. And that is our intent
2 with the whole development. Thank you.

3 CHAIRMAN WARGA: Are there any other questions,
4 comments? Anybody else in the audience having anything
5 that they need to voice out? Okay. Commission, any
6 final questions? And do we have a motion?

7 COMMISSIONER HIELSCHER: Yes.

8 A motion to approve and recommend to the Village Board
9 for approval a Special Use to construct the six-unit
10 multi-family residential condominium in the R-6 Multiple
11 Family Residential District for the property located at
12 1884 Old Willow Road with zoning variations as detailed
13 in a memorandum from Staff, dated March 1st, 2007, and
14 in accordance with the Petitioner's Presentation Packet
15 and Application Materials, date stamped received
16 February 23rd, 2007, also subject to the following
17 conditions:

18 1. An approval pursuant to any requested review by a
19 Village consultant, staff member, Board of
20 Commission shall be an approval of only those items
21 specified in any motions, resolution, ordinance, or
22 written report. Under no circumstances shall such
23 an approval be deemed to be the approval of any
24 other matter by virtue of the fact that those other

1 matters may appear on the supporting documents such
2 as a site plan, engineering plan, or plat that was
3 subject of the review. Neither shall any such
4 written approval be deemed to be an approval of any
5 matter which is within the jurisdiction of any
6 other Village consultant, staff member, Board or
7 Commission or any County, State or Federal Agency.

8 2. The building elevations, building materials and
9 colors, tree preservation and landscape plan, site
10 lighting and any signage shall be subject to the
11 review and approval of the Architectural
12 Commission.

13 3. The proposed site layout provides adequate fire
14 lane accessibility to the structure. Any
15 subsequent Site Plan modifications shall be subject
16 to the review and approval of the Fire Prevention
17 Inspector.

18 4. Final storm water detention calculations and
19 detailed drawings shall be provided with any future
20 Site Work permit applications.

21 CHAIRMAN WARGA: Do we have a second?

22 COMMISSIONER RUBIN: Second.

23 CHAIRMAN WARGA: All in favor?

24 (Chorus of ayes.)

1 CHAIRMAN WARGA: Any opposed?

2 (No response.)

3 CHAIRMAN WARGA: So moved. And again, this will be
4 reviewed at the Village Board meeting, Tuesday, March
5 20th.

6 Do we have any new business, anybody?

7 COMMISSIONER HIELSCHER: Motion to adjourn.

8 CHAIRMAN WARGA: Second?

9 COMMISSIONER DOLAN: Second.

10 CHAIRMAN WARGA: All in favor?

11 (Chorus of ayes.)

12 CHAIRMAN WARGA: So moved. Thank you, everybody,
13 and thank you for the fine presentation. We appreciate
14 that.

15 (Whereupon the above meeting concluded at 7:47
16 p.m.)