

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, Second Floor Multi-Purpose Room,
Northfield, Illinois on the 5th day of May, 2008, at the
hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

PHILIP JONES

ALSO PRESENT:

ANNE KANE, Community Development Director

1 CHAIRMAN WARGA: I'd like to call to order the May 5th,
2 2008 meeting of the Plan & Zoning Commission. I am George
3 Warga, Chair of the Commission, and the members of our
4 Committee will now introduce themselves. Starting on my left?

5 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

6 COMMISSIONER DOLAN: John Dolan.

7 COMMISSIONER RUBIN: Len Rubin.

8 COMMISSIONER CALDWELL: Bob Caldwell.

9 COMMISSIONER HIELSCHER: Bill Hielscher.

10 COMMISSIONER deLOYS: Dan deLoys.

11 COMMISSIONER STEIN: Joanna Stein.

12 CHAIRMAN WARGA: The purpose of this meeting is to hold
13 a public hearing to review development proposals and provide
14 a forum for public input. The Committee then makes a
15 recommendation, and I emphasize recommendation only, to the
16 Village Board of Trustees. The Board will review the items
17 being discussed tonight at their next meeting which is
18 scheduled for May 20th, Tuesday, 2008.

19 The public hearing is open for a particular case. All
20 petitioners, objectors and any interested parties wishing to
21 be heard on the case will be asked to be sworn in. All
22 parties will then be given an opportunity to speak after the
23 petitioner and the Commission have completed their

1 discussions.

2 Prior to speaking, we'd like to have you give your name
3 and address for the record and your interest. And please, do
4 we need a microphone tonight?

5 MR. COURT REPORTER: Yes.

6 CHAIRMAN WARGA: Thank you. I'd ask you to speak into
7 the microphone so that Greg, our court reporter, can get
8 proper documentation.

9 We have one item on our agenda tonight, 225 Shadowood
10 Lane, request for a Special Use to allow for a 1,003.68
11 square-foot attached two-car garage and 1,236.83 square feet
12 detached three-car garage, for a total of 2,240.51 square
13 feet. In accordance with Section 5-2.B of the Northfield
14 Zoning Ordinance, any garage in excess of 1,200 square feet
15 in the R-1 Countryside Residential District is defined as a
16 Special Use. The petitioner is Bert Getz, Jr., Case 2008-
17 0040.

18 Before we get to that, do we have an approval for
19 summary notes?

20 COMMISSIONER RUBIN: Move to approve.

21 COMMISSIONER HIELSCHER: Second.

22 CHAIRMAN WARGA: And this is for the summary notes of
23 the Plan & Zoning Commission, April 7th, 2008 and we have a

1 second. And all in favor?

2 (Chorus of ayes.)

3 CHAIRMAN WARGA: Any opposed?

4 (No response.)

5 CHAIRMAN WARGA: Okay. So, our first order of
6 business, 225 Shadowood Lane, and who would like to step
7 forward and speak on behalf?

8 MR. GETZ: I will. Good evening. Some of you I know
9 so there's familiar faces. We've lived in Northfield since
10 2000. Do I, I'm trying to put the mike right here.

11 MR. COURT REPORTER: Just the use the mike there. Just
12 speak up.

13 MR. GETZ: Okay.

14 CHAIRMAN WARGA: Let's swear -- anybody else want to
15 speak tonight? Yes, so let's have you all sworn in.

16 (Witnesses sworn.)

17 MR. GETZ: As you know, well, you may not know, but in
18 2004, I purchased the lots commonly known as 225 Shadowood,
19 and it's a two-acre site. And as you know, I have built our
20 home in and now both of our neighbors and we have a
21 relationship with them. When we as a courtesy invited Stacy
22 and Anne and Ron to come by as we were sort of wrapping up
23 the design phase of our project and hopeful to come into the

1 Village for a permit to do our construction and break ground
2 this summer. Anne and Stacy pointed out quickly that the
3 garage function, that we have exceeded the allowable square
4 footage of that which I should know but I actually didn't
5 think about it or catch it because I'm on the Zoning Board of
6 Appeals and I do know the codes well. And obviously our
7 architect knows the codes well. And with a two-acre lot,
8 there is no distinction between one acre and two acres with
9 an R-1 designation.

10 So, if you think about 1,200 feet being allowable on an
11 R-1 40,000-foot lot, one might surmise that you'd have access
12 to 24,000 feet with two acres. Well, in fact, that's not
13 quite the case. So, Village officials pointed out to us,
14 hey, you know, there is a formality and a process you need to
15 go through. You need to petition this to Plan & Zoning
16 Commission and seek their recommendation or affirmation, and
17 then ultimately it will go to the Council for their ultimate
18 approval or rejection, however it may be.

19 So, we have designed, and I think all of you have, do
20 you have an engineering plan or do you have a site plan as
21 well from the Lakota Group? I think what, again, tonight,
22 the discussion tonight is about the garage. And I just want
23 to be clear and I know that we can talk about some of the

1 hydraulics which are a favorite past time of all us residents
2 in Northfield.

3 But as far as the garage goes, the idea of what we've
4 designed here, and if you have the plan, what we did is this
5 is really the third home I will have built or our company,
6 Merit Homes, will have built in the Village of Northfield.
7 And just as a way of design function and sort of a way that
8 we've always tried to build our homes, certainly the ones in
9 Northfield, is to not have the garage doors facing the road,
10 the thoroughfares and whatnot, the primary roads. So, if you
11 know 480 Wagner, where I lived, we had it tucked around the
12 back. 305 Shadowood where we currently live, it's not on the
13 Shadowood Lane, it's off the easement that services the two
14 homes.

15 And this design, and I don't know if it's on here, does
16 it show? Oh, it's on there. Really affords us two things.
17 One is it provides us a great deal of privacy for the primary
18 living part of our home which is the western front, but it
19 also shields passerby's from the 'garage door syndrome' as I
20 like to call it. And I'm well versed as to how
21 municipalities arrive at restrictions on how much garage
22 space to have, it's because you don't want to see rows and
23 rows of garage doors. And I'm certainly sensitive to that.

1 So, the two garages are single-story. The primary
2 function or the primary body of the home is two-story, but
3 both garages are one-story so they're not tall. And again,
4 the idea was to make them of the same architectural character
5 and materials which is stucco. The windows in the garage are
6 actually what's called an Adirondack window where they sort
7 of push out from the bottom. And the whole property or the
8 whole structure will be a blue slate roof, so it's really
9 congruent, the materials, the design is congruent with the
10 home.

11 So, that is what we've done. And it's kind of a nice
12 function the way we've got it. It provides a little
13 courtyard. It screens it. If you want to put up a
14 basketball court, you can see one and Scott has gone so far
15 as to dot one in. Just from an aesthetic standpoint, it's a
16 very attractive way to lay this out and still get the utility
17 and function that we're seeking.

18 So, that is why we have come to petition this
19 Commission for your support in doing this. Just as an aside,
20 we also laid this out with this sort of driveway having this
21 sort of kink in it. Not only is it aesthetically pleasing
22 but we've done it to try and save, there's a number of
23 beautiful mature trees that are within the building envelope

1 which by ordinance we can do some different things with that
2 I'd just as soon not do. And so, we really tried to lay this
3 out in a manner that is mindful and protects what we have
4 that's still there.

5 It's a double-edged sword because with mature trees or
6 trees that are failing in health, they do become a hazard
7 down the road if you have storms like you had last August.
8 On the other hand, they're what gives it the character that
9 we sought, and while we like lots, I mean the whole design of
10 some of the very traditional home and our whole goal with
11 dealing with our architect as we've said from day one, we
12 want it to be as if you walked in and it's been the same for
13 50 years. And so, those mature trees obviously complement
14 that idea.

15 So, that's how the garage is sort of laid out. It's
16 actually how the property sort of lays out as well. The
17 detention facility on the east is where it's at also because
18 it minimizes, again with pretty severe grade elevation
19 changes for the detention purpose, it minimizes any impact to
20 the trees.

21 So, again, the site has a very thoughtful layout
22 because again, if you have to, you know, take an elevation
23 from really the inlet at 638 to 643, it's a pretty severe

1 grade change. You want to do that where there's fewer trees.
2 You want to be sensitive to what you have there. And so,
3 that's how things were laid out that way and thereby how the
4 garage and everything else sort of comes together as far as
5 the site is on the plan.

6 So, I don't at this time have anything further to
7 offer. If you have questions, I would be happy to try and
8 answer them to the best of my ability.

9 CHAIRMAN WARGA: Commission members? Any questions?

10 COMMISSIONER STEIN: I have a question of Anne.
11 Because this is an outlot in that it faces the road
12 everywhere you go around it --

13 MS. KANE: Yes, it's a --

14 COMMISSIONER STEIN: Accessory structures are allowed
15 in backyards.

16 MS. KANE: Some of them.

17 COMMISSIONER STEIN: To some extent. And how large an
18 accessory structure would be allowed if you define the
19 backyard in this lot?

20 MS. KANE: Actually, the way that it's defined, the
21 northern property line is actually defined as a side yard by
22 our definition. There is no rear yard because the rear yard
23 would be opposite. On a corner yard, the rear yard is

1 opposite the frontage with the least linear length.
2 Therefore, this actually ends up acting as side yard with a
3 15-foot setback rather than a 40-foot setback.

4 As far as accessories, there are more accessories that
5 are -- that would be permitted in a rear yard but not in a
6 side yard. I happened to bring the portion of our code that
7 relates to that because I know one of the neighbors is
8 probably concerned about that today. For example, tennis
9 courts, sport courts are not permitted in the side yard. So,
10 those, a sport court or a tennis court could be no closer
11 than 15 feet to that side lot line, or excuse me, the north
12 property line. If it was defined as a rear yard, it would be
13 10-foot from the northern lot yard.

14 As for your question regarding size of accessory
15 structures, we don't limit size of accessory structures in
16 the regulation currently. As far as, generally it comes down
17 to how much of the yard, how much detention is really what
18 triggers so much of what limits our residents on the amount
19 of impervious surface that they can put on the property -- 50
20 percent, that depends on how much square footage they're
21 willing to give to accessory structures. Does that answer
22 your question?

23 MS. HEITMAN: Yes.

1 CHAIRMAN WARGA: Any other questions, Commissioners?
2 Okay. That concludes our discussion on the Commission for
3 now. Any from the, and if you could identify yourself?

4 MS. HEITMAN: I'm Kathy Heitman. I'm the neighbor just
5 north, on the north, and I live at 215 Shadowood Lane. And I
6 do have several questions. May I sit right here? Would that
7 work for you?

8 MR. COURT REPORTER: Yes.

9 MS. HEITMAN: Okay, great. Anne, I thought I was
10 understanding you but then I was unclear. One of my
11 concerns, and I must say we're thrilled to have the Getzes
12 and I think this home is going to be absolutely spectacular.

13 But of course, having lived there for 25 years, we want to
14 maintain the feeling that we've had.

15 And so, one of our concerns is the way the side yard
16 was determined. It's basically, if you look at the drawing
17 that I'm looking at, this is our yard, this is our home, and
18 this is the 15-foot line. So, here is the 40-foot setback
19 off Shadowood, but if you take a line right from about where
20 the 40-foot and you go straight ahead, you'd be right at my
21 front door.

22 So, we were wondering and asking if, and with Bert and
23 his beautiful plan I'm not worried, but gosh forbid they

1 decide to move and the next guy in says, well, that's right
2 where I want to put the tennis court, I'm unclear, Anne, as
3 to whether or not, you said there can't be a tennis court in
4 the side yard but can't be open to 15 feet? It can be there,
5 it just has to be at the 15-foot line? I'm confused.

6 MS. KANE: Since it's defined as a side yard, tennis
7 courts are not permitted in the side yard. Therefore, it
8 does have to maintain a minimum of 15 feet from that northern
9 property line --

10 MS. HEITMAN: Okay.

11 MS. KANE: If it was defined as a rear yard line, the
12 tennis court could be actually as close at 10 feet to that --

13 MS. HEITMAN: Got you. So, there could be a tennis
14 court. It just has to be at 15 feet on this side yard?

15 MS. KANE: Yes, but in looking at the area that you're
16 raising concerns with, I see that that's where he's
17 designated his detention as well.

18 MS. HEITMAN: Right.

19 MS. KANE: Not only would the Getzes need to maintain
20 that detention, any future property owners will also need to
21 maintain that.

22 MS. HEITMAN: That was really our first and foremost
23 question. Is this then, this grading plan, become accepted

1 when we accept, when you all accept, you know, his basic
2 request for the larger garage? Because if this grading plan
3 was accepted, that would be great because I think it's a
4 beautiful job. But the concern would be you accept the
5 bigger garage and then all of a sudden the garage becomes
6 over here at the 15 feet right out my front door. That's
7 what we, you know, it wasn't clear to me what the answer is
8 to that question.

9 CHAIRMAN WARGA: Well, the answer is yes.

10 MS. HEITMAN: This would be part and parcel of this
11 discussion.

12 CHAIRMAN WARGA: Yes, absolutely.

13 MS. HEITMAN: Which is great. So, then that's a big
14 assurance for us because as you can imagine you wouldn't want
15 to look straight out my front door to the sight of a tennis
16 court. And at one point, when I was working with the Village
17 with just talking about this whole concept of side yard
18 before Bert and his wife bought that property, we had talked
19 about cutting off these corners. And I realized, at that
20 point I never would have guessed that he would have put two
21 lots together and had three front yards. I mean, that's a
22 huge burden for him.

23 But the only thing that could possibly happen and be

1 better for us would be to cut this corner of the 15 feet a
2 little bit like it's cut over on the other corner. I think
3 you'll see it goes across and then it goes in an angle.
4 Let's see. You've got a 40-foot setback there and a 40-foot
5 setback there. Back here in the corner, they cut the corner.
6 It would certainly be an advantage for us for assurance to
7 cut that corner but --

8 MR. GETZ: Let me give you an idea that may solve this
9 problem.

10 MS. HEITMAN: Yes.

11 MR. GETZ: If you look at this plan, A, I don't think
12 you can arbitrarily change the Zoning Ordinance for this one
13 lot. But what the Village is going to require us to do
14 because this is an inlet, right, all this, the corner over
15 here is going to go this way and catch in here.

16 MS. HEITMAN: Right, okay.

17 MR. GETZ: And once it gets to a certain level,
18 then it's going to discharge out at a predetermined engineer
19 rate, at a rate that's no different than it currently
20 discharges now. And it's probably going to be better if it's
21 going to go underground.

22 But what the Village has alerted Bill, who runs our --
23 division, and said is that we are going to need to grant the

1 Village an easement for this inlet going into yours.

2 MS. HEITMAN: Okay.

3 MR. GETZ: And once that easement is granted, it says
4 the Village has the right to maintain, clear, unclog,
5 whatever it is, nothing can be built on that easement.

6 MS. HEITMAN: Okay. If you guys --

7 MR. GETZ: So, that may ameliorate the issue of can you
8 put a tennis court there. Well, you can't put a tennis court
9 over an easement that's been given to the right of the
10 Village to go in and take care of this piece of pie.

11 MS. HEITMAN: Sure. That would be great. Got you.
12 That would be great.

13 MR. GETZ: So, I think that might --

14 MS. HEITMAN: That would definitely, that would be
15 great.

16 MR. GETZ: Is that --

17 MS. KANE: I just want to clarify for the record that
18 the easement that would be granted is both from Ms. Heitman
19 as well as the Getzes because the code is --

20 CHAIRMAN WARGA: You share the property.

21 MS. HEITMAN: Right.

22 MS. KANE: The sewer line will serve both properties
23 and that the Village will not maintain primary

1 responsibility. We would just want to reserve the right. We
2 -- don't maintain it except we have the right to go in.

3 MR. GETZ: Yes. So, I mean, again it will work. I
4 mean, Kathy and I and Scott have worked for years. We
5 brought the water in and we got all those easements done and
6 whatnot. So, we'll have our guy draft it and whatnot.

7 MS. HEITMAN: Right, that would be great.

8 MR. GETZ: But I think that will ameliorate your issue
9 of being able to do anything in that corner because once that
10 easement is granted, it's granted for that drainage purpose.

11 MS. HEITMAN: Sure. Well, that would be awesome. So,
12 that sounds great. And we will be contacting Dan Craney who
13 originally designed the water easement as well as this drain
14 that we actually put in across our property because I don't
15 know how many we might have known. But we had an old farm
16 tile under our house, we had not idea when they built the
17 house in the 60's, they built on top of the drain and had no
18 idea and it blew up literally in our crawl space about eight
19 years ago or ten.

20 A wonderful gentleman from the Building Department came
21 and saved us. We had six feet of water in our basement and
22 no one know where it was coming from. Well, this drain was
23 under home.

1 So, we redirected and rebuilt all this. We just want
2 to keep it. So, we've had a great yard ever since and we
3 just want to make sure we don't lose that after all that
4 work.

5 So, the site line was a concern. The grading plan, if
6 this is the way it's going to be, that's awesome. The
7 setback. And I think last but not least will be us working
8 together to work with our attorneys or whatever we need to do
9 to make all that make sense, to decide whether, quite
10 frankly, it is just PVC. I don't know if we can hold this.
11 I have to find that out. But we'll work out something.

12 MR. GETZ: We have to remember what, and again, this is
13 the whole idea in having been a developer both in the
14 commercial and residential side of things, the water is going
15 to leave the property at the current pace.

16 MS. HEITMAN: Yes.

17 MR. GETZ: There's a restrictor as to how much you can
18 put, how much water you can put through there.

19 MS. HEITMAN: Yes. Oh, so got that.

20 MR. GETZ: Now, this is a great big site. If you
21 remember 480 Wagner, that had a great big yard, and remember,
22 there was no impervious credit that I got on the house
23 because that was a vacant lot. So, I had to put all that

1 detention in and I had a pipe that was, I don't know, an inch
2 and a half. So, all the water in that site had to collect in
3 there and then it would just discharge at that rate at that
4 pipe.

5 And so, that's going to be the case. So, it's not as
6 though you're going to have a gully wash going through there.

7 The whole idea is for it to get caught on the site and
8 discharge at that rate which that six-inch PVC is going to be
9 more than adequate. But I don't have any problem. I mean,
10 Craney and Gewalt, we all know one another.

11 MS. HEITMAN: Yes, that would be great.

12 MS. KANE: And I'm happy to have our Village Engineer
13 as well as myself sit in on a meeting that --

14 MS. HEITMAN: Oh, that would be great.

15 MR. GETZ: I know Tony Rio, the Village Engineer, sort
16 of signed off on the garage part.

17 MS. KANE: Yes.

18 MR. GETZ: But obviously he'll have to go over the, you
19 know --

20 MS. KANE: To the final engineering.

21 MS. HEITMAN: Great. That sound great. Okay, that's
22 what I wanted to talk about. So, I'm set, thank you.

23 MR. STOHLE: Mike Stohle, I live 275 Shadowood Lane,

1 Northfield. And I'm also just south, or just north of the
2 property.

3 So, my concern also was with runoff. I don't have any
4 problem with the garage itself. I mean, I have no problem
5 with that, but I just want to make sure, because of the
6 increased impervious surface, we're not getting more
7 drainage. Because right now, your current house drains
8 across the little road there through the back part of what is
9 now going to be the back of the garage and then discharges on
10 to the edge of my property. And so, I have already one house
11 that's not even the site discharging on my property. And I
12 want to make sure that everything doesn't come, obviously
13 it's got to come, some of it's going to come here but we want
14 to have it done in an efficient way and they have enough
15 detention that it doesn't come like a torrent.

16 And so, one of the things we were talking about, and I
17 don't know if this is the appropriate time to bring this up,
18 but possibly bringing the, extending the PVC, which ends
19 about here?

20 MR. GETZ: Yes.

21 MR. STOHLE: That's right here.

22 MS. HEITMAN: At the surface.

23 MR. STOHLE: About here.

1 MS. HEITMAN: Right.

2 MR. STOHLE: Across a portion of my land which is like
3 the State of --

4 MR. GETZ: Utah?

5 MR. STOHLE: Utah. And then tie it into, because you
6 have PVC over here. And I think that, I mean that sounds
7 reasonable.

8 MR. GETZ: Yes.

9 MS. HEITMAN: If they did it with a slow rate, it might
10 be the greatest thing.

11 MR. GETZ: The thing is that, one of the things you
12 have to, I mean, right now the current 305 collects on the
13 site in the backyard and then goes to the PVC. I mean, the
14 old house that was there had to flow that way anyhow, this
15 was before the day of detention.

16 MS. HEITMAN: Right.

17 MR. STOHLE: Well, actually it flowed to the western
18 part of my property across the road actually. It's how it
19 was done.

20 MR. GETZ: So, to the western across your driveway,
21 that's not how it is now.

22 MR. STOHLE: Well, no, it didn't go across the
23 driveway, across the street in that area by our mailbox.

1 MS. HEITMAN: And sort of sit there.

2 MR. STOHLE: And then down the western part of my
3 property between --

4 MR. GETZ: Okay.

5 MR. STOHLE: So, that's been diverted now over here.
6 So, it's sort of split up again, but now it seems like it's
7 all sort of coming in --

8 MR. GETZ: Well, if we can figure out a way, and again,
9 I'll talk to Bill and Gewalt who is our engineer, if there is
10 a way that we can put an inlet there and just run it, you
11 know. The only issue, we've just got to make sure there is
12 enough pitch. And if there isn't enough pitch, then you just
13 have to bury the pipe with another pitch so that it ties in,
14 Kathy, to your --

15 MS. HEITMAN: Right.

16 MR. GETZ: I think the only thing, and again, I'll have
17 to take a good hard look at your inlet height, but if its
18 surface is at 638-35 and this is at 638-57, you know, it's
19 going to have to have a slight pitch underground as it goes
20 in decline there.

21 MS. HEITMAN: What basically happens here is the old
22 house sump pump literally, as is allowed, pumped 15 feet from
23 our property edge right here. It literally just dumped,

1 their sump pump just dumped onto our driveway everyday all
2 day, that if it's raining it was just awful.

3 And so, what we did, as I go this way, is we actually
4 then put another drain and an above-ground swale all the way
5 down this side of our property to catch the water from this
6 land. And we also let them tie their sump pump literally
7 into this so that it would go underground and not be on top
8 of our land and our driveway. And so, that's what we're all
9 talking about.

10 There is this little corner that the Stohles own and
11 not Bert. To get from here to here, we'd have to all three
12 work together and try to figure it out. But it may well be
13 worth it because this, you know, the good news is he's got
14 this fabulous retention over here but, you know, we're
15 talking about the water that's on the west side, not the
16 water that's on the east side.

17 MR. GETZ: Yes. The only thing, and while it may not,
18 it's sort of hard to get your arms around this, when this is
19 thinned out of all the buckthorn and the moss and all that
20 and the trees were sort of protected and trimmed up and put
21 in a healthier state, that's going to dry out a lot.

22 MS. HEITMAN: Yes.

23 MR. GETZ: And still, again if you've got more water

1 than it can handle, it doesn't want what you do, right?

2 MR. STOHLE: Yes.

3 MS. HEITMAN: Right.

4 MR. GETZ: So, there is going to be some benefit by
5 just getting more airflow and getting the canopies up and
6 some of that scrubby, junky stuff out of there.

7 MS. HEITMAN: Yes.

8 MR. GETZ: Put in turf in there, it will actually
9 ameliorate a lot because the turf will, you know --

10 MS. HEITMAN: Gather it up.

11 MR. GETZ: -- but if we can figure out a way right
12 there at that 638-639 corner to put an inlet of some nature
13 in there and get it going across to tie in to your other,
14 it's an existing trench drain with the underground. And my
15 guess is, Kathy, my guess is that underground is the same
16 six-inch PVC. I'll say let's get Gewalt's, it's been
17 measured here as a six-inch, but we'll see if we can do it.

18 MS. HEITMAN: Yes.

19 MR. GETZ: I mean, it's such a nominal effort to do
20 that when you're, you know, you've got a whole --

21 MS. HEITMAN: It can make a huge differential.

22 MR. STOHLE: I think that would, I mean, in my mind, I
23 don't know what the engineers think, but that would solve

1 that issue for me.

2 MS. HEITMAN: That would help a lot.

3 MR. STOHLE: Yes. I do have one other issue. And
4 again, I'm not sure this is the place to voice it or not
5 voice it. There is also, and Bert has talked about putting
6 in new plumbing or new sewage on the street?

7 MR. GETZ: Sanitary.

8 MR. STOHLE: Which I'm going to tell you, bro, you've
9 got my vote. But right now, I'm the only sole person on the
10 sewage line that goes across his property here.

11 MR. GETZ: Yes. I mean, there is the tie-in. I mean,
12 the other, the gentleman to the west has a pipe that ties
13 into that manhole. And then collectively --

14 MR. STOHLE: But he doesn't use it.

15 MR. GETZ: Oh, he doesn't?

16 MR. STOHLE: No. When --

17 MR. GETZ: Kenny?

18 MR. STOHLE: Kenny, they bought a line in from there
19 but it brought the water in. So, this is like a dead line
20 for him.

21 MR. GETZ: Yes. So, Kenny, I mean, so he got on
22 Kenny's sanitary. Okay.

23 MR. STOHLE: Yes. So, the question is, I mean, what, I

1 guess if we replace all of the sewers, the time to do it is
2 before you do this.

3 MR. GETZ: You are absolutely right. Let me share with
4 you, and obviously this is outside of the purview of why
5 we're caucused, so maybe if you want to end the meeting, we
6 can. And I mean, those who want to hear about what we --

7 CHAIRMAN WARGA: Yes, why don't we --

8 MR. GETZ: But you're right, and I'll say what we'd
9 like to do and I think that's what we want to do. We'll kind
10 of knot it up with the Metropolitan Water District. Well,
11 I'll explain that in a second. But we do have a solution.

12 MR. STOHLE: All right. Okay.

13 CHAIRMAN WARGA: Okay. So, anything besides that
14 issue?

15 MR. STOHLE: No, that was it. I'm happy with the
16 garage.

17 CHAIRMAN WARGA: Any discussion from the Commission and
18 anybody else? Okay. Do we have a motion?

19 COMMISSIONER HIELSCHER: Yes. **I would move that this**
20 **Commission move to approve and recommend to the Village Board**
21 **of Trustees for approval Special Use to allow a garage up to**
22 **2,250 square for the property located at 225 Shadowood Lane,**
23 **in accordance with the garage plans and specifications**

1 prepared by Alberts Associates Architecture, dated March 25,
2 2008, subject to the following conditions:

- 3 1. The garage shall only be used for the storage of
4 vehicles associated with the residential use of the
5 home. No commercial operations or storage of
6 commercial vehicles shall utilize the garage, except as
7 may be permitted by the village's home occupation
8 regulations.
- 9 2. Prior to the issuance of a Grading Permit for the site
10 improvements, an executed Easement Agreement to allow
11 the detention basin discharge to connect to a private
12 storm sewer shall be submitted to the Village Engineer.
- 13 3. An approval pursuant to any requested review by a
14 Village consultant, staff member, Board or Commission
15 shall be an approval of only those items specified in
16 any motion, resolution, and ordinance or written
17 report. Under no circumstances shall such an approval
18 be deemed to be the approval of any other matter by
19 virtue of the fact that those other matters may appear
20 on the supporting documents such as a site plan,
21 engineering plan, or plat that was the subject of the
22 review. Neither shall any such written approval be
23 deemed to be an approval of any matter, which is within

1 the jurisdiction of any other Village consultant, staff
2 member, Board or Commission or any County, State or
3 Federal Agency.

4 4. Changes in the project may only be made as follows:

5 a. Minor Field Changes. Minor changes in locations
6 or sizes shown on exhibits may be approved, in
7 writing, by the Director of Community Development.

8 Typically, a minor field change will not involve
9 a percentage change greater than 3 percent.
10 However, not all changes of less than 3 percent
11 shall necessarily be deemed to be minor. The
12 determination of the Director of Community
13 Development as to whether a change is a minor
14 field change shall be final.

15 b. Village Board Approved Changes. The Village Board
16 may approve, without referral to the Plan & Zoning
17 Commission, such other changes as it believes are
18 in the best interests of the Village and which do
19 not involve changes in numbers found in the text
20 of the Ordinance and which do not have a
21 substantial, direct impact on adjacent properties.

22 The determination of the Village Board as to
23 whether a requested change should be referred to

1 the Plan & Zoning Commission shall be final.

2 c. Changes Requiring a Public Hearing. Any change

3 involving a number found in the text of the

4 Ordinance or any change having substantial, direct

5 impact on adjacent properties shall not be made

6 except after a public hearing before the Plan &

7 Zoning Commission. Additionally, the Village

8 Board or the Director of Community Development may

9 refer any requested change to the Plan & Zoning

10 Commission for public hearing when either believes

11 it would be in the best interest of the Village to

12 do so.

13 CHAIRMAN WARGA: Do we have a second?

14 COMMISSIONER DOLAN: Second.

15 CHAIRMAN WARGA: All in favor?

16 (Chorus of ayes.)

17 CHAIRMAN WARGA: Any opposed?

18 (No response.)

19 CHAIRMAN WARGA: So moved. Note that this is a

20 recommendation that will be forwarded to the Village Board

21 which will be reviewed at their next meeting which is

22 Tuesday, May 20th, 2008.

23 Do we have a motion to adjourn?

1 COMMISSIONER HIELSCHER: To adjourn, yes.

2 CHAIRMAN WARGA: Second?

3 COMMISSIONER RUBIN: Second.

4 CHAIRMAN WARGA: All in favor?

5 (Chorus of ayes.)

6 (Whereupon the above meeting concluded

7 at 7:30 p.m.)

8

9 ***Approved 7/7/08***

10

11