

Approved 1/7/08

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 1st day
of October, 2007, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
JOHN DOLAN
DAN deLOYS
BOB CALDWELL
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, and welcome to
2 the Plan and Zoning Commission. This is the October 1st,
3 2007, meeting, so we are calling this to order. And I am the
4 Chair, George Warga.

5 We'll now have our committee members introduce
6 themselves.

7 COMMISSIONER DOLAN: John Dolan.

8 COMMISSIONER CALDWELL: Bob Caldwell.

9 COMMISSIONER HIELSCHER: Bill Hielscher.

10 COMMISSIONER STEIN: Joanna Stein.

11 COMMISSIONER deLOYS: Dan deLoys.

12 COMMISSIONER JONES: Philip Jones.

13 CHAIRMAN WARGA: The purpose of this meeting is to hold
14 a public hearing to review developmental proposals and
15 provide a public forum for public input for those 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 the next meeting which is scheduled for Tuesday, October
20 16th, 2007. And this is, Bill, I'll let you introduce
21 yourself.

22 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

23 CHAIRMAN WARGA: Welcome Bill. When a public hearing

1 is open on a particular case, all petitioners, objectors and
2 any interested parties wishing to be heard on a case will be
3 asked to be sworn in.

4 All parties then will be given an opportunity to speak
5 at the Petitioner and the Commission has completed their
6 discussions.

7 Prior to speaking, all parties must give their name and
8 address or interest for the record. We'll ask you only to
9 speak when you have a microphone. So far we have one item on
10 our agenda outside of approval of our summary notes. So
11 first, can we have a motion?

12 COMMISSIONER HIELSCHER: Motion to approve the minutes
13 from July 9th.

14 COMMISSIONER STEIN: Second.

15 CHAIRMAN WARGA: All in favor?

16 (Chorus of ayes.)

17 CHAIRMAN WARGA: Any opposed?

18 (No response.)

19 So moved.

20 We are here on the agenda item number one and the only
21 one. **500, 550 and 560 Sunset Ridge Road. Consideration and**
22 **discussion of a request for approval of a Final Plan of**
23 **Subdivision to re-subdivide three (3) existing parcels**

1 located at 500, 550 and 560 Sunset Ridge Road, as submitted
2 by James Otis, on behalf of St. James the Less Episcopal
3 Church.

4 And I assume you are speaking and you may please come
5 up and Greg will swear you in. And if anybody else is going
6 to speak on behalf of this matter, please be sworn in now.
7 You can be sworn in if you might speak. And if you could
8 please step up to the microphone, Mr. Otis?

9 (Witness sworn.)

10 CHAIRMAN WARGA: And please state your name.

11 MR. OTIS: My name is Jim Otis. I'm a resident of
12 Northbrook and I'm a parishioner at, on the vestry of St.
13 James the Less in Northbrook.

14 CHAIRMAN WARGA: And we'd like if you could just give a
15 general synopsis of what --

16 MR. OTIS: We have the three parcels as you've probably
17 seen, and the reason for the, I'm not sure why it requires a
18 public hearing, but because it does, we are asking that we
19 just relocate two of the interior lot lines. The one lot
20 line between Parcels One and Two, we would like to relocate
21 60 feet to the south. And the parcels between Two and Three
22 we'd like to locate 120 feet to the west. And the reason for
23 that is that as the church grows we don't want to encroach on

1 another lot. And there's consideration for parking,
2 increasing our parking. We park now adequately on most
3 services but when we have special occasions and our big
4 service Sunday at 10:00 o'clock quite a few people park over
5 at Sunset Ridge. And sometimes during that parking it's
6 difficult to walk across Sunset Ridge Road. And we do have
7 the property to expand our parking. And that was one of the
8 reasons why we wanted to move the lot line between Parcels
9 One and Two, 60 feet to the south. That would give us an
10 additional row of parking.

11 And the other important factor is if we were to add on
12 to the church at anytime in the future, we don't know that
13 that will happen, but we want to make sure that that's all on
14 the same parcel. Leaving the south parcel free since your
15 code requires that only one building may be put on a lot in
16 that zoning district, we want to leave that parcel free for
17 protection.

18 So that's the purpose for asking for the additional 60
19 feet to be added to parcel two.

20 Also we have our memorial garden in the back. And
21 that's just to the west of Parcel Two, and what we would like
22 to do is include the memorial garden in the church parcel,
23 which is Parcel Two, and leave the rectory, which is Parcel

1 Three, independent. And for that reason we've asked if you'd
2 consider the possibility of relocating these two lot lines.

3 CHAIRMAN WARGA: Thank you. Are there questions by the
4 Commissioners?

5 COMMISSIONER STEIN: I'll just state for the record
6 that the Village engineer made a very minor correction to the
7 plat that we submitted. That Parcel One is in fact 1.95
8 acres instead of two acres. Just to enter that into the
9 record to be correct.

10 MS. KANE: And the minimum lot area in this district is
11 one acre, 40,000 square feet, so it's not --

12 COMMISSIONER STEIN: No, it's not an issue. It's just
13 --

14 CHAIRMAN WARGA: Any other questions by, any questions
15 or comments by the Commissioners?

16 COMMISSIONER DOLAN: Does the access driveway for, from
17 Catatoga lot three will be where the houses are, the Pastor's
18 home, does that have to be allocated in there? Is there to
19 be an easement on that or?

20 MS. KANE: Yes, as you'll see one of the staff's
21 conditions is that easement will be shown in the final plat.

22 And it may be currently provided in an informal manner, but
23 this subdivision gives us a chance to formalize it and make

1 it a part of this council.

2 COMMISSIONER STEIN: And we have an unsquare lot.

3 MR. OTIS: Pardon?

4 MS. KANE: -- Parcel Two.

5 MR. OTIS: That's almost a perpetual easement now.
6 It's been there 50 years.

7 CHAIRMAN WARGA: It'd be nice to formalize. Is there
8 anybody in the audience that would like to -- any objectors?
9 Anybody else have any input on this matter? Any other
10 discussion?

11 Do we have a motion?

12 COMMISSIONER STEIN: I move that the Plan and Zoning
13 Commission recommend for approval, recommend to the Village
14 Board for approval, the final plat of subdivision for the
15 Church of St. James subdivision, dated July 19, 2007, subject
16 to the following conditions:

17 1. The Petitioner shall submit an original tracing of
18 the proposed final plat, suitable for recording at
19 the scale of 1"=50', with all signatures except
20 those of the Village in place.

21 2. Building setbacks and easement lines shall be
22 shown on the final plat.

23 3. The Petitioner shall submit certification by a

1 licensed surveyor to the effect that the Plat
2 represents a survey made by him and that monuments
3 and markers shown thereon exist as located and
4 that all dimensional details are correct.

5 4. The Plat shall include signature blocks for
6 Village and County approvals.

7 COMMISSIONER DOLAN: Second.

8 CHAIRMAN WARGA: All in favor?

9 (Chorus of ayes.)

10 CHAIRMAN WARGA: Any opposed?

11 (No response.)

12 CHAIRMAN WARGA: So moved.

13 By the way, we have you come in case there's a lot of
14 things within our -- fortunately, many things --

15 MR. OTIS: I understand. I understand. Your
16 administrative staff has been very helpful.

17 CHAIRMAN WARGA: They are great. Thank you. Thanks
18 for coming.

19 COMMISSIONER HIELSCHER: George, I have one question
20 for Anne before you -- I was just curious, you know, I read
21 the Las Vegas notes and I know this topic has been touched on
22 before about the possibility of having IDOT and/or the County
23 agree to install a left turn arrow at Willow and Sunset

1 Ridge. Have we pursued that? Anytime recently?

2 MS. KANE: I don't know if there has been. I would
3 imagine it might be something that comes out of the Lakota
4 Study --

5 COMMISSIONER HIELSCHER: Right. I actually think not
6 having a left turn lane is more -- excuse me. Not a lane, an
7 arrow at Willow and Sunset Ridge in the morning. People drop
8 their kids off at Sunset Ridge and actually try to get back
9 onto Willow. Not having the arrow is more dangerous than
10 having one.

11 COMMISSIONER deLOYS: It cost me \$130 about six months
12 ago.

13 COMMISSIONER HIELSCHER: Right, because you have a, you
14 know, you've got Malcolm or whoever sitting out there to walk
15 the kids over. And what happens is you can only get two cars
16 to turn to go --

17 COMMISSIONER deLOYS: That was raised to IDOT at the
18 meeting they had about six months ago, and they said no, they
19 will not put any turn arrows in. They don't want to do
20 anything to help --

21 CHAIRMAN WARGA: Any other discussions? Motion to
22 adjourn?

23 COMMISSIONER deLOYS: So moved.

1 COMMISSIONER HIELSCHER: Second.

2 CHAIRMAN WARGA: All in favor?

3 (Chorus of ayes.)

4 CHAIRMAN WARGA: Thank you.

5 (Whereupon the meeting was adjourned at 7:10 p.m.)

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