

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 3rd day of October, 2006, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
ROBERT CALDWELL
PHILIP JONES
WILLIAM HIELSCHER
JOANNA STEIN

MEMBERS ABSENT:

JOHN DOLAN
DAN DELOYS
BILL VASELOPULOS
E. LEONARD RUBIN

ALSO PRESENT:

ANNE KANE, Director of Community Development

CHAIRMAN WARGA: Okay, I'd like to call to order our meeting for October 3rd, Plan and Zoning Commission. I am George Warga, the Chair, and I'll let each person introduce themselves. Go ahead panel.

COMMISSIONER JONES: Philip Jones.

COMMISSIONER STEIN: Joanne Stein.

COMMISSIONER HIELSCHER: Bill Hielscher.

COMMISSIONER CALDWELL: Bob Caldwell.

CHAIRMAN WARGA: And we have from our Village Staff, Anne Kane. And your title again please?

MS. KANE: Director of Community Development.

CHAIRMAN WARGA: Director of Community Development, thank you.

The purpose of this meeting is to hold a public hearing to review developmental proposals and provide a forum for public input on proposed projects. This committee then makes a recommendation and a recommendation only to the Village Board of Trustees. The Board will review the items being discussed tonight at their next meeting, which is scheduled for Tuesday, October 17th.

I'll briefly review the meeting procedure. Basically we will have a petitioner presentation, an objector's presentation, interested persons presentations, staff presentation, any cross examinations, questions by the Commissioners and any rebuttals. We'll have plenty of time to discuss anything if need be. And that will be our procedure tonight.

First thing on our agenda is to approve the summary notes of the Plan

and Zoning Commission September 5, 2006. Do we have a motion?

COMMISSIONER HIELSCHER: Move to approve.

CHAIRMAN WARGA: A second?

COMMISSIONER JONES: Second.

CHAIRMAN WARGA: All in favor?

COMMISSION IN CHORUS: Aye.

CHAIRMAN WARGA: Opposed?

(No response.)

CHAIRMAN WARGA: So moved. Our second item on our agenda is for 10 Longmeadow Road. So we are opening the public hearing on this case.

1. 10 Longmeadow Road - Consideration of a request for a Special Use pursuant to Article V, Section 5-2, B, permitting a garage greater than 1,200 square feet in floor area at 10 Longmeadow Road, submitted by Nancy Zelch Westrich. (2006-28)

CHAIRMAN WARGA: This is a consideration of a request for special use pursuant to Article V, Section 5-2, B, permitting a garage greater than 1,200 square feet in floor area at 10 Longmeadow Road submitted by Nancy Zelch Westrich. And this is case 2006-28. And who is here on behalf to present?

MR. SZAFARED: My name is David Szafared.

CHAIRMAN WARGA: We'll have you speak into the microphone and have you, we have to have you sworn in. Does anybody else need to be sworn in here tonight on this? No, okay. So we'll have Dave.

MR. SZAFARED: David Szafared with Goldberg Downey Architects.

CHAIRMAN WARGA: Thank you, and you'll swear him in?

(Witness sworn.)

CLERK: Please state and spell your name.

MR. SZAFARED: David Szafared, S-z, as in zebra, a-f, as in Frank, a-r-e-d.

CHAIRMAN WARGA: Welcome.

MR. SZAFARED: If I hold the boards here will that be good?

CHAIRMAN WARGA: Yeah, we have, it's in our packets.

MR. SZAFARED: As I said before, my name is Dave Szafared with Goldberg Downey Architects. I'm representing Nancy Westrich, 10 Longmeadow. And the purpose of this hearing is to consider a special use for a garage addition onto the existing residence. The garage addition does face Longmeadow. And the reason for the special use is that in R-1 zoning you're only allowed to build a 1,200 square foot garage. And we're proposing to build a total with the existing, which is right over here, and the new of 1,703 square feet.

The garage addition meets all setbacks. The 40 yard front yard, the 20 yard side yard. And actually it's a 20 yard, it's 15 side yard, but a 20 utility easement that's -- I guess the reason the special use is in place is that what it's trying to do is prevent the, building too much garage on the front face of the, of your street elevation. And I guess the argument for that is that the additional square footage, there's a small bed of -- that you see here, it's a tandem third car garage.

So if we were to build this garage and it would comply with the zoning we would just take off the back part of this. So by requesting the additional five hundred and some square feet it really doesn't affect any other garage on the street --

CHAIRMAN WARGA: Also just for everybody's information, I mean, basically we also are concerned about garage space so people don't run businesses out of their garages. Another good reason, which I don't assume is --

MR. SZAFARED: That one too, and I think the third one is that aesthetically it kind of is --

COMMISSIONER HIELSCHER: I don't mean to interrupt here, but just so the testimony is clear, you referred to 20 yard and 40 yard. I believe you meant --

MR. SZAFARED: 40 feet, I'm sorry.

COMMISSIONER HIELSCHER: 40 feet, thank you.

MR. SZAFARED: And the third thing is that it would be compatible with the surrounding neighborhood and surrounding residences. You know, this elevation type shows the elevation they're presenting for the garage. And I actually have an existing photograph that kind of shows the architecture of the existing residences. I think we have kept with the flavor of the gables and awnings, we're actually attaching with this front porch. So I think we are keeping in very good touch with the existing architecture.

I think that's, you know, that's the three things that I think we

should have brought when you're looking at special use. Yes?

COMMISSIONER STEIN: Any complaints by any neighbors? Any comments by any neighbors?

MR. SZAFARED: We had to, they had some questions, like they wanted to know a little bit more detail on what it was, you know.

COMMISSIONER STEIN: Well, I was going to say, are they going to keep the old garage a garage? Like if they turned it into a family room they wouldn't have this issue.

MR. SZAFARED: No, they're going to keep the garage.

CHAIRMAN WARGA: We're fortunate one of our Commissioners here is a neighbor.

COMMISSIONER CALDWELL: I happen to look at the front of that. There's been absolutely no discussion at all to the best of my knowledge.

COMMISSIONER STEIN: Well, it looks to be --

COMMISSIONER CALDWELL: There's not very many people here.

COMMISSIONER STEIN: No, I see there's a lot of -- COMMISSIONER CALDWELL: They've done a lot of other architectural work when they first bought the home and they've done, yeah, they did a fabulous job. I mean, if you take a look at that picture it's gorgeous, so.

COMMISSIONER STEIN: And where's the other garage, just out of curiosity?

MR. SZAFARED: It's right over here.

COMMISSIONER STEIN: So it faces not the street?

MR. SZAFARED: It kind of faces, it's -- where this garage section is going to face this way.

CHAIRMAN WARGA: My only suggestion for them would be to make sure you can find their house number more easily. If I were on the fire department, the numbers are really, I mean, because it goes, it's really quite difficult the way they number it. It jumps because the house jumps behind and it's hard to find ten. Because 50's across the street and the other numbers go, as you go west, as you come in from off of Cedric, it's very difficult. I mean, I would be, you know --

COMMISSIONER STEIN: Make it a condition on the special use.

CHAIRMAN WARGA: Honestly, I would tell them they should make the number more easily found somehow, because that's dangerous for the police department or fire department. Okay, so any other questions by the Commissioners?

COMMISSIONER STEIN: Come on, Bill.

CHAIRMAN WARGA: Do we have a motion?

COMMISSIONER STEIN: Yeah.

COMMISSIONER HIELSCHER: Yes.

A motion that the Plan and Zoning Commission recommend to the Village Board of Trustees approval of a Special Use to allow the garage area up to 1,703 square feet for the property located at 10 Longmeadow Road, in compliance with the list of attachments.

And I would make particular note of Anthony Rio's attachment that storm

water detention calculations and grading plans be submitted for approval before issuance of a permit and subject to conditions one through four contained in our issue sheet.

1. The Petitioner shall provide detention for all increases in impermeable surface area.
2. The garage shall only be used for the storage of vehicles associated with the residential use of the home. No commercial operations or storage of commercial vehicles shall utilize the garage, except as may be permitted by the Village's home occupation ordinance.
3. An approval pursuant to any requested review by a Village consultant, staff member, Board or Commission shall be an approval of only those items specified in any motion, resolution, and ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village consultant, staff member, Board or Commission or any County, State or Federal agency.
4. Changes in the project may only be made as follows:
 - A. Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community

Development. Typically, a minor field change will no involve a percentage change greater than three percent.

However, not all changes of less than three prcent shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor Field change shall be final.

- B. Village Board Approval Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it believes are in the best interests of the Village and which do not involve chances in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring a Public Hearing. Any change involving a number found in the text of the Ordinance or any chance having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

COMMISSIONER STEIN: Second.

CHAIRMAN WARGA: All in favor?

COMMISSIONER IN CHORUS: Aye.

CHAIRMAN WARGA: Any opposed.

(No response.)

CHAIRMAN WARGA: So moved. Thank you very much.

Thank you, and then now, so this recommendation will be forwarded to the Village Board for review at their meeting which is Tuesday --

MS. KANE: October 17th.

CHAIRMAN WARGA: -- October 17, right?

MS. KANE: Correct.

CHAIRMAN WARGA: Yeah, I lost track, Tuesday, October 17, 2006. So then the Village Board will have their final say. Thank you. Do we have any other matters that need to be discussed?

COMMISSIONER HIELSCHER: Motion to adjourn.

CHAIRMAN WARGA: Motion to adjourn. Second?

COMMISSIONER STEIN: Second.

CHAIRMAN WARGA: All in favor?

COMMISSION IN CHORUS: Aye.

CHAIRMAN WARGA: Any opposed?

(No response.)

CHAIRMAN WARGA: So moved. Thank you everyone.

(Whereupon, the meeting concluded at 7:12 p.m.)

Approved 11/6/06

