

Approved 9/5/06

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 Village
Hall Board Room, 361 Happ Road, Northfield, Illinois on the
10th day of July, 2006, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
JOHN DOLAN
DAN deLOYS
GERALD SMITH
JOANNA STEIN
E. LEONARD RUBIN

MEMBERS ABSENT:

WILLIAM HIELSCHER
BILL VASELOPULOS
ROBERT CALDWELL

ALSO PRESENT:

STACY ALBERTS SIGMAN, Asst. Village Manager

1 CHAIRMAN WARGA: Good evening, everybody. Welcome to the Northfield
2 Plan and Zoning Commission meeting. I am the Chair of the Committee, George
3 Warga, and we'll introduce each member.

4 COMMISSIONER DOLAN: John Dolan.

5 COMMISSIONER RUBIN: Len Rubin.

6 COMMISSIONER STEIN: Joanna Stein.

7 COMMISSIONER deLOYS: Dan deLoys.

8 COMMISSIONER SMITH: Gerry Smith.

9 CHAIRMAN WARGA: The purpose of our meeting is to make recommendations
10 and recommendations only to the Village Board of Trustees. The Board will review the
11 items being discussed tonight at the next meeting, at their next meeting which is
12 scheduled -- Stacy, when is the next Village Board meeting?

13 MS. SIGMAN: The Board meeting is Tuesday, July 18th.

14 CHAIRMAN WARGA: Tuesday, oh, yes. Tuesday, July 18th, very good.

15 So, tonight we have just a couple of items on our agenda, one is for a
16 continuance of 1756 Willow Road which otherwise is known as the Edens Bank project,
17 and the second matter is 245 Wagner Road which is a consideration of a request to
18 vacate a section of Drury Lane East of Wagner Road submitted by Margo and Terry
19 Gottlieb.

20 First, before we get into our agenda, we'll discuss the meeting procedure. We
21 need anybody who is going to speak, and as far as -- do we, may I ask do we have any
22 people speaking outside of Mr. Gottlieb regarding this property matter? Is anybody here
23 tonight to do that? Okay. Then this will go very quickly.

1 So, Terry, I know you're very familiar with the procedures here as a former
2 member of our Plan and Zoning Commission. And we thank you for your service again,
3 good to see you. We also want to mention that Stacy, this is her last official Assistant
4 Village Manager meeting. She will be, at our next meeting in September, she will be
5 our Village Manager. So, congratulations.

6 MS. SIGMAN: Thank you very much.

7 CHAIRMAN WARGA: And thank you very much for all your guidance for us.
8 You've done an outstanding job.

9 (Applause.)

10 MS. SIGMAN: Well, I'm really looking forward to the challenge and I will still be
11 joining you for sure in September, hopefully with a new Community Development
12 Director and a few exciting projects. So, there's, at least the Edens Bank should be
13 ready to go by that point and we look like we'll have the final plat of resubdivision for the
14 Armstrong property. And I have a meeting tomorrow with a restaurant who is interested
15 in coming to possibly get on that agenda as well. So, you won't lose me altogether.

16 CHAIRMAN WARGA: Yes. And we're not going to leave you alone.

17 MS. SIGMAN: Okay, good.

18 CHAIRMAN WARGA: We'll make sure that you see us.

19 MS. SIGMAN: You've got a promise.

20 CHAIRMAN WARGA: Yes. All right. So, our first matter of business is to
21 approve the notes from our last meeting, approval of summary notes from May 1st,
22 2006. Do we have any questions or motions? Do I have a motion?

23 COMMISSIONER RUBIN: I move approval of the summary notes of the Plan

1 and Zoning Commission dated May 1st, 2006.

2 CHAIRMAN WARGA: Second?

3 COMMISSIONER STEIN: Second.

4 CHAIRMAN WARGA: All in favor?

5 (Chorus of ayes.)

6 CHAIRMAN WARGA: Any against?

7 (No response.)

8 CHAIRMAN WARGA: So moved. The first matter on our agenda then as far as
9 our meeting tonight for 1756 Willow Road is they're requesting a continuance to the
10 Tuesday, September 5th, 2006 meeting. Does anybody have any questions? Do we
11 have a motion?

12 COMMISSIONER deLOYS: Approval for this will have no bearing on what goes
13 up, it's just for this vacating of the land?

14 MS. SIGMAN: I think that we hopped to the 1556 Willow Road --

15 COMMISSIONER deLOYS: Oh, I'm sorry.

16 COMMISSIONER STEIN: 1756.

17 CHAIRMAN WARGA: Yes, 1756 Willow Road.

18 MS. SIGMAN: I'm sorry.

19 CHAIRMAN WARGA: We're jumping ahead. Yes, I'm changing to the red item 2
20 first.

21 COMMISSIONER deLOYS: Okay. No problem, I'm sorry.

22 CHAIRMAN WARGA: Yes, there we go.

23 COMMISSIONER STEIN: Yes, I'll move that we approve the continuance.

1 CHAIRMAN WARGA: Okay. Any second?

2 COMMISSIONER DOLAN: Second.

3 MS. SIGMAN: Just if you could make a motion specific to the date?

4 COMMISSIONER STEIN: I move that the petitioner for 1756 Willow Road who
5 desires to continue to the Tuesday, September 5th, 2006 meeting be approved.

6 COMMISSIONER DOLAN: Second.

7 CHAIRMAN WARGA: All in favor?

8 (Chorus of ayes.)

9 CHAIRMAN WARGA: Any against?

10 (No response.)

11 CHAIRMAN WARGA: So moved.

12 AUDIENCE MEMBER: Thank you very much.

13 CHAIRMAN WARGA: Thank you, you can sit down now.

14

15 **245 WAGNER ROAD - Consideration of a request to vacate a 20' x 33' section of**
16 **Drury Lane East of Wagner Road, located at 245 Wagner Road, submitted by**
17 **Margo and Terry Gottlieb.**

18 CHAIRMAN WARGA: Okay. Our final matter, 245 Wagner Road. And Terry,
19 we'll have you speak on behalf of what you desire to do.

20 MR. GOTTLIEB: Okay. Terry Gottlieb, 804 Happ Road, Northfield. You guys all
21 have the issue sheets so I think it's pretty straightforward. We bought a piece of
22 property on 245 Wagner and when we looked at the survey we saw that it was missing
23 a little piece of land. And apparently it was owned by the Village. And through Stacy's
24 help and guidance, there was a couple of ways we could approach it but we thought
25 that this was the most logical and seamless way to sort of consolidate that parcel and

1 be able to sort of build the house, you know, that we wanted to build there.

2 So, do you have any, are there any questions?

3 COMMISSIONER STEIN: How did that little piece get left dangling?

4 MS. SIGMAN: If you look at the larger right of way, what was Drury Lane right of
5 way extended from there and then east. It starts at Wagner Road and then heads east.

6 The neighborhood behind where the Petitioner's property is, there is a bunch of dead
7 end streets. So, what happened is so that there was adequate room to turn around at
8 the end of the street, they actually kept this sort of little notch at the end.

9 Why they did it here, we don't know, except it matched the same pattern that
10 they did in the locations where they needed sort of a turnaround area. There's actually
11 even one of those streets that there's a driveway access through that point. So,
12 everywhere else it made sense. I think that when they did it, they just picked it up the
13 same way at each right of way, but there's never really been a reason that we can track
14 even in the original vacation that this was put this way.

15 COMMISSIONER STEIN: So, was anybody paying taxes on the property?

16 MS. SIGMAN: No.

17 COMMISSIONER STEIN: Just Village property?

18 MS. SIGMAN: Correct. And again, in the other locations around Drury where
19 we've kept this, there really is a valid purpose for the sort of strange little notch. If you
20 picture this notch being duplicated on the other side, it leaves a wider mouth at the end
21 of the street, not necessarily a whole cul de sac but an area that a car can come and
22 turnaround and get back out.

23 COMMISSIONER STEIN: And this becomes Terry's property then?

1 MS. SIGMAN: This would then become part of the parcel at 245 Wagner Road
2 and would go back on the tax rolls.

3 MR. GOTTLIEB: You didn't tell me that.

4 MS. SIGMAN: There's a fine print, Terry.

5 CHAIRMAN WARGA: And this is the 746 square feet basically?

6 MS. SIGMAN: Correct.

7 MR. GOTTLIEB: Right.

8 CHAIRMAN WARGA: And then, and as far as my understanding is, so the price
9 was at a market value price that was intended.

10 MS. SIGMAN: Correct.

11 COMMISSIONER DOLAN: And there is no change in zoning categories or
12 anything like that?

13 MS. SIGMAN: No.

14 MR. GOTTLIEB: It really just gives us a more symmetrical piece of property.

15 COMMISSIONER RUBIN: Squares it for you.

16 CHAIRMAN WARGA: It squares it off.

17 MR. GOTTLIEB: Yes.

18 COMMISSIONER DOLAN: You're not putting in a Home Depot or anything.

19 MS. SIGMAN: Correct.

20 MR. GOTTLIEB: Oh, I forgot to tell you. No. And the disco will close at 10:00
21 for sure.

22 CHAIRMAN WARGA: Any other questions or discussions?

23 COMMISSIONER STEIN: Can we see your landscape plan?

1 MR. GOTTLIEB: We don't have one. We can't even agree on windows, so we're
2 far away from a landscape plan. But I'm sure there will be a lot of greens.

3 COMMISSIONER deLOYS: Pond, can you put a pond then?

4 MR. GOTTLIEB: Well, there is a pond there. I just noticed it.

5 CHAIRMAN WARGA: Can we be invited to a party there?

6 MR. GOTTLIEB: Actually a house wrecking party.

7 CHAIRMAN WARGA: Okay, very good.

8 MR. GOTTLIEB: Bring sledgehammers.

9 CHAIRMAN WARGA: All right. Do we have any motions?

10 COMMISSIONER STEIN: Sure.

11 CHAIRMAN WARGA: By the way, it's one of the nicest packets I've ever
12 received, thank you, of information. That's expected.

13 COMMISSIONER STEIN: I'll make a motion.

14 **A motion to recommend to the Village Board of Trustees, approval of the**
15 **requested plat of vacation for the Drury Lane right of way adjacent to 245 Wagner**
16 **Road subject to the following two conditions:**

- 17 **1. A 15-foot utility easement shall be retained along the southern lot line.**
18 **2. The Petitioner shall pay the Village the value of the vacated land, as**
19 **determined by the Village Board.**

20 CHAIRMAN WARGA: Do we have a second?

21 COMMISSIONER deLOYS: Second.

22 CHAIRMAN WARGA: All in favor?

23 (Chorus of ayes.)

1 CHAIRMAN WARGA: Any against?

2 (No response.)

3 CHAIRMAN WARGA: So moved. Thank you, Terry.

4 MR. GOTTLIEB: Thank you. And in about two years, if anyone is interested in
5 1.5 acres, available for sale.

6 CHAIRMAN WARGA: Do we have any new business to discuss? Any new
7 business?

8 MS. SIGMAN: No new business.

9 CHAIRMAN WARGA: Do we have a motion?

10 COMMISSIONER DOLAN: I make a motion that we adjourn.

11 COMMISSIONER SMITH: Second.

12 CHAIRMAN WARGA: Approved? So moved. Thank you everybody.

13 (Whereupon the above meeting concluded at 7:10 p.m.)

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