

**SUMMARY NOTES  
OF THE MEETING OF THE  
ZONING BOARD OF APPEALS  
THURSDAY, JANUARY 2, 2020  
VILLAGE OF NORTHFIELD**

On Thursday, January 2, 2020, the Zoning Board of Appeals met at 7:00 p.m. in the Village Hall first floor Board Room located at 361 Happ Road to consider one (1) issue:

Members in Attendance:

Cheryl Charnas, Chairperson  
J. Patrick Doherty  
Richard Crotty  
Christine Geraghty

Members Absent:

James Appel  
Robert Hayward  
Bert Getz, Jr.

OTHERS PRESENT: Building Commissioner Ron Johnson.

Chairperson Cheryl Charnas called the meeting to order at 7:00 p.m. by introducing the Zoning Board of Appeals members.

Chairperson Charnas explained to the petitioners since there are only four out of the seven members present, they will need all four members to vote yes in order for the variance request to pass.

Chairperson Charnas requested a motion on the consideration of the August 7, 2019, summary notes. A motion was made by Member Richard Crotty and seconded by Member Christine Geraghty to approve the August 7, 2019, summary notes.

**The following vote was taken:**

**AYES: 4**

Cheryl Charnas, Chair  
J. Patrick Doherty  
Richard Crotty  
Christine Geraghty

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 3**

James Appel  
Robert Hayward  
Bert Getz, Jr.

**Motion Carried**

1. **225 OLD FARM ROAD** - Consideration of a request for a variation from Appendix A – Zoning Ordinance, Section 19-7 – Horse and Pony Stables, Private, (4) Screening Required - of the Village of Northfield’s Code, which states:

All stables shall be adequately screened from the street and adjacent properties by a densely planted hedge or fence not less than six feet (6') in height.

The petitioner is requesting no screening to be provided on the north rear property line for the horse stable.

James and Lisa Challenger, petitioners, were present along with Tim Martin, architect, from The Tim T. Martin Company. Mr. Martin outlined their request to not screen the north rear property line for the horse stable with a fence or hedge.

Mr. Martin explained the residence to the south is completely blocked from seeing the horse stable because of the size of the construction of the residence. The property to the east is forest preserve. The petitioner's actually purchased the property east to the river. The property to the west does see the horse stable, however, they built a compliance six foot fence as required by Village Code and requested by the neighbor. When they contacted the property owners to the north, Mr. and Mrs. Lewis Porter, they requested no fence be erected or hedge planted along the northern property line which is their southern property line. She actually enjoys seeing the horses and the pastoral setting.

Member Doherty visited the site today. There is really no contentiousness to this issue. Everyone seems to be pleased. The homeowners to the west got the view they chose to have with the six foot fence. The Porters are apparently satisfied. He feels there is not much to debate.

Mr. Martin agreed and just want to be good neighbors.

Member Crotty added since they do not have the benefit of a current overhead photo of the property, it is difficult to determine whether the fencing north of the residence on the west side cut off the pastoral area for the homeowners to the west next to the residence.

Mr. Martin said the six foot cedar fence was installed from the southwest point all the way to the northwest point of the property. They did not have to do the entire property line. They were told to just block the area contiguous to the home.

Building Commissioner Ron Johnson added it was illustrated on the topo submitted in the packet.

Mr. Martin said the property on the southwest side cannot see the barn due to mature plants and trees.

Member Crotty mentioned as noted in the presentation the petitioners purchased property to the east to the river.

Mr. Martin said that is correct. The petitioners purchased the land from a private property owner. They actually own all the land from the garage of the new residence to the center of the river.

Member Crotty noted the property owners immediately to the north have a Maple Drive address. He questioned where Maple Drive ends and their property begins. The way the ordinance is written, if it is still a street, then it would require fencing or plantings irrespective of what the property owners say.

Mr. Martin said the petitioners actually sold 80 feet to the property owners to the north, Mr. and Mrs. Porter, for additional frontage. The area in question is a driveway. The driveway was actually on the petitioner's property.

Member Doherty asked why the petitioner needed this meeting since there were no objections on the part of any of the neighbors.

Building Commissioner Ron Johnson explained since it is considered a variation from the section of the Village Code regarding barns and screening requirements, it would need to go before the Zoning Board of Appeals. He actually discussed this with the Village Attorney and it was confirmed. Any variations or appeals would go to the Zoning Board of Appeals regardless of the type of variation requested.

Chairperson Charnas asked if anyone in the audience wished to speak. No one wished to speak.

There being no further discussion, the following motion was made:

**A motion was made by Zoning Board of Appeals Member Pat Doherty to approve the following:**

1. **Consideration of a request for a variation from Appendix A – Zoning Ordinance, Section 19-7 – Horse and Pony Stables, Private, (4) Screening Required - of the Village of Northfield’s Code, which states:**

**All stables shall be adequately screened from the street and adjacent properties by a densely planted hedge or fence not less than six feet (6') in height.**

**The petitioner is requesting no screening to be provided on the north rear property line for the horse stable.**

**There was no second to the motion. A motion was made by Member Richard Crotty, seconded by Member Pat Doherty to approve the following:**

1. **Consideration of a request for a variation from Appendix A – Zoning Ordinance, Section 19-7 – Horse and Pony Stables, Private, (4) Screening Required - of the Village of Northfield’s Code, which states:**

**All stables shall be adequately screened from the street and adjacent properties by a densely planted hedge or fence not less than six feet (6') in height.**

**The petitioner is requesting no screening to be provided on the north rear property line for the horse stable and also along the east property line**

**for the property located at 225 Old Farm Road consistent with the site plan and Architectural exhibits received on November 26, 2019.**

**Subject to the following development conditions:**

- 1) **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, 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.

- 2) The petitioner shall comply in all respects with the ordinances of the Village of Northfield and nothing in this variance shall be construed as a waiver of any of those requirements.

The following vote was taken:

**AYES: 4**

Cheryl Charnas, Chair  
J. Patrick Doherty  
Richard Crotty  
Christine Geraghty

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 3**

James Appel  
Robert Hayward  
Bert Getz, Jr.

**Motion Carried**

There being no further discussion, a motion was made by Member Richard Crotty and seconded by Member Geraghty, the Zoning Board of Appeals adjourned their meeting at 7:12 p.m.

APPROVED 3/4/20