PLAN AND ZONING

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING 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 February, 2020, at the hour of 7:00 p.m.

MEMBERS PRESENT:    MEMBERS ABSENT:
DAN deLOYS, Acting Chairman    BILL VASELOPULOS, Chair
KATHY ESTABROOKE    TRACEY MENDREK
WILLIAM KELLY    CONNIE BERMAN
STEVEN HIRSCH
TODD BERLINGHOF
THOMAS BOLLING

ALSO PRESENT:
STEVE GUTIERREZ, Community Development Director
ACTING CHAIRMAN DELOYS: I'd like to call to order the meeting of the Plan and Zoning Commission. My name is Dan deLoys; I'm the Acting Chair of the Commission. At this time, I would like the Commissioners to introduce themselves, starting with Steve Hirsch.

COMMISSIONER HIRSCH: Steven Hirsch.
COMMISSIONER KELLY: Bill Kelly.
COMMISSIONER ESTABROOKE: Kathy Estabrooke.
COMMISSIONER BERLINGHOF: Todd Berlinghof.
COMMISSIONER BOLLING: Tom Bolling.

ACTING CHAIRMAN DELOYS: Thank you very much. The purpose of tonight's meeting is to hear and discuss a request for approval of a preliminary and final plat of the Middlefork Gardens Subdivision to allow for the consolidation of the two existing lots located at 2067 Norfork and 2051 Middlefork Road into one lot.

The public hearing forum will provide an overview of this proposal and a forum for the public comment and input.

This Commission is a recommending body only. We will forward our recommendation to the Village President and the Board of Trustees for their final determination on whether or not to grant this item before us today. The Board will then consider this item being discussed this evening at the next Board meeting which is scheduled for Tuesday, February 18th, 2020, at 7:00 o'clock p.m., right here in this boardroom.

Commission meetings require that all persons wishing to be heard and to enter testimony must be sworn in. This includes all individuals, and petitioners and any interested parties or other property owners. Following the petitioner's presentation and after the Commission has had an opportunity to ask questions and discuss amongst ourselves, then all interested parties will be given an opportunity to speak.

Prior to speaking, we request that all parties step forward to the microphone to be sworn in and provide their name, address and interest in this matter for the record. These proceedings are being taped, and that is why we request you speak only at the podium where the microphone is located.

Our first order of business is to pass the minutes of our last meeting back on September 3rd, 2019. Is there a motion?

COMMISSIONER HIRSCH: I'll make a motion that we approve.

ACTING CHAIRMAN DELOYS: Second?
COMMISSIONER BOLLING: Second.

ACTING CHAIRMAN DELOYS: All those in favor?
(Chorus of ayes.)

ACTING CHAIRMAN DELOYS: All those opposed?
(No response.)
ACTING CHAIRMAN DELOYS: The motion passes. Before the Petitioner steps to the microphone, Steve, do you have any comments for us?

MR. GUTIERREZ: Thank you, Chairman deLoys. Again, the Petitioners are Brian and Sandy Pigott. They are the owners of the properties that they're seeking to consolidate at 2067 Norfork Road and 2051 Middlefork Road. They are requesting the approval of a preliminary and final plat of subdivision which would consolidate those two lots. These consolidated lots would total 2.07 acres. They are both currently zoned R-1, and the average lot area along Norfork, Suffork and Middlefork Roads which we consider to be in that neighborhood, the average lot area is 1.1 acre. These lots range anywhere from 0.84 to 2.23 acres.

The proposed consolidation meets both our zoning code and subdivision code requirements. I've outlined those in detail in the memo. If you'd like me to go through those in detail, I would be happy to do that. But for now, I'll just indicate again that there are no variations that are needed for their proposed consolidation.

The Comprehensive Plan describes the following vision for the R-1 Countryside Residential areas:

"Countryside Residential: This type of land use accounts for the vast majority of land uses in the Village; large lots combined with private, narrow street systems to create the secluded spaciousness of these areas, with character contributing significantly to the overall quality of the community."

I thought this was a pertinent passage in the current Comprehensive Plan that could apply to your consideration here this evening. There's additional Comprehensive Plan goals and objectives that I've also outlined in the memo. But I thought this was probably the most pertinent passage.

The proposed consolidation is compatible in size and use to the other properties in the neighborhood as I just outlined. We think it would actually contribute to the spacious properties that are encouraged so strongly in the current Comprehensive Plan.

With that, I'll hand it over to the Petitioners who are here to answer any questions you have of them and to provide you with a quick overview of their application.

ACTING CHAIRMAN DELOYS: Okay, are you both going to speak?

MR. CANNING: I will speak.

ACTING CHAIRMAN DELOYS: Okay, please swear him in, Steve.

MR. GUTIERREZ: Anyone else who wishes to speak, please stand. Thank you. Please raise your right hands.
(Witnesses sworn.)

MR. GUTIERREZ: Thank you.

MR. CANNING: Good evening, Mr. Chairman. My name is Christopher Canning. I represent Brian Pigott who is one of the owners of the two lots seeking consolidation tonight. We believe it's a very straight forward request. It first came to our office's attention when Mr. Pigott was talking to us about some financial planning situations. Then I was engaged when a situation developed with a shed that was under construction. When I went out to the property and looked one way and looked the other way, I realized the shed was on the vacant parcel, not the parcel with the main home, and therefore, you cannot have a shed accessory structure on a vacant parcel.

So, I made an appointment to go see Mr. Gutierrez the next day and said I think we're going to have to accelerate our consolidation so that we can get this done. So, in working with Mr. Gutierrez and his team, that's how this application got in front of you. I believe it meets all the requirements for the R-1 zoning. We would ask for a favorable recommendation to the Village Board.

ACTING CHAIRMAN DELOYS: Any questions, anyone?

COMMISSIONER BERLINGHOF: None.

COMMISSIONER ESTABROOKE: None.

COMMISSIONER HIRSCH: I guess I'm just curious why. Why annex a parcel that enjoys a tax break because it is unimproved into, let's say one that is improved? Is there a motive or an advantage in doing it?

MR. CANNING: Yes, because the shed was on the vacant parcel. You can't have an accessory structure on that parcel, so it had to be consolidated so you can have the accessory structure in the right parcel.

COMMISSIONER HIRSCH: Yes, for the shed, okay.

MR. CANNING: So, if it was a few feet to the west, I probably wouldn't be standing here right now.

COMMISSIONER HIRSCH: Right, right.

MR. CANNING: But unfortunately, it's a few feet to the east, and that's why we're here.

COMMISSIONER HIRSCH: Got it.

MR. PIGOTT: I can answer his question about the financial aspects.

MR. CANNING: Brian, introduce yourself.

MR. PIGOTT: Brian Pigott, I'm the owner of 2067 Norfork and 2051 Middlefork. So, the initial reason for consolidation was that we needed to refinance our mortgage and we could not collateralize vacant land. So, we had this whole lot sitting there that we could not use as collateral to refinance.
COMMISSIONER HIRSCH: Got it.
MR. PIGOTT: And so that was the initial impetus to go forward with this.
COMMISSIONER HIRSCH: Right.
MR. PIGOTT: So, hope that helps.
COMMISSIONER HIRSCH: Thank you.
MR. PIGOTT: And yes, the taxes will go up.
COMMISSIONER HIRSCH: Yes, yes. Unfortunate.
ACTING CHAIRMAN DELOYS: Any other questions or comments?
COMMISSIONER HIRSCH: Negative.
ACTING CHAIRMAN DELOYS: Any questions or comments from the audience? Do I, anybody want to --
COMMISSIONER BERLINGHOF: I'll make a motion.
ACTING CHAIRMAN DELOYS: Motion.
COMMISSIONER BERLINGHOF: A motion to recommend to the Village Board approval of the preliminary and final plat of consolidation, Middlefork Gardens consolidation in accordance with the Petitioner's application and supporting materials, date stamped December 20th, 2019, subject to conditions one through six.
COMMISSIONER BOLLING: Second.
ACTING CHAIRMAN DELOYS: All those in favor? (Chorus of ayes.)
ACTING CHAIRMAN DELOYS: All those opposed? (No response.)
ACTING CHAIRMAN DELOYS: The motion passes.
Congratulations!
MR. CANNING: Thank you.
MR. PIGOTT: Thank you very much.
ACTING CHAIRMAN DELOYS: Steve, any other business?
MR. GUTIERREZ: No other business on this agenda. I just wanted to give you a heads up that in March, we're going to actually have a very full agenda. We have a proposed text amendment to the zoning code and a special use simultaneously regarding a retail use that would like to move into a space on Northfield Road. Currently, Northfield Road’s B-2 zoning does not accommodate any type of retail.
We also anticipate having a draft of our new Comprehensive Plan on that agenda as well. So, we may start at 6:30. We'll be reaching out to you to make sure that you're all available at that earlier time.
COMMISSIONER BOLLING: Hey, Steve, the Comprehensive Plan as it relates to us, what kind of preparation are we --
MR. GUTIERREZ: So, there is a final draft that's being tweaked right now. We should have that at least two and a half weeks prior to that meeting. We'll get that to you and give you at least two weeks and two weekends to look at that, okay? If you'd like the most recent draft which, again will be revised, we can send
that to you now.

COMMISSIONER BOLLING: I would.

ACTING CHAIRMAN DELOYS: We'd all like that, Steve.

MR. GUTIERREZ: Yes, we'll send that out. We'll send that out this week. I'll send you an e-mail advising when the final draft is available. That's all I have.

ACTING CHAIRMAN DELOYS: Motion to adjourn.

COMMISSIONER ESTABROOKE: Second.

(Chorus of ayes.)

ACTING CHAIRMAN DELOYS: Motion passes.

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