

PLAN AND ZONING

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 6th day
of March, 2023 at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson
KATHY ESTABROOKE
STEVEN HIRSCH
CONNIE BERMAN
JENNIFER SUCHER
DAN deLOYS

MEMBERS ABSENT:

TODD BERLINGHOF
JACK BRANNIGAN
PATRICK BADER

ALSO PRESENT:

STEVEN GUTIERREZ, Community Development Director

1 CHAIRPERSON VASELOPULOS: I'd like to call to order
2 the meeting of the Plan and Zoning Commission. My name
3 is Bill Vaselopulos; I'm the Chair of the Commission.

4 At this time, I would like the Commissioners to
5 introduce themselves starting with Connie.

6 COMMISSIONER BERMAN: Connie Berman.

7 COMMISSIONER HIRSCH: Steven Hirsch.

8 COMMISSIONER ESTABROOKE: Kathy Estabrooke.

9 COMMISSIONER SUCHER: Jennifer Sucher.

10 COMMISSIONER DELOYS: Dan deLoys.

11 CHAIRPERSON VASELOPULOS: Thank you.

12 The purpose of tonight's meeting is to conduct a
13 hearing and to consider and discuss a request for
14 approval of a preliminary and final plat of subdivision
15 located at 2260 and 2284 Bracken Lane. Petitioner's
16 name is Lurentiu and Eva Vlad.

17 The public hearing format will provide an overview
18 of this proposal and a forum for public comment and
19 input. This Commission is a recommending body only and
20 we will forward our recommendation to the Village
21 President and Board of Trustees for final determination
22 on whether or not to grant this item before us today.
23 The Board will then consider this item being discussed
24 this evening at the next Board meeting which will be
25 scheduled for March 21st, 2023, 7:00 o'clock, right here
26 in this Board room.

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

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

42 Our first order of business is to pass the minutes
43 from our last meeting of November 7th, 2022.

44 Would someone like to make a motion?

45 COMMISSIONER DELOYS: Motion.

46 CHAIRPERSON VASELOPULOS: Dan makes the motion.

47 Would someone like to second it?

48 COMMISSIONER SUCHER: I second it.

1 CHAIRPERSON VASELOPULOS: Jennifer seconds it.

2 All those in favor?

3 (Chorus of ayes.)

4 CHAIRPERSON VASELOPULOS: All opposed?

5 (No response.)

6 CHAIRPERSON VASELOPULOS: The motion carries.

7 Before the Petitioner steps to the microphone,
8 Steve, do you have any introductory comments?

9 MR. GUTIERREZ: Thank you, Mr. Chairman.

10 As you noted, the Petitioner is Lurentiu Vlad, he's
11 the owner of the property at 2260 Bracken Lane. He is
12 seeking a subdivision of that existing 2.65 acre lot
13 into two lots. Each lot would be 1.33 acres, so it's
14 cutting it right in half. Lot 1 would be the western
15 parcel which would have the 2284 Bracken Lane address.
16 Lot 2 would be the eastern parcel at 2260 Bracken Lane,
17 the current address.

18 The proposed lots are of consistent size with the
19 other lots at Bracken Lane. We've provided you a study
20 on that in the memo that we provided. The proposed lots
21 meet all of the Zoning Code requirements as well as the
22 Subdivision Code standards, as well as being consistent
23 with the Comprehensive Plan which encourages keeping the
24 kind of large lots that we have, and this lot having
25 more than acre per lot certainly is consistent with
26 that.

27 The only little wrinkle I'd say is that in the
28 western end of half of the property which would be the
29 proposed Lot 1, there is an existing garage as well as a
30 shed, and there is no home on that lot, in that area of
31 the property. So, when Lot 1 is created, it would
32 essentially make a, create a nonconformity if that shed
33 and that garage will remain because we do not allow
34 accessory structures on a lot, an individual lot without
35 a primary structure such as a house. So, we can't
36 create a nonconforming lot when we do these
37 subdivisions.

38 So, the Petitioner is aware that demolition has to
39 take place. Unfortunately, the demolition is taking a
40 lot longer than he thought, mostly because it's a county
41 permit that's required and he has to get a -- help me
42 out, Dan?

43 MR. CREANEY: The asbestos with the --

44 MR. GUTIERREZ: The environmental --

45 MR. CREANEY: Environmental, yes.

46 MR. GUTIERREZ: -- company to do a report on
47 whether or not there is asbestos in the garage
48 materials. That came back negative, so there is no

1 asbestos in the materials, but it slowed the process
2 down.

3 So, actually they were hoping to get that permit
4 this week but, you know, anticipating that that was not
5 going to happen, what we suggested was that we stipulate
6 that they could not go to the Village Board if you were
7 to approve the subdivision tonight or recommend its
8 approval tonight, that the Petitioner could not carry
9 its application to the Village Board, given the Village
10 Board agenda even, without first having the garage and
11 shed demolished. So, he's agreed to that stipulation
12 and we've worked that into the draft motion that you
13 have before you.

14 So, with that, that's really pretty much it.
15 Again, back then these two lots were there before. They
16 consolidated these two lots a couple of years ago, and
17 now again they wish to subdivide them really back to the
18 original configuration.

19 So, Dan Creaney is their Civil Engineer and he is
20 here to either make a presentation for you or certainly
21 answer any questions.

22 Dan, if you could come to the microphone, we can
23 swear you in. Please raise your right hand.

24 (Witness sworn.)

25 MR. GUTIERREZ: Thank you.

26 MR. CREANEY: My name is Dan Creaney. I have
27 offices at 450 Skokie Boulevard in Northbrook. I am the
28 President of B.H. Suhr and Daniel Creaney Company. B.H.
29 Suhr is the surveying company that prepared the
30 preliminary plat, and we'll be preparing the final plat
31 of subdivision.

32 Briefly, it's pretty much the same story that Steve
33 told you. On here, on my left and your left, this was
34 the plat of consolidation that was requested a few years
35 ago when they wanted to do a recreational use on the
36 piece of property to the west which I think is, 2284 is
37 the one to the west. In that regard, there was an
38 existing house and a garage and a shed on that lot. In
39 anticipation of the consolidation, they tore down the
40 house and had the services disconnected, but they did
41 leave the garage and the shed as Steve said.

42 They are in the process of, they have a contractor
43 under contract, a demolition contractor, he has applied
44 for the permit at Cook County and he's waiting for the
45 permit. As soon as that permit is granted, he'll be out
46 to take down the garage and the shed. Like Steve said,
47 you know, this would move, the only drawback is we can't
48 go to the Village Board until that permit is granted and

1 the demolition has taken place.

2 If you can see, this is the subdivision that we, or
3 the consolidation that was asked for two years ago, and
4 this is the plat of subdivision that we're asking for
5 today. The dimensions are exactly the same. The square
6 footage is exactly the same as the one previously
7 platted on the left. The only difference now is that
8 the house was down.

9 So, we're asking for a two-lot subdivision to
10 return to the same size lots and dimensions that were
11 previously there. I'm here to answer any questions that
12 you might have.

13 CHAIRPERSON VASELOPULOS: Thank you very much.

14 Commission, any questions?

15 COMMISSIONER HIRSCH: Was the house torn down just
16 to make way for a proposed new development or was it
17 torn down for any other reason?

18 MR. CREANEY: The owner wanted to do a recreational
19 use outside. I think they wanted to build an ice rink.
20 So, they tore down the house and he pretty much had to
21 do that to consolidate the lots. You can't have two
22 houses on one lot, the consolidation makes one lot. So,
23 he tore down the house.

24 COMMISSIONER SUCHER: I do, excuse me, I just have
25 one clarification about the ownership of the property
26 because I was looking through the application and it
27 appeared that there were, it was owned by two trusts but
28 that wasn't exactly clear. So, I just want to make sure
29 we're getting it right on who the Petitioner is and who
30 owns the property.

31 MR. CREANEY: I don't, I'm not privy to the home
32 ownership.

33 MR. GUTIERREZ: So, he indicated that the property
34 is owned by himself and his wife, I believe, Eva Vlad.

35 COMMISSIONER SUCHER: It was a little contradictory
36 I found, the way it was answered on the application.
37 So, I just wanted to make sure because it said that
38 Lurentiu was the sole owner but then it went on to say
39 that it was legally owned by two different trusts, one
40 for him and one for his wife. So, he would have been,
41 but it doesn't say who the trustees were that made this
42 application. So, I just wanted to make sure we had that
43 straight.

44 MR. CREANEY: I see in the application that there
45 is for Mr. Vlad a living trust and then Mrs. Vlad, her
46 living trust.

47 COMMISSIONER DELOYS: And they're the trustees.

48 COMMISSIONER SUCHER: I assume that they're --

1 COMMISSIONER DELOYS: That says who the trustees
2 are.

3 COMMISSIONER SUCHER: Will they own half? Well, I
4 assume each one, each trust owns half of the property
5 and that they're the trustees. So, we're making that
6 assumption as far as --

7 CHAIRPERSON VASELOPULOS: Well, it says here that
8 if a trust, then naming the trustees, and then they say
9 50 percent.

10 COMMISSIONER SUCHER: Right.

11 CHAIRPERSON VASELOPULOS: So, right, which means
12 that --

13 COMMISSIONER SUCHER: That's probably right. At
14 the top it says he was the sole owner, so I just wanted
15 to clarify because it was --

16 MR. CREANEY: Oh, yes, it says sole owner but I'm
17 sure he meant the --

18 CHAIRPERSON VASELOPULOS: Owner of this, okay.
19 Does the top actually say he's the sole owner?

20 COMMISSIONER SUCHER: Yes.

21 CHAIRPERSON VASELOPULOS: Or he's just attesting
22 that this is, that I am the sole owner -- okay, I see
23 it, I see it, thanks.

24 COMMISSIONER SUCHER: Yes, I just wanted to clarify
25 it so we got it right.

26 COMMISSIONER BERMAN: It says he's the sole owner
27 and then they list the trust as the owner so it's not
28 the same.

29 CHAIRPERSON VASELOPULOS: I got you, okay.

30 Steve, do we have any issues with that?

31 MR. GUTIERREZ: No, we can --

32 CHAIRPERSON VASELOPULOS: Because this is the
33 application we're --

34 MR. GUTIERREZ: Yes, we can clarify that with the
35 Petitioner before the Village Board meeting. So, for
36 special uses for instance which are given to the
37 individual, let's say it's a business owner or, yes, for
38 instance for businesses, we put the specific, we make
39 sure that the specific owners are noted in the motion
40 because, right, it goes along with them.

41 COMMISSIONER SUCHER: Right.

42 MR. GUTIERREZ: And then we have a change of
43 ownership, then we have to have who owns it to be really
44 well defined. Then if there's a change of ownership,
45 that triggers another special use. In this case, the
46 subdivision just goes with the land, it isn't going or,
47 and this is just my take on it, it goes with the land.
48 So, while we want to make sure that the person who's

1 applying is the owner, which we are sure of --
2 COMMISSIONER SUCHER: Or represents the owners.
3 MR. GUTIERREZ: Or represents the owners, you know,
4 that's certainly something we can --
5 COMMISSIONER SUCHER: Again, I'm not sure based on
6 this because there's no representation that --
7 MR. GUTIERREZ: Yes. I would say this.
8 COMMISSIONER SUCHER: -- the trustee who has the
9 power to make this petition.
10 MR. GUTIERREZ: Yes. So, what I would say is this.
11 If the Commission has a concern that that is nailed
12 down, I would just add it as another condition, that the
13 Village Attorney will confirm that, what the exact
14 ownership looks like here or however you want to state
15 that, again prior to going to the Village Board. I mean
16 that would be, I think, probably the best approach but
17 that's certainly up to you guys to decide.
18 COMMISSIONER SUCHER: And I guess my concern, just
19 for perspective, it seems like one person filled out
20 this petition and doesn't state that that person has the
21 authority on behalf of both trusts to make this
22 petition. Hopefully they're happily married and there
23 is no dispute between those two because there are two
24 different trusts and two different trustees.
25 MR. GUTIERREZ: Good point, yes.
26 COMMISSIONER SUCHER: They're both --
27 CHAIRPERSON VASELOPULOS: Both trustees are
28 applying for this, yes.
29 MR. GUTIERREZ: Good point.
30 CHAIRPERSON VASELOPULOS: So, as Steve suggested,
31 that's something we can put in.
32 MR. GUTIERREZ: Correct.
33 COMMISSIONER SUCHER: I don't have any other
34 questions except that.
35 CHAIRPERSON VASELOPULOS: And would you be okay
36 putting that in as a condition?
37 COMMISSIONER SUCHER: Yes, I would.
38 CHAIRPERSON VASELOPULOS: Do we have any other
39 questions for the Petitioner?
40 (No response.)
41 CHAIRPERSON VASELOPULOS: Anyone from the audience
42 who wish to ask any questions? Any comments from the
43 audience?
44 (No response.)
45 CHAIRPERSON VASELOPULOS: Any final thoughts before
46 we take a vote?
47 (No response.)
48 CHAIRPERSON VASELOPULOS: Would someone like to

1 make a motion and include that stipulation that Jennifer
2 was -- Jennifer, do you want to --

3 COMMISSIONER HIRSCH: Jennifer, take a crack at it.

4 COMMISSIONER SUCHER: Let me find the right, the
5 motion. Okay.

6 **Motion to recommend to the Village Board: Approval of a**
7 **preliminary and final Plat of Subdivision (Vlad**
8 **Subdivision) in accordance with the Petitioner's**
9 **Application and Supporting Materials, date stamped**
10 **January 30, 2023, subject to the following conditions:**

- 11 1. The Petitioner shall remove any accessory
12 structures on the proposed Lot 1 prior to the
13 Village Board taking final action on the proposed
14 plat of subdivision. In no instance shall the
15 removal take more than 12 months from the date of
16 the Plan and Zoning Commission's vote.
- 17 2. The representations made in the application and
18 supporting documents are binding upon the
19 Petitioner. There shall be no additional uses
20 permitted beyond those specifically enumerated
21 herein or permitted by the Village of Northfield's
22 Zoning Ordinance.
- 23 3. The Village of Northfield Health, Fire, and
24 Building Officials shall be granted access to the
25 subject property at any reasonable time for
26 purposes of conducting inspections for compliance
27 with Village Codes and Ordinances.
- 28 4. An approval pursuant to any requested review by a
29 Village consultant, Village Staff member, Village
30 Commission or Village Board Committee shall be an
31 approval of only those items specified in any
32 motion, resolution, ordinance, or written report.
33 Such approval shall not be deemed to be an approval
34 of any matter which is within the jurisdiction of
35 any other Village consultant, Village Staff member,
36 Village Board Committee or Village Commission that
37 has not issued a report or given its approval.
38 Neither shall such approval be deemed the approval
39 of any County, State or Federal Agency. Under no
40 circumstances shall the approval be deemed to be an
41 approval of any matter not included in this
42 ordinance by virtue of the fact that such a matter
43 appeared on a supporting document which is not
44 attached as an exhibit to this ordinance or
45 incorporated as an exhibit as part of this
46 ordinance.
- 47 5. The Petitioner shall comply in all other respects
48 with the ordinances of the Village of Northfield

- 1 and nothing in this approval shall be construed as
2 a waiver of any of those requirements.
- 3 6. Violation of any condition of this approval shall
4 be cause to revoke said approval by the Corporate
5 Authorities upon 10 days proper notice to the
6 Petitioner. Alternatively, the Village Manager
7 shall have the right to assess fines, not to exceed
8 \$750 per violation, for such violation. Such
9 assessment of fines may be appealed to the
10 Corporate Authorities by filing written notice of
11 appeal within three days of the assessment.
- 12 7. Changes in the project may only be made as follows:
- 13 A. Minor Field Changes. Minor changes in
14 locations or sizes shown on exhibits may
15 be approved, in writing, by the Director
16 of Community Development. Typically, a
17 minor field change will not involve a
18 percentage change greater than three
19 percent. However, not all changes of
20 less than three percent shall necessarily
21 be deemed to be minor. The determination
22 of the Director of Community Development
23 as to whether a change is a minor field
24 change shall be final.
- 25 B. Village Board Approved Changes. The
26 Village Board may approve, without
27 referral to the Plan & Zoning Commission,
28 such other changes as it believes are in
29 the best interest of the Village and
30 which do not involve changes in numbers
31 found in the text of the Ordinance and
32 which do not have a substantial, direct
33 impact on adjacent properties. The
34 determination of the Village Board as to
35 whether a requested change should be
36 referred to the Plan & Zoning Commission
37 shall be final.
- 38 C. Changes Requiring a Public Hearing. Any
39 change involving a size, quantity or
40 other numerical value found in the text
41 of the Ordinance or any change having
42 substantial, direct impact on adjacent
43 properties shall not be made except after
44 a public hearing before the Plan & Zoning
45 Commission. Additionally, the Village
46 Board or the Director of Community
47 Development may refer requested change to
48 the Plan & Zoning Commission for public

1 **hearing when either believes it would be**
2 **in the best interest of the Village to do**
3 **so.**

4 **8. Prior to the vote by the Village Board, that the**
5 **trustees will be identified and any representation**
6 **by those trustees who represent all the owners of**
7 **the property.**

8 COMMISSIONER HIRSCH: So, that's stipulation number
9 eight?

10 COMMISSIONER SUCHER: That would be stipulation
11 number eight.

12 COMMISSIONER DELOYS: Second.

13 CHAIRPERSON VASELOPULOS: Dan seconds.

14 All those in favor?

15 (Chorus of ayes.)

16 CHAIRPERSON VASELOPULOS: All opposed?

17 (No response.)

18 CHAIRPERSON VASELOPULOS: The motion carries.

19 Thank you very much.

20 MR. CREANEY: Thank you.

21 CHAIRPERSON VASELOPULOS: Good luck whenever the
22 demolition occurs and you go before the Village Board.

23 Any other comments?

24 (No response.)

25 CHAIRPERSON VASELOPULOS: Would someone please make
26 a motion to adjourn?

27 COMMISSIONER ESTABROOKE: Motion to adjourn.

28 CHAIRPERSON VASELOPULOS: Is there a second?

29 COMMISSIONER HIRSCH: Second.

30 CHAIRPERSON VASELOPULOS: All those in favor?

31 (Chorus of ayes.)

32 CHAIRPERSON VASELOPULOS: All opposed?

33 (No response.)

34 CHAIRPERSON VASELOPULOS: Motion carries. Thank
35 you and good night.

36 (Whereupon, at 7:18 p.m., the above meeting was
37 concluded.)

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40 APPROVED 4/4/23

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