

PLAN AND ZONING

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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 held remotely due to the COVID-19 crisis on the 6th of July, 2020, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman  
TODD BERLINGHOF  
CONNIE BERMAN  
THOMAS BOLLING  
KATHY ESTABROOKE  
WILLIAM KELLY  
TRACEY MENDREK

MEMBERS ABSENT:

DAN DELOYS  
STEVEN HIRSCH

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director  
GREG LUNGMUS, Village Board Liaison

1 CHAIRMAN VASELOPULOS: Good evening, everyone. I'd  
2 like to call to order the Plan and Zoning Commission.  
3 My name is Bill Vaselopulos; I'm the Chairman of this  
4 Commission. At this time, I will introduce the other  
5 Commissioners that are in attendance: Kathy Estabrooke,  
6 Tom Bolling, Bill Kelly, Tracey Mendrek, Todd  
7 Berlinghof, Connie Berman.

8 The purpose of tonight's meeting is to conduct a  
9 public hearing and to consider and discuss a request for  
10 approval of a Preliminary and Final Plat of Subdivision  
11 to allow for the consolidation of two existing lots at  
12 2260 Bracken Lane and 2284 Bracken Lane into one lot.  
13 The Petitioners' names are Laurentiu and Eva Vlad.

14 The public hearing format will provide an overview  
15 of this proposal and a forum for public comment and  
16 input. This Commission is a recommending body only, and  
17 we will forward our recommendation to the Village  
18 President and Board of Trustees for final determination  
19 on whether or not to grant this item before us today.  
20 The Board will then consider this item being discussed  
21 this evening at the next Board meeting which is  
22 scheduled for Tuesday, July 21st, 2020, at 7:00 p.m.

23 The Commission meetings require that all persons  
24 wishing to be heard and to enter testimony must be sworn  
25 in. This includes all Petitioners, individuals with the  
26 Petitioners, and any interested parties or other  
27 property owners. Following the Petitioner's  
28 presentation and after the Commission has had an  
29 opportunity to ask questions and discuss amongst  
30 ourselves, then all other interested parties will be  
31 given an opportunity to speak.

32 Prior to speaking, we request that all parties be  
33 sworn in and provide their name, address, and interest  
34 in this matter for the record. These proceedings are  
35 being recorded and we will request you to speak only  
36 when you are called upon.

37 The first order of business will be to pass the  
38 minutes from our last meeting of June 1st, 2020. Is  
39 there a motion?

40 COMMISSIONER BERLINGHOF: I'll make a motion.

41 CHAIRMAN VASELOPULOS: Is there a second?

42 COMMISSIONER BOLLING: Second.

43 CHAIRMAN VASELOPULOS: And that was Tom who made a  
44 second. All those in favor?

45 (Chorus of ayes.)

46 CHAIRMAN VASELOPULOS: All opposed?

47 (No response.)

48 CHAIRMAN VASELOPULOS: The motion passes. Before  
49 the Petitioner makes his presentation, Steve, do you  
50 have any opening comments or remarks?

51 MR. GUTIERREZ: Thank you Chairman Vaselopulos. As  
52 you noted, the Petitioner, Laurentiu Vlad, is the owner

1 of the lots at 2260 and 2284 Bracken Lane. The  
2 Petitioner is seeking approval of a plat of  
3 consolidation which would combine those two lots on  
4 Bracken, both of which are zoned R-1 Countryside  
5 Residential.

6 The land area of the combined lot would be 2.65  
7 acres, and the Petitioner is planning on demolishing the  
8 existing residence at 2284 Bracken and I believe he is  
9 intending to install a sport court near the existing  
10 property line between the two existing lots. In order  
11 to do that, he needed to eliminate that property line or  
12 shift the sport court. Our code also does not permit an  
13 accessory structure such as a sport court to be on a lot  
14 without a primary residence or structure and he wishes  
15 to tear down the existing structure at 2284.

16 So, he can speak a little bit more towards the  
17 reasoning, but the substance of what the Commission is  
18 reviewing today is the subdivision. The sport court, if  
19 and when Mr. Vlad moves forward with that, would be  
20 reviewed by the Architectural Commission. They will  
21 look at the landscaping and screening around the sport  
22 court specifically.

23 We did catalogue the other properties on that block  
24 to get a sense of the existing development pattern.  
25 Those other nine lots on that block range from 1 to 2.6  
26 acres, having an average of 1.26 acres. So, this  
27 proposed consolidated lot is certainly consistent with  
28 the neighborhood. It is also consistent with the  
29 Comprehensive Plan.

30 As you know, the departments all looked at this,  
31 the proposed subdivision, and none of the departments  
32 had any concerns or comments regarding it.

33 The single-family residential lot that's being  
34 proposed, the combined lot, is compatible in size and  
35 use with the other properties in the neighborhood. It  
36 would contribute to the spacious properties encouraged  
37 strongly in our Comprehensive Plan. Based on these  
38 findings, Staff would recommend approval of the proposed  
39 consolidation.

40 I can certainly answer any questions you have.  
41 It's fairly straight-forward. If you don't have any  
42 questions for me right now, I'd be happy to hand it over  
43 to the Petitioner and his Engineer, Dan Creaney, who are  
44 prepared to make a presentation for you.

45 COMMISSIONER BOLLING: Steve, can I ask you a quick  
46 question?

47 MR. GUTIERREZ: Sure.

48 COMMISSIONER BOLLING: Yes, what Mr. Vlad wants to  
49 do with this property is not in our purview. In other  
50 words, the sport courts, if he wants to put a changing  
51 house, a swimming pool, that's not part of this  
52 conversation at all?

1 MR. GUTIERREZ: Correct, you are reviewing the two  
2 dimensions of the subdivision. Really, it's somewhat  
3 perfunctory. They meet all of the subdivision code  
4 requirements and standards for the lots.  
5 The only improvement on the property that's subject  
6 to the Architectural Commission review is again the  
7 potential sport court.  
8 COMMISSIONER BOLLING: Thank you.  
9 CHAIRMAN VASELOPULOS: If there are not any other  
10 questions, Steve, if you could swear in our Petitioner  
11 and his engineer?  
12 MR. GUTIERREZ: Laurentiu and Dan, if you would  
13 raise your right hand?  
14 (Witnesses sworn.)  
15 MR. GUTIERREZ: Thank you. Proceed.  
16 MR. CREANEY: Mr. Vlad, why don't you explain what  
17 you're doing for the Commission? If there's any  
18 engineering questions or any surveying questions, I'd be  
19 glad to answer them.  
20 MR. VLAD: So, yes. Good evening, everybody. We  
21 own both lots and, like Mr. Gutierrez said, we're  
22 looking to demolish the existing house and build a sport  
23 court where our kids can play with other kids and, on  
24 top of that, enhance the landscape of the two lots and  
25 make them uniform. So, it's an enhancement to the two  
26 lots and turn them into a really nice landscape with the  
27 sport court. That is our intent.  
28 Dan, I don't know if you want to show the plans?  
29 MR. CREANEY: Yes, this is Dan Creaney. It's  
30 actually pretty straight-forward. It's like Mr.  
31 Gutierrez said, it's just a combination of two single-  
32 family lots that already meet the zoning code for each  
33 lot. We were just combining them. It does not create  
34 any non-conforming use for the existing house. Mr. Vlad  
35 is going to look at improving his soon-to-be-vacant lot  
36 and that all has to go before the Village again, any  
37 type of other improvements. We're just here for the  
38 consolidation of the two lots tonight.  
39 If there's any questions, I'd be glad to answer  
40 them.  
41 COMMISSIONER BERLINGHOF: I've got no questions,  
42 Bill.  
43 CHAIRMAN VASELOPULOS: Neither do I.  
44 Do any other Commissioners have any questions,  
45 or if they want to see the aerial of the lot. I think  
46 someone can put it up on the screen if that's of  
47 interest to anybody, but it's in our package also.  
48 COMMISSIONER MENDREK: Bill, just a quick question.  
49 I know the answer I believe, but I just want to  
50 confirm. If they at some point or a future owner wanted  
51 to split those lots back up, they could in fact do that  
52 if they came before the appropriate Commission, correct?

- 1 CHAIRMAN VASELOPULOS: That's correct, yes.  
2 COMMISSIONER MENDREK: Okay.  
3 CHAIRMAN VASELOPULOS: Yes, each individual lot  
4 independently conforms with the zoning of the area and  
5 they could re-establish what they have now.  
6 MR. GUTIERREZ: Yes, that would be subject to the  
7 same process, same application reviewing process.  
8 COMMISSIONER BERLINGHOF: I'm ready to make a  
9 motion.  
10 CHAIRMAN VASELOPULOS: Any other questions? One  
11 second, Todd. Any other questions from the  
12 Commissioners?  
13 Connie, did you have a question?  
14 COMMISSIONER BERMAN: No, I'm good.  
15 CHAIRMAN VASELOPULOS: Okay, Steve, is there anyone  
16 in the audience that wants to ask any questions?  
17 CHAIRMAN VASELOPULOS: Okay, with that, Todd, you  
18 want to make a motion, go ahead.  
19 COMMISSIONER BERLINGHOF: Sure. I make a motion to  
20 recommend to the Village Board approval of a Preliminary  
21 and Final Plat of Consolidation (Vlad Consolidation) in  
22 accordance with the Petitioner's Application and  
23 Supporting Materials, date-stamped June 1st, 2020,  
24 subject to the following conditions:  
25 1. The representations made in the application and  
26 supporting documents are binding upon the  
27 Petitioners. There shall be no additional uses  
28 permitted beyond those specifically enumerated  
29 herein or permitted by the Village of  
30 Northfield's Zoning Ordinance.  
31 2. The Village of Northfield Health, Fire, and  
32 Building Officials shall be granted access to the  
33 subject property at any reasonable time for  
34 purposes of conducting inspections for compliance  
35 with Village Codes and Ordinances.  
36 3. An approval pursuant to any requested review by a  
37 Village consultant, Village Staff member, Village  
38 Commission or Village Board Committee shall be an  
39 approval only those items specified in any  
40 motion, resolution, ordinance, or written report.  
41 Such approval shall not be deemed to be an  
42 approval of any matter which is within the  
43 jurisdiction of any other Village consultant,  
44 Village Staff member, Village Board Committee or  
45 Village Commission that has not issued a report  
46 or given its approval. Neither shall such  
47 approval be deemed the approval of any County,  
48 State or Federal Agency. Under no circumstances  
49 shall the approval be deemed to be an approval of  
50 any matter not included in this ordinance by  
51 virtue of the fact that such a matter appeared on  
52 a supporting document which is not attached as an

- 1 exhibit to this ordinance or incorporated as an  
 2 exhibit as part of this ordinance.
- 3 4. The Petitioner shall comply in all other respects  
 4 with the ordinances of the Village of Northfield  
 5 and nothing in this approval shall be construed  
 6 as a waiver of any of those requirements.
- 7 5. Violation of any condition of this approval shall  
 8 be cause to revoke said approval by the Corporate  
 9 Authorities upon 10 days proper notice to the  
 10 Petitioner. Alternatively, the Village Manager  
 11 shall have the right to assess fines, not to  
 12 exceed \$750.00 per violation, for such violation.  
 13 Such assessment of fines may be appealed to the  
 14 Corporate Authorities by filing written notice of  
 15 appeal within three days of the assessment.
- 16 6. Changes in the project may only be made as  
 17 follows:
- 18 A. Minor Field Changes. Minor changes in  
 19 locations or sizes shown on exhibits may be  
 20 approved, in writing, by the Director of  
 21 Community Development. Typically, a minor  
 22 field change will not involve a percentage  
 23 change greater than three percent. However,  
 24 not all changes of less than three percent  
 25 shall necessarily be deemed to be minor. The  
 26 determination of the Director of Community  
 27 Development as to whether a change is a minor  
 28 field change shall be final.
- 29 B. Village board Approved Changes. The Village  
 30 Board may approve, without referral to the  
 31 Plan and Zoning Commission, such other changes  
 32 as it believes are in the best interest of the  
 33 Village and which do not involve changes in  
 34 numbers found in the text of the Ordinance and  
 35 which do not have a substantial, direct impact  
 36 on adjacent properties. The determination of  
 37 the Village Board as to whether a requested  
 38 change should be referred to the Plan and  
 39 Zoning Commission shall be final.
- 40 C. Changes Requiring a Public Hearing. Any  
 41 change involving a size, quantity or other  
 42 numerical value found in the text of the  
 43 Ordinance or any change having substantial,  
 44 direct impact on adjacent properties shall not  
 45 be made except after a public hearing before  
 46 the Plan and Zoning Commission. Additionally,  
 47 the Village Board or the Director of Community  
 48 Development may refer any requested change to  
 49 the Plan and Zoning Commission for public  
 50 hearing when either believes it would be in  
 51 the best interest of the Village to do so.

52 CHAIRMAN VASELOPULOS: Someone make a second,

1 please?  
2 COMMISSIONER BOLLING: Second.  
3 CHAIRMAN VASELOPULOS: Tom makes the second. All  
4 those in favor?  
5 (Chorus of ayes.)  
6 CHAIRMAN VASELOPULOS: All opposed?  
7 (No response.)  
8 CHAIRMAN VASELOPULOS: The motion carries  
9 unanimously. That concludes our evening.  
10 Congratulations by the way, and good luck with your  
11 sports court, Mr. Vlad.  
12 MR. VLAD: Thank you.  
13 CHAIRMAN VASELOPULOS: Does anyone want to make a  
14 motion to adjourn?  
15 COMMISSIONER MENDREK: So moved.  
16 CHAIRMAN VASELOPULOS: Tracey makes the motion.  
17 COMMISSIONER BERLINGHOF: Second.  
18 CHAIRMAN VASELOPULOS: Todd seconds. All those in  
19 favor?  
20 (Chorus of ayes.)  
21 CHAIRMAN VASELOPULOS: Motion carries. Thank you  
22 all.  
23 (Whereupon, at 7:13 p.m., the above-entitled  
24 meeting was concluded.)  
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27 APPROVED 9/1/20  
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