

**SUMMARY NOTES
OF THE MEETING OF THE
ZONING BOARD OF APPEALS
WEDNESDAY, AUGUST 4, 2021
VILLAGE OF NORTHFIELD**

On Wednesday, August 4, 2021, 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 two (2) issues

Members in Attendance:

Richard Crotty, Chairperson
Cheryl Charnas
Ronald Cohen
John Goodwin

Members Absent:

Robert Hayward
Christine Geraghty
Tom Macina

OTHERS PRESENT: Building Commissioner Ron Johnson and Trustee Tracey Mendrek.

PLEASE NOTE: THE RECORDING SYSTEM MALFUNCTIONED AND THE MEETING WAS NOT RECORDED.

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

Chairperson Crotty requested a motion on the consideration of the July 7, 2021, summary notes. A motion was made by Member Cheryl Charnas and seconded by Member Ronald Cohen to approve the July 7, 2021, summary notes.

The following vote was taken:

AYES: 4

Richard Crotty, Chairperson
Cheryl Charnas
Ronald Cohen
John Goodwin

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Robert Hayward
Christine Geraghty
Tom Macina

Motion Carried

1) 192 LAGOON DRIVE - Continuation of a request for an extension of time to complete construction from Appendix C, Article IV, Section C-8.1, paragraph (1), of the Village of Northfield's Safety Code and extension of a minimal relief variation from Appendix A, Article VIII, Section 8.4 of the Village of Northfield's Zoning Code:

A) An encroachment of .10 foot into the north side yard setback from the required 7.00 feet resulting in a 6.90 foot north side yard setback; and

B) An encroachment of .01 foot into the east front yard setback from the required 30.00 feet resulting in a 29.99 foot east front yard setback

for the construction of a two story single family residence on the existing foundation.

The petitioner, Mr. Hyungsig Sonn, was present along with his attorney, Kerry Garesche. Ms. Garesche outlined their request for an extension to the expired building permit and the minimal relief variation.

Ms. Garesche requested a six month extension on behalf of the petitioner to March 1, 2022, to complete the interior, floors, appliances and the plumbing being the longest project to compete. Due to the pandemic, material and labor is taking longer to get. The kitchen cabinets had been damaged and had to be reordered and again came damaged. All exterior work was completed as outlined at the last meeting

Chairperson Crotty asked Mr. Sonn to take the podium. Mr. Sonn asked for an extension through March 1, 2022. He said he complied with the request for an as built survey. Building Commissioner, Ron Johnson, said it is in the engineer review process.

Ms. Garesche expressed concern in being able to acquire the material and complete the labor within six months.

Discussion ensued as to why Mr. Sonn has not retained contractors to assist in the completion of the home and the main reason for the delay is not retaining contractors. The effort to building the home for his wife and himself is taking too long.

Mr. Sonn explained it is his desire to do this home himself as he has done many projects by himself similar in the past.

Chairperson Crotty asked how many hours per day he is working at the property. Mr. Sonn estimated 2 ½ to 3 hours a day during the week and more on the weekends. Mr. Sonn noted he has lived in Northfield a long time and it is his desire to build the home for his wife. He would like to continue to live in Northfield and that is why he needs another extension.

Chairperson Crotty said no special treatment should be expected because of his intention to utilize his skills and artistic ability to complete the work himself. At this point he should have realized he cannot do this by himself and should have obtained contractors. He does not understand why another extension is needed when at the last meeting he was instructed to give a cost number and estimate of completion.

Ms. Garesche discussed with the Board the problems with the materials, kitchen cabinets and time these items have taken to acquire.

Chairperson Crotty asked if there was any interior work ready for an inspection. Mr. Sonn stated it was not ready at this time. He added he has been painting the interior, ninety percent of the cabinets are complete, but has had problems again with damaged cabinets. The hardwood floors will be installed soon, but has not ordered materials. The countertops, faucets and sinks have not been ordered or purchased. Mr. Sonn added the exterior work has been completed.

Member Charnas expressed concern and surprise over the lack of materials not ordered and thought it should have been done at this point.

Ms. Garesche noted the exterior work is complete, Mr. Sonn did hire contractors to complete the work and has passed the rough inspection.

Chairperson Crotty asked why he has not met with plumbing contractors. Mr. Sonn said he has not had enough time and it is depending on the contractor's availability. He does not anticipate the plumbing taking a long time to complete.

Chairperson Crotty noted he is pleased the exterior work is finished within the time established four weeks ago.

Mr. Sonn said he intends to install hardwood flooring and to do this work himself.

Chairperson Crotty expressed concern Mr. Sonn will continue to disturb neighbors with noise and trucks.

Mr. Sonn said he only has inside work to complete such as cabinets, floors, faucets, appliances and should not cause a problem with noise to the neighbors.

Commissioner Johnson concurred the trimming work should not be bothersome to neighbors.

Ms. Garesche again requested a six month extension to bring in materials and complete the trim out of the property.

Discussion ensued between the Board members and it was determined Mr. Sonn appeared before the Board in September 2020 and is now asking another 18 months in order to complete the project.

Ms. Garesche noted Mr. Sonn applied for the permit application listing himself as the General Contractor and the permit was approved so the Village was aware.

Chairperson Crotty said ample time has been given to get the project completed and Mr. Sonn needs to hire contractors to assist in the completion of the project.

Chairperson Crotty asked if anyone in the audience wished to speak.

Mr. Ben Eberline, 144 Lagoon Drive, said he has a full lot between his home and 192 Lagoon Drive. He noted his appreciation for the construction and work Mr. Sonn is trying to accomplish. He asked why there was not a plan in place and why anything is not being done to hire contractors needed to complete the work. Mr. Eberline said he too works in the industry. He also wanted to know why so many outside items were not completed.

Mr. Ben Van Amerongen, 196 Lagoon Drive, is the next door neighbor to the north of the property. He took offense to Ms. Garesche that any accusations or comments were being made to Mr. Sonn. He commended the construction and it looks better than before. He said his issue is the unending work, noise and the negative impact this is having on the neighbors.

Mrs. Cindy Van Amerongen, 196 Lagoon Drive, also expressed her concern at the unending construction.

Ms. Garesche said she had a lengthy consultation with the Village Attorney and noted for the minutes an e-mail she had received from Buzz Hill (not shown or given as an exhibit) stating the Board would not have any objections to another six month extension as long as staff did not have objection.

Commissioner Johnson stated he had no objection to the extension.

Chairperson Crotty felt Mr. Sonn has had more than enough time to complete the project.

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

A motion was made by Zoning Board of Appeals Chairperson Richard Crotty, seconded by member John Goodwin, a conditional extension to the building permit is granted as follows:

A building permit extension for 192 Lagoon Drive is granted until Wednesday, October 6, 2021, to complete all construction and receive a Certificate of Occupancy. In the event the work is not completed, then \$100.00 per day will be forfeited from the completion bond until the work is complete.

The following vote was taken:

AYES: 4

Richard Crotty, Chair
Cheryl Charnas
Ronald Cohen
John Goodwin

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Robert Hayward
Christine Geraghty
Tom Macina

Motion Carried

- 2) 24 MEADOWVIE DRIVE – Continuation of a request from Appendix C, Article IV, Section C-8.1, paragraph (1) - Permits, Time Limitations - of the Village of Northfield’s Safety Code for an extension of time to complete construction of a three car attached garage and second floor addition to the existing single family residence.**

Mr. Todd Luetkemeyer, petitioner, was present and outlined their request for an extension to the expired building permit. He noted the second floor interior is finished. The work on the siding on the front of the house to the south is finished, light fixtures have been installed, kitchen drywall is complete, interior doors have been received and they have received the appliances since the last meeting. He noted the dumpster will be removed as of tomorrow. He explained the work on the siding being done with only a three man crew and the attempt to hire contractors.

Chairperson Crotty noted he had been by the property and commended the work. He noted the genie lift has been a complaint among the neighbors and would like it to be moved so it is out of site.

Member Charnas expressed concern there are not enough resources to get the project complete.

Discussion continued about the siding being 100 percent complete and noted the interior work will not be as disruptive to neighbors.

Commissioner Johnson noted there is \$2,600.00 left from the original \$10,000.00 bond.

Member Crotty asked if anyone in the audience would like 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 Ronald Cohen, seconded by Member John Goodwin, a conditional extension to the building permit is granted as follows:

A building permit extension for 24 Meadowview Drive is granted until Wednesday, October 6, 2021, to complete the construction and receive a Certificate of Occupancy.

The following vote was taken:

AYES: 4

Richard Crotty, Chair
Cheryl Charnas
Ronald Cohen
John Goodwin

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Robert Hayward
Christine Geraghty
Tom Macina

Motion Carried

There being no further discussion, a motion was made by Member John Goodwin and seconded by Member Cheryl Charnas, the Zoning Board of Appeals adjourned their meeting at 8:40 p.m.

APPROVED 10/6/21