

PLAN

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 5th day
 of June, 2017, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPOULOS, Chairman
 TODD BERLINGHOF
 THOMAS BOLLING
 KATHY ESTABROOKE
 DAN deLOYS

MEMBERS ABSENT:

CHRIS BROCCOLO
 TRACEY MENDREK
 STEVEN HIRSCH
 E. LEONARD RUBIN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN VASELOPOULOS: I'd like to call to order
2 the meeting of the Plan and Zoning Commission. My name
3 is Bill Vaselopoulos, I'm the Chairman of the
4 Commission. At this time, I'd like the Commissioners to
5 introduce themselves starting with Dan.

6 COMMISSIONER deLOYS: Dan deLoys.

7 COMMISSIONER ESTABROOKE: Kathy Estabrooke.

8 COMMISSIONER BERLINGHOF: Todd Berlinghof.

9 COMMISSIONER BOLLING: Tom Bolling.

10 CHAIRMAN VASELOPOULOS: Thank you. The purpose of
11 tonight's meeting is to conduct a public hearing to
12 consider and discuss this request for approval of a
13 final plat of subdivision located at 569 East Edens
14 Lane. Petitioner's name is Peter Soukoulis. The public
15 hearing format will provide an overview of this proposal
16 and a forum for public comment and input.

17 This Commission is a recommending body only and we
18 will forward our recommendation to the Village President
19 and the Board of Trustees for final determination on
20 whether or not to grant this item before us today. The
21 Board will then consider this item that's being
22 discussed this evening at the next Board meeting which
23 is scheduled for Tuesday, June 20th, 2017 at 7:00 p.m.

1 right here in this board room. Tonight's meeting
2 requires that all persons wishing to be heard and enter
3 testimony on the case today to be sworn in. This
4 includes all petitioners and individuals in addition to
5 petitioners and any other interested parties or other
6 property owners.

7 Following the petitioner's presentation and after
8 the Commission has had an opportunity to ask questions
9 and discuss amongst ourselves, then all interested
10 parties will be given an opportunity to speak. Prior to
11 speaking, we request that all parties step forward to
12 the microphone and be sworn in and provide their name,
13 address, and interest in this matter for the record.
14 These proceedings are being recorded, and that's why
15 we're requesting you to speak only at the podium where
16 the microphone is located.

17 Our first order of business is to pass the minutes
18 from our last meeting of February 6th, 2017. Is there a
19 motion?

20 (Motion moved and seconded.)

21 CHAIRMAN VASELOPOULOS: All those in favor?

22 (Chorus of ayes.)

23 CHAIRMAN VASELOPOULOS: All those opposed?

1 (No response.)

2 CHAIRMAN VASELOPOULOS: The motion passes.

3 Before the Petitioner steps toward the microphone,
4 Steve, do you have any introductory comments?

5 MR. GUTIERREZ: Just really briefly. The
6 Petitioner, Mr. Soukoulis, is the owner of 569 Edens
7 Lane. He is seeking approval of a final plat of
8 subdivision in order to split the property into two
9 buildable lots. This is the second stage of the
10 subdivision approval process. The Plan Commission and
11 then the Village Board approved the preliminary plat of
12 subdivision back in January. But you have been sent,
13 what we have before us is, there are no changes to the
14 configuration of the lots as they were presented in the
15 preliminary plat. There's just a little bit more detail
16 that's been provided as well as with a number of legal
17 sign-offs that are added to the document.

18 The final plat has been reviewed by the Village
19 Engineer. It meets all of the subdivision code
20 requirements, and Staff is recommending its approval.

21 Mr. Soukoulis is here if you have any questions for
22 him.

23 CHAIRMAN VASELOPOULOS: Thank you very much.

1 Peter, did you have any other additional comments you
2 wanted to make?

3 MR. SOUKOULIS: Thank you. I'm okay. If you have
4 any questions for me?

5 CHAIRMAN VASELOPOULOS: Why don't you step to the
6 microphone just to be sworn in in case we ask you any
7 questions?

8 MR. SOUKOULIS: Sure.

9 (Witness sworn.)

10 CHAIRMAN VASELOPOULOS: Yes, as we've discussed,
11 you've been here before. It's been refined. I
12 understand that you don't have much more to say since
13 you've already made your presentation a few times
14 before.

15 Do any of the Commissioners have any questions?

16 COMMISSIONER BERLINGHOF: No.

17 CHAIRMAN VASELOPOULOS: Does anyone in the audience
18 have any questions? The answer is no since no one is
19 here. Does someone want to make a motion?

20 COMMISSIONER BERLINGHOF: I'll make a motion.

21 **A motion to recommend to the Village Board approval of**
22 **Final Plat of Subdivision (Edens Lane Subdivision) in**
23 **accordance with the Petitioner's application and**

1 **supportive materials date stamped May 15th, 2017,**
2 **subject to conditions one through five.**

3 COMMISSIONER deLOYS: Second.

4 CHAIRMAN VASELOPOULOS: All those in favor?

5 (Chorus of ayes.)

6 CHAIRMAN VASELOPOULOS: All opposed?

7 (No response.)

8 CHAIRMAN VASELOPOULOS: The motion carries. Thank
9 you very much. We appreciate it.

10 MR. SOUKOULIS: Thank you for coming out
11 specifically for me.

12 CHAIRMAN VASELOPOULOS: You're welcome.

13 MR. GUTIERREZ: Good luck.

14 MR. SOUKOULIS: Thank you, Steve.

15 CHAIRMAN VASELOPOULOS: Motion to adjourn?

16 (Motion moved and seconded.)

17 CHAIRMAN VASELOPOULOS: All those in favor?

18 (Chorus of ayes.)

19 CHAIRMAN VASELOPOULOS: All opposed?

20 (No response.)

21 CHAIRMAN VASELOPOULOS: Motion passes.

22 (Whereupon, at 7:05 p.m., the above meeting was
23 concluded)

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF COOK)
4

5 I, STUART KAROUBAS, depose and
6 say that I am a digital court reporter doing
7 business in the State of Illinois; that I
8 reported verbatim the foregoing proceedings
9 and that the foregoing is a true and correct
10 transcript to the best of my knowledge and
11 ability.

12
13 _____
14 STUART KAROUBAS

15
16 SUBSCRIBED AND SWORN TO
17 BEFORE ME THIS _____ DAY OF
18 _____, A.D. 2017.

19
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21 _____

22 NOTARY PUBLIC
23
24 Approved 7/17/17