

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 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:

DAN deLOYS, Acting Chairman  
KATHY ESTABROOKE  
WILLIAM KELLY  
STEVEN HIRSCH  
TODD BERLINGHOF  
THOMAS BOLLING

MEMBERS ABSENT:

BILL VASELOPULOS, Chair  
TRACEY MENDREK  
CONNIE BERMAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1           ACTING CHAIRMAN DELOYS: I'd like to call to order  
2 the meeting of the Plan and Zoning Commission. My name  
3 is Dan deLoys; I'm the Acting Chair of the Commission.  
4 At this time, I would like the Commissioners to  
5 introduce themselves, starting with Steve Hirsch.

6           COMMISSIONER HIRSCH: Steven Hirsch.

7           COMMISSIONER KELLY: Bill Kelly.

8           COMMISSIONER ESTABROOKE: Kathy Estabrooke.

9           COMMISSIONER BERLINGHOF: Todd Berlinghof.

10          COMMISSIONER BOLLING: Tom Bolling.

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

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

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

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

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

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

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

47          ACTING CHAIRMAN DELOYS: Second?

48          COMMISSIONER BOLLING: Second.

49          ACTING CHAIRMAN DELOYS: All those in favor?

50                 (Chorus of ayes.)

51          ACTING CHAIRMAN DELOYS: All those opposed?

52                 (No response.)

1           ACTING CHAIRMAN DELOYS: The motion passes. Before  
2 the Petitioner steps to the microphone, Steve, do you  
3 have any comments for us?

4           MR. GUTIERREZ: Thank you, Chairman deLoys. Again,  
5 the Petitioners are Brian and Sandy Pigott. They are  
6 the owners of the properties that they're seeking to  
7 consolidate at 2067 Norfork Road and 2051 Middlefork  
8 Road. They are requesting the approval of a preliminary  
9 and final plat of subdivision which would consolidate  
10 those two lots. These consolidated lots would total  
11 2.07 acres. They are both currently zoned R-1, and the  
12 average lot area along Norfork, Suffork and Middlefork  
13 Roads which we consider to be in that neighborhood, the  
14 average lot area is 1.1 acre. These lots range anywhere  
15 from 0.84 to 2.23 acres.

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

23           The Comprehensive Plan describes the following  
24 vision for the R-1 Countryside Residential areas:  
25 "Countryside Residential: This type of land use accounts  
26 for the vast majority of land uses in the Village; large  
27 lots combined with private, narrow street systems to  
28 create the secluded spaciousness of these areas, with  
29 character contributing significantly to the overall  
30 quality of the community."

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

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

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

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

47           MR. CANNING: I will speak.

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

50           MR. GUTIERREZ: Anyone else who wishes to speak,  
51 please stand. Thank you. Please raise your right  
52 hands.

1 (Witnesses sworn.)  
2 MR. GUTIERREZ: Thank you.  
3 MR. CANNING: Good evening, Mr. Chairman. My name  
4 is Christopher Canning. I represent Brian Pigott who is  
5 one of the owners of the two lots seeking consolidation  
6 tonight. We believe it's a very straight forward  
7 request. It first came to our office's attention when  
8 Mr. Pigott was talking to us about some financial  
9 planning situations. Then I was engaged when a  
10 situation developed with a shed that was under  
11 construction. When I went out to the property and  
12 looked one way and looked the other way, I realized the  
13 shed was on the vacant parcel, not the parcel with the  
14 main home, and therefore, you cannot have a shed  
15 accessory structure on a vacant parcel.  
16 So, I made an appointment to go see Mr. Gutierrez  
17 the next day and said I think we're going to have to  
18 accelerate our consolidation so that we can get this  
19 done. So, in working with Mr. Gutierrez and his team,  
20 that's how this application got in front of you. I  
21 believe it meets all the requirements for the R-1  
22 zoning. We would ask for a favorable recommendation to  
23 the Village Board.  
24 ACTING CHAIRMAN DELOYS: Any questions, anyone?  
25 Any comments?  
26 COMMISSIONER BERLINGHOF: None.  
27 COMMISSIONER ESTABROOKE: None.  
28 COMMISSIONER HIRSCH: I guess I'm just curious why.  
29 Why annex a parcel that enjoys a tax break because it  
30 is unimproved into, let's say one that is improved? Is  
31 there a motive or an advantage in doing it?  
32 MR. CANNING: Yes, because the shed was on the  
33 vacant parcel. You can't have an accessory structure on  
34 that parcel, so it had to be consolidated so you can  
35 have the accessory structure in the right parcel.  
36 COMMISSIONER HIRSCH: Yes, for the shed, okay.  
37 MR. CANNING: So, if it was a few feet to the west,  
38 I probably wouldn't be standing here right now.  
39 COMMISSIONER HIRSCH: Right, right.  
40 MR. CANNING: But unfortunately, it's a few feet to  
41 the east, and that's why we're here.  
42 COMMISSIONER HIRSCH: Got it.  
43 MR. PIGOTT: I can answer his question about the  
44 financial aspects.  
45 MR. CANNING: Brian, introduce yourself.  
46 MR. PIGOTT: Brian Pigott, I'm the owner of 2067  
47 Norfork and 2051 Middlefork. So, the initial reason for  
48 consolidation was that we needed to refinance our  
49 mortgage and we could not, the bank could not  
50 collateralize vacant land. So, we had this whole lot  
51 sitting there that we could not use as collateral to  
52 refinance.

1 COMMISSIONER HIRSCH: Got it.  
2 MR. PIGOTT: And so that was the initial impetus to  
3 go forward with this.  
4 COMMISSIONER HIRSCH: Right.  
5 MR. PIGOTT: So, hope that helps.  
6 COMMISSIONER HIRSCH: Thank you.  
7 MR. PIGOTT: And yes, the taxes will go up.  
8 COMMISSIONER HIRSCH: Yes, yes. Unfortunate.  
9 ACTING CHAIRMAN DELOYS: Any other questions or  
10 comments?  
11 COMMISSIONER HIRSCH: Negative.  
12 ACTING CHAIRMAN DELOYS: Any questions or comments  
13 from the audience? Do I, anybody want to --  
14 COMMISSIONER BERLINGHOF: I'll make a motion.  
15 ACTING CHAIRMAN DELOYS: Motion.  
16 COMMISSIONER BERLINGHOF: **A motion to recommend to**  
17 **the Village Board approval of the preliminary and final**  
18 **plat of consolidation, Middlefork Gardens consolidation**  
19 **in accordance with the Petitioner's application and**  
20 **supporting materials, date stamped December 20th, 2019,**  
21 **subject to conditions one through six.**  
22 COMMISSIONER BOLLING: Second.  
23 ACTING CHAIRMAN DELOYS: All those in favor?  
24 (Chorus of ayes.)  
25 ACTING CHAIRMAN DELOYS: All those opposed?  
26 (No response.)  
27 ACTING CHAIRMAN DELOYS: The motion passes.  
28 Congratulations!  
29 MR. CANNING: Thank you.  
30 MR. PIGOTT: Thank you very much.  
31 ACTING CHAIRMAN DELOYS: Steve, any other business?  
32 MR. GUTIERREZ: No other business on this agenda.  
33 I just wanted to give you a heads up that in March,  
34 we're going to actually have a very full agenda. We  
35 have a proposed text amendment to the zoning code and a  
36 special use simultaneously regarding a retail use that  
37 would like to move into a space on Northfield Road.  
38 Currently, Northfield Road's B-2 zoning does not  
39 accommodate any type of retail.  
40 We also anticipate having a draft of our new  
41 Comprehensive Plan on that agenda as well. So, we may  
42 start at 6:30. We'll be reaching out to you to make  
43 sure that you're all available at that earlier time.  
44 COMMISSIONER BOLLING: Hey, Steve, the  
45 Comprehensive Plan as it relates to us, what kind of  
46 preparation are we --  
47 MR. GUTIERREZ: So, there is a final draft that's  
48 being tweaked right now. We should have that at least  
49 two and a half weeks prior to that meeting. We'll get  
50 that to you and give you at least two weeks and two  
51 weekends to look at that, okay? If you'd like the most  
52 recent draft which, again will be revised, we can send

1 that to you now.  
2 COMMISSIONER BOLLING: I would.  
3 ACTING CHAIRMAN DELOYS: We'd all like that, Steve.  
4 MR. GUTIERREZ: Yes, we'll send that out. We'll  
5 send that out this week. I'll send you an e-mail  
6 advising when the final draft is available. That's all  
7 I have.  
8 ACTING CHAIRMAN DELOYS: Motion to adjourn.  
9 COMMISSIONER ESTABROOKE: Second.  
10 (Chorus of ayes.)  
11 ACTING CHAIRMAN DELOYS: Motion passes.  
12 (Whereupon, at 7:13 p.m., the above meeting was  
13 concluded.)  
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