

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 5th day
of April, 2022, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson
DAN deLOYS
JENNIFER SUCHER
TODD BERLINGHOF
KATHY ESTABROOKE
PATRICK BADER

MEMBERS ABSENT:

STEVEN HIRSCH
JACK BRANNIGAN
CONNIE Berman

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRPERSON VASELOPULOS: All right, good
2 evening, everyone. I'd like to call to order the
3 meeting of the Plan and Zoning Commission. My name is
4 Bill Vaselopulos; I'm the Chair of the Commission. At
5 this time, I'd like the Commissioners to introduce
6 themselves, starting with Pat.
7 COMMISSIONER BADER: Pat Bader.
8 COMMISSIONER ESTABROOKE: Kathy Estabrooke.
9 COMMISSIONER BERLINGHOF: Todd Berlinghof.
10 COMMISSIONER SUCHER: Jennifer Sucher.
11 COMMISSIONER DELOYS: Dan deLoys.
12 CHAIRPERSON VASELOPULOS: Thank you very much.
13 The purpose of tonight's meeting is to conduct a public
14 hearing and to consider and discuss this request for an
15 approval of a special use permit located at 345 Maple
16 Road. Petitioner's name is John Gregorio.
17 This public forum will provide an
18 overview of the proposal and a forum for public comment
19 and input. This Commission is a recommending body only
20 and 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 is
25 scheduled for Tuesday, April 19th, 2022 at 7:00 p.m.
26 right here in this board room.
27 The Commission meeting requires that all
28 persons wishing to be heard and to enter testimony must
29 be sworn in. This includes all petitioners, individuals
30 with the petitioners, and any interested parties or
31 other property owners. Following the petitioner's
32 presentation and after the Commission has had an
33 opportunity to ask questions and discuss amongst
34 ourselves, then all other interested parties will be
35 given an opportunity to speak.
36 Prior to speaking, we request that all
37 parties step forward to the microphone, be sworn in, and
38 provide their name, address, and interest in this matter
39 for the record. These proceedings are being recorded
40 and that is why we request you to speak only at the
41 podium where the microphone is located.
42 Our first order of business is to pass
43 the minutes from our last meeting of, I forgot to write
44 the meeting date down.
45 Steve, what was it? Do you remember?
46 MR. GUTIERREZ: February 28th?
47 COMMISSIONER ESTABROOKE: Yes, February 28.
48 MR. GUTIERREZ: Yes.
49 CHAIRPERSON VASELOPULOS: February 28, thank
50 you.
51 Is there a motion?
52 COMMISSIONER DELOYS: Motion to approve.
53 CHAIRPERSON VASELOPULOS: Second?

1 COMMISSIONER ESTABROOKE: Second.
2 CHAIRPERSON VASELOPULOS: Second.
3 All those in favor?
4 (Chorus of ayes.)
5 CHAIRPERSON VASELOPULOS: All those opposed?
6 (No response.)
7 CHAIRPERSON VASELOPULOS: The motion carries.
8 Before the Petitioner steps forward,
9 Steve, do you have any introductory comments?
10 MR. GUTIERREZ: Thank you, Chairman
11 Vaselopulos.

12 As you've noted, the Petitioner, John
13 Gregorio, is the owner of 345 Maple Road. Mr. Gregorio
14 is seeking a special use in order to build an attached
15 garage that will bring the total garage space to 1,891
16 square feet. The proposed garage is 715 square feet.
17 Once you get over 1,200 square feet in the R-1 district
18 which this property is zoned, it requires a special use.

19 So, that's why this is before you. This
20 will be a recommendation as all special uses are to the
21 Village Board, so this will go on to them based on your
22 recommendation.

23 Just a real quick overview, you've got
24 the department reports that we sent you. There were no
25 concerns expressed about the proposed garage. Honestly,
26 the only thing of note was the engineering. The civil
27 engineer, the Village engineer reviewed the very
28 preliminary engineering plan or concept really that was
29 just presented by the Petitioner and he is satisfied
30 that they're going in the right direction. Just to
31 always clarify, with the special uses, with regard to
32 civil engineering, it was very preliminary. If this
33 were to be approved and they were to go to the building
34 permit phase, the engineering plans will be submitted
35 with the final calculations, et cetera, and we'll check
36 that, the civil engineer will check that and make sure
37 there's adequate detention facilities if that's
38 required. So, I just wanted to make note of that.

39 It's pretty straight-forward. The
40 Petitioner is present and prepared to make a
41 presentation. He has his Design Build representative
42 here as well to give you the presentation, but with
43 that, unless you have any questions for me, I'll hand it
44 over to the Petitioner.

45 CHAIRPERSON VASELOPULOS: Okay, if you can
46 both come to the microphone and state your names and be
47 sworn in at the same time, please?

48 MR. GREGORIO: John Gregorio, I'm the
49 Petitioner and owner of the property 345 Maple Road.

50 MR. FREIBURGER: Michael Freiburger, I'm the
51 owner of NEWLOOK Design Build Development, and I'm
52 representing Mr. Gregorio today.

53 MR. GREGORIO: Yes, what I was going to say
54 before Michael gets to the specifics, I just want to,
55 you know, thank the Commission for convening tonight. I
56 know it was difficult for several of you, and I just

1 wanted you to know that we put a considerable amount of
2 time and effort to make sure that this was aesthetically
3 pleasing and positioned correctly. Steve helped me; he
4 was out at the property with me in a couple of
5 occasions. We did the best we could to make the whole
6 thing look right and be placed right. So, we thought we
7 did a pretty good job. I'll now let Michael --

8 MR. GUTIERREZ: First, let's swear you all in.
9 Please raise your right hand.

10 (Witnesses sworn.)

11 MR. GUTIERREZ: Thank you.

12 MR. FREIBURGER: Thank you.

13 As Mr. Gregorio said, thank you, Board,
14 for your time today. Hopefully, it should be relatively
15 brief.

16 As Mr. Gregorio said, we did spend a
17 pretty significant amount of time trying to make sure
18 that we met all the standards and that it does kind of
19 fit well both on the property and with the house. Mr.
20 Gutierrez did a nice job of intro-ing the project.

21 As described, we are seeking a special
22 use for the two-car garage, just so that we are clear.
23 This picture on the left is the existing. This was
24 taken in the fall, obviously. The proposed on the right
25 is exactly as that. This is the proposed garage
26 location, model, exactly as the existing house and
27 garage have been built. So, as noted, everything from
28 the existing house will be matched as close as we can
29 with today's materials on there including stone base
30 cores, arched garage doors, limestone trim, the dormers,
31 et cetera.

32 Mr. Gregorio has a growing family with
33 four drivers already, another one shortly, as well as
34 bikes and some other, you know, equipment that they keep
35 in the garage. So, it is a requirement for him to, you
36 know, fully utilize and ultimately enjoy his property
37 that he does love there. To request for this additional
38 garage space, not only is it the two cars, but also it's
39 an accessible storage above.

40 Here's our site plan here. You can see
41 that it is placed just really adjacent to the existing
42 garage. So, here's the existing car garage, this is the
43 main part of the house, this is obviously Maple Road
44 down here. We have set the garage directly at the end
45 of the existing driveway. There really is only minor
46 rework to that existing driveway, so if anyone is
47 familiar with the property, it really kind of flows
48 directly into it. We actually feel like the model view
49 and the rendering view really look like they were really
50 supposed to be there, really just divided by a little
51 walkway.

52 There are some calcs over here. I do
53 want to recognize that there are a couple of dimensions
54 I guess that are off by like a percent or less because
55 of the engineer's version and ours and kind of
56 clarification on some of the details as we finally did

1 submit this. So, I just want to bring that to your
2 attention if you do see it. I'm happy to address it and
3 answer any specific questions, but we feel that the
4 changes are extremely de minimis of the overall project.

5 It does meet all of the other codes when
6 it comes to setbacks, FAR, impervious lot coverages, et
7 cetera. One thing from the site plan I would like to
8 point out is this existing shaded green area here is the
9 existing sort of landscape buffer between the two
10 properties. There is additional landscape buffer on the
11 neighboring property to the west. This will remain, and
12 if there is any damage done to it we will replace or add
13 buffer space to that in order to try to help, you know,
14 block this as much as possible. That's on behalf of
15 both my client as well as the neighbor.

16 Then this other green area here is just
17 shown as landscape base foundation plantings, right.
18 So, we will landscape around this.

19 There is some engineering to be done, as
20 Steve noted, that is really only in its preliminary
21 phase. There will be some detention required. There
22 will be some fairly decent grade modifications around
23 this area as well as a deep foundation.

24 But we do think it's very, very
25 straightforward of a garage. Steve, if you wouldn't
26 mind going to the next one? By the way, I realize now
27 when I saw my logo there that I didn't fully introduce
28 myself.

29 I'm the owner of NEWLOOK Design Build out
30 of Wilmette. We're just at the corner of Lake and
31 Ridge. We're a design build development company. We do
32 a lot of work here in Northfield. I actually live in
33 Northfield just on the other side of the highway as
34 well, not far from some nice neighbors.

35 But this is the overall plan here. So,
36 on the far right you see the proposed first floor plan.
37 The garage itself is going to be 26 by 27.5. It is a
38 full two-car garage. We do have that accessible
39 stairway going up to the second-floor storage. As
40 noted, there's a lot of current items in Mr. Gregorio's
41 garage that he's trying to store a little bit better.
42 So, we wanted to have something a little more formal
43 than just like a pull-down stair. This is how we
44 accomplished that.

45 There is obviously some additional
46 storage here, and then a plan to actually put an entire
47 sort of shelving wall along this west side. In the
48 middle, you do see the, you know, really what the
49 footprint of the second floor looks like. These walls
50 are inside of the outside walls because that represents
51 the five-foot elevation mark so nobody can actually, you
52 know, bang their head as they walk into that space.

53 Then the proposed roof plan, and you can
54 see that we have put the dormers to match the existing
55 with the radius barrel roofs on three of the elevations
56 that you would actually see. We didn't put one on the

1 west side because it's really blocked by those trees and
2 wouldn't let it any or much light anyway, but we did
3 feel that for the other elevations it was necessary.

4 Steve, if you wouldn't mind going to the
5 next one, please?

6 These are our elevations, okay. So, as
7 noted from the beginning, all of these matching
8 materials all the way down to the cedar roof and then
9 even the eyebrow dormers with the casement windows,
10 everything is very similar. We want this to look like
11 it's been there the entire time, which is actually why
12 we rendered it even with the ivy on it. So, give us a
13 year or two maybe and that will be represented as well.

14 Two main doors in the front, a couple of
15 sconces to match existing on either side. This fence
16 actually exists, but to be reworked. This one is to be
17 just modified a little bit as well on the left side.
18 This is the main man-door, so you actually have a little
19 pass-by right behind this fence. There'll be a gate
20 here to connect the two garages and have some access.
21 We do have another wall sconce, a window on this side,
22 and then there would be some landscaping down here as
23 well, just not currently represented in this
24 architectural drawing.

25 This does indicate that we will not be
26 exceeding the 20-foot accessory structure height.

27 These are the other two elevations. So,
28 on the north facing the backyard, we do still have this
29 dormer. This is really here because we need some
30 headroom as the stair continues up this wall and then
31 turns in there. Then this is that one main elevation
32 facing west, but in reality when it's grown in you can't
33 ever see that at all. You really can't see it at all.

34 At this moment right now, as they have
35 actually cleared out some and it's obviously been
36 winter, you get the most view through it. It's still I
37 would say more opaque than it is transparent, but in the
38 summer, it's completely blocked off. If you wouldn't
39 mind, Steve, when we're done, sort of settling back on
40 to the first page with the renderings, you can see in
41 that original photo, you know, how dense that actual
42 landscaping is over here. There is nothing you can see
43 through and that we were just trying to represent what
44 that looks like, you know, in this new model.

45 I believe it will look great in the
46 neighborhood. I believe it will match perfectly to the
47 house. I actually, like I said, think that it kind of
48 looks like it always should have been there. I'm happy
49 to answer any questions or defer the more specific
50 details to Mr. Gregorio at this time.

51 CHAIRPERSON VASELOPULOS: Thank you.

52 MR. FREIBURGER: Thank you.

53 CHAIRPERSON VASELOPULOS: I don't have any
54 questions.

55 COMMISSIONER DELOYS: I do have one. In your
56 rendering, or in the photo, there's a fence back there.

1 In the rendering, it almost looks like the fence is
2 moved back. Is it just because of the view of the
3 picture, is that fence staying there? Are you removing
4 the center section where the garage will butt off the
5 fence?

6 MR. FREIBURGER: Yes, we are removing that
7 center section where the garage will butt up to the
8 fence. It may end up moving a foot or two in either
9 direction as we sort of finalize the grading of that
10 driveway because that's --

11 COMMISSIONER DELOYS: Okay, but that fence
12 itself stays in the same position and will be --

13 MR. FREIBURGER: Yes, more or less in the same
14 position, correct.

15 COMMISSIONER DELOYS: Perfect.

16 MR. FREIBURGER: And to be the same fence as
17 well.

18 COMMISSIONER DELOYS: That's all, just because
19 in the picture, it may be the picture that removed that,
20 that's all. Not that that was a problem either.

21 MR. FREIBURGER: Understood, no problem.

22 CHAIRPERSON VASELOPULOS: I changed my mind.
23 I do have one question just clarification purposes.

24 MR. FREIBURGER: Sure, of course.

25 CHAIRPERSON VASELOPULOS: You alluded that
26 there is a different square footage calculation. What
27 is that specific number?

28 MR. FREIBURGER: So, on the one that you guys
29 are looking at, it says that the overall -- Steve, could
30 you go to the site plan? I think it shows the overall.
31 Up a little bit, right, one more down, right there. It
32 shows 7667 -- I'm sorry, let's go to the garage. It
33 shows, well, 1891 is accurate. So, originally, we had
34 made a calculation that showed the garage to be 691
35 square feet when in fact in the end it ended up being
36 615 square feet. So, it's --

37 CHAIRPERSON VASELOPULOS: Is that 715?

38 MR. FREIBURGER: 715, I apologize, I
39 apologize.

40 CHAIRPERSON VASELOPULOS: Okay.

41 MR. FREIBURGER: It got bigger by 26 feet, so
42 it's something like that.

43 CHAIRPERSON VASELOPULOS: Okay, so you listed
44 it here on our documentation as 715.

45 MR. FREIBURGER: And that one is correct. If
46 you look, if you actually want to do the math, you'll
47 see that this calculation right here, the floor area
48 ratio total square feet was actually not corrected. So,
49 that is slightly off.

50 CHAIRPERSON VASELOPULOS: Slightly, okay,
51 thanks.

52 MR. FREIBURGER: But I'm talking about a
53 difference of like 0.01 in the floor area ratio.

54 COMMISSIONER BERLINGHOF: So, 1891 is the
55 correct total?

56 MR. FREIBURGER: Correct. That is correct,

1 that is correct. That is slightly variant from what the
2 engineer had said but it's all within a percent or two
3 of each other.

4 MR. GUTIERREZ: There is no material, so even
5 though there's slight differences on the engineer's
6 square footage for the building and the garages, there's
7 just no material difference. They're not even
8 approaching the lot coverage or setbacks or FAR.

9 CHAIRPERSON VASELOPULOS: Okay, does any of
10 the other Commissioners have any questions?

11 COMMISSIONER BERLINGHOF: I'll make a motion.

12 CHAIRPERSON VASELOPULOS: No one is in the
13 audience to ask any questions, so would someone like to
14 make a motion?

15 Todd, are you volunteering?

16 COMMISSIONER BERLINGHOF: Have to.

17 **A motion to recommend to the Village Board: Approval of**
18 **a Special Use for the construction of detached garage**
19 **which will bring the total garage floor area at 345**
20 **Maple Row to 1,891 square feet, in accordance with the**
21 **Petitioner's Application and Supporting Materials date**
22 **stamped March 24, 2022 subject to the following**
23 **conditions:**

- 24 1. The garages shall only be used for the storage of
25 vehicles and property associated with the
26 residential use of the subject property.
- 27 2. No commercial operations or storage of commercial
28 vehicles shall be allowed in the garages, except as
29 may be permitted by the Village's home occupation
30 ordinance.
- 31 3. The Petitioner shall not perform repairs,
32 restoration or maintenance of autos or any other
33 machinery to the extent such activity creates a
34 nuisance.
- 35 4. The Petitioner shall provide landscaping along the
36 garage foundation subject to the approval of
37 Village Staff.
- 38 5. The representations made in the application and
39 supporting documents are binding upon the
40 Petitioners. There shall be no additional uses
41 permitted beyond those specifically enumerated
42 herein or permitted by the Village of Northfield's
43 Zoning Ordinance.
- 44 6. The Village of Northfield Health, Fire, and
45 Building Officials shall be granted access to the
46 subject property at any reasonable time for
47 purposes of conducting inspections for compliance
48 with Village Codes and Ordinances.
- 49 7. An approval pursuant to any requested review by a
50 Village consultant, Village Staff member, Village
51 Commission or Village Board Committee shall be an
52 approval of only those items specified in any
53 motion, resolution, ordinance, or written report.
54 Such approval shall not be deemed to be an approval
55 of any matter which is within the jurisdiction of
56 any other Village consultant, Village Staff member,

- 1 Village Board Committee or Village Commission that
2 has not issued a report or given its approval.
3 Neither shall such approval be deemed the approval
4 of any County, State or Federal Agency. Under no
5 circumstances shall the approval be deemed to be an
6 approval of any matter not included in this
7 ordinance by virtue of the fact that such a matter
8 appeared on a supporting document which is not
9 attached as an exhibit to this ordinance or
10 incorporated as an exhibit as part of this
11 ordinance.
- 12 8. The Petitioner shall comply in all other respects
13 with the ordinances of the Village of Northfield
14 and nothing in this special use or variation shall
15 be construed as a waiver of any of those
16 requirements.
- 17 9. Violation of any condition of this Special Use and
18 Variation Ordinance shall be cause to revoke said
19 permit by the Corporate Authorities upon 10 days
20 proper notice to the Petitioner. Alternatively,
21 the Village Manager shall have the right to assess
22 fines, not to exceed \$750 per violation, for
23 violation of this Special Use and Variation
24 Ordinance. Such assessment of fines may be
25 appealed to the Corporate Authorities by filing a
26 written notice of appeal within three days of the
27 assessment.
- 28 10. Changes in the project may only be made as follows:
- 29 A. Minor Field Changes. Minor changes in
30 locations or sizes shown on exhibits may be
31 approved, in writing, by the Director of
32 Community Development. Typically, a minor
33 field change will not involve a percentage
34 change greater than three percent. However,
35 not all changes of less than three percent
36 shall necessarily be deemed to be minor. The
37 determination of the Director of Community
38 Development as to whether a change is a minor
39 field change shall be final.
- 40 B. Village Board Approved Changes. The Village
41 Board may approve, without referral to the
42 Plan and Zoning Commission, such other changes
43 as it believes are in the best interest of the
44 Village and which do not involve changes in
45 numbers found in the text of the Ordinance and
46 which do not have substantial, direct impact
47 on adjacent properties. The determination of
48 the Village Board as to whether a requested
49 change should be referred to the Plan and
50 Zoning Commission shall be final.
- 51 C. Changes Requiring a Public Hearing. Any
52 change involving a size, quantity or other
53 numerical value found in the text of the
54 Ordinance or any change having substantial
55 direct impact on adjacent properties shall not
56 be made except after a public hearing before

1 the Plan and Zoning Commission. Additionally,
2 the Village Board or the Director of Community
3 Development may refer any requested change to
4 the Plan and Zoning Commission for public
5 hearing when either believes it would be in
6 the best interest of the Village to do so.
7 CHAIRPERSON VASELOPULOS: Is there a second?
8 COMMISSIONER DELOYS: Second.
9 CHAIRPERSON VASELOPULOS: Dan seconds.
10 All those in favor?
11 (Chorus of ayes.)
12 CHAIRPERSON VASELOPULOS: All opposed?
13 (No response.)
14 CHAIRPERSON VASELOPULOS: The motion carries.
15 Congratulations and good luck to you.
16 MR. GREGORIO: Thank you.
17 MR. FREIBURGER: Thank you very much for your
18 time. Appreciate it. Thank you, Steve.
19 CHAIRPERSON VASELOPULOS: Any further comments
20 or questions of Steve?
21 (No response.)
22 CHAIRPERSON VASELOPULOS: Will someone offer a
23 motion to adjourn?
24 COMMISSIONER ESTABROOKE: Motion to adjourn.
25 COMMISSIONER SUCHER: Second.
26 CHAIRPERSON VASELOPULOS: Second by Jennifer.
27 All those in favor?
28 (Chorus of ayes.)
29 CHAIRPERSON VASELOPULOS: All opposed?
30 (No response.)
31 CHAIRPERSON VASELOPULOS: Motion carries.
32 Thank you and goodnight everybody.
33 (Whereupon, at 7:17 p.m., the above
34 meeting was concluded.)
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36
37 APPROVED 6/6/22
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