

**SUMMARY NOTES
OF THE MEETING OF THE
ZONING BOARD OF APPEALS
WEDNESDAY, OCTOBER 6, 2021
VILLAGE OF NORTHFIELD**

On Wednesday, October 6, 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
Robert Hayward
Ronald Cohen
John Goodwin
Tom Macina

Members Absent:

Christine Geraghty

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

Chairperson Richard Crotty called the meeting to order at 7:00 p.m. by introducing the Zoning Board of Appeals members and welcomed new member Tom Macina.

Chairperson Crotty requested a motion on the consideration of the August 4, 2021, summary notes. A motion was made by Member John Goodwin and seconded by Member Cheryl Charnas to approve the August 4, 2021, summary notes.

The following vote was taken:

AYES: 6

Richard Crotty, Chairperson
Cheryl Charnas
Robert Hayward
Ronald Cohen
John Goodwin
Tom Macina

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Christine Geraghty

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. Mr. Sonn outlined his request for an extension to the expired building permit and the minimal relief variation. He explained what had been completed since the August meeting. Most of the interior work is finished. He could not finish everything before this meeting and asked to postpone until the next meeting. Building Commissioner, Ron Johnson, was at the site for rough inspections the day before the meeting. Commissioner Johnson had various items to be completed before a Temporary Certificate of Occupancy would be granted. He was not aware a Temporary Certificate of Occupancy would be granted and appreciated the effort.

Chairperson Crotty asked how long it would take to finish the items addressed by Commissioner Johnson.

Mr. Sonn felt he could be finished by the next meeting. There has been progress and he is confident he could be finished.

Member Charnes would like a brief summary of what has been done since the last meeting and what is left to do.

Mr. Sonn said he did the tiling, hard wood flooring, the counter tops and sinks are installed and electrical work has been completed.

Commissioner Johnson added the kitchen is complete except for appliances, bathrooms are complete and electrical is done. There is a list of items which he needs to comply with and it is certainly all attainable by the next meeting. The life safety issues – smoke detectors, etc. – are completed.

Member John Goodwin said it sounded like he has made a lot of progress since the last meeting.

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

Anne Olk, 195 Latrobe Avenue, would like to know what happens if the work is not completed by the November meeting.

Chairperson Crotty stated there is limitation by way of penalty due to recent action taken by the Village Board. It is his understanding the Zoning Board of Appeals has reached the limitation of the amount of penalty which can be assessed at this time for this particular case.

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

A motion was made by Zoning Board of Appeals Chairperson Robert Hayward, 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, November 3, 2021, to complete all construction and receive a Certificate of Occupancy.

The following vote was taken:

AYES: 6

Richard Crotty, Chair
Cheryl Charnas
Robert Hayward
Ronald Cohen
John Goodwin
Tom Macina

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Christine Geraghty

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 gave a brief update on what has been accomplished since the last meeting. The primary focus remains on the exterior. On the interior of the house, they finished installing the floor tile on the second floor. All cabinetry has been installed. Countertops have been installed, backsplash and tile is getting wrapped up this week. Interior doors have been installed on the second floor. All landscaping is complete in the front and side yards. The irrigation system has been installed. An aluminum fence was installed. The carpentry crew has focused primarily on the siding. The front and side is finished. Progress has been made on the north side of the house. That is what the genie lift is needed for. Hopefully they will finish this week and then be able to get rid of the genie left. At the last meeting, they estimated two months to get the work done. Obviously they have not finished yet. They are expecting at least another four to six weeks to finish.

Member Hayward asked when the original permit expired.

Member Cohen said September of 2019.

Chairperson Crotty added it has been 13 months past the expiration date of the original permit.

Member Goodwin said it sounded like a lot of progress has been made and wanted to confirm it will take another two months to finish.

Mr. Luetkemeyer said they are hoping to finish sooner, but the siding is taking longer than expected. Realistically it is going to be about another four to six weeks to finish. On the interior, electric and plumbing is almost complete. His guess would be close to the end of the year to have everything finished.

Chairperson Crotty wanted to know what would be the required inspections on the work to be done on the inside.

Commissioner Johnson stated required inspections would be final electric, plumbing, hvac, life safety, stairs, handrails and smoke detector systems.

Chairperson Crotty asked when they will be ready for the final interior inspections.

Mr. Luetkemeyer said it could take a couple months. Plumbing will probably be done first, then electric and life safety last. The exterior is looking at four to six weeks.

Chairperson Crotty was wondering if more focus could be put on the exterior work since it has the largest impact on the neighbors.

Mr. Luetkemeyer said they have been trying to get the siding done. They reached out to other subcontractors with hardy certification for the siding. The subcontractors have not been returning their calls. So they are trying to get more help.

Chairperson Crotty asked if it was just his father-in-law, himself and one other person working on the exterior siding. Mr. Luetkemeyer said that is correct. He can continue to look for other resources to help, but does not know if he will be successful.

Chairperson Crotty asked if anyone in the audience would like to speak. No one wished to speak.

Member Charnas said it is frustrating a crew of three people is building this large house. It is not possible in the time given, but obviously the Board wants them to finish.

Member Hayward asked what incentive fine have they imposed in the past.

Chairperson Crotty said they have drawn \$100.00 day in the past if the work is not completed.

Commissioner Johnson confirmed there is bond money left from when the building permit was issued.

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

A motion was made by Zoning Board of Appeals Member Robert Hayward, seconded by Member Ronald Cohen, a conditional extension to the building permit is granted as follows:

A building permit extension for 24 Meadowview Drive is granted until Wednesday, November 3, 2021, to complete the construction and receive a Certificate of Occupancy. If not completed, then \$100.00 per day will be forfeited from the \$10,000.00 completion bond until the bond is depleted or the work is completed.

The following vote was taken:

AYES: 6

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Richard Crotty, Chairperson

Cheryl Charnas

Robert Hayward

Ronald Cohen

John Goodwin

Tom Macina

Christine Geraghty

Motion Carried

There being no further discussion, a motion was made by Member Cheryl Charnas and seconded by Member John Goodwin, the Zoning Board of Appeals adjourned their meeting at 7:30 p.m.

APPROVED 11/3/21