

Village of Northfield

Plan and Zoning Commission Application

This application must be accompanied with a completed Ownership and Site Authorization Affidavit (see page 7).

Project Name: ARMSTRONG SUBDIVISION

Petitioner Name: See Exhibit "A"

Address: See Exhibit "A"

City: _____ State: _____ Zip: _____

Phone Number: _____

Fax Number: _____

E-mail: _____

Contact Person: See Exhibit "A"

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Fax Number: _____

E-mail: _____

Project Location: 2005 Southbridge Terrace (ARMSTRONG)

Zoning: 225 Maple Row (Porter); 225 Old Farm Road (Challenger); 175 Old Farm Road (Stephan) - See cover letter for

Type of Review Requested (check all that apply):

Environmental Incentive Plan

Subdivision

Planned Unit Development

Special Use

Annexation Agreement

Rezoning (map amendments)

Zoning Text Amendment

EXHIBIT "A"
TO
APPLICATION FOR SUBDIVISION APPROVAL
FINAL PLAT OF ARMSTRONG SUBDIVISION

Petitioners:

1. Lewis M. Porter Jr. & Sherryanne Porter;
2. James E. Challenger, Jr. as Trustee of the James E. Challenger, Jr. Revocable Trust dated April 13, 2001;
3. Christopher Q. Stephan, as Trustee of the Christopher Q. Stephan 2012 Family Trust, sole beneficiary of Chicago Title Land Trust No. 58495 pursuant to Trust Agreement dated August 10, 1983; and
4. Nancy B. Armstrong, as Trustee of The Nancy B. Armstrong Trust dated November 25, 1995

Petitioners' Addresses:

1. Porter: 225 Maple Row, Northfield, IL 60093
2. Challenger: 2300 Clover Lane, Northfield, Illinois 60093
3. Stephan: 175 Old Farm Road, Northfield, IL 60093
4. Armstrong: 2005 Southridge Terrace, Northfield, Illinois 60093

Petitioners' Phone Numbers:

1. Porter: (847) 446-2181
2. Challenger: (847) 224-2303;
3. Stephan: (847) 446-0982
4. Armstrong: c/o Paul Armstrong, Jr. – (847) 220-2296

Petitioners' E-Mail Addresses:

1. Porter: morgan.porter05@aol.com; sherryannehome@aol.com
2. Challenger: jimchall@gmail.com
3. Stephan: ckews@yahoo.com
4. Armstrong: c/o Paul Armstrong, Jr. – pa@andersonbuilt.com

Contacts:

1. Porter:

Dennis V. Composto
7720 W. Touhy Avenue, Suite E
Chicago, IL 60631
(773) 775-2889
email address: dvc4@live.com

2. Challenger:

Kim Denkewalter
Denkewalter & Angelo
1835 Rohlwing Road, Suite D
Rolling Meadows, IL 60008
(847) 583-2244
e-mail: (krd@d-a-law.com)

3. Stephan: See above

4. Armstrong:

Harold W. Francke
Meltzer, Purtill & Stelle LLC
1515 E. Woodfield Road, Suite 250
Schaumburg, IL 60173
(847) 330-6068
e-mail: (hfrancke@mpslaw.com)



MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

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File Number: 35010-001
Direct Dial: 847-330-6068
E-mail: hfrancke@mpslaw.com

May 29, 2018

BY EMAIL AND HAND DELIVERY

Mr. Steven V. Gutierrez, Community Development Director
Mr. Everett M. Hill, Village Attorney
Village of Northfield
361 Happ Road
Northfield, IL 60093-3482

Re: Application for Approval of Armstrong Subdivision/2005 Southridge Terrace

Gentlemen,

We represent Nancy B. Armstrong, as Trustee, the owner of the property situated in Northfield at 2005 Southridge Terrace. On behalf of Mrs. Armstrong, we are pleased to be submitting to you an application for approval of the Final Plat of Armstrong Subdivision which seeks to subdivide the Armstrong property, which consists of approximately 10.5 acres, into one buildable lot and four non-buildable outlots—one of which lies east of the centerline of the Middle Fork of the west branch of the Chicago River and three of which lie west of said centerline of the Middle Fork. The buildable lot, which consists of approximately 3.9 acres, is the land upon which the Armstrong residence is situated. It also lies east of the aforesaid centerline of the Middle Fork.

Joining in this application are Lewis M. Porter, Jr. and his wife Sherryanne De La Boise, the owners of the property situated at 225 Maple Row; James E. Challenger, Jr., as Trustee of the James E. Challenger, Jr. Revocable Trust dated April 13, 2001, the owner of the property situated at 225 Old Farm Road, and Christopher Q. Stephan, as Trustee of the Christopher Q. Stephan 2012 Family Trust, which is the sole beneficiary of Chicago Title Land Trust Company Trust No. 58495, the owner of the property situated at 175 Old Farm Road.

If this subdivision is approved by the Village, Mr. Porter and Ms. De La Boise intend to acquire from Mrs. Armstrong the northernmost outlot situated west of the aforesaid centerline of the Middle Fork, consisting of approximately 1.1 acres and identified on the Final Plat as Outlot B; Mr. Challenger, in his capacity as Trustee, intends to acquire from Mrs. Armstrong the lot situated south of the "Porter Outlot", consisting of approximately 1.2 acres and identified on the Final Plat as Outlot C; and Mr. Stephan, in his capacity as Trustee, intends to acquire from Mrs. Armstrong the outlot situated to the southeast of the "Challenger Lot", consisting of approximately 0.4 acres and identified on the Final Plat as Outlot D. If such transactions are consummated, Mrs. Armstrong will no longer own any property west of the centerline of the Middle Fork of the west branch of the Chicago River. She will continue to own Lot 1 and Outlot A as identified on the Final Plat.

Mr. Steven V. Gutierrez, Community Development Director
Mr. Everett M. Hill, Village Attorney
Village of Northfield
May 29, 2018
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As you know, the Armstrong property is currently zoned in the R-2 Single Family Dwelling District under the Village's Zoning Ordinance. Concurrently with this application for subdivision, Mr. and Mrs. Porter, Mr. Challenger and Mr. Stephan are seeking to rezone the outlots they intend to acquire to the zoning district classifications in which their contiguous, presently-owned properties are zoned. In other words, Mr. and Mrs. Porter are seeking to rezone Outlot B to the R-3 Single Family Dwelling District and Messrs. Challenger and Stephan are seeking to rezone, respectively, Outlot C and Outlot D to the R-1 Single Family Dwelling District.

Please note that no improvements are planned to be constructed and no changes in access to any of the parties' properties are contemplated or being proposed in conjunction with this request. It should also be noted that the entirety of each Outlot, except for a small portion of Outlot C, lies either in the floodway or the floodplain.

In furtherance of the Village's consideration of this application, we are pleased to be submitting to you a Plan and Zoning Commission Application for Subdivision and fully-executed Ownership and Site Authorization Affidavits from Mrs. Armstrong, Mr. and Mrs. Porter, Mr. Challenger and Mr. Stephan.

Under separate cover, you will be receiving from Dan Creaney six full-sized copies of the Final Plat of Armstrong Subdivision and 25-11" x 17" copies of the Final Plat of Armstrong Subdivision. You will also be receiving from Paul Armstrong the previously discussed application and escrow fee in the amount of \$3,700.00.

It is our hope that this application will be considered by the Plan and Zoning Commission at its July 2 meeting.

Please contact me if you require any additional information at this time.

As always, we appreciate your cooperation and assistance.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

cc: Dennis V. Composto for Lewis M. Porter, Jr. and Sherryanne De La Boise
Kim R. Denkwalter for James E. Challenger, as Trustee
Christopher Q. Stephan, as Trustee
Paul Armstrong, Jr. for Nancy B. Armstrong, as Trustee
Dan Creaney

