

**AN ORDINANCE  
GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT  
AND PRELIMINARY PLAT OF SUBDIVISION FOR THE PROPERTY KNOWN  
AS 2140, 2150, 2156, 2160, 2170 WILLOW ROAD  
IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS**

**PREAMBLE**

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on March 4, 2019 on the application of R2 Northfield LLC ("Developer") as petitioner with respect to the planned unit development and preliminary plat of subdivision for the property located at the 2140, 2150, 2156, 2160 and 2170 Willow Road, and legally described property (the "property"), to-wit:

P.I.N. 04-24-103-026: Lot 3 (except the South 35 feet thereof measured along the West line of said Lot 3) in Meadowvale, a subdivision of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 04-24-103-046: Lot 1 in Weiler's Resubdivision, said lot described as being the West 188.14 feet of Lot 4 together with the South 35 feet of Lot 3 (except the South 5 feet of said Lot 3 lying East of a line 118.14 feet East of the West line of said Lot 3) of Meadowvale Subdivision, being a subdivision in the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 04-24-103-021: Lot 6 in Meadowvale Subdivision in the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Along with the non-exclusive easement for the benefit of Lot 6 as created by Deed dated September 17, 1948 and recorded as Document 14403932 from Joseph C. Hyatt and Lillian P. Hyatt, his wife and Claribel Gillette and Edward S. Gillette, her husband and Edward S. Gillette as attorney in fact for Halbert Scranton Gillette to Richard L. Clark and Jane Clarke, his wife for private roadway over the North 15 feet of Lots 7 and 8 of said subdivision for ingress and egress from Willow Road.

P.I.N. 04-24-103-022: Lot 7 in Meadowvale, a subdivision of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Along with an easement for the benefit of Parcel 1 as indicated in the Warranty Deed between Henry T. Thorsen and Catherine Thorsen, his wife, Grantors and Vladimir Hoschl and Suatave Hoschl, his wife, Grantees, dated December 1, 1954 and recorded December 3, 1954 as Document 16088630, over a 16 foot strip of land lying Southeasterly of and adjoining the Northwesterly line of Lot 8 in Meadowvale Subdivision, aforesaid for roadway purposes for ingress and egress between Parcel 1 and new Willow Road.

P.I.N. 04-24-103-023: Lot 8 in Meadowvale, a subdivision of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**Commonly known as:** 2140, 2150, 2156, 2160 and 2170 Willow Road, Northfield, Illinois 60093

The Plan and Zoning Commission of the Village of Northfield has filed its report of findings on the requested approval of a Planned Unit Development and Preliminary Plat of Subdivision with the President and Board of Trustees of the Village of Northfield. This report and recommendation has been duly considered by this President and Board of Trustees.

The President and Board of Trustees of the Village of Northfield having reviewed the Plan and Zoning Commission recommendations; have reviewed the exhibits provided by the Developer and have had the opportunity to ask questions with respect to the development. The President and Board of Trustees have determined that final approval of the Planned Unit Development and Preliminary Plat of Subdivision be granted subject to the conditions set forth in this ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois:

**SECTION 1:** Final approval for a Planned Unit Development and Preliminary Plat of Subdivision (the "Project") including the variations set forth on Exhibit A and B, be and hereby is granted to the Developer, pursuant to Article 2.6 of the Subdivision Ordinance and Appendix A Article of the Village of Northfield for the Willow Road Development to be located at 2140, 2150, 2156, 2160 and 2170 Willow Road, Northfield, Illinois, subject to the following conditions:

1. The petitioner shall submit an application for approval of the Final Plat of Subdivision not later than one year from the effective date of this ordinance.

2. The Declaration of Covenants, Conditions, Easements and Restrictions shall be subject to review and approval by the Village Attorney.

3. The addresses of the proposed parcels shall be subject to review and approval by Village staff.

4. An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.

5. The petitioner shall install a 4 foot wide sidewalk along the proposed roadway, the design of which will be subject to the review and approval of the Village Engineer.

6. The petitioner shall repair or replace any public sidewalk that the Village Engineer deems necessary due to the construction of the proposed development.

7. The final architectural plans, elevations, building materials, landscaping, lighting and signage will all be subject to the approval of and conditions imposed by the Architectural Commission.

8. The Architectural Commission is specifically requested to review the following:

(a) The front entrance elevation of Building Model C as shown in the exhibits. The single column is a concern.

(b) The location of the streetlights at the north end of Walden Lane.

(c) A more traditional option for street lighting standards.

(d) The roofline transitions with respect to Building Model A as shown in the exhibits. The garage roofline especially should conform to the rooflines of the other models.

9. When two (2) of the same Models are across from each other vary the façade material colors and architectural details shall be varied.

10. All shade trees, ornamental trees and evergreen trees are required to be 3" dbh (diameter breast height) and B&B (balled and burlapped) at installation.

11. The proposed ornamental trees on the parkway shall be replaced with shade trees and the diversity of the parkway shade trees shall be increased. The number of shade trees at the north property line and south property line shall be increased. These changes shall be subject to the review and approval of the Village Staff.

12. The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.

13. The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.

14. Violation of any condition of this PUD or Preliminary Plat of Subdivision Ordinance shall be cause to revoke approval by the Corporate Authorities upon ten (10) days written notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed \$750.00 per violation, for violation of this PUD and Preliminary Plat of Subdivision Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.

15. Changes in the project may only be made as follows:

A. Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of

the Director of Community Development as to whether a change is a minor field change shall be final.

B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.

C. Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

**SECTION 2:** The owner of the subject property and the subject property shall comply in all other respects with the regulations of the Village of Northfield, including but not limited to Appendix A, the Village's Zoning Code and Appendix B, the Village's Subdivision Code, and nothing in this Planned Unit Development and Preliminary Plat of Subdivision ordinance shall be construed as a waiver of any of those requirements.

**SECTION 3:** A copy of the public notice and the report of the Plan and Zoning Commission reporting on the application shall be attached hereto as an Exhibit and form a part of this Ordinance.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

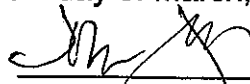
AYES: Roszak; Kaplan; Lungmus; Terrill; Gregorio; Goodwin

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN/RECUSE: \_\_\_\_\_

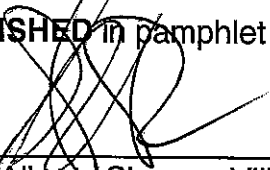
**PASSED** and **APPROVED** by me this 19th day of March, 2019.

  
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Joan Frazier, President  
Village of Northfield

**Attested and Filed** in the office of the  
Village Clerk this 19th day of March, 2019.

  
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Stacy Albers Sigman, Village Clerk

**PUBLISHED** in pamphlet form this 20th day of March, 2019.

  
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Stacy Albers Sigman, Village Clerk

**EXHIBIT A  
VARIATIONS TO THE ZONING CODE**

<b>REGULATION</b>	<b>ZONING CODE REQUIREMENT FOR R-1 COUNTRYSIDE RESIDENTIAL</b>	<b>PROPOSED</b>	<b>NOTE</b>	<b>VARIATION REQUIRED?</b>
Land Use	Single Family	Single Family		
Minimum Lot Size	40,000 square feet	14,493 square feet per home	The lot area calculation excludes land area dedicated to compensatory storage and detention	YES
Minimum Front Yard	40'	15'	Measured to proposed street line	YES
Minimum Rear Yard	40'	40' from west edge of site (Bracken Lane)  15' from south edge of site (Village ROW)	Measured to perimeter of site	YES
Minimum Side Yard	15'	10'-15'	Proposing minimum distance of 20' between homes	YES
Maximum Floor Area Ratio	.35	.17	Total land area divided by floor area of homes	
Maximum Lot Coverage	50%	35%	Amount of impervious surfaces as a percentage of the entire site	
Maximum Building Height	35'	35'	Measured to highest point of structure	
Parking	2 space per unit	2 car garages		

**EXHIBIT B – VARIATIONS TO THE SUBDIVISION CODE**

<b>REGULATION</b>	<b>SUBDIVISION CODE REQUIREMENT</b>	<b>PROPOSED</b>	<b>NOTE</b>
Minimum Street Width	24'	21' - 27'	Measurement of pavement only – does not include curb and gutter  Narrowest street width is at south entry into subdivision
Minimum Radius of Curve	150'	75'	
Sidewalks	5' wide and along all streets and 6' away from the street	None	
Mid-Block Pedestrian way	Blocks over 900' long shall have pedestrianways at their approximate centers	None	Proposed roadway is longer than 900' from entrance to entrance
Minimum Lot Width (interior lot)	75'	72' - 87'	Measured individual lots  Lot 6 is 72' wide
Minimum Lot Width (corner lot)	85'	80' - 87'	Measured individual lots  Lot 10 is 80' wide
Minimum Lot Depth	110' in average	56' - 74'	Measured individual lots