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EXHIBIT

ATTACHED TO

0020653962

DOCUMENT NUMBER

06-11-02

SEE PLAT BOOK

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CJPEW0500

20-11-20



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4367/0184 54 001 Page 1 of 25
2002-06-11 16:35:48
Cook County Recorder 135.00

Property of Cook County Clerk's Office

I, Mark J. Morien, duly appointed Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a true and complete original Ordinance No. 02-1098, amending Ordinance No. 99-1004 to be recorded and attached to the following address:

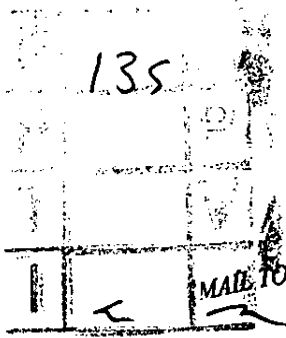
425 Sunset Ridge Road, Northfield, Illinois, Real Estate Index Number 04-24-102-049

435 Sunset Ridge Road, Northfield, Illinois, Real Estate Index Number 04-24-102-048



Mark J. Morien
Mark J. Morien, Village Clerk

MJM:mis
6-4-02



MAIL TO RECORDER'S BOX 324 (NFC)

ORDINANCE NO. 02-1098

**AN ORDINANCE AMENDING SUBDIVISION ORDINANCE NO. 99-1004
BY ELIMINATING CONDITION #5 TO ALLOW FOR A CHANGE
IN THE SANITARY SEWER CONNECTION
AT 425 SUNSET RIDGE ROAD
IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS**

WHEREAS, Iosif Pavel has made application for the approval to amend the existing Subdivision Ordinance No. 99-1004, by eliminating condition #5 to allow for a change in the sanitary sewer connection located at 425 Sunset Ridge Road and a public hearing was held before the Plan & Zoning Commission on January 7, 2002 of which notice was given as required by law, on the following legally described property, to wit:

Lot 2 in the Canyon Subdivision, being a resubdivision of Lot 9 of Country Clerk=s Division in the West 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded April 3, 2000 as Document Number 00231325 in Cook County, Illinois

Commonly known as: 425 Sunset Ridge Road, Northfield, Illinois
Real Estate Tax No. 04-24-102-~~003~~
049

WHEREAS, the Plan and Zoning Commission recommended to the Village Board of Trustees approval of an amendment to the existing Subdivision Ordinance No. 99-1004 to eliminate condition #5 and allow the Petitioner to connect into the sanitary system on the east side of the property as set forth on the exhibits provided for the property commonly known as 425 Sunset Ridge Road;

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

SECTION 1: The Board of Trustees have determined that Subdivision

Ordinance No. 99-1004 shall be amended to eliminate condition #5 and allow the Petitioner to connect into the sanitary system on the east side of the property as set forth on the exhibits provided for the property commonly known as 425 Sunset Ridge Road, subject to the following conditions:

1. The Petitioner shall dedicate a 15' sanitary easement along the entire eastern property line of the subject site.
2. Any existing vegetation disturbed during the installation of utilities in the sanitary sewer easement shall be replaced to ensure an adequate landscape buffer is provided.
3. The sanitary sewer and service installation shall be subject to the design review and approval of the Village Engineer. All outstanding issues as noted in the December 19, 2001 review shall be resolved.
4. The Petitioner shall comply in all other respects with Ordinance 99-1004 of the Village of Northfield. This amendment shall not be construed as a waiver of any of those requirements except as specifically stated herein.
5. An approval pursuant to any requested review by a Village Consultant, Staff Member, Board or Commission shall be an approval of only those items specified in any motion, resolution, ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or Plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village Consultant, Staff Member, Board or Commission or any

County, State or Federal agency.

6. 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 and Zoning Commission, such other changes as it believes are in the best interests 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 and Zoning Commission shall be final.

C. Changes Requiring a Public Hearing. Any change involving 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 and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

SECTION 2: The applicant, the owner of the subject property, and the subject property shall comply in all other respects with the Ordinances of the Village of Northfield, and this Amendment to the Subdivision Ordinance shall not be construed as a waiver of any of those requirements or the remaining requirements of Subdivision Ordinance 99-1004 which shall remain in effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed. The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part of this Ordinance which can be

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given effect without such invalid part or parts.

SECTION 4: A copy of the public notice and the minutes of the Village Board of Trustees reporting on the application shall be attached hereto (Exhibit "A") and form a part of this Ordinance.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

AYES: Robinson, Sabanty, Lucchesi, Karnes, Allen, Charhut = 6

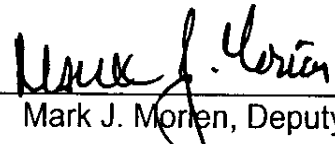
NAYS: 0

ABSENT: 0

PASSED and APPROVED by me this 22nd day of January, 2002.

By: 
Donald K. Whiteman, Village President

ATTEST AND FILED in the office of the Deputy Village Clerk this 23rd day of January, 2002.

By: 
Mark J. Morien, Deputy Village Clerk

C:\MyFiles\NF\ORDS\425SunsetRidgeRd.AmdSubd.Ord.ord.wpd



Memorandum

TO: Stacy Alberts Sigman
Director of Community Development

FROM: Michael Hughes
Village Engineer

DATE: December 19, 2001

RE: 425 Sunset Ridge Road (Lot 2 Canyon Subdivision)

A conference call was held today in your office for the purpose of resolving outstanding issues with respect to the sanitary sewer connection to the home on this lot. In addition to yourself the other participants to this conference call were Mike Nystrand and myself.

Properties Served:

The property to the north of Lot 1 is connected to the Village sanitary sewer located on the west side of Sunset Ridge Road. The prior existing home on Lot 1 and Lot 2 of the Canyon subdivision was connected to the sanitary sewer located east of Lot 2. It is the opinion of the Village staff that this service scheme be maintained. Specifically, both Lots 1 and 2 of Canyon Subdivision should have the option of connecting to the sanitary sewer located immediately east of Lot 1 in addition to the option of connecting to the Sunset Ridge Road sanitary sewer, as was originally stipulated in the Village approval of the Canyon Subdivision. The property to the north of Lot 1 of Canyon Subdivision is now and will continue to be served in the future by the Sunset Ridge Road sanitary sewer.

Easement to be Granted:

The owner of Lot 2 in Canyon Subdivision must grant a 15 foot wide sanitary sewer easement over the easterly 15 feet of Lot 2. This easement is to grant to the owner of Lot 1 the legal authority to enter upon the easterly most 15 feet of Lot 2 in order to construct, maintain, repair or replace its sanitary sewer service connection to the Village sanitary sewer located on Lot 2.

Sanitary Sewer Layout:

Because of the poor condition of the existing sanitary sewer located immediately east of Lot 2, that manhole is recommended to be replaced at the expense of the owner of Lot 2. In order to avoid a horizontal 45o bend in the proposed sanitary sewer extension, which is contrary to Village of Northfield and the IEPA standard a new manhole must be 1 installed immediately to the west of the existing sanitary sewer at a location 7.5 feet west of the east property line of Lot 2. These two manholes are to be connected by an 8-inch diameter sanitary sewer. Sanitary sewer connection stubs to the west and to the north are to be installed in this new manhole. The sanitary sewer and these two manholes are become part of the Village sanitary sewer system upon their satisfactory completion.

Sanitary Sewer Ownership:

In a prior meeting with the builder and Village Attorney, Michael Dugan, questions were raised as to whether the existing sanitary sewer, located immediately east of Lot 2, was a Village sanitary sewer and whether it was located within a proper easement. In my prior review of the Village subdivision, easement and property files I was unable to determine



who extended the Bracken Lane sanitary sewer across the westerly two lots of Bracken Lane and then northward to its present point of termination. In addition, I was unable to find any easement document that granted the use of the property within which this sanitary sewer was constructed. Given the length of time since this sewer was constructed and the historic maintenance of these sewers by the Village, Michael Dugan stated that the Village had perfected its rights to a prescriptive easement over the above described westerly portion of the Bracken Lane sanitary sewer. Therefore, the Village through the builder of the home on Lot 2, has the legal authority to extend the Village sanitary sewer onto Lot 2.

Recommendation:

1. Reconstruct the existing sanitary sewer manhole immediately to the east of Lot 2 and construct a new sanitary manhole due west of the existing manhole and at a location 7.5 feet west of the east property line of Lot 2. These two manholes are to be connected by an 8-inch diameter sanitary sewer. Both manholes and the connecting sewer when satisfactorily completed are to be conveyed to the Village of Northfield as a publicly owned and operated sanitary sewer.
2. The owner of Lot 2 is to dedicate a 15 wide sanitary sewer easement along the entire east property line of Lot 2. This easement is to provide an alternative route, which could be used to connect the home on Lot 1 to the Village sanitary sewer. A 6-inch sanitary sewer stub to the north will be left in the westerly manhole to be constructed on Lot 2 as described in Item 1 above. Should the owner of Lot 1 elect to connect to the sanitary sewer on Lot 2 in lieu of connecting to the Sunset Ridge sanitary sewer, all expenses associated with the construction of a 6-inch service from the home on Lot 1 to the Village sanitary sewer on Lot 2 are to be exclusively those of the owner of Lot 1. The Plat of Easement or Grant of Easement must be submitted to the Village for review. Under the terms of the easement, the owner of Lot 1 is to have the beneficial use of the easement to construct, own, operate, repair and replace the sanitary sewer service. The owner of Lot 1 will be obligated to protect, repair or replace all damaged facilities and landscaping within the easement.

I trust this Memorandum adequately summarizes the conclusions reached during our conference call. Please advise me if you have any question or if modification is necessary.

END OF MEMORANDUM

cc: Village of Northfield
- Mike Nystrand
- Dick Knudson
- Ron Johnson

X

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RECEIVED

DEC 04 2001

Village of Northfield

Plan and Zoning Commission Application

P&Z #

VILLAGE OF NORTHFIELD

Petitioner: _____ Contact Person: _____
 Name Josif Pavel Name _____
 Address 26399 Middleton Address _____
Mundelein 60060
 Phone Number 847-417-8163 Phone Number _____

Project Location: 425 Sunset Ridge Northfield

Zoning: _____

Type of Review Requested (check all that apply):

- Environmental Incentive Plan
- Annexation Agreement
- Subdivision
- Rezoning (map amendments)
- Planned Unit Development
- Zoning Text Amendments
- Special Use

Ownership Affidavit and Site Authorization Form

I, Josif Pavel, under oath, state that I am the _____ sole
 _____ an
 _____ authorized officer of

the Owner of the property commonly described as:
425 Sunset Ridge and that such property is legally owned by
Josif Pavel as of this date.

As such, I hereby grant employees of the Village of Northfield, their agents, and members of the Northfield Plan and Zoning Commission permission to enter on the property to conduct a visual inspection of the site during reasonable hours. This permission is granted in regards to the Northfield Plan and Zoning Commission application pending for this site.

Josif Pavel
 Signature

In the space below, a) if a partnership, name all partners; b) if a corporation, name all officers, directors and shareholders who have 25% or more of the outstanding stock; or c) if a trust, name the trustee and the trust, all beneficiaries thereunder, the person or persons holding Power of Direction.

Name	Address	Interest Held
------	---------	---------------

Subscribed and sworn to before me this
4 day of Dec., 2001.

[Signature]
 Notary Public



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of the
REGULAR BOARD MEETING
OF THE BOARD OF TRUSTEES
VILLAGE OF NORTHFIELD
Tuesday, January 22, 2002 - 7:00 p.m.

The Board of Trustees of the Village of Northfield met in the Council Chambers of the Village Hall for the Regular Board Meeting on Tuesday, January 22, 2002. The meeting was called to order by President Donald Whiteman. The roll call was as follows:

PRESENT:	President	Donald Whiteman
	Trustees	Sandra Allen
		Frank Charhut
		Evan Karnes
		Ruth Lucchesi
		Blair Robinson
		Kerry Sabanty

APPROVAL OF CONSENT AGENDA ITEMS:

Following discussion, Trustee Robinson made a motion, seconded by Trustee Lucchesi, to approve Consent Agenda items 1 through 11.

1. Approve the Summary Notes of the December 3, 2001 Regular Board meeting.
2. Approve the Bills and Disbursements for January 2002 in the amount of \$1,318,828.31.
3. Approve the semi-annual review of the Executive Session minutes for placement in the public minutes book.
4. Approve the annual ordinance incorporating the Hold Harmless Agreement with Cook County to permit work by Village crews on County right of ways.
5. Approve the biennial resolution to permit work by Village crews on State highway right of ways.
6. Approve the license agreement with SPRINT PCS in conjunction with a cellular antenna tower at 1800 Winnetka Road.
7. Approve the amended Village policy regarding Board and Commission appointments.
8. Approve the amendment of two resolutions and two agreements authorizing the Village to enter into Intergovernmental Service Agreements for Public Works Emergency and Non-Emergency Mutual Aid.
9. Approve a resolution appointing Village Manager Mark J. Morien as Village Clerk.
10. Approve the reappointment of Finance Director Vivian Perenchio as Treasurer.
11. Approve a bid for a backhoe from Patten Tractor & Equipment Company of Elmhurst in an amount not to exceed \$53,640 with trade-in for Public Works Department.

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Before taking a vote, Trustee Karnes disclosed that he represents an elevator inspection service that the Village uses. Attorney Hill advised that Trustee Karnes' monthly disclosure can apply prospectively.

Upon the following roll call vote, the motion was approved.

AYES:	Allen	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Charhut			
	Karnes			
	Lucchesi			
	Robinson			
	Sabanty			

CONSIDERATION TO APPROVE AN AMENDMENT TO ORDINANCE 99-1004 RE: 425 SUNSET RIDGE ROAD SUBDIVISION

Trustee Karnes made a motion, seconded by Trustee Lucchesi to amend subdivision Ord. 99-1004 to allow for sanitary sewer hook-up on the east side of the site for 425 Sunset Ridge Road. Upon the following roll call vote, the motion was approved.

AYES:	Allen	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Charhut			
	Karnes			
	Lucchesi			
	Robinson			
	Sabanty			

CONSIDERATION TO APPROVE AN AMENDMENT TO SPECIAL USE ORDINANCE 95-834 FOR THE LOCK-UP FACILITY AT 800 FRONTAGE ROAD

Trustee Karnes made a motion, seconded by Trustee Lucchesi to approve amending Special Use Ordinance 95-834 to expand the existing interior self-storage facility at 800 Frontage Road and to permit 52.5% lot coverage vs. 30% permitted by code. Upon the following roll call vote, the motion was approved.

AYES:	Allen	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Charhut			
	Karnes			
	Lucchesi			
	Robinson			
	Sabanty			

CONSIDERATION TO APPROVE A RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE (PINE STREET ROW)

Following a brief review by Village Attorney Hill regarding the history of the Pine Street ROW lease and a review of the settlement of litigation with Dave Gotaas by Village

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Attorney Duggan, Trustee Karnes made a motion, seconded by Trustee Allen to adjourn to Closed Session for further discussion.

Upon the following roll call vote, the motion was approved.

AYES: Allen NAYS: 0 ABSTAIN: 0 ABSENT: 0
Charhut
Karnes
Lucchesi
Robinson
Sabanty

RETURN TO OPEN SESSION

Trustee Robinson made a motion, seconded by Trustee Sabanty to return to open session at 7:50 p.m. Upon the following roll call vote, the motion was approved.

AYES: Allen NAYS: 0 ABSTAIN: 0 ABSENT: 0
Charhut
Karnes
Lucchesi
Robinson
Sabanty

CONSIDERATION TO APPROVE A RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE (PINE STREET ROW)

Trustee Robinson made a motion, seconded by Trustee Sabanty to approve a resolution authorizing the sale of unimproved Pine Street right of way to Dave Gotaas for \$348,000.00 per the appraised value. The property will be used as a private driveway for ingress and egress and/or parking area.

Upon the following roll call vote, the motion was approved.

AYES: Allen NAYS: 0 ABSTAIN: 0 ABSENT: 0
Charhut
Karnes
Lucchesi
Robinson
Sabanty

CONSIDERATION OF AN ORDINANCE RECONSTITUTING PINE STREET AS A PRIVATE STREET AND RENAMING IT NORTHFIELD PLAZA

Trustee Karnes made a motion, seconded by Trustee Sabanty to approve an ordinance reconstituting Pine Street as a private street and renaming it Northfield Plaza.

Upon the following roll call vote, the motion was approved.

AYES: Allen NAYS: 0 ABSTAIN: 0 ABSENT: 0
Charhut
Karnes
Lucchesi
Robinson
Sabanty

RETURN TO OPEN SESSION

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Trustee Robinson made a motion, seconded by Trustee Sabanty to return to open session at 8:30 p.m.

Upon the following roll call vote, the motion was approved.

AYES:	Allen	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Charhut			
	Karnes			
	Lucchesi			
	Robinson			
	Sabanty			

CONSIDERATION TO RENEW THE VILLAGE MANAGER'S CONTRACT

Trustee Lucchesi made a motion, seconded by Trustee Sabanty to authorize the Village President to sign the renewal of the Village Manager's employment contract per State statutes.

Upon the following roll call vote, the motion was approved.

AYES:	Allen	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Charhut			
	Karnes			
	Lucchesi			
	Robinson			
	Sabanty			

ADJOURNMENT

There being no further business to come before the Board, Trustee Sabanty made a motion, seconded by Trustee Lucchesi to adjourn the meeting at 8:35 p.m.

Upon the following roll call vote, the motion was approved.

AYES:	Allen	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Charhut			
	Karnes			
	Lucchesi			
	Robinson			
	Sabanty			

SUMMARY NOTES
OF THE
MEETING OF THE
PLAN AND ZONING COMMISSION
MONDAY, JANUARY 7, 2002
VILLAGE OF NORTHFIELD

On Monday, January 7, 2002 at the Northfield Village Board Room, 361 Happ Road, the Plan and Zoning Commission met at 7:00 P.M. to consider two issues.

Members in Attendance:

G. Kirk Bennett, Chair
Richard Totaro
Joanna Stein
George Warga
Ron Banas

Members Absent:

Cindy Whittaker
Chris Morrill
Terry Gottlieb
Dan deLoys

OTHERS PRESENT. Stacy Alberts Sigman, Community Development Director, Trustee Kerry Sabanty and others, (see attached sign-in sheet).

Chairman Bennett opened the meeting with an overview of the issues to be considered at this meeting explaining the Plan and Zoning Commission makes recommendations to the Village Board of Trustees who are responsible for the final review of the issues at the consolidated January 22, 2002 Board Meeting.

Chairman Bennett requested approval of corrections to the Summary Notes of the November 5, 2001 Plan and Zoning Commission meeting.

A motion was made by Commissioner Banas, Seconded by Commissioner Warga to approve the Plan and Zoning Commission Summary Notes of November 5, 2001.

The vote was as follows:

AYES: 5

G. Kirk Bennett, Chair
Richard Totaro
Joanna Stein
George Warga
Ron Banas
Motion Carried

NAYS: 0

ABSTAIN: 0

ABSENT: 4

Cindy Whittaker
Chris Morrill
Terry Gottlieb
Dan deLoys

Chairman Bennett reviewed the procedures followed by the Plan and Zoning Commission in regard to each issue presented before it. The issue is presented by the petitioner, questions are directed and answered.

ISSUE #1: Consideration of a request for approval of an amendment to Canyon Subdivision Ordinance #99-1004 at 425 Sunset Ridge Road, subitted by Iosif Pavel.

Jim Arquilla of Shoreline Builders was present for Petitioner, Iosif Pavel. He indicated that he received a copy of the Staff Issue sheet. He indicated they are requesting approval to amend the Canyon Subdivision Ordinance #99-1004, item #5, to allow for a change in the sanitary sewer connection at 425 Sunset Ridge Road.

Chairman Bennett questioned Mr. Arquilla regarding the removal of all the trees and brush behind the property. Chairman Bennett indicated he has received many calls regarding the tree removal. Mr. Arquilla indicated that there are still trees and brush along the fence line.

However, they did remove a mound of dirt with some brush and scrub bushes along the front of the foundation, but it is back leveled off as it was. Mr. Arquilla indicated he was unaware this was a problem, but will plant as indicated.

Debby Morton, 450 Whittier Lane, indicated that the subject property borders her property and has noticed water along the tennis courts and is concerned about the water flow. Mr. Arquilla indicated that engineering has been done in accordance with the Village requirements and there is digging where the tennis courts are which is the north lot. Final grading has not been completed as the house is not fully completed. Mr. Arquilla indicated that Ms. Morton was advised of the meeting because they would like to tap into the existing sewer line in the back of the property and continue the line to the next property giving the Village a 15' easement to service and maintain the line, instead of going under Sunset Ridge Road. Ms. Sigman, Community Development Director, indicated that currently the public sewer stops at the southeast corner of the site. Staff is recommending that Petitioner run a line just onto his site and a new manhole placed there. This home service would connect directly into that new manhole and would grant an easement for future sites to connect with an individual service line. Therefore, the Village does not have a dead-end run to service only two homes. The easement would still be in place. The Village would not have to maintain it. Mr. Arquilla indicated he did not have any problem with the Village's recommendation.

David Chandler, a gentlemen in the audience, indicated he believed he was there for a sewer discussion. Chairman Bennett discussed the proposed sewer connection.

Ms. Morton questioned whether there would be tree loss with this sewer line. Mr. Arquilla indicated that the Village should tag the trees and any trees which needed to be removed would be replaced. He also suggested that he will meet with the neighbors and Village Staff prior to digging to discuss any concerns.

Ms. Sigman suggested the Commission indicate that the Petitioner should bring the screening back to its same level along the easement to comply with the Ordinance. Mr. Arquilla indicated they would comply with the ordinance. Ms. Sigman also suggested that

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the condition should run with the easement since the other lot will be effected more than the subject property.

Ms. Morton also indicated that she felt that the fencing around the tennis courts was hazardous and in an unsafe condition.

Paul Hinesly, 404 Sunset Ridge Road, questioned what the life of the permit is and how long will construction last on this project. Ms. Sigman indicated that the Subdivision was approved in November of 1999 and permits were most likely taken out in the spring of 2000. Permits require a 18 month construction completion time, and if not completed within that time there is a penalty assessed to the developer and the permit must be reapplied for. Mr. Arquilla indicated that they intend to place the home in the spring market. The home is already listed and people are looking at it, however, there is no drywall up yet.

Commissioner Stein questioned the rationale of going under Sunset Ridge Road to begin with. It indicates that the east sewer line is in poor condition and asked what will be done about this. Ms. Sigman indicated that Petitioner's application showed the sanitary hookup on Sunset Ridge. The reason being they didn't want to see Sunset Ridge cut. The Village wanted it made clear that anyone in the subdivision wishing to tie into Sunset Ridge that it must be augered. Commissioner Stein questioned the language which states that the sanitary sewer to the east of Lot 2 is in poor condition and its age and how is this problem being solved. Ms. Sigman indicated that on the southeast corner of the site there is an existing manhole which they proposed to connect to. It will need repairs. The Village is recommending a straight line from a new manhole and will also run to the new home on Lot 1.

There being no further discussion the following motion was made:

A motion was made by Commissioner Totaro, Seconded by Commissioner Stein, to recommend to the Village Board of Trustees approval of an amendment to Canyon Subdivision Ordinance #99-1004 to eliminate condition #5 and allow the Petitioner to connect into the sanitary sewer on the east side of the property as set forth on the exhibits provided for the property commonly known as 425 Sunset Ridge Road, subject to the following conditions:

- 1. The Petitioner shall dedicate a 15' sanitary easement along the entire eastern property line of the subject site.**
- 2. The sanitary sewer and service installation shall be subject to the design review and approval of the Village Engineer. All outstanding issues as noted in the December 19, 2001 review shall be resolved.**

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3. The Petitioner shall comply in all other respects with Ordinance 99-1004 of the Village of Northfield. This amendment shall not be construed as a waiver of any of those requirements except as specifically stated herein.

5. Any existing vegetation disturbed during the installation of the utilities in the sanitary sewer easement shall be replaced to ensure an adequate landscape buffer be provided to the satisfaction of the Village staff.

6. An approval pursuant to any requested review by a Village Consultant, Staff Member, Board or Commission shall be an approval of only those items specified in any motion, resolution, ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or Plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village Consultant, Staff Member, Board or Commission or any County, State or Federal agency.

7. 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 and Zoning Commission, such other changes as it believes are in the best interests 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 and Zoning Commission shall be final.

C. **Changes Requiring a Public Hearing.** Any change involving 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 and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to

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the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

The vote was as follows:**AYES: 5**

G. Kirk Bennett, Chair

Richard Totaro

Joanna Stein

George Warga

Ron Banas

Motion Carried

NAYS: 0**ABSTAIN: 0****ABSENT: 4**

Cindy Whittaker

Chris Morrill

Terry Gottlieb

Dan deLoys

ISSUE #2: Consideration of a request for an amendment to Special Use Ordinance #95-834 to construct an addition and a variation from Appendix A, Article VIII, Section 5, Paragraph 2, to allow a 52.5% lot coverage instead of the 50% permitted by code for the Lock Up storage building at 800 Frontage Road, submitted by Robert A. Soudan.

Mr. Robert Soudan was present and indicated that the Lock Up storage building is requesting an amendment to Special Use Ordinance #95-834 to construct an addition and a variation to allow a 52.5% lot coverage instead of the 50% permitted by Code. He said they have been talking with the County, they also have had so landscaping in the front yard and will move forward the existing landscaping in front of the addition which will fall into the County parkway. If approval is not received, the plans will show all the landscaping on their property only. He then said there is an easement for the storm sewer which is tied into the back lot. Preliminary engineering is being done on the sewer line easement which is owned by one of the partners in their facility.

Chairman Bennett indicated that the Police Department is requesting additional lighting for safety and security purposes on the north side of the building. Mr. Soudan indicated there would not be a problem with that. Ms. Sigman indicated that condition #9 would be brought before the Architectural Commission for the lighting schematics approval.

Chairman Bennett asked Mr. Soudan if he intended to televise the downstream storm sewer system to assess its condition as indicated in Staff condition #4. Mr. Soudan indicated they intend to televise and do not have a problem with that condition.

Chairman Bennett then asked Ms. Sigman why the staff recommendation was written so as to review it against the lot coverage variation and to determine if the requested action is in compliance with variation standards outlined in the Code and the Villages Comprehensive Plan. She indicated that the reason it was written that way was that at the time the Code was specifically changed to allow Petitioner. It was changed in a limited way that said if the

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building in this zoning district cannot be used for any other purpose, such as office, because of the limited parking, then you can go to a use like this. It was marginal, it wasn't the first choice use for this area. The Comprehensive Plan does not support or encourage these uses in that district. However, this use has been successful and is needed. Chairman Bennett concurred stating that mixed uses are needed to help the community run efficiently.

Commissioner Warga questioned the awkwardness of the sidewalks. Ms. Sigman indicated that the sidewalks would be located is actually County property and it is unclear what the County's intentions will be in the future. Therefore, the Village has been requiring property owners on Frontage Road to install a sidewalk if needed in the future. This cost would be incurred by the property owner.

Commissioner Stein then asked where the Commonwealth Edison right of way is in relation to this property. Ms. Sigman indicated that it is adjacent to the west of the property. Mr. Soudan indicated that part of the building is a two story and part is not. The east half is comprised of corporate offices. Commissioner Stein asked if there were any other property owners along the corridor which exceeds 50%. Ms. Sigman indicated no. Mr. Soudan clarified that their piece of property is largely owned by the County in the front.

Ms. Lucy Keating, 775 Happ Road, indicated that the service provided is needed, however she wondered if the addition would make the building elevation higher. Mr. Soudan indicated no. She then asked Mr. Soudan to be respectful of the residents with respect to the lighting for the addition. Mr. Soudan informed Ms. Keating that they will be going before the Architectural Commission next week for review and approval and their lighting plans. Chairman Bennett suggested to Mr. Soudan that before meeting with the Architectural Commission that he go to the site and see precisely where Ms. Keating's property is in relation to the site and to indicate where the lights are being seen from.

Ms. Keating then went on to indicate that at 779 Happ Road, which is a sanitation pumping station, there seems to be a sewage problem still. However, she indicated it is better since Happ Road was rebuilt, but that it seems so "built up". Chairman Bennett suggested to Ms. Sigman send a note to Public Works to look into this.

Ms. Carol Ritchell, 811 Happ Road, indicated that she sees "someone's" security lights very clearly in the winter. However, she is uncertain whose it is - Caledonia or the Lock Up's. Chairman Bennett indicated that the Police Department wants more lights in that area, but that she needs to find out exactly whose lights she sees.

Mr. Soudan indicated their security lights are lens down and have zero spill over. He indicated it is currently landscaped in the back and the building is a solid two story with only an emergency door for egress on that side with minimal security lighting.

Commissioner Stein questioned the discrepancy Staff noted between the lot line and the parking lot on the residential side. Mr. Soudan indicated that it was correct on the ALTA

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Survey which is 12'. Commissioner Stein then indicated that there would be room to plant evergreens if needed for the residential area. Mr. Soudan indicated that it is zoned residential back there, but it is actually Commonwealth Edison's right of way.

Ms. Carol Ritchell suggested increasing the berm behind Caledonia. Chairman Bennett also indicated that there may be some engineering concerns with the berm. Mr. Soudan pointed out that there is an 8' wooden fence between Caledonia and them.

Commissioner Stein then questioned the two interior parking spaces which Staff is requesting details on. Mr. Soudan indicated that they have an two interior loading facilities which actually serve as parking areas while loading or unloading. The parking lot is used primarily for the corporate offices. The lot is never full. Both Ms. Sigman and Chairman Bennett indicated that they have not seen the lot full.

There being no further discussion the following motion was made:

A motion was made by Commissioner Totaro, Seconded by Commissioner Warga, to recommend to the Village Board of Trustees approval of an amendment to Special Use Ordinance #95-534 to construct an addition and a variation from Appendix A, Article VIII, Section 5, Paragraph 2, to allow a 52.5% lot coverage instead of the 50% permitted by Code for the Lock Up storage building at 800 Frontage Road, in conformance with the attachments listed below and subject to compliance with the following conditions:

- 1. All improvements shall be subject to full compliance with the Village's Storm Water Management Code as determined by the review and approval of the Village Engineer.**
- 2. The Petitioner shall be required to comply with all local, state and federal codes including, but not limited to, the Illinois State Plumbing Code and BOCA.**
- 3. The Petitioner must provide evidence in the form of an easement and or use agreement to demonstrate that they have the legal authority to tie into the storm sewer system to the south as proposed. In addition, the downstream storm sewer system shall be televised to assess its condition to serve the requested development.**
- 4. The proposed plantings shown in the adjacent right of way must either be relocated to on site or the Petitioner must gain approval from Cook County.**
- 5. The Petitioner shall agree to install a sidewalk along their roadway frontage, at such time in the future, that sidewalks are being provided for north or south of their site.**

6. The Petitioner shall comply in all other respects with Ordinance 95-834 of the Village of Northfield. This Amendment to that Special use shall not be construed as a waiver of any of those requirements except as specifically stated herein.

7. All modifications to the signage, architecture, landscape, and lighting shall be subject to the review and recommendations of the Architectural Commission.

8. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Code.

9. Petitioner shall work with Staff and the neighbors to the west, specifically Lucy Keating of 774 Happ Road and Carol Ritchell of 811 Happ Road to satisfy their concerns with respect to lighting. Petitioner shall plant evergreens where appropriate, as reasonably needed, pursuant to Village Staff and neighbors concerns.

10. An approval pursuant to any requested review by a Village Consultant, Staff Member, Board or Commission shall be an approval of only those items specified in any motion, resolution, ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or Plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village Consultant, Staff Member, Board or Commission or any County, State or Federal agency.

11. 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 and Zoning Commission, such other changes as it believes are in the best interests 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

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whether a requested change should be referred to the Plan and Zoning Commission shall be final.

C. Changes Requiring a Public Hearing. Any change involving 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 and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

The vote was as follows:

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 4

- G. Kirk Bennet, Chair
- Richard Totaro
- Joanna Stein
- George Warga
- Ron Banas
- Motion Carried

- Cindy Whittaker
- Chris Morrill
- Terry Gottlieb
- Dan deLoys

There being no further issues to discuss upon a motion duly made by Commissioner Totaro, seconded by Commissioner Warga, and passed, the meeting was adjourned at 8:10 P.M.

hgm 1/8/02

Approved 2/4/02

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SIGN IN SHEET

20653962

MEETING BEING HELD: PLAN AND ZONING COMMISSION

DATE: MONDAY, JANUARY 7, 2002

PLEASE PRINT

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20.25
02 12/16/01 #3231 1 wk(s)

PIONEER PRESS 20653962
CERTIFICATE OF PUBLICATION

State of Illinois - County of Cook Lake McHenry Kane

Pioneer Press, does hereby certify it has published the attached advertisement in the following secular weekly newspapers. All newspapers meet Illinois Compiled Statutes requirements for publication of Legal Notice.

Note: Legal notice appeared in the following checked publications.

NOTICE OF PUBLIC HEARING
The Plan and Zoning Commission of the Village of Northfield will hold a public hearing Monday, January 7, 2002, 7:00 PM at the NORTHFIELD VILLAGE HALL BOARD ROOM, 361 HAPP ROAD.
PLAN & ZONING COMMISSION:
1. Consideration of a request for approval of an amendment to Canyon Subdivision Ordinance 99-1004 at 425 Sunset Ridge Road, submitted by Josif Pavel. (2002-01)
2. Consideration of a request for an amendment to Special Use Ordinance 95-834 to construct an addition and a variation from Appendix A, Article VIII, Section 5, paragraph 2, to allow a 52.5% lot coverage instead of the 5% permitted by Code for the Lock-Up building at 800 Frontage Road, submitted by Robert A. Soudan. (2002-02)
Date: 02/12/16/01 #3231 1 weeks

WEDNESDAY PUBLICATIONS: Date(s) 12/19/01

- Maywood Herald, Melrose Park Herald
- West Proviso Herald & Westchester Herald
- Oak Leaves & Forest Leaves
- Franklin Park Herald-Journal & Northlake Herald-Journal
- Elm Leaves & River Grove Messenger

THURSDAY PUBLICATIONS: Date(s) 12/20/01

- Evanston Review
- Wilmette Life
- Winnetka Talk
- Glencoe News
- Glenview Announcements
- Northbrook Star
- Highland Park News
- Deerfield Review & Lincolnshire Review
- Lake Forester
- Libertyville Review, Mundelein Review & Vernon Hills Review
- Antioch Review, Grayslake Review, Gurnee Review & Review of Lindenhurst/Lake Villa
- Skokie Review & Lincolnwood Review
- Morton Grove Champion & Niles Herald-Spectator
- Mount Prospect Times & Des Plaines Times
- Norridge/Harwood Heights News
- Park Ridge Herald-Advocate
- Edgebrook-Sauganash Times Review & Edison-Norwood Times Review
- Buffalo Grove Countryside & Wheeling Countryside
- Palatine Countryside
- Lake Zurich Courier
- Barrington Courier-Review
- Algonquin Countryside & Cary-Grove Countryside
- Arlington Heights Post
- Schaumburg Review, Hoffman Estates Review & Elk Grove Times
- Rolling Meadows Review

Being 1 consecutive week(s)

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed and its official seal affixed at Glenview, Illinois this 21st day of December A.D. 2001

By John G. Rieschke
Legal Advertising