

# UNOFFICIAL COPY

**NORTHFIELD**

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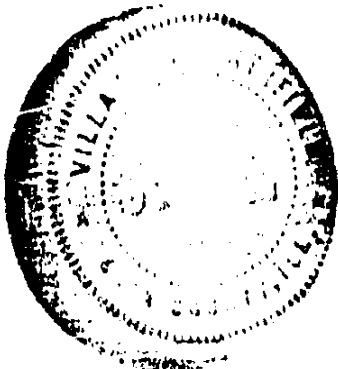


DEPT-01 RECORDING 483.00  
T40003 TRAN 9836 12/13/94 12:00:00  
4944 MS \*-04-039269  
COOK COUNTY RECORDER

I, Michael S. Nystrand, 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. 94-809, granting a Special Use Permit to construct additions with elevation variations to the existing home, to be recorded and attached to the following address:

1600 Willow Road, Northfield, Cook County, Illinois 60093,  
Real Estate Index Number 05-19-305-001-0000.

04039269



MSN:ms  
12-2-94

Michael S. Nystrand, Village Clerk  
Village of Northfield  
Northfield, Illinois 60093

BY 378 83

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ORDINANCE NO. 94- 809

AN ORDINANCE  
GRANTING A SPECIAL USE VARIATION  
FOR THE PROPERTY COMMONLY KNOWN AS 1600 WILLOW ROAD  
THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

P R E A M B L E

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on July 11, 1994, on the application of Mary Kay and Laurance C. Martin, III, for a Special Use Permit for construction of an addition to an existing single family residence on the property legally described as:

Lot 5 in Block 6, in Willoway, being a Subdivision of part of the southwest quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to th Plat thereof, Recorded March 4, 1927 as Document 9568770, in Cook County, Illinois.

Commonly known as 1600 Willow Road, Northfield, Illinois  
Real Estate Tax No. 05-19-305-001

The property lies within the flood plain as defined in Article XIII.A. of the Flood Plain Regulations of the Zoning Ordinance of the Village of Northfield, Cook County, Illinois. The Plan and Zoning Commission has reported its findings and recommendations to the President and Board of Trustees (See Exhibit "C", Minutes). The Property is subject to a Special Use Permit for any construction within the flood plain and this special use is a variation from the elevation requirements has been duly requested by the applicants.

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

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SECTION 1: This Special Use Ordinance is granted for a variance to the flood plain ordinance to allow for the construction in the flood plain of additions to an existing single family home. This Special Use is applicable only to the subject property and is granted pursuant to Article XIII-A of the Village of Northfield Zoning Ordinance subject to the following conditions:

1. The representations made in Exhibit "B" (the application documents) are binding upon the applicants.

2. All construction must be in compliance with Article XIII-A of the Village of Northfield Zoning Ordinance regulating activities within the flood plain, with the exception: The elevation of the proposed additions will be 28' above the base floor elevation instead of the required one foot above the base flood elevation. For purposes of this ordinance, the portion below the protection elevation will be deemed flood proofed. This exception is granted as a legal variation pursuant to Section 5 of Article XIII-A of the Village of Northfield Zoning Ordinance.

3. Application for a building permit pursuant to this Ordinance shall be made within 12 months after its adoption. Construction shall begin no later than 12 months from the issuance of the building permit. Construction shall be completed no later than 18 months after the issuance of the building permit. Beginning of construction means the first pouring of slab or footings for the additions. Beginning of construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; excavation for

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a basement, footing, piers or foundation or the erection of temporary forms.

4. Construction shall be governed by the Village regulations which are in effect at the time a permit is issued. Provided that, with respect to flood management issues, the regulations in effect on August 22, 1994, shall govern. However, if Northfield is mandated by the Federal Emergency Management Agency (FEMA) to apply other standards or regulations prior to commencement of construction, those standards shall be applied. Should the Village Board of Trustees approve a revised flood plain ordinance, the Petitioner may, at their sole discretion, appear before the Board of Trustees to reconsider their application based upon the revised standards.

5. There shall be no storage of fill on the subject property, other than that required for backfilling the foundation or topsoil restoration. The backfilling and topsoil restoration must take place within forty five (45) days of excavation and the top soil must be replaced and graded within 90 days of backfilling the foundation, unless the Building Commissioner determines, in writing, that weather has not permitted this backfilling. All other excavated soil shall be removed off site within 7 days of excavation.

6. The rough grading of additional compensatory storage and the additional detention basin and the grade modifications (hereinafter "drainage system") to the receiving detention basin shall be performed prior to the pouring of the foundations for the

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additions. The drainage systems shall be installed according to Exhibit "E" Engineering Plans. The Applicant's engineer shall certify the capacity of the drainage system to the Village before the footings are poured. Prior to the issuance of an occupancy permit the Applicant's registered engineer shall provide "as built" drawings and calculations certifying that the property complies with the compensatory storage and detention requirements of the Village of Northfield.

7. There shall be no construction or filling of the flood plain except as shown on Exhibit "E" of the Application for the Special Use Permit.

8. The applicant shall provide the Building Commissioner with a statement from a registered engineer, within five days following the foundation pour and prior to any further construction, that the top of the foundation of the additions are no more than 0.08' below nor 0.15' above that noted on the approved plan; Family Room T/FDN = 624.70, Garage T/FDN = 625.53 and that no other openings or habitable floors exist or are planned below that level.

9. All foundation sump pump outfalls shall be connected and down spouts may be connected directly to the detention basin storm sewer of the residence. Neither may be connected to the Village's sanitary sewer.

10. The occupants and owner(s) of the subject property shall keep the drainage systems free of silt deposits, obstructions, blockages and other hindrances to the flow of storm water. All

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elements of the drainage systems must be repaired as needed to assure proper performance according to the drainage system depicted in Exhibit "E". If the occupants or owner(s) of the subject property fail to repair and/or maintain the storm water detention and drainage system as provided in Exhibit "E", the Village of Northfield, or any party acting upon its express written direction, shall have the right to repair and maintain the drainage systems.

The cost of performing repairs and maintenance shall become an immediate lien upon the subject property. This lien shall be enforceable in the Circuit Court of Cook County, provided only that the Village of Northfield shall have first given ten (10) days written notice to the owner(s) or occupants. This notice shall instruct the owner(s) and occupants that they have ten (10) days from receipt of the notice to repair or maintain the drainage systems in the manner specifically described in the notice, or else be liable for the costs of any repair or maintenance done by the Village of Northfield or its designee.

11. Any proposed future additions to the building or alterations made to the topography of the subject property shall be subject to the existing Village regulations and done in such a manner that the altered portions drain back on the subject property and not on to contiguous property and do not reduce compensatory storage capacity. Any proposed future additions to the building or alterations made to the topography of subject property which affect compensatory storage or detention requirements by less than 10% shall be subject to the approval of the Village Engineer and any

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that cause an increase of required capacity of 10% or more, shall require an amendment to this Special Use Permit requiring full public hearings before the Board or Commission at that time conducting hearings pursuant to the Northfield Code. The Village may require proof of the amount of compensatory storage or detention affected. The 10% increase shall be cumulative so that two alterations resulting in 5% changes each shall trigger the 10% requirement. If, in order to install the required compensatory storage and detention basin, trees of six inches (6") or more in diameter must be removed from the subject property; then an equal number of trees of at least two inches (2") in diameter shall be planted along the outside perimeter of the basin. Prior to issuance of a building permit, the Petitioner shall provide to the Village a detailed plan for landscaping the perimeter of the basin. This plan shall be subject to approval of the Village Engineer and Staff.

12. 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 nothing in this Special Use Ordinance shall be construed as a waiver of any of those requirements.

SECTION 2: The following exhibits are attached to and made a part of this ordinance: (A) Legal Description; (B) Application for Special Use Permit; (C) Plan and Zoning Commission Public Notice and Report; (D) Site Plan; (E) Engineering Specs.



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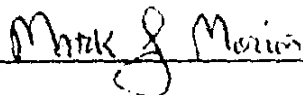
SECTION 3: A Copy of the public notice and the report of the Plan and Zoning Commission reporting on the application shall be attached hereto as Exhibit "C" and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law. PASSED and APPROVED by me this 22nd day August, 1994.

AYES: 6 NAYS: 0 ABSENT: 0 PASS: \_\_\_\_\_

  
\_\_\_\_\_  
President Richard M. Rieser, Jr., Village of Northfield

ATTESTED and FILED in the office of the Deputy Village Clerk this 22nd Day of August 1994.

  
\_\_\_\_\_  
Mark J. Morien, Deputy Village Clerk

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EXHIBIT "A"

## LEGAL DESCRIPTION

Lot 5 in Block 6, in Willoway, being a Subdivision of part of the southwest quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof, Recorded March 4, 1927 as Document 9568770, in Cook County, Illinois.

Commonly known as 1600 Willow Road, Northfield, Illinois  
Real Estate Tax No 05-19-305-001

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Mr. and Mrs. Laurance C. Martin III (owners)  
1600 Willow Rd.  
Northfield Il. 60093  
(708) 446-9471

EXHIBIT "B"

June 15, 1994

Mr. John Spoden  
Village of Northfield

Dear John,

We would like to request a special use permit pertaining to Article XIII-A of the Flood Plain Regulations Of The Village Of Northfield.

Enclosed please find our site plan that includes all landscaping and engineering plans required to comply with the above mentioned regulations for construction in a flood plain.

This special use is required in order to facilitate our home addition.

The legal description of the property is:

Lot 5 in block 6, in Willoway, being a subdivision of part of the southwest quarter of section 19, township 42 north, Range 13, East of the third principal meridan, according to the plat thereof, recorded March 4, 1927 as document 9568770, in Cook County Illinois.

Sincerely,  
Larry Martin

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SUMMARY MINUTES

EXHIBIT

"C"

of the  
**REGULAR MEETING of the Board of Trustees**  
**VILLAGE OF NORTHFIELD**  
**Monday, AUGUST 22, 1994 - 7:30 p.m.**

The Board of Trustees of the Village of Northfield met at the Village Hall on Monday, August 22, 1994 at 7:38 p.m. The Board meeting was called to order by President Richard Rieser. The roll call was as follows:

PRESENT:	President	Richard M. Rieser, Jr.
	Trustees	J. Patrick Doherty
		Diane Onixt
		Kit Holland-Eichholz
		Michael Chance
		John Birkinbine
		Richard Jaquith

## APPROVAL OF CONSENT AGENDA ITEMS:

Trustee Birkinbine made a motion, seconded by Trustee Doherty, to approve the Consent Agenda items, 1 through 8.

1. Approve the Minutes from the July 25, 1994 Regular Board meeting.
2. Approve an ordinance requested by the NWMC to support putting a non-binding referendum question on the November 8, 1994 ballot asking residents to determine if local or state elected officials should best determine spending decisions on community services.
3. Approve a Special Use permit with elevation variation for construction in the flood plain at 1600 Willow Road for an addition to a single family home.
4. Approve a petition to the Illinois Commerce Commission (ICC) for relocation of a railroad crossing re: Dominicks' expansion project.
5. Approve an internal Housekeeping Ordinance.
6. Approve a proclamation establishing August 22 through August 31 as "School's Open Safety Week."
7. Approve awarding a contract for furniture for the new Public Works/Fire Rescue facility for an amount not to exceed \$121,600.
8. Approve the Bills and Disbursements for the month of August, 1994 for \$1,320,905.52.

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

AYES:	Onixt	NAYS: 0	ABSENT: 0
	Holland-Eichholz		
	Doherty		
	Chance		
	Jaquith		
	Birkinbine		

**PRESIDENT RIESER DISCLOSED A CONFLICT OF INTEREST BECAUSE OF BANK DEALINGS WITH FIELDS AND DECLINED TO VOTE OR PARTICIPATE IN THE FOLLOWING ISSUES INVOLVING FIELDS DEALERSHIPS, 670 FRONTAGE ROAD.**

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EXHIBIT "C"

## 670 FRONTAGE ROAD PUD (FIELDS DEALERSHIPS)

Following discussion on the revised PUD, Trustee Onixt made a motion, seconded by Trustee Holland-Eichholz to approve the Special Use for a PUD with revisions to construct two auto dealerships (Fields) at 670 Frontage Road.

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

AYES: Onixt  
Holland-Eichholz  
Doherty  
Chance  
Jaquith  
Birkinbine

NAYS: 0

ABSENT: 0

## APPROVE PLAT OF SUBDIVISION OF 670 FRONTAGE ROAD

Trustee Holland-Eichholz made a motion, seconded by Trustee Birkinbine to approve the plat of subdivision of 670 Frontage Road for construction of two auto dealerships by Fields.

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

AYES: Onixt  
Holland-Eichholz  
Doherty  
Chance  
Jaquith  
Birkinbine

NAYS: 0

ABSENT: 0

## AMENDING ORD. 94-793 EXTENDING EXISTING PUD FOR 670 FRONTAGE

Following discussion by the Board, Trustee Jaquith made a motion, seconded by Trustee Chance to approve amending Ord. 94-793 to extend the existing PUD and the deadline for beginning of construction/completion of the sale of 670 Frontage to November 1, 1994 or the closing date, whichever is earlier. The Board asked Attorney Hill to review the contract to make sure the Village has the right to approve contractor/ costs of a culvert (drawing from \$350,000 in escrow) to assure the most efficient use of the escrow fund.

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

AYES: Onixt  
Holland-Eichholz  
Doherty  
Chance  
Jaquith  
Birkinbine

NAYS: 0

ABSENT: 0

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## REVISED ETHICS ORDINANCE

Following discussion, Trustee Birkinbine made a motion, seconded by Trustee Doherty to amend the Village Code by approving certain amendments to the Ethics Ordinance.

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

AYES:	Onixt Holland-Eichholz Doherty Chance Jaquith Birkinbine	NAYS: 0	ABSENT: 0
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## AMEND ADMINISTRATIVE PROCEDURES FOR MEETINGS

Trustee Jaquith made a motion, seconded by Trustee Chance to approve certain administrative procedures for setting the Agenda for Village Board meetings.

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

AYES:	Onixt Holland-Eichholz Doherty Chance Jaquith Birkinbine	NAYS: 0	ABSENT: 0
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## APPROVE RE-APPOINTMENTS TO BOARD/COMMISSION VACANCIES FOR SEPT. 1994

Trustee Onixt made a motion, seconded by Trustee Holland-Eichholz to approve the reappointment of Evan Karnes to the Plan and Zoning Commission for another four year term; reappointment of Charles Page to the Architectural Commission for a four year term, and reappointments of David Brock and Robert Walker to the Zoning Board of Appeals for five year terms each.

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

AYES:	Onixt Holland-Eichholz Doherty Chance Jaquith Birkinbine	NAYS: 0	ABSENT: 0
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EXHIBIT, "C"

## Village Hall Remodeling

The Board reviewed costs for remodeling the Village Hall as presented by Booth Hansen and determined that Board members should visit other Village Halls that have recently been remodeled or rebuilt and review their costs. It was decided that the procedure for submitting the issue to a referendum should be reviewed.

## ANNOUNCEMENT OF VILLAGE MEETINGS & FUNCTIONS

- Sept. 5 - LABOR DAY - Village Hall Closed.
- Sept. 8 - Zoning Board of Appeals meeting - 7:00 p.m.
- Sept. 12 - Architectural, Plan and Zoning Commission meetings - 7:00 p.m.
- Sept. 13 - Community Life Commission meeting - 7:30 p.m.
- Sept. 19 - Consolidated Board meeting - 7:30 p.m.
- Sept. 26 - Finance Committee meeting - 6:00 p.m.
- Sept. 26 - Village Board meeting - 7:30 p.m.

## ADJOURNMENT

There being no further business to come before the Board, Trustee Onixt made a motion, seconded by Trustee Chance to adjourn the meeting at 10:20 p.m. Upon a roll call vote, the motion was approved.

AYES: Onixt  
Holland-Eichholz  
Doherty  
Chance  
Jaquith  
Birkinbine

NAYS: 0

ABSENT: 0

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EXHIBIT "C"

SUMMARY NOTES  
OF THE  
MEETING OF THE  
PLAN & ZONING COMMISSION  
MONDAY, July 11, 1994  
VILLAGE OF NORTHFIELD

On Monday, July 11, 1994, in the Northfield Village Hall, the Plan and Zoning Commission met at 7:00 PM to consider five issues:

PLAN & ZONING COMMISSION:

Members in Attendance:

Kirk Bennett, Chair  
John Beatty  
Craig Colmar  
Ann Hill  
Evan Karnes  
Kerry Sabanty  
George Wagner  
John Wilke  
Ken Rawson

Members Absent:

Michael Nardini  
Joanna Stein

OTHERS PRESENT: Trustee Onix; John P. Spoden, Community Development Director; and others, see attached sign-in sheet.

Chair Bennett described the purpose of the Plan & Zoning Commission. Chair Bennett then asked for approval of the Summary Notes of June 13, 1994. Commissioner Beatty suggested several clarifications be made to Issue 5, concerning Fields PUD of the summary notes. Chairman Bennett requested that the summary notes be tabled until after the Fields issue was heard at this meeting.

The vote was as follows:

AYES: 8  
Kirk Bennett, Chair  
John Beatty  
Craig Colmar  
Ann Hill  
Evan Karnes  
Kerry Sabanty  
George Wagner  
John Wilke  
Ken Rawson  
Motion carried.

NAYS: 0

ABSENT: 3  
Michael Nardini  
Joanna Stein

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EXHIBIT "C"

## Issue #1 - Special Use Permit at 1600 Willow

Mr. and Mrs. Lawrence Martin, the petitioners, were not present. They asked their contractor, Adam Grabowski, to represent them at the meeting. The petitioners are requesting a variance and special use permit to construct two additions to their existing home which is in the flood plain. The variance would allow for the floor elevation to be less than one foot above the base flood elevation making it possible for the additions to be at same level as the existing residence.

Commissioner Karnes moved, seconded by Commissioner Wagner, to approve the request for a Special Use Permit to allow for two separate additions to be constructed in the flood plain and the variance to the required elevation, subject to any requirements or contingencies recommended by the Village Engineer for 1600 Willow Road.

The vote was as follows:

AYES: 10

Kirk Bennett, Chair

John Beatty

Craig Colmar

Ann Hill

Evan Karnes

Kerry Sabanty

George Wagner

John Wilke

Ken Rawson

Motion carried.

NAYS: 0

ABSENT: 1

Michael Nardini

Joanna Stein

## Issue #2 - 225 Southgate, Final Plat two-lot subdivision

Danny Michael, owner, was present. Proposed is a final two-lot subdivision for the corner of Southgate and Southridge.

Chair Bennett, asked Mr. Michael if he had a chance to meet with the neighbors on Southgate and Southridge. He informed the Commission that he met with Mrs. Percey and did attempt, unsuccessfully, to meet with the others.

Chair Bennett stated that the Village Engineer had not completed his review of the required engineering drainage plans and asked Mr. Michael if he understood that he was to install an eight inch (8") water main; save as many trees as possible on the site; widen Southridge road to eighteen feet (18'); construct the storm water detention pond not less than two feet (2') from the property line; install a decorative fence around the facility; and post a completion bond.

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EXHIBIT "C"

Commissioner Karnes moved, seconded by Commissioner Wilke, to approve the final plat of Horizon Subdivision at 225 Southgate subject to the conditions listed above.

The vote was as follows:

AYES: 9

NAYS: 0

ABSENT: 2

Kirk Bennett, Chair  
John Beatty  
Craig Colmar  
Ann Hill  
Evan Karnes  
Kerry Sabanty  
George Wagner  
John Wilke  
Ken Rawson  
Motion carried.

Michael Nardini  
Joanna Stein

## Issue NON-AGENDA Item

Chair Bennett asked to discuss FAR (Floor Area Ratio) at a later meeting. See attached July 11, 1994, Memorandum to The Village Manager.

Commissioner Karnes moved, seconded by Commissioner Sabanty, to consider establishment of a Floor Area Ratio to the Zoning Code.

AYES: 9

NAYS: 0

ABSENT: 2

Kirk Bennett, Chair  
John Beatty  
Craig Colmar  
Ann Hill  
Evan Karnes  
Kerry Sabanty  
George Wagner  
John Wilke  
Ken Rawson  
Motion carried.

Michael Nardini  
Joanna Stein

Chair Bennett made a motion to recess for a few minutes until the Architectural Commission completed their meeting with their review of 670 Frontage Road which was the next item on the agenda.

## Issue #3 - Continuation of PUD 670 Frontage Road with two-lot subdivision, Fields

Earl Fields and Marshall Krolick were present.

Chair Bennett called the meeting to order and informed the petitioners that at the beginning of this meeting the Commissioners wished to review the summary notes of the July 11, 1994, meeting and wished to clarify if delivery of vehicles will be made off Edens (I-94), and if car wash service would be for customers only.

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EXHIBIT "c"

Commissioner Karnes moved, seconded by Commissioner Sabanty, to approve the summary notes of the July 11, 1994, Plan and Zoning Commission with corrections.

AYES: 9

NAYS: 0

ABSENT: 2

Kirk Bennett, Chair  
John Beatty  
Craig Colmar  
Ann Hill  
Evan Karnes  
Kerry Sabanty  
George Wagner  
John Wilke  
Ken Rawson  
Motion carried.

Michael Nardini  
Joanna Stein

The Commission asked Mr. Marshal Krolick to summarize the continued issues concerning the car dealership. Mr. Krolick indicated that his Traffic Engineer, Sound Engineer and Architect were present and he suggested that the Commission Members might wish to ask each of them specific questions concerning the issues raised at the last meeting.

Chair Bennett, asked to summarize the acoustical sound report, which indicated that it is the Acoustical Engineer's opinion that the sound levels generated by the Fields Group will not exceed the sound levels currently in existence at the various times of the day. The PA System will be virtually inaudible, as the speakers will be projected down.

The Architect, Mr. Brown, then fielded questions from the Commission, concerning the car wash facility, which he indicated will not have any high velocity blowers.

The Commission requested the number of cars that would be delivered weekly, answer - (2 1/2 Trucks weekly); and at what hour of the day the would be delivered, answer - (during hours of operation).

The Commission reviewed the landscaping for the effect it would have as a noise barrier.

The meeting was then opened for discussion.

Mr. Doherty, 197 Avon, asked where the Used Car Sale area would be located. The petitioner indicated it would be located in the front along Frontage Road.

Mr. J. Hazel, 631 Earl Dr., asked about the sound measurements and calculations taken and if the included the existing foliage.

Mr. R. Bolt, 582 Earl, indicated that he could hear the noise of the scavenger service when they picked up the trash from the existing buildings on Frontage Road.

Mr. D. Gotaas, owner of property at One and Two Northfield Plaza, had several concerns regarding the traffic study, which included the number of employees, the number of additional parking spaces for the employees, plans for test driving vehicles, HOW MUCH ADDITIONAL TRAFFIC FRONTAGE ROAD CAN HANDLE, and approximate time of day the increased traffic will occur.

Mr. Gant of Gand Music, 780 Frontage Road, stated he was in favor of the proposed Auto Dealership.

Mr. Krolick indicated that prior to this meeting he verified the following issues raised at the June 1994, P & Z meeting.

- The number of employees on site would be as listed in the proposal.
- There will not be a car body shop on the site.
- On the question of security, the petitioners will install perimeter outdoor lighting, however, they prefer not to install fencing.

Field's Traffic Consultant Mr. Treesh, reviewed his report and verified the increased traffic would be approximately 120 cars.

Commissioner Wilke moved, seconded by Commissioner Colmar, to recommend approval of the PUD (Planned Unit Development) to the Board of Trustees a two lot subdivision submitted by John R. Fields for the construction of two single story automobile facilities and all amenities with the development conditions that have been outlined.

Commissioner Hill moved, seconded by Commissioner Beatty, to include in the motion the recommendations of the acoustical report and lighting plan as submitted, which indicated low light levels at the rear of the site.

AYES: 9

NAYS: 0

ABSENT: 2

Kirk Bennett, Chair  
 John Beatty  
 Craig Colmar  
 Ann Hill  
 Evan Karnes  
 Kerry Sabanty  
 George Wagner  
 John Wilke  
 Ken Rawson  
 Motion carried.

Michael Nardini  
 Joanna Stein

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EXHIBIT, "C"

There being no further business, the hearing was adjourned.

AYES: 9

NAYS: 0

ABSENT: 2

Kirk Bennett, Chair

John Beatty

Craig Colmar

Ann Hill

Evan Karnes

Kerry Sabanty

George Wagner

John Wilke

Ken Rawson

Motion carried.

Michael Nardini

Joanna Stein

ms 8-4-94.ms

SIGN-IN SHEET

NORTHFIELD

MEETING BEING HELD:

Plan & Zoning Commission

DATE:

7-11-94

PLEASE PRINT NAME AND ADDRESS  
THANK YOU!!

- 1) DAN GREANEY 450 Skokie Blvd #105 N.B.
- 2) DAN MICHAEL 3512 DEMPSTER SKOKIE ILL
- 3) Karen Grad 3514 Dempster Skokie
- 4) Murray Kraugman 353 Ingram Nfld
- 5) Mary Barre 1400 Burning Bush Mt. Prospect.
- 6) Elvira (Mina) 180 Peach N.F.
- 7) DICK JAQUITH 2106 MIDDLEFORK
- 8) Mary Hallberg 12111 1st St
- 9) FAWN A. ROLO 582 EARL N.F.I.D.
- 10) MARSHALL KROLICK 225 W. WASHINGTON, CHICAGO 60606
- 11) TED TREESH 1300 GREENBROOK BLVD, HANOVER PARK 60103
- 12) Mr. & Mrs. 3 Waukegan Rd.
- 13) Jerry Engel 225 W. WASHINGTON CHICAGO 60606
- 14) Dick Haycher 1503 Sherman Avenue, Evanston IL 60001
- 15) DAVID GOTHAAS ONE NORTHFIELD PLAZA, NORTHFIELD, 60093
- 16) GENE LENEY 120 W. SUPERIOR ST. CHICAGO 60660
- 17) JAMES HAVES 631 EARL DRIVE NORTHFIELD 60093
- 18) Pat Doherty 197 Avon N.F.
- 19) Grady + Joan Gand 750 Frontage Rd. N.F.
- 20)

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PIONEER PRESS

YOUR LOCAL SOURCE

CERTIFICATE OF PUBLICATION "C" EXHIBIT

STATE OF ILLINOIS

COUNTY OF COOK KANE LAKE McHENRY

PIONEER PRESS, does hereby certify it has published the attached advertisement in the following secular weekly newspapers. All newspapers meet Illinois Revised Statutes requirements for publication of legal notices.

NOTE: Legal notice appeared in the following checked publications.

PUBLIC HEARING

The Plan and Zoning Commission of the Village of Northfield will hold a public hearing Monday, July 11, 1994, 7:00 PM at the Village Hall, 31 Happ Road.

PLAN AND ZONING COMMISSION:

- 1. Consideration of a request for a Special Use Permit for construction in the flood plain at 1600 Yorkw Road, with a variation to allow construction less than one foot above the base flood elevation, submitted by Mr. and Mrs. Lawrence Martin.
2. Continuation of a request for approval of a final Plat of Subdivision for two(2) Lot subdivisions at 225 Southgate, submitted by Daniel Michael.
3. Continuation of a request for a Planned Unit Development and two(2) lot subdivision at 470 Frontage Road, submitted by John R. Fields. Property is currently zoned as R-1 with a PUD permit for a 4 story office building, current applicant seeks PUD which would permit construction of two single story automobile facilities including all amenities.

02 4/19/94 #33652 1 week

WEDNESDAY PUBLICATIONS:

(WEST)

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

THURSDAY PUBLICATIONS:

(NORTH SHORE)

- Evanston Review
Geneeoe News
Clenview Announcements
Northbrook Star
Wilmette Life
Winnetka Talk

(CENTRAL)

- Harwood Heights-Norridge News
Lincolnwood Review
Morton Grove Champion
Niles Spectator
Park Ridge Advocate
Skokie Review

(LAKE SHORE)

- Deerfield Review
Grayslake Review
Gurnee Review
Highland Park News
Lake Forester
Libertyville Review
Mundelein Review
The Review of Lake Villa and Lindenhurst
Vernon Hills Review

(NORTHWEST)

- Algonquin Countryside
Barrington Courier Review
Buffalo Grove Countryside
Cary Grove Countryside
Hoffman Estates Review
Lake Zurich Courier
Palatine Countryside
Rolling Meadows Review
Schaumburg Review
Wheeling Countryside

And that the date(s) of publication(s) was(were): 6.23.94

being 1 consecutive weeks.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed and its official seal affixed at Wilmette, Illinois this 23rd day of June, A.D. 1994

By John P. Kuschke Legal Advertising Manager (official title)

04039269



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EXHIBIT "E"

MEMORANDUM

To: John Spoden  
Director of Community Development  
Village of Northfield

From: Michael E. Hughes  
Village Engineer  
Lindley & Sons, Inc.

Re: 1600 Willow Road (Martin Residence)  
Residential Addition - Floodplain Special Use  
L&S Project No. 94083

Date: August 12, 1994

The Martin Residence at 1600 Willow Road is located within the floodplain of the Skokie River for which the Federal Emergency Management Agency (FEMA) has determined the Base Flood Elevation (BFE) to be 625.0. This BFE represents the highest elevation to which flood waters would rise during a rainfall event which would be likely to occur on a statistical basis once in 100 years. This elevation is also the factor used to determine whether a particular structure or property is located within the regulatory floodplain and is, therefore, subject to the Village of Northfield Floodplain Regulations.

Based on the topographic survey and site plan prepared and submitted on behalf of the Martins by their engineer, Peder A Finnberg, the first floor of the Martin residence was constructed at two levels, both of which are lower than the BFE. These first floor elevations are 624.7 and 624.4. In addition, the entire yard area around the residence has ground surface elevations ranging from 623.5 to 624.4 which means that the entire yard area is also subject to flooding during the regulatory flood event.

The Martins propose to demolish the existing attached garage portion of their home and construct a new attached single-stall garage and family room. Since the existing home has first floor elevations below the BFE, I advised the Martins and their architect that the Village Floodplain Regulations require that all new construction achieve a level of protection at least one foot above the BFE. This means that the minimum floor elevation of the addition would need to be 626.0, or at least one foot four inches above the existing floor elevation. Such a floor configuration would create a very awkward condition in the home. I advised the Martins that under such circumstances I could support a request for a variation from the required flood protection elevation, so long as the new floor elevation of the garage is above the BFE and the new construction is protected against flood damage up to the flood protection elevation. As a result, the architect, Ron Stolarz, has modified the plans to achieve a garage floor and family room elevation of at least 625.28.

In addition, the site plan for this addition proposes to compensate for any fill placed in the floodplain due to the construction of the addition by excavating a portion of the northwest corner of the property to achieve the requisite 125 percent compensation level required by the Village Floodplain Regulations. This depression is to be drained by a small-diameter storm sewer into the existing storm sewer on Lockwood Avenue which is adjacent to the Martins' property.

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# UNOFFICIAL COPY



1600 Willow Road (Martin Residence)  
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Based upon the plans presented, I recommend that the Village approve the requested Floodplain Special Use and grant a variation from the flood protection level to allow construction of the proposed addition with a first floor elevation of no less than 0.28 feet above the BFE or 0.72 feet below the required flood protection elevation.

Respectfully submitted,

LINDLEY & SONS, INC.

A handwritten signature in cursive script that reads "Michael E. Hughes".

Michael E. Hughes, P.E.

cc: Village of Northfield  
- Mark Morien  
- Earl Nystrand  
- Mary Specht

MEH/sg

MEH-NEWILLOW.DOC

EXHIBIT.           

"E"

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