

# UNOFFICIAL COPY

3 3 1 1 0 3 5 3

NO CHARGE  
WILL CALL

88110853

I, John H. Eckenroad, duly appointed Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a current and complete copy of Ordinance #88-534 of the Village of Northfield, amending Ordinance #289, as amended, authorizing a Planned Unit Development of certain property within the Village of Northfield, as outlined and maintained by the Village of Northfield in its files and is on public record, adopted and ratified by the President and Board of Trustees of the Village of Northfield, Northfield, Cook County, Illinois, at a regularly scheduled meeting on the 23rd day of February, 1988, at which time a quorum of members was present and voting.

88110853

COOK COUNTY RECORDER

#8947 # B \* 88-110853

1#2222 TRAN 6414 03/17/88 09:32:00

\$1.60

DEPT-09 MISC

*J. Eckenroad*  
 John H. Eckenroad  
 Village Clerk  
 Village of Northfield  
 Northfield, Illinois



2500  
 6 Copies  
 MLL

88110853

# UNOFFICIAL COPY

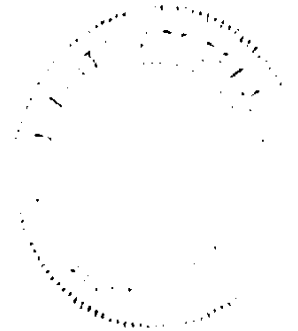
88110823

88110823

Property of Cook County Clerk's Office

88110823

88110823



Property of Cook County Clerk's Office

VILLAGE OF NORTHFIELD

ORDINANCE NO. 88-534

AN ORDINANCE TO AMEND  
PLANNED DEVELOPMENT #289 OF  
(COURTS OF REGENT WOOD)  
CERTAIN PROPERTY PURSUANT TO ARTICLE XV  
of the  
ZONING ORDINANCE  
of the  
VILLAGE OF NORTHFIELD  
COOK COUNTY, ILLINOIS

ADOPTED BY THE  
BOARD OF TRUSTEES  
OF THE  
VILLAGE OF NORTHFIELD

This 23rd day of February, 1988.

Published in pamphlet form by authority of the  
Board of Trustees of the Village of Northfield  
Cook County, Illinois, this 23rd day of February, 1988.

88110853

ESTATE INDEX NUMBER			
4	23	401	Lot 6
4	23	401	Lot 9
VOL.		ITEM	

6 Courts of Regentwood  
9 Courts of Regentwood

# UNOFFICIAL COPY

ORDINANCE NO. 88-521 7 3 1 3

AN ORDINANCE AMENDING ORDINANCE #289, AS AMENDED, ENTITLED  
AN ORDINANCE TO AUTHORIZE A PLANNED DEVELOPMENT OF  
CERTAIN PROPERTY PURSUANT TO ARTICLE XV OF THE  
ZONING ORDINANCE OF THE VILLAGE OF NORTHFIELD

WHEREAS, the owner of the following described property, to wit:

Lot 25, 26 and the West half of Lot 27 in County Clerk's Division  
of Section 23, Township 42 North, Range 12, East of the 3rd PM, in  
Cook County, Illinois. (property tax index numbers, 04-23-401-020,  
04-23-401-024, and 04-23-401-025) AS  
26 27

(hereinafter called "the subject property"), has made application to  
the President and Board of Trustees of the Village of Northfield for  
approval of an amendment to Planned Development Ordinance #289  
adopted October 21, 1980, as amended, by Ordinance #488 adopted  
December 16, 1987, for the subject property under the Zoning  
Ordinance of the Village of Northfield; and

WHEREAS, in accordance with the provisions of both Article XV of  
the Zoning Ordinance of the Village of Northfield and applicable  
statutes, a joint public hearing was duly held by the Plan Commission  
and Zoning Commission of the Village of Northfield upon due notice at  
the Northfield village hall, on February 8, 1988;

WHEREAS, this Board has fully considered the application for  
amendment;

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

SECTION 1: An Amendment to Planned Development Ordinance #289,  
as amended by Ordinance #440 and #448, as set forth in this  
Ordinance, is hereby granted and approved pursuant to Article XV of  
the Zoning Ordinance of the Village of Northfield for the subject  
property, subject however to all provisions, covenants, restrictions  
and conditions as specified in this ordinance.

SECTION 2: The Development of the subject property shall be in  
substantial accordance with the site plan entitled "The Courts of  
Regent Wood" as adopted October 21, 1980, and shall include the  
following changes for the purpose of allowing for the construction of  
an expanded screened porch and chimney on two (2) dwelling units  
subject to the following conditions:

1. The rear yard setback requirements for lots 6 and 9 shall be  
amended to allow for the following:

88110853



# UNOFFICIAL COPY

A. Lot 6.

The maximum size of a chimney as shown on Exhibit A, shall only be permitted to extend into the rear yard setback by not more than 2.01 feet in depth and 5.58 feet in width.

B. Lot 9:

The maximum size of any porch, solarium, sun room, or any other structure, attached to and a part of the dwelling unit on lot 9, and extending into the rear set-back, as presently established by PUD #289, as amended by Ordinance #488, shall be no more than fourteen (14.01) feet in depth and 22.98 feet in width and shall not less than 35.99 feet from the North property line.

3. To screen the additional encroachments from the three private residences at 2327, 2329, and 2331 Winnetka Court which abut the Courts of Regent Wood development, the Blietz Organization, Inc., shall plant plantings on the three private residences during the 1988 spring planting season subject to coordination and approval by the Village Manager in the amount of \$3,600 (\$1,200.00 per property), cost to be borne by the Blietz Organization, Inc. If Blietz fails to affect such screening, the private residences at 2327, 2329, and 2331 Winnetka Court shall have a lien for \$1,200.00 each plus costs of attorney's fees against lots 6 and 9 enforceable in the manner provided by law.

4. A copy of this Amendment to the PUD #289 shall be attached to the Courts of Regent Wood's Homeowners' Association Bylaws and shall be binding upon the Association.

SECTION 2: The following documents shall be attached hereto and form a part of this ordinance.

Exhibit "1" - Application for approval of an amendment to Planned Unit Development Ordinance #289, as amended, which includes the site plan and layouts of the screened porch and chimney for the two lots 6 and 9.

Exhibit "2" - Notice of Public Hearing of the February 8 joint hearings before the Northfield Plan Commission and Zoning Commission.

881108

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10/12/2011

# UNOFFICIAL COPY

Exhibit "3" - Minutes of the February 8 joint public hearing before the Northfield Plan Commission and Zoning Commission.

SECTION 3: 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 Planned Unit Development Ordinance shall not be construed as a waiver of any of those requirements or the remaining requirements in Planned Unit Development Ordinance #289, #440 and #488. All other requirements of Planned Unit Development Ordinance #289, #440 and #488 shall remain in affect.

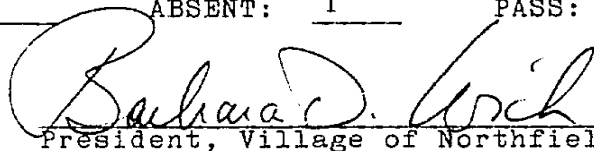
SECTION 4: If errors are made in the completion of this PUD whether done through negligence or willfulness and these errors cause a violation of the PUD, the Village shall have the right to assess a reasonable penalty against the developer, which penalty shall be used to enhance the PUD as it relates to the surrounding neighborhood. The cost of the penalty shall not exceed the cost to the developer to correct the violation. The right to assess said penalty shall be in addition to any other rights which the Village may have including the right to order all work to be abated and to withdraw all permits until the violations are corrected.

SECTION 5: That upon passage of this ordinance the Village Clerk shall cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance together with the exhibits hereto attached.

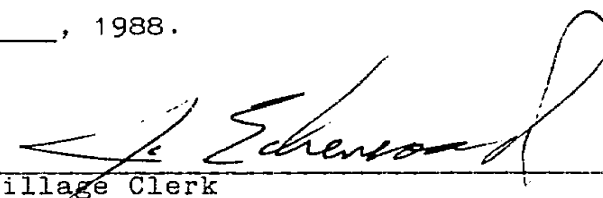
SECTION 6: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

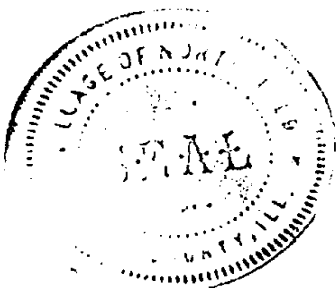
PASSED and APPROVED by me this 23rd day of February, 1988.

AYES: 4      NAYS: 1      ABSENT: 1      PASS: Yes

  
\_\_\_\_\_  
President, Village of Northfield

ATTESTED and FILED in the office of the Village Clerk this 23rd day of February, 1988.

  
\_\_\_\_\_  
Village Clerk



88110853



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

60411008

UNOFFICIAL COPY

Exhibit 1

88110853



THE BLIETZ ORGANIZATION, INCORPORATED  
BUILDERS, REALTORS, DESIGNERS, MANAGEMENT, INVESTMENTS

2550 CRAWFORD AVENUE • EVANSTON, ILLINOIS 60201 • (312) 869-1000 • (312) 273-4080

January 14, 1988

Mr. John Eckenroad  
Village Manager  
Village of Northfield  
361 Happ Road  
Northfield, IL 60093-3482

RE: CRW Letter of Application: Courts of Regent Wood

Dear Mr. Eckenroad:

PROPERTY: COURTS OF REGENT WOOD  
NORTHFIELD, ILLINOIS 60093  
LOT #6 AND LOT #9

OWNER: THE BLIETZ ORGANIZATION, INCORPORATED  
2550 CRAWFORD AVENUE  
EVANSTON, ILLINOIS 60201  
869-1000

88110853

DESIGNERS AND BUILDERS OF: KINGS COVE ON THE EAST FORK, CARRIAGE HILL ON THE WEST FORK,  
CONNECTICUT, NEW ENGLAND, PARKWOOD, PINE TREE, PANORAMA, WILLIAMSBURG, SPRUCEWOOD, ELM  
TREE, HILLSIDE, LINDEN VILLAGES, FEBBLEWOOD LANE, INDIAN HILL NORTH, THE COLONNADES, THE WOOD  
CREEK COURTS, ANCIENT TREE, THE LANDMARK AND OTHER FINE NORTH SHORE HOMES AND APARTMENTS



Page Two  
CRW Letter of Application

SPECIAL USE TYPE: Amendment to Village of Northfield Planned  
Development Ordinance No. 289 and No. 488.

PARCEL #1: Commonly known as #6 Regent Wood Road  
See Exhibit "A" Attached

Fireplace Chimney extends 2.0-1' into the 40  
foot Set Back Area.

Site plans submitted previously as well as engineering and  
architectural drawings have shown fireplaces that encroach into the  
40' Set Back Area. The engineering firm was of the opinion that the  
fireplaces, much like overhangs, patios and decks were not habitable  
spaces and thus not considered an encroachment.

Other homes that were discovered to have fireplace encroachments  
have been revised and encroachments removed. Revisions were made on  
drawings and layouts. In two cases, because the foundation was  
already poured and backfilled, interior revisions were made to  
eliminate the encroachment. This particular fireplace encroachment  
(Lot #6 Regent Wood Road) was not discovered until the fireplace was  
completed and the vast majority of the home had become masonry  
complete.

East of the 40' Set Back Area is a private road, Winnetka Court.  
There are no houses between #6 Regent Wood Road and the east  
boundary of Winnetka Court.

Evergreens installed as part of the landscape plan (See Exhibit "B"  
attached) will shield the fireplace from view as it would be seen  
from Winnetka Court. The house itself (See Exhibit "A" attached)  
will block the view from the north. The house to the south, #5  
Regent Wood Road, has no windows on the north.

No one is adversely effected by the fireplace encroachment on #6  
Regent Wood Road.

PARCEL #2: Commonly known as #9 Regent Wood Road  
See Exhibit "C" Attached

Garden Porch as built encroaches one  
one-hundredth of a foot north and  
2.98' west into the 50 foot Set Back Area.

88110853

Page Three  
CRW Letter of Application

The north encroachment is one one-hundredth of a foot or one eighth of an inch. Foundation walls are poured concrete into wooden or steel forms. Tolerances are acceptable up to one-half inch, thus a one-eighth of an inch tolerance is common. The encroachment can be resolved by remeasuring at a different location or one-eighth of an inch sanded from the spot of the original measurement.

The west encroachment is 2.98 feet. In back tracking the process, there is no clear cut answer as to how or why the drawings were issued incorrectly. It would appear that rough interior dimensions were exaggerated in the drawing process. Obviously, the finished exterior dimensions were incorrect. Construction has progressed through the framing, door installation, window installation and exterior trim process.

There are no houses in the 20' Set Back Area effected by the encroachment. A wood fence, 6 feet high, serves as a physical and visual barrier between the most northly boundary of the property and the neighboring home (See Exhibit "B" attached). The house itself (See Exhibit "A" attached) will block the view from the south. The west boundary is Lake #5, and west of Lake #5 is the nearest home.

East of the porch is #8 Regent Wood Road. This home is shielded by the east wall of lot #9's porch.

No one is adversely effected by the porch encroachment, #9 Regent Wood Road.

**GENERAL:**

Undertaking the development of a Community the size of The Courts of Regent Wood involves literally thousands of parts, pieces, measurements and personnel hours. We strive to maintain a high level of quality control as it relates to the product, environment and the surrounding Community.

The encroachments are not of a detrimental nature to the Community nor do they adversely effect the enjoyment of the Community by others.

UNOFFICIAL COPY

Exhibit 1

3 3 1 1 9 3 5 3

*Irvn A. Blietz*

Page Four  
CRW Letter of Application

Based on the facts as set forth, I ask for approval of the requested amendments.

On behalf of The Blietz Organization Incorporated.

Sincerely,

THE BLIETZ ORGANIZATION, INC.,



Richard W. Doherty, Jr.,  
Vice President of Sales

RWD:cr

cc: Mitch Wasserman  
Earl Nystrand

A:ECKENROAD.D

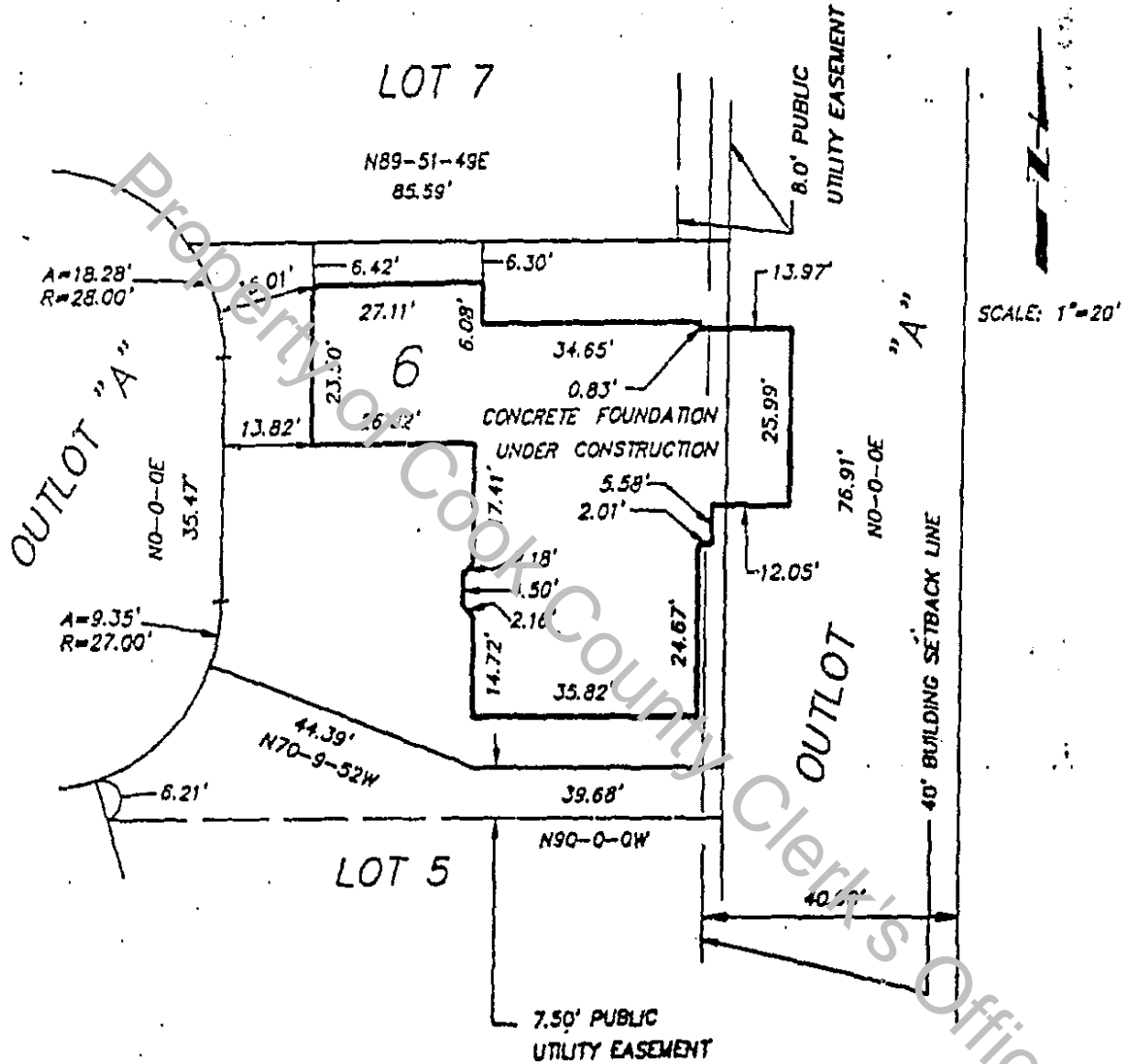
88110853

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

LOT 6 IN COURTS OF REGENTWOOD UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1987 AS DOCUMENT NUMBER 87390230, IN COOK COUNTY, ILLINOIS.

## EXHIBIT A



ADDRESS IS 6 COURTS OF REGENTWOOD DRIVE.

TOP OF FOUNDATION = 656.67

BENCHMARK: TOP OF FIRE HYDRANT  
WEST OF LOT IN CUL-DE-SAC.  
ELEVATION = 656.51

ORDER NO. : 87029 (6)  
PROJECT NO. : 14337.100

**DONOHUE**  
250 EAST DEVON, SUITE 150  
ITASCA, ILLINOIS 60143



NOTES: CAUTION, THE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.

SEE VARIANCE GRANTED BY VILLAGE FOR BUILDING LINE ENCROACHMENT.

STATE OF ILLINOIS) S.S.  
COUNTY OF DUPAGE)

I, MICHAEL E. HRUBY, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

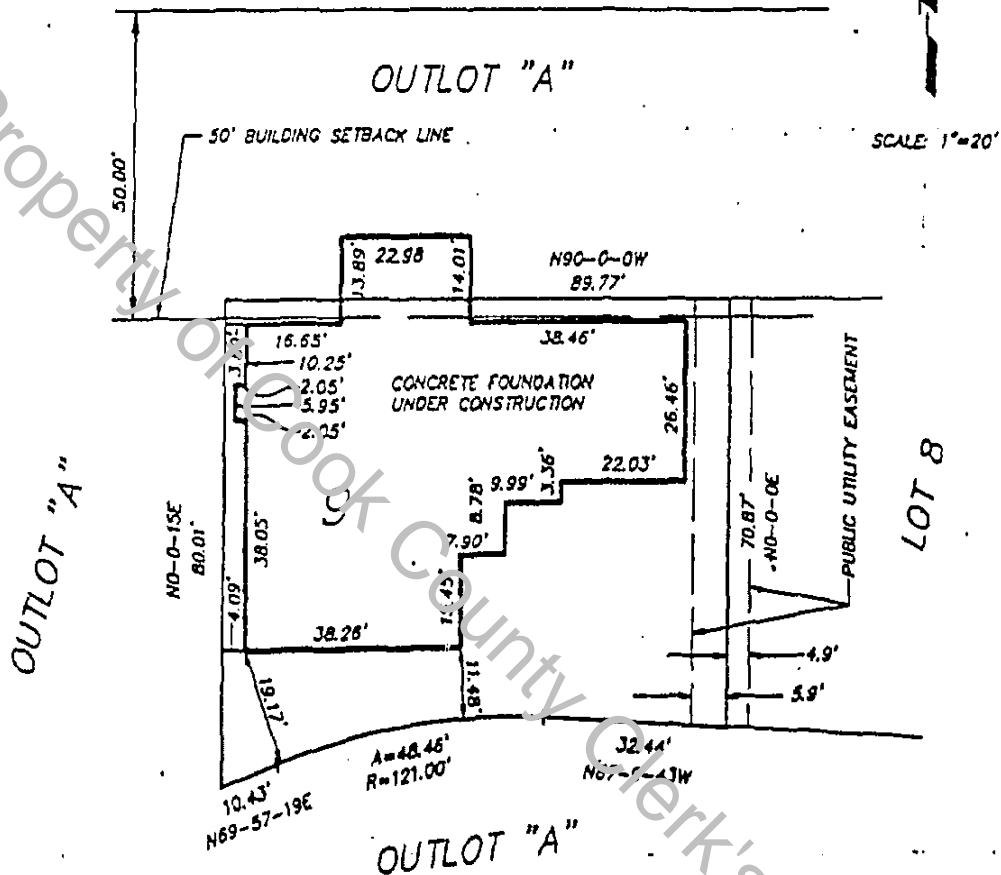
ITASCA, ILLINOIS. DATED THIS 15<sup>TH</sup> DAY OF AUGUST, A.D. 1987.

88110853

# UNOFFICIAL COPY PLAT OF SURVEY

LOT 9 IN COURTS OF REGENTWOOD UNIT 1, BEING A SUBDIVISION  
IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH,  
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING  
TO THE PLAT THEREOF RECORDED JULY 15, 1987 AS DOCUMENT  
NUMBER 87390230, IN COOK COUNTY, ILLINOIS.

EXHIBIT "C"



ADDRESS IS 9 COURTS OF REGENTWOOD DRIVE.

TOP OF FOUNDATION ELEV. = 656.72

BENCHMARK: TOP OF FIRE HYDRANT  
IN CUL-DE-SAC TO EAST OF LOT 9.  
ELEVATION = 656.51

NOTES: CAUTION: BUILDING THE DIMENSIONS SHOULD  
NOT BE USED TO DETERMINE LOT LINE LOCATIONS  
WHEN BEING USED FOR CONSTRUCTION PURPOSES  
ALONG LOT LINES. REFER TO ACTUAL LOT OWNERS  
FOR CONSTRUCTION.

SEE VARIANCE GRANTED BY VILLAGE FOR BUILDING  
LINE ENCROACHMENTS.

ORDER NO. : 87029 (9)  
PROJECT NO. : 14337.100

STATE OF ILLINOIS) S.S.  
COUNTY OF DUPAGE)

I, MICHAEL E. HRUBY, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY  
CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND  
THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID  
SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE  
CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

ITASCA, ILLINOIS, DATED THIS 18<sup>TH</sup> DAY OF AUGUST, A.D.  
1983.

*Michael E. Hruby*  
ILLINOIS REGISTERED LAND SURVEYOR NO. 2870

**DONOHUE**  
250 EAST DEVON, SUITE 150  
ITASCA, ILLINOIS 60143  
312-773-8210



88140853

UNOFFICIAL COPY

Exhibit 1-A

0 0 1 1 0 3 5 3

P.O. Box 8619  
Northfield, IL 60093  
February 11, 1988

Mrs. Barbara Wick  
Village President  
Northfield Village Hall  
361 Happ Road  
Northfield, IL 60093

Dear Barbara:

We have just discovered that the Blietz Organization has filed a request for a special variance to cover a construction error dealing with the porch on our new home at Courts of Regent Wood. We understand that the hearings are scheduled in the next week or two. We will not be in attendance, since we will be out of the country, but would like for you to know several things --

1. We had no idea that Blietz was moving for this variance until Dick Doherty of the Blietz Organization talked to us some 10 days ago.
2. It seems obvious the error in construction is totally inadvertent. We certainly were not involved or responsible for the error.
3. In the total order of things, the variance requested is extremely small, but in view of the attention our previous request received, we are, of course, concerned that this issue might receive more attention than it perhaps deserves. The error is so small that we would be very surprised if any of the neighbors really cared.

In view of the fact that the error is inadvertent and is relatively small in the total order of things, we would hope that the variance requested would be approved. Since we are now living in cramped, unsatisfactory, temporary, rented quarters, it would be cruel and unusual punishment if the construction of our home were further delayed by an error that is so obviously small and unintended.

Sincerely,



Barbara and Art Prine

ACPJr:ls

cc: Members of the Northfield Village Board

88110853



EXHIBIT "2"

# CERTIFICATE OF PUBLICATION

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Architectural, Plan and Zoning Commissions of the Village of Northfield, will hold a public hearing Monday, February 8, 1988, 7:30 P.M. at the Village Hall, 361 Happ Road, to consider the following issues:

#### JOINT ARCHITECTURAL AND ZONING COMMISSIONS

- 1. Consider adopting a set of Commission Rules.

#### ARCHITECTURAL COMMISSION

- 1. Continuation of a request for permanent signage at 1851 Willow Road, submitted by ISI Nationwide Bank, formerly Uptown Federal.
- 2. Continuation of a request for a revised signage plan at 300 Happ Road, Submitted by Otis Development Company, Inc.
- 3. Consideration of a request to install two satellite dish antennas at 20 Meadowood Lane, previously installed without a permit, submitted by Mr. and Mrs. Michael Glaser.

#### JOINT PLAN AND ZONING COMMISSIONS

- 1. Consideration of a request for an amendment to PUD Ordinance No. 285 and No. 488 at the Courts of Regent Wood, submitted by the Bielez Organization

#### PLAN COMMISSION

- 1. Consideration of an amendment to the Plan Commission's rules of 9/87.
- 2. Consideration of a request for a final plat of subdivision for a four (4) lot subdivision of the property commonly known as 2300 Willow Road, submitted by Mr. Charles Page.

Northfield—1/21/88

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

PIONEER PRESS does hereby certify that it is the publisher of WINNETKA TALK, a secular newspaper of general circulation published weekly in the Villages of Winnetka and Northfield, County of Cook and State of Illinois, continuously for more than one year prior to the first publication of the notice appended hereto, and is of general circulation throughout the above-named Villages, that it is a newspaper as defined in "an Act to revise the law in relation to notices" as amended by Act approved July 17, 1959, Illinois Revised Statutes, Chapter 100, Paragraphs 1 and 5, that the notice hereto was published in the said WINNETKA TALK 1 times, once each week for 1 successive weeks, the date of the first publication being 1/21/88 and the date of the last publication being 1/21/88

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed and its official seal affixed at Wilmette, Illinois, this 21st day of January, A.D. 19 88

PIONEER PRESS

By *Paul Johnson*

LEGAL ADVERTISING MANAGER

Official Title

88110853

# UNOFFICIAL COPY

Exhibit 3

88110853

MINUTES  
JOINT PLAN AND ZONING COMMISSION  
FEBRUARY 8, 1988  
VILLAGE OF NORTHFIELD

On February 8, 1988, in the Northfield Village Hall, the Plan and Zoning Commissions met to review the following separate and joint issues:

Plan Commission:

Member in Attendance:

G. Kirk Bennett-Acting Chairman  
Beth Krogman  
Robert Kay  
J. Patrick Doherty

Members Absent:

Kerry Sabanty  
Janet Bornhoeft  
David Onixt

Zoning Commission:

Members in Attendance:

Michael Pollak-Chairman  
George Wagner  
Donna Babiarz  
David Ryan

Members Absent:

Bruce Schlesinger  
Jim Mabie

Others Present: Staff Mitch Wasserman, Bob Hamilton Village Engineer, Charles Page, Dan Creaney, Richard Doherty and others (see attached)

The Joint Commissions met at 7:35 p.m. The first issue was a discussion on the possible adoption or amendment of/to Official Commission Rules. Because the Plan Commission Chairman was absent, the Plan Commission selected Kirk Bennett as their Acting Chairman. The Plan Commission also decided to defer official action on selection of a Vice Chairman, or any additional rule changes. The Zoning Commission likewise deferred action on their rules to a later date.

The next item on the agenda is to consider a request for an amendment to PUD ordinances #289 and #488 governing the Courts of Regent Wood, located at the northeast corner of Waukegan Road and Winnetka Ave, for the purpose of granting additional encroachment allowances for lots #6 & #9 in the required set back areas, submitted by the Blietz Organization.

Richard Doherty, representing the Blietz Organization, outlined the details of the amendment requested. Mr. Doherty suggested that misinterpretations or miscalculations were made to account for the existing problems in order to correct the problems they are requesting that a chimney on lot #6 be allowed to encroach into the set back area 2.01' x 5.58' and that the porch on lot #9 be allowed to encroach into the set back area 14.01' x 22.98'.

88110853

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000

A number of the Commissioners asked Mr. Doherty and Mr. Wasserman the history of how and why these problems occurred. Commissioner Doherty wanted a clarification on the penalty provision for this situation. Mr. Wasserman stated that there is no specific penalty provision within their PUD other than the fact that they must perform according to the provisions and exhibits elaborated within their ordinance. Mitch thought that ultimately the Village could bring the developer to court if they did not perform according to the PUD. Commissioner Bennett asked how much it would cost to correct the problems. Mr. Doherty thought it would take \$25,000 to make the necessary repairs. Both the Commission members and Mr. Christman, a neighbour of the project, wanted to know what assurances there were not to have this occur again. Mr. Wasserman explained that since these problems, the Building Department has demanded strict adherence to their codes and policies before any construction could progress.

Some additional discussion took place regarding the planting of another pine tree behind lot #9. Commissioner Doherty and Bennett asked if the Blietz Organization has any plans to plant additional landscaping on the private properties adjacent to the project to screen these mistakes. Mr. Doherty talked about Mr. Blietz and Mr. McCleneghan's early discussion about planting on Mr. McCleneghan's property. Some additional discussion took place on the pro's and con's of additional landscaping.

Commissioner Babiarz of the Zoning Commission, made a motion, seconded by Commissioner Ryan, that the Zoning Commission not recommend an amendment to the PUD for the courts of Regent Wood that would grant a 2.01' x 5.58' allowance for the chimney on lot #6. However, the Zoning Commission does recommend a .01' x 2.98' additional allowance for a porch on lot #9.

AYES -4

Michael Pollak  
George Wagner  
Donna Babiarz  
David Ryan

NAYS -0

ARSENT -2

Bruce Schlesinger  
Jim Mabie

Commissioner Krogman made a motion, seconded by Commissioner Doherty, that the Plan Commission approve the amendments to the PUD Ordinance #289 and #488 of the Courts of Regent Wood with the following stipulations:

1. That the deciduous tree at the northwest corner of the porch on lot #9 be replaced by a pine tree 14' to 16' high.
2. That \$1,200 for each of the adjacent homeowners be allowed for landscaping.
3. That any mistakes in the future will absolutely not be tolerated.

88110853

# UNOFFICIAL COPY

Exhibit "3"

AYES-4

Kirk Bennett  
Beth Krogman  
Robert Kay  
Patrick Doherty

NAYS-0

ABSENT-3

Kerry Sabanty  
Janet Bornhoeft  
David Onixt

The Zoning Commission adjourned, and the Plan Commission continued to consider a request for final plat of subdivision and engineering approval for a four lot subdivision at the property commonly known as 2300 New Willow Road, submitted by Mr. Charles Page.

Mr. Page gave a brief update and overview of the subdivision. Mr. Page pointed out that he is requesting that the Village consider an irrevocable letter of credit for 120% of the utilities in lieu of a cash escrow for 110%.

Commissioner Doherty asked if Mr. Page would back up the letter of credit. Mr. Page agreed to personally guarantee the letter of credit. Some additional discussion took place on the Willow Road closure Plan, the maintenance of the 10' buffer on the south of the outlot and sidewalk. Mr. Scott Turbin, neighbor to the south, made a statement that he felt the situation has progressed smoothly and still would like to work with Mr. Page on the exact trees to be saved in the 10' buffer and the outlot.

A motion was made by Commissioner Krogman, seconded by Commissioner Kay, that the Plan Commission accept and approve the engineering plans and Plat of Subdivision for a four (4) lot subdivision with a drainage outlot at the property commonly known as 2300 New Willow Road, submitted by Mr. Charles Page. The motion was further amended to include that Mr. Page will personally guarantee the utility letter of credit if accepted by the Board of Trustees.

AYES-4

Kirk Bennett  
Beth Krogman  
Robert Kay  
Patrick Doherty

NAYS-0

ABSENT-3

Kerry Sabanty  
Janet Bornhoeft  
David Onixt

Having no further items on the agenda, the meeting was adjourned.

Respectfully Submitted,

Mitch Wasserman  
Assistant Village Manager

so: 2/12/88

88110853

UNOFFICIAL COPY

Property of Cook County Clerk's Office

*A. Edwards* 11 1984



UNOFFICIAL COPY

88110853

Property of Cook County Clerk's Office