

PLAN AND ZONING

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REPORT OF THE PROCEEDINGS OF A MEETING  
BEFORE THE VILLAGE OF NORTHFIELD  
PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of  
Northfield Plan and Zoning Commission taken at the Northfield  
Village Hall, Board Room, Northfield, Illinois on the 2nd day  
of January, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman  
THOMAS BOLLING  
DAN deLOYS  
TRACEY MENDREK  
KATHY ESTABROOKE  
E. LEONARD RUBIN  
CONNIE BERMAN

MEMBERS ABSENT:

STEVEN HIRSCH  
TODD BERLINGHOF

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN VASELOPULOS: All right. Good evening,  
2 everyone, and Happy New Year! Let's call to order the  
3 meeting of the Planning & Zoning Commission. My name is Bill  
4 Vaselopulos. I'm the Chairman of the Commission. At this  
5 time, I'd like the Commissioners to introduce themselves,  
6 starting with Connie.  
7 COMMISSIONER BERMAN: Connie Berman.  
8 COMMISSIONER RUBIN: Len Rubin.  
9 COMMISSIONER ESTABROOKE: Kathy Estabrooke.  
10 COMMISSIONER MENDREK: Tracey Mendrek.  
11 COMMISSIONER DELOYS: Dan deLoys.  
12 COMMISSIONER BOLLING: Tom Bolling.  
13 CHAIRMAN VASELOPULOS: Thank you. The purpose of  
14 tonight's meeting is to conduct a public hearing to consider  
15 and discuss the request for approval of text amendments to  
16 Article 18 entitled "Accessory Structures" of Appendix A  
17 entitled "Zoning Ordinance" of the Northfield Village Code.  
18 This is to provide tennis courts and allow accessory  
19 structures in an M-1 Light Manufacturing District. The  
20 Petitioner's name is New Trier High School 203.  
21 The public hearing format will provide an overview of  
22 this proposal and a forum for public comment and input. This  
23 Commission is a recommending body only and we will forward  
24 our recommendations to the Village President and the Board of  
25 Trustees for final determination on whether or not to grant  
26 this item before us today. The Board will then consider this  
27 item being discussed this evening at the next Board meeting  
28 which is scheduled for Tuesday, January 16th, 2018, at 7:00  
29 p.m., right here in this Board room.  
30 The Commission meeting requires that all persons  
31 wishing to be heard and to enter testimony must be sworn in.  
32 This includes all petitioners, individuals with the  
33 petitioners, and any interested parties or other property  
34 owners. Following the petitioner's presentation and after  
35 the Commission has had an opportunity to ask questions and  
36 discuss amongst ourselves, then all other interested parties  
37 will be given an opportunity to speak. Prior to speaking, we  
38 request that all parties step forward to the microphone and  
39 be sworn in, provide their name, address and interest in this  
40 matter for the record. These proceedings are being recorded,  
41 and that is why we request you to speak only at the podium  
42 where the microphone is located.  
43 The first order of business is to pass the minutes from  
44 our last two meetings from November 6th, 2017 and November  
45 14th, 2017. Is there a motion?  
46 COMMISSIONER DELOYS: Motion to approve.  
47 COMMISSIONER BOLLING: Second.  
48 CHAIRMAN VASELOPULOS: All those in favor?  
49 (Chorus of ayes.)  
50 CHAIRMAN VASELOPULOS: All opposed?  
51 (No response.)  
52 CHAIRMAN VASELOPULOS: The motion carried. Before  
53 Steve gives any introductory comments and the Petitioner  
54 steps up, I just wanted to make clear, what we don't have on  
55 this agenda from November 6th, 2017, there was a continuation  
56 of a petition from Edward R. James Partners. The property is  
57 1725 Winnetka Avenue. That petition has been withdrawn by

1 the petitioner, and the reason for that is they submitted  
2 additional information which required a new notification to  
3 go out to everyone. Consequently, that notification has  
4 rescheduled the date of that hearing.  
5 Steve, what is the new date?  
6 MR. GUTIERREZ: January 17th at 7:00 p.m., here at this  
7 same room.  
8 CHAIRMAN VASELOPULOS: Thank you. So, with that, we're  
9 going to proceed with this petition. I see someone from the  
10 audience has a question. Is it on what I just remarked on?  
11 MR. UNGER: It's a procedural question.  
12 MR. GUTIERREZ: Is it a question?  
13 MR. UNGER: I have a question, yes.  
14 CHAIRMAN VASELOPULOS: State your name and address.  
15 MR. UNGER: Donald Unger, 5020 Arbor Lane. Mr.  
16 Chairman, you mentioned that there was a new filing made that  
17 required new notification under the regulations. I'm not  
18 aware of that. We have not received any --  
19 CHAIRMAN VASELOPULOS: Let me say it more distinctly.  
20 There was additional submittal on the existing petition,  
21 okay.  
22 MR. UNGER: Right.  
23 CHAIRMAN VASELOPULOS: That changed, that tweak,  
24 however minor it was, technically triggered the requirement  
25 of the new notice to be sent to all the neighbors.  
26 MR. UNGER: That has not happened.  
27 CHAIRMAN VASELOPULOS: Okay. Steve, do you have any  
28 additional information?  
29 MR. GUTIERREZ: Yes, the petitioner amended, or revised  
30 their plans and did submit the revised plans. It was either  
31 in November or early December. I think we posted those on  
32 the website on December 1st if I'm not mistaken. It's my  
33 understanding that the petitioner sent a note out to people  
34 that might have thought they should be coming to this  
35 meeting. It wasn't a notice per se but a note that that  
36 meeting would be rescheduled to January 17th. It's my  
37 understanding, and actually I just got an affidavit on this  
38 today that they sent a new notice out last week for that  
39 January 17th meeting.  
40 CHAIRMAN VASELOPULOS: Was that certified notice?  
41 MR. GUTIERREZ: Yes. Yes.  
42 MR. UNGER: I am not sure that's --  
43 CHAIRMAN VASELOPULOS: If it's a certified notice being  
44 sent out at the end of last week, you probably wouldn't get  
45 it. But the issue for today and now is that --  
46 MR. UNGER: Right, right. No, I understand.  
47 CHAIRMAN VASELOPULOS: They've pulled that from  
48 today's, the continued petition has been pulled from today's  
49 agenda by the petitioner.  
50 MR. UNGER: That has been made clear. But what you  
51 said, I believe, was that there was a new petition filed, and  
52 as you know, some folks in Northfield think that has a  
53 certain significance that triggers the regulations that  
54 require a notification in newspaper, certified mail, and a  
55 posting of a sign. None of that has been done.  
56 CHAIRMAN VASELOPULOS: Okay, and I clarified it wasn't  
57 new. I've corrected my statement.

1 MR. UNGER: Okay, am I, can I ask another?  
2 MR. GUTIERREZ: Just to clarify on that, my  
3 understanding is that all has been done.  
4 MR. UNGER: There was a, I know some people got a  
5 letter, but it was not sent according to the regulations is  
6 my understanding.  
7 MR. GUTIERREZ: The affidavit I received, just to make  
8 sure everyone is clear on this, or at least that they're  
9 hearing what I understand has occurred, the petitioner is  
10 required to send us an affidavit that they've done the  
11 mailing per our requirements, which are statutory  
12 requirements and they're code requirements. We received that  
13 affidavit today that that mailing was sent out last, I  
14 believe last Thursday as required, again, notifying the  
15 neighbors within 250 feet as we require that this hearing has  
16 been set for January 17th. That material has been posted I  
17 know since December 1st, the new plans, and that notice will  
18 also reflect, and this we just determined late last week,  
19 that they will also be seeking a text amendment on the 17th  
20 as well. That's a text amendment to the PUD regulation  
21 regarding front yard setbacks.  
22 MR. UNGER: That is brand new news.  
23 MR. GUTIERREZ: Yes.  
24 CHAIRMAN VASELOPULOS: But a conversation for another  
25 time.  
26 MR. GUTIERREZ: Right.  
27 MR. UNGER: But if we waited -- I'm sorry. If we wait  
28 until the 17th, it will have been a fait accompli that this  
29 would have already happened, that the notice --  
30 CHAIRMAN VASELOPULOS: But nothing is happening today  
31 on this.  
32 MR. UNGER: But we don't have any notification of this.  
33 CHAIRMAN VASELOPULOS: Between now and then, if you  
34 still don't, you can raise it at that time. If you do  
35 receive notification but you feel it's unfair, you can raise  
36 it at that time. All I'm saying is today, they pulled their  
37 petition from today's meeting.  
38 MR. UNGER: Thank you. That raises my other question,  
39 if you'll bear with me?  
40 CHAIRMAN VASELOPULOS: Go ahead.  
41 MR. UNGER: My understanding is that the 17th will be  
42 the 28-unit submission that was about 113 pages. Is that my  
43 understanding or do we have to go back to --  
44 CHAIRMAN VASELOPULOS: It's not clear to me or the  
45 Commission what is being submitted yet. We haven't gotten  
46 anything official from his Steve and his department as to  
47 what's being submitted and what the Village's comments and  
48 review is of that submittal. So, I don't want, I can't  
49 comment on that. Steve, if you want to, go ahead.  
50 MR. GUTIERREZ: Yes. Their intention, and they  
51 submitted it, is what we posted, a 28-unit site plan, and a  
52 revised application supporting that. That was submitted to  
53 us, like I said it was posted on December 1st. We are, Staff  
54 is finalizing its analysis of that new plan, the 28-unit  
55 plan, which we will provide the Commission at the end of this  
56 week, and then we'll post that as well, the Staff's report,  
57 as we have been throughout the process. So, yes, the 28-unit

1 site plan that's been posted is what the developer is putting  
2 forth and that's what we've been analyzing and we'll finalize  
3 that this week and send you our analysis of that after that.  
4 COMMISSIONER BOLLING: But their plan has been posted.  
5 MR. GUTIERREZ: Correct.  
6 MR. UNGER: Right. But excuse me, Commissioner, the  
7 point is the original plan the Chairman has said has been  
8 withdrawn, that has a legal significance I believe, because  
9 now we don't have, there are many things missing from the  
10 original plan in terms of the narrative discussion and the  
11 reasons for the plan that are not in the 28-unit plan. So,  
12 what we're dealing with is apples and oranges where we still  
13 have on file 150-page that has a lot of statements and  
14 allegations. We also have about five hours of testimony on  
15 this subject already.  
16 So, all we're trying to understand, and this is in good  
17 faith, what is it that we come to do on the 17th. Is it the  
18 113-page 28 plan? Or do we start from square one? I think  
19 that's a fair question.  
20 MR. GUTIERREZ: So, I think, Mr. Unger, you're may be  
21 getting bogged down in semantics. So, let me give you some  
22 better context I guess.  
23 The reason that we required them to put out a new  
24 notice on this new plan initially was because they were  
25 seeking a front yard setback variation that had not been put  
26 in their previous plan. Because that front yard variation  
27 was not reflected in the notice, the most recent notice, we  
28 felt that it was important to have them re-notice this  
29 meeting. So, it's really a continuation of that discussion;  
30 when I say continuation, it's a broad term not as a technical  
31 legal term, and it was more of a technicality that we said,  
32 well, you need to, we think you should re-notice this meeting  
33 because that front yard variation was not reflected in that  
34 earlier notice. So, that was the initial impetus for having  
35 them re-notice this meeting.  
36 MR. UNGER: So, to continue the questions because there  
37 is a record being built whether we like it or not, has that  
38 been published in the newspaper according to your  
39 regulations?  
40 MR. GUTIERREZ: Yes.  
41 MR. UNGER: And has the sign board gone up outside the  
42 site?  
43 MR. GUTIERREZ: I believe so.  
44 MR. UNGER: Okay, thank you. That leaves me with just  
45 one other question that I think Mr. Gutierrez answered, and  
46 that is when will we get the Staff report?  
47 MR. GUTIERREZ: We'll post that, we'll send it out  
48 Friday and we'll have that posted on Friday on the website.  
49 MR. UNGER: Thank you, Mr. Chairman, I appreciate it.  
50 CHAIRMAN VASELOPULOS: You're welcome. Steve, do you  
51 have any introductory comments for our Petitioner tonight?  
52 MR. GUTIERREZ: The Petitioner is New Trier High School  
53 District 203.  
54 MR. CHERVENY: I have a question. Can I ask a  
55 question?  
56 CHAIRMAN VASELOPULOS: I apologize. Come on up.  
57 MR. CHERVENY: It's one question. It's quick, it won't

1 take long. I'm John Cherveney, 2050 Arbor Lane.  
2 I would just like to ask the Commission to cancel the  
3 January 17th meeting and go to the next meeting with the  
4 Winnetka Road project, February 2nd or 4th, whatever it is.  
5 After the last meeting, the November 6th meeting I believe it  
6 was, I made travel plans. I made plans for January based on  
7 the fact that the hearing and the meeting was going to be  
8 tonight, and at least two or three other presenters that I  
9 know of made plans the same way. Now I can't come January  
10 17th, I'm out of town, and they're out of town.  
11 I think it's kind of patently unfair to us that this  
12 was changed at the last minute. I mean I have the dates of  
13 all the Board meetings and all the P&Z Commission meetings on  
14 my calendar, and I have a travel schedule and I work around  
15 that. The only reason I'm here tonight is because I planned  
16 to be here, and I think --  
17 CHAIRMAN VASELOPULOS: It's unfortunate, you know, but  
18 obviously these things, you know, tend to move and change.  
19 It's impossible to check with everyone that may be interested  
20 in this whether they can make it or not. So, it's  
21 unfortunate. In the grand scheme of things, I would venture  
22 to guess, the 17th, more people would be in town than on the  
23 day after New Year's. So, as for the community as a whole,  
24 it doesn't work out for you, I sympathize with your  
25 individual concern, but as a community as a whole,  
26 inadvertently, this could be better for the community as a  
27 whole as opposed to having it today when many people are  
28 still on their winter break vacation.  
29 So, I'm sorry about that, but I think we're going to  
30 stick with January 17th.  
31 MR. CHERVENY: Just one more question.  
32 COMMISSIONER DELOYS: Also, you can e-mail, letters or  
33 whatnot, it doesn't mean you can't input still.  
34 MR. CHERVENY: Right. No, I understand. This is my  
35 last question. In the future, can we go with the meetings as  
36 scheduled, I mean so I can --  
37 CHAIRMAN VASELOPULOS: Sometimes we have changes to  
38 those schedules depending on volume or depending on what we  
39 anticipate are going to be the audiences involved. We don't  
40 want to have a meeting go hours upon hours upon hours. We  
41 sometimes address those things by scheduling additional  
42 meetings to handle volume. So, I can't say we're going to,  
43 this is not the first time this has happened, it won't be the  
44 last time.  
45 MR. CHERVENY: Okay, thank you.  
46 CHAIRMAN VASELOPULOS: Thank you.  
47 MR. CHERVENY: Thank you.  
48 CHAIRMAN VASELOPULOS: Yes. Okay, we're done with that  
49 issue now. Steve, would you like to introduce our first and  
50 only Petitioner?  
51 MR. GUTIERREZ: Sure. Again, New Trier is proposing a  
52 text amendment before you in order to make way for their  
53 subsequent special use application in order to expand their  
54 tennis courts, or add some tennis courts to the area of the  
55 campus that's on the west side of Happ Road. This area of  
56 the campus is zoned M-1 Light Industrial as opposed to the  
57 main campus which is zoned Residential.

1 Our zoning code which regulates tennis courts and other  
2 accessory structures, we consider a tennis court an accessory  
3 structure, does a number of things. It requires that tennis  
4 courts, I'm sorry, excuse me, accessory structures are  
5 located on the same zoning lot as the principal structure.  
6 It does not permit tennis courts in the M-1 District.

7 There's a table I think I sent you of the existing  
8 regulations, there's a table which indicates where you can  
9 put a certain type of accessory structure and where you  
10 can't, which this does. Right now, that table does not  
11 permit tennis courts in the M-1 District.

12 COMMISSIONER DELOYE: How are the current tennis courts  
13 in there now?

14 MR. GUTIERREZ: They were grandfathered. Yes, as far  
15 as my research could tell, those were, they have been in  
16 place ahead of these regulations. These regulations only  
17 allow tennis courts in the rear yard. They are proposing  
18 these tennis courts, a portion of them to be in the required  
19 front yard with the side of the street. The regulations also  
20 establish other general standards which are also outlined in  
21 the material that we sent you.

22 The Village Attorney actually worked with New Trier's  
23 attorney on these amendments, not in that the Village Staff  
24 or the Village Attorney is endorsing the request, only in  
25 effort to make sure that if the Plan & Zoning Commission and  
26 subsequently the Village Board were amenable to amending the  
27 code to accommodate the tennis courts, that the language is  
28 congruent with the rest of the code as possible. So, he gave  
29 them a good deal of input on what that might look like if  
30 these types of amendments were to be passed.

31 Finally, the proposed amendments, the high school is  
32 not going to show you a plan tonight for the tennis courts.  
33 These amendments will be universally applied as part of the  
34 zoning code if they are approved. Detailed plans, so if these  
35 are approved, they will then have the standing to go forward  
36 with a special use application. If they are approved and  
37 they go forward with a special use application, at that time  
38 we'll see more detailed plans with the tennis court  
39 improvements as well as some other improvements that they are  
40 proposing for the stadium facility across the street.

41 That sums up our analysis of what they're proposing.  
42 The high school's representatives are here and ready to give  
43 you their presentation.

44 CHAIRMAN VASELOPULOS: Okay, thank you. Any questions?

45 Okay, if the high school could step forward? If you have  
46 more than one people, more than one person that's going to  
47 speak, why don't we have them sworn in at the same time just  
48 in case?

49 MR. CONWAY: My name is Dave Conway, the facilities  
50 manager for New Trier High School. This is Auggie  
51 Fontanetta, our athletic director and, I'm going to butcher  
52 his name, I apologize for this in advance, Ares Dalaianes.

53 MR. DALAIANES: Yes.

54 MR. CONWAY: Our attorney who helped put together the  
55 text amendment with the Village Attorney.

56 MR. GUTIERREZ: Would you, gentlemen, if you could all  
57 stand if you intend to or might speak, if you could all raise

1 your right hand?  
2 (Witnesses sworn.)  
3 MR. GUTIERREZ: Thank you.  
4 MR. CONWAY: So, New Trier is in the process now of  
5 trying to get a text amendment approved to the M-1 Zoning  
6 Ordinance to allow us to add some tennis courts. We received  
7 a generous donation from one of our coaches who is involved  
8 with the foundation, and I'll go into more detail on that if  
9 you'd like, and you know, we want to add six more tennis  
10 courts to the south side of the west parking lot, between the  
11 west parking and Am Yisrael. When we met with Steve and his  
12 team, they informed us that that is an M-1 zone and doesn't  
13 allow tennis courts to be in there.  
14 So, you know, this meeting is to see if the Village  
15 will allow us to put tennis courts in that area. Steve went  
16 through all of the details more eloquently than I could.  
17 COMMISSIONER DELOYS: So, would that be the land where  
18 the Farmer's Market is currently?  
19 MR. CONWAY: Yes. Yes.  
20 CHAIRMAN VASELOPULOS: So, what you're asking us today  
21 is just to change the zoning so that you could put tennis  
22 courts somewhere in M-1, and the issue of where the tennis  
23 courts are going to be is really going to be addressed after  
24 next week?  
25 MR. CONWAY: Correct.  
26 CHAIRMAN VASELOPULOS: If we pass this at this meeting,  
27 and then you'll have standing to come before to ask for the  
28 tennis courts.  
29 MR. CONWAY: Correct.  
30 CHAIRMAN VASELOPULOS: Okay, and did you have any other  
31 information you want to share with us?  
32 MR. CONWAY: I can go into the history if you'd like.  
33 CHAIRMAN VASELOPULOS: Does anybody have any questions?  
34 COMMISSIONER BOLLING: Steve, this is a really goofy  
35 question. The school itself, is that zoned M-1?  
36 MR. GUTIERREZ: The main campus is zoned, R-4?  
37 MR. CONWAY: Correct.  
38 MR. GUTIERREZ: Yes, it's zoned R-4 Single Family.  
39 COMMISSIONER BOLLING: Oh, interesting.  
40 MR. GUTIERREZ: Yes, yes.  
41 COMMISSIONER BOLLING: All right. So, that was done,  
42 and then over time additional parcels were probably  
43 purchased?  
44 MR. GUTIERREZ: Acquired, right.  
45 COMMISSIONER BOLLING: Acquired one way or another.  
46 CHAIRMAN VASELOPULOS: This is on the west side of  
47 Happ? Is that where?  
48 MR. GUTIERREZ: It's on the west side of Happ, and my  
49 understanding is this was, at one time, it might have been an  
50 industrial use there.  
51 MR. CONWAY: It used to be Mystic Tape.  
52 COMMISSIONER ESTABROOKE: Mystic Tape.  
53 CHAIRMAN VASELOPULOS: That was still Mystic Tape from  
54 all the way down?  
55 COMMISSIONER ESTABROOKE: Yes.  
56 MR. CONWAY: Mystic Tape was only where the  
57 condominiums are now. The rest has been New Trier since

1 1965, but it was always zoned M-1.  
2 COMMISSIONER DELOYS: Will the new tennis courts go  
3 into the parking lot at all? Will you be using or taking any  
4 parking spaces?  
5 MR. CONWAY: No parking spaces. It would be net zero  
6 parking, net zero loss parking.  
7 COMMISSIONER RUBIN: I have a curiosity question. If  
8 this is passed, it applies to all M-1 Districts? Not  
9 necessarily this one?  
10 MR. GUTIERREZ: Correct.  
11 COMMISSIONER RUBIN: Will it allow, I don't want to say  
12 structures but facilities like this in other M-1 Districts  
13 without anyone coming to the Commission first?  
14 MR. GUTIERREZ: Why don't we let the Applicant speak to  
15 those?  
16 CHAIRMAN VASELOPULOS: I think what his question is  
17 it's Village wide.  
18 COMMISSIONER RUBIN: Right.  
19 CHAIRMAN VASELOPULOS: Anyone who owns property on M-1  
20 throughout the Village, could they put up a tennis court  
21 without asking us?  
22 MR. GUTIERREZ: No, this specifically applies to  
23 schools, the language --  
24 COMMISSIONER DELOYS: Public schools.  
25 MR. GUTIERREZ: The language has been crafted --  
26 CHAIRMAN VASELOPULOS: Public schools.  
27 MR. GUTIERREZ: Public schools, excuse me, correct, and  
28 there are no other schools in the M-1 District.  
29 MR. CONWAY: Yes, we tried to carefully craft it that  
30 way so that there would be no other exceptions through the  
31 community.  
32 COMMISSIONER RUBIN: That answers my question.  
33 CHAIRMAN VASELOPULOS: Does anyone else have any other  
34 questions or comments? Does anyone from the audience have  
35 any questions or comments on this? If you could step  
36 forward, state your name and be sworn in please?  
37 (Witness sworn.)  
38 MR. UNGER: I'm Don Unger, 5020 Arbor Lane, and I'm not  
39 here to object to this thankfully because we don't know  
40 enough yet about what's going to be happening. But I do have  
41 some questions, procedural questions if you'll bear with me,  
42 because it seems like this has gone very fast and sort of  
43 beneath the radar for most people. But I will say that New  
44 Trier has invited us from Meadow Lake and our president went  
45 to a presentation about this.  
46 But in terms of notice requirements, my question is,  
47 isn't it required for this just like it would be any matter  
48 that comes before this Commission? Because in this case,  
49 there was no notification. When I read the regulations, it  
50 requires it for every matter that comes before you. It's  
51 very clear.  
52 CHAIRMAN VASELOPULOS: Steve, do you have any thoughts  
53 on that?  
54 MR. GUTIERREZ: The Village Attorney disagrees with  
55 that assessment on what the code says. My understanding, and  
56 they can confirm this, as we discussed this project coming  
57 through and this text amendment is that our code does not

1 require, Don, a mailed notice for a text amendment.  
2 MR. UNGER: All I'm going by is the regulation, the  
3 procedural pamphlet that you have that says that very  
4 clearly, that all matters before this Commission requires  
5 notification.  
6 CHAIRMAN VASELOPULOS: I guess, let me just throw  
7 something out. If it did require notice, who would you send  
8 the notice to since the text amendment is applied universally  
9 throughout the Village?  
10 MR. UNGER: It's a very good question and I don't have -  
11 CHAIRMAN VASELOPULOS: I don't know all the answers. I  
12 wish Buzz was here, maybe he could shed additional light on  
13 it. But that's just a thought I have on that point.  
14 MR. UNGER: Well, it becomes a paradox, Mr. Chairman,  
15 in that when you have a very specific piece of property, you  
16 require very specific notification.  
17 CHAIRMAN VASELOPULOS: Right.  
18 MR. UNGER: People within 250 feet.  
19 CHAIRMAN VASELOPULOS: Right.  
20 MR. UNGER: But when it involves the whole Village, no  
21 notice is required?  
22 COMMISSIONER DELOYS: But when the special use is  
23 coming up for --  
24 MR. UNGER: Yes.  
25 COMMISSIONER DELOYS: That's when you'll be getting  
26 notice likely because then we have plans.  
27 MR. UNGER: Right, in this particular case.  
28 COMMISSIONER DELOYS: This is --  
29 MR. UNGER: This particular case is kind of special  
30 because even though we say it applies all over, if anyone  
31 looks at the zoning map, you'll see there's really only about  
32 two or three other parcels.  
33 CHAIRMAN VASELOPULOS: There's only where it could  
34 really apply, but it's not written specifically for New Trier  
35 High School.  
36 MR. UNGER: Right, I'm just asking the question.  
37 CHAIRMAN VASELOPULOS: Referencing them, it's, you  
38 know, it's like all legislation or ordinances that are  
39 written to cover all --  
40 MR. UNGER: But the difference is this body makes a  
41 recommendation, where in most other cases you don't make that  
42 recommendation. If that's what the rule is, that you don't  
43 have to do it for a text amendment, I respectfully suggest  
44 that the procedures be changed accordingly.  
45 CHAIRMAN VASELOPULOS: We'll take that under  
46 advisement.  
47 MR. UNGER: Thank you. The other thing in the report  
48 that Mr. Gutierrez prepared said that other laws unspecified  
49 will have to be changed. So, what we're dealing with here is  
50 a very small part of a very big package. I understand why  
51 it's done that way, but really you need to step away and look  
52 at the whole thing that's coming down the road like we do.  
53 When we sit and look at our corner of Northfield, we see a  
54 lot of things going on at the same time and we have to figure  
55 out what is going to affect us and what isn't. Right now, we  
56 know there are going to be a bunch of laws up for change but  
57 nobody has told us what those are.

1 For example, Chapter 18 requires a lot of landscaping  
2 for a tennis court. Is that going to be changed? I think  
3 it's relevant to what this Commission does. Rather than  
4 parcel this out in little pieces, this should all be coming  
5 at one time. That's my view on it.  
6 Like I said, you know, when we look at, when we're  
7 sitting at Meadow Lake, right now is a very active time as  
8 this Commission knows for us, we just don't want to get left  
9 behind. You know, we have about 250 people living in Meadow  
10 Lake. We pay over a million dollars in real estate taxes.  
11 We pay about that much again to maintain our properties. So,  
12 there's going to become a point where maybe too many things  
13 are happening that is going to make our property worth a lot  
14 less. I ask you to consider that. Thank you.  
15 CHAIRMAN VASELOPULOS: Thank you. Is there anyone else  
16 from the audience have any other questions or comments?  
17 Commissioners, any other questions or comments from you?  
18 Does someone want to make a motion?  
19 COMMISSIONER RUBIN: I will. I move that we recommend  
20 to the Village Board the proposed amendments to Article 18  
21 entitled "Accessory Structures" to Appendix A entitled  
22 "Zoning Ordinance" to the Village Code to allow for tennis  
23 courts in an M-1 Zoning District, together with the  
24 attachments to the memo to this Commission from Mr.  
25 Gutierrez, Director of Community Development.  
26 COMMISSIONER DELOYS: Second.  
27 CHAIRMAN VASELOPULOS: All those in favor?  
28 (Chorus of ayes.)  
29 CHAIRMAN VASELOPULOS: All opposed?  
30 (No response.)  
31 CHAIRMAN VASELOPULOS: Motion carries. Thank you very  
32 much and good luck.  
33 MR. CONWAY: Thank you very much, everyone.  
34 CHAIRMAN VASELOPULOS: Any other comments from anyone?  
35 Is there a motion to adjourn?  
36 COMMISSIONER MENDREK: Motion to adjourn.  
37 COMMISSIONER BOLLING: Second.  
38 CHAIRMAN VASELOPULOS: All those in favor?  
39 (Chorus of ayes.)  
40 CHAIRMAN VASELOPULOS: All opposed?  
41 (No response.)  
42 CHAIRMAN VASELOPULOS: The motion carried. Good night,  
43 everyone, thank you.  
44 (Whereupon, at 7:32 p.m., the above meeting was  
45 concluded.)  
46

47 Approved 1/17/18

48

49

50

1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF COOK )  
4

5 I, ROBERT LUTZOW, depose and  
6 say that I am a digital court reporter doing  
7 business in the State of Illinois; that I  
8 reported verbatim the foregoing proceedings  
9 and that the foregoing is a true and correct  
10 transcript to the best of my knowledge and  
11 ability.

12  
13 \_\_\_\_\_  
14 ROBERT LUTZOW

15  
16 SUBSCRIBED AND SWORN TO  
17 BEFORE ME THIS \_\_\_\_\_ DAY OF  
18 \_\_\_\_\_, A.D. 2018.

19  
20  
21 \_\_\_\_\_  
22 NOTARY PUBLIC

23